CITY OF ANACORTES
DRAFT CDBG 2023-2027 STRATEGIC PLAN & 2023 ACTION PLAN
Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan, the Strategic Plan and the annual Action Plan allow grantees to fund activities and organizations in the coming year(s). The Consolidated Plan is a plan of 3 to 5 years in length and describes community needs, resources, priorities and proposed activities to be undertaken under certain U.S. Department of Housing and Urban Development (HUD) programs such as the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME). The Consolidated Plan consists of 5 main components: A description of the lead agency or entity responsible for overseeing the development of the Con Plan and a description of the process undertaken to develop the plan; a housing and homeless needs assessment; a housing market analysis; a Strategic Plan (3 to 5 years in length); and a 1 year Action Plan.

In 2015, the city became a member of the HOME Consortium consisting of Skagit, Whatcom & Island Counties, and includes existing entitlement cities such as Anacortes and Mount Vernon that receives CDBG. Skagit County is the lead in this Consortium and because of that, prepares the first 3 components of the Comprehensive Plan. The other entitlements prepare their own Strategic Plans and 1 year Action Plans to address the needs within their communities. The city is now developing its 2023-2027 Strategic Plan and 2023 Action Plan in conjunction with the overall Consolidated Plan being prepared by Skagit County.

A strategic plan sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. This helps local governments and citizens keep track of results and learn what works. These Plans will provide the U.S. Department of Housing and Urban Development (HUD) with information on the intended uses of funds from the Community Development Block Grant (CDBG) program. The 2023 Action Plan will further the goals of the Strategic Plan and is the spending plan for the CDBG funds.

The city allocates the annual funding primarily to public and non-profit entities for projects consistent with HUD’s CDBG goals and requirements. The CDBG program requires that each activity funded except for program administration and planning activities meet one of the three national objectives which are:

- Benefit to low- and moderate-income (LMI) persons;
- Aid in the prevention or elimination of slums or blight; and
- Meet a need having a particular urgency (referred to as urgent need)
The primary objective is the development of viable urban communities by providing decent housing, creating suitable living environments, and expanding economic opportunities. Based on these objectives, the City developed the following goals:

- Increase and preserve affordable housing for both renters and homeowners
- Provide supportive services to help individuals from becoming homeless
- Support efforts to reduce poverty
- Support efforts to connect low income individuals and families with accessible services
- Support efforts to expand economic opportunities for low income citizens.

2. **Summary of the objectives and outcomes identified in the Plan Needs Assessment**

   **Overview**

   The goals of this plan include increasing and preserving the existing supply of affordable rental housing, funding supportive services to help individuals and families from becoming homeless and supporting efforts to reduce poverty, supporting efforts to connect low income individuals and families with accessible services and support efforts to expand economic opportunities for low income citizens.

   The outcomes of these objectives will create a viable community of a diverse population where all can live and work in safe, suitable environments.

3. **Evaluation of past performance**

   See past performance below:

   - **2018-2021** - Public Services - homelessness/assist special needs populations - create suitable living environs, reducing poverty – 90 day shelter for families and single women along with supportive services for housing location, job search assist, healthy living training – approximately 726 individuals served during this 4 year period (2022 report is not yet available) – CDBG funding (4 years) - $58,446.86, benefit for low to moderately low income individuals/families
   - **2018** - Preservation – Housing Authority - create suitable living environments/preservation of rental housing – low income rental units rehabilitated - 2 households, 7 individuals total - $65,000, benefit for low to moderately low income individuals/families
   - **2019** Preservation – create suitable living environments/preservation of rental housing – essential appliances provided to 20 unit low income apartment complex -$41,859, benefit for low to moderately low income individuals/families
   - **2019** Removal of Architectural Barriers - create suitable living environments – sidewalk ramp replacements in key locations to provide access to services and entertainment for mobility impaired individuals within our community - $45,222 replaced 6 ramps and improved intersections along O Avenue.
• 2019 Salvation Army Refrigeration Unit for Food Bank – homelessness/assist low income residents – installation of new refrigeration unit for Salvation Army Food Bank. Existing unit was no longer functioning. Very timely project in that the Covid pandemic hit at the same time and many within the community were suddenly without income and food was scarce. Served approximately 1988 individuals during first year - $59,971.79 CDBG funds

• 2019/2020 CDBG-CV – Small Business Stabilization Grants – prepare, respond and prevent the spread of Covid – the city created a grant program to help 15 local small businesses retain approximately 75 employees and remain in business during the shutdown caused by the pandemic. $68,183 in CV funding and utilized another $100,000 in annual funding to fund this project.

• 2019/2020 CDBG-CV - Community Action Food Bank provides food and supplies to local food banks. The City provided $8,183 to assist in distribution of food supplies to the Anacortes food banks. It was estimated that this helped increase food supplies to the local food banks by more than 10%.

• 2021 – Preservation – awarded approximately $106,821 to the Housing Authority for a full roof replacement and the Harbor House 50 unit low income, disabled seniors apartment complex. This project provided suitable living conditions for the residents and helped retain low income housing stock within the community.

• 2022- Benefit to Low to Moderately Low Income Individuals – the City awarded the Anacortes Family Center $85,444 to develop the early learning childhood center at The Landing, a 21 low income housing complex. The Early Learning facility is expected to serve approximately 50 children each year at minimal costs to the families living in the complex and other families in need this essential service.

In reviewing activities accomplished with its federal funding for the past 5 years, the City of Anacortes advanced its goals of improving conditions, creating better housing resources and opportunities, and assisting human service organizations in providing effective support services to priority low-income and homeless populations. The projects were selected based on consultation with local agencies and in response to the area’s countywide Continuum of Care Plan.

4. Summary of citizen participation process and consultation process

In development of the Consolidated Plan/Strategic Plan and Action Plan, the City of Anacortes advertised 2 public hearings, February 6, 2023 and February 27, 2023. The public comment period was open from January 23, 2023 through February 21, 2023. The notices for the public comment period and public hearings were advertised in the Anacortes American. The notice for the 30 day comment period and meetings was published on January 4, 2023 and February 8, 2023. The funding award was announced in March. The allocation to the City of Anacortes for 2023 is $104,537.

In addition to the hearings, the City also consulted with local housing and human service providers to obtain input on the Action Plan.
5. **Summary of public comments**

In the development of this plan, City staff participated in meetings with various organizations such as the Housing Affordability & Community Services Committee, the City Council Planning Committee, the Anacortes Community Health Council and the 2022/2023 Housing Action Plan. Overwhelmingly, the input emphasized the need for affordable housing and living wage jobs.

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

The City accepts all comments and input in the development of this Plan. The City provided public notice for every meeting, provided copies of the draft Con Plan/Action Plan on the City website and at City Hall, included links in all notices to the draft on the city website for public viewing. Comments received will be provided during the public hearings and will be included in this document.

The City did not receive any comments on the development of the Plan or the proposed projects.

7. **Summary**

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 past years 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 Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG Administrator</td>
<td>ANACORTES</td>
<td>Planning, Community &amp; Economic Development</td>
</tr>
</tbody>
</table>

Table 1– Responsible Agencies

Narrative

The Skagit County HOME Consortium is comprised of three counties – Skagit, Island, and Whatcom that contain 20 municipalities. The Consortium has been structured so that all three counties and 19 of the 20 municipalities within these counties are members. Skagit County has been designated as the lead entity and administrator for the Consortium.

The cities of Anacortes and Mount Vernon in Skagit County are participating CDBG entitlement jurisdictions that administer their own CDBG programs. The planning, development, and implementation of the CDBG program in Anacortes has been designated to the Planning, Community & Economic Development Department by the Mayor of Anacortes.

Consolidated Plan Public Contact Information

HOME Consortium Contact Information:

George Kosovich, Public Health Analyst
Manager, Community Services Division
Skagit County Dept. of Public Health & Community Services
700 S. Second Street, Room 301
Mount Vernon, WA 98273
360-416-1547
georgek@co.skagit.wa.us

CDBG City of Anacortes contact:
1. **Introduction**

The City performed an extensive outreach program to consult and coordinate with non-profit agencies, affordable housing providers, government agencies and other entities.

**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)).**

The City held 2 public hearings to obtain input from all citizens of the community. The first public hearing was held on February 6, 2023. This meeting opened the planning process for the development of the 2023/2027 Strategic Plan and the 2023 Action. The next meeting was held on February 27, 2023.

The City made inquiries to various organizations and individuals to obtain current information on pressing needs within the communities. In addition, City staff worked with various entities such as the Anacortes Community Health Council (comprised of representatives of churches, private organizations, social service agencies, city departments and community groups who provide support for Anacortes citizens), Skagit County Health Department, Community Action of Skagit County. Input was received from the Anacortes Housing Authority, the Anacortes Community Health Council, the Anacortes Family Center, and the Housing Affordability & Community Services Committee (HACS), as well as information provided during the development of the 2023 Housing Action Plan.

The Anacortes Community Health Council member agencies include:

- Anacortes Adventist Fellowship
- Anacortes Christian Church
- Anacortes Family Center
- Anacortes First Baptist Church
- Anacortes Housing Authority
- Anacortes Library
- Anacortes Lutheran Church
- Anacortes Police Department
- Anacortes School District
- Anacortes Senior Activity Center
- Anacortes United Methodist Church
- Anacortes Boys and Girls Club
- A Simple Gesture, Anacortes
- Celebration Lutheran Church
• Christ Episcopal Church
• Christ the King Community Church
• Community Action of Skagit County
• Didgwalic Wellness Center, Swinomish Indian Tribal Community
• Helping Hands Food Bank
• Island Hospital Chief of Chaplains
• Kiwanis Club of Anacortes
• Molina Healthcare
• Northwest Regional Council, Aging and Disability Resources.
• Pilgrim Congregational Church
• Skagit Connections
• Skagit Domestic Violence and Sexual Assault Services
• Skagit Friendship House
• Skagit Senior Information and Assistance
• Skagit Transit
• St. Vincent de Paul
• The Salvation Army
• Westminster Presbyterian Church/Dinner at the Brick.
• WIC Program

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 City incorporates the Skagit County Continuum of Care plans which prioritizes the use of HOME and CDBG funds toward the goals of ending homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City has coordinated with Skagit County Dept of Public Health & Community Services, Skagit County Coalition to End Homelessness, and Community Action through the HOME Consortium efforts. These organizations are responsible for using ESG funds and for administering HMIS for service providers operating in the Consortium region. Their goals, strategies activities and outcomes have been incorporated in the Consolidated Plan.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities
### Table 2– Agencies, groups, organizations who participated

<table>
<thead>
<tr>
<th></th>
<th>Agency/Group/Organization</th>
<th>Agency/Group/Organization Type</th>
<th>What section of the Plan was addressed by Consultation?</th>
<th>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Community Action of Skagit County</td>
<td>Housing, Services - Housing, Services-Children, Services-Elderly Persons, Services-Persons with Disabilities, Services-Victims of Domestic Violence, Services-homeless, Services-Health, Services-Employment, Service-Fair Housing</td>
<td>Housing Need Assessment, Homelessness Strategy, Homeless Needs - Chronically homeless, Homeless Needs - Families with children, Homelessness Needs - Veterans, Homelessness Needs - Unaccompanied youth, Non-Homeless Special Needs, Anti-poverty Strategy</td>
<td>Participated in multi-agency meetings, one-on-one consultation with staff, board meetings, participated in various committees in which CASC provided input. Anticipate increased coordination of homeless activities and public services.</td>
</tr>
<tr>
<td>2</td>
<td>Anacortes Community Health Council</td>
<td>Housing, Services - Housing, Services-Children, Services-Elderly Persons, Services-Persons with Disabilities, Services-Persons with HIV/AIDS, Services-Victims of Domestic Violence, Services-homeless, Services-Health</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>Anacortes Housing Authority</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Agency/Group/Organization Type</td>
<td>PHA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Public Housing Needs</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>One-on-one consultation and board meetings; outcomes include city/HA working collaboratively to locate property to develop more housing units.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Anacortes Family Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing</td>
</tr>
<tr>
<td>Services - Housing</td>
<td></td>
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<tr>
<td>Services-Children</td>
<td></td>
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<tr>
<td>Services-Victims of Domestic Violence</td>
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<tr>
<td>Services-homeless</td>
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<tr>
<td>Services-Health</td>
<td></td>
</tr>
<tr>
<td>Services-Education</td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
</tr>
<tr>
<td>Homeless Needs - Families with children</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>One-on-one consultation and group meetings; working closely with Family Center staff to determine funding, develop transitional housing and locating additional funding options to realize success.</td>
</tr>
</tbody>
</table>

**Identify any Agency Types not consulted and provide rationale for not consulting**
The City made extensive outreach efforts through public meetings, one-on-one consultations, and public notices to elicit input from all agencies and service providers that work with individuals and families experiencing hardships due to lower incomes. This City did not refuse any input or consultations with any individuals or agencies.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Continuum of Care</td>
<td>Skagit County Public Health</td>
<td>The Strategic Plan has adopted the major strategies of the 5-year Homeless Housing Plan.</td>
</tr>
<tr>
<td>North/West Basin Concept Plan</td>
<td>Port of Anacortes</td>
<td>Create a better, coordinated strategy for public facilities improvements</td>
</tr>
<tr>
<td>2017 Affordable Housing Strategic Plan</td>
<td>City of Anacortes</td>
<td>Creating a coordinated strategy for the development of affordable homes and community services within the community</td>
</tr>
<tr>
<td>Skagit County Natural Hazards Mitigation Plan</td>
<td>Skagit County</td>
<td>Creating a coordinated strategy for the community in the event of a natural or manmade disaster</td>
</tr>
<tr>
<td>Fiber Optics Installation</td>
<td>City of Anacortes</td>
<td>Narrowing the digital divide - creating opportunities to help low income residents connect to broadband services</td>
</tr>
<tr>
<td>2023 Housing Action Plan</td>
<td>City of Anacortes</td>
<td>Develop strategies and implementing actions that promote greater housing diversity, affordability, and access to opportunities for residents of all income levels</td>
</tr>
</tbody>
</table>

Table 3– Other local / regional / federal planning efforts

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

The City coordinated efforts with the County, the Port of Anacortes, Washington State Dept. of Commerce, Anacortes Housing Authority, the Anacortes Family Center and Anacortes Community Health Council to share concerns, determine the needs and routes to follow to address the needs.

**Narrative**
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

In deciding the 2023 program year funding allocations and the development of the 2023-2027 Consolidated/Strategic Plan, the City of Anacortes conducted two public hearings (February 6, 2023 and February 27, 2023) and encouraged public comment in conjunction with the CDBG program. The notices for the public hearings were advertised in the Anacortes American. The notice for the 30 day comment period and meetings was published on January 4, 2023 and February 8, 2023. The public comment period began on January 23, 2023 and ended on February 21, 2023. No comments were submitted on the development of the plan or the proposed projects.

In addition to the hearings, the City also consulted with local housing and human service providers to obtain input on the Action Plan.

The impact this had on the goal setting was the need for more affordable housing and living wage jobs. These City plans to work toward achieving these goals utilizing CDBG funding and other funding sources.
Citizen Participation Outreach
<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Meeting</td>
<td>Non-targeted/broad community</td>
<td>No comments were submitted on the development of this Plan or the proposed projects</td>
<td>In the development of this plan, City staff participated in meetings with various organizations such as the Anacortes Community Health Council and the Housing Affordability &amp; Community Services (HACS) City Council Committee to obtain much citizen input from the 2023 Housing Action Plan and the HACS meetings. Overwhelmingly, the input from service providers and the citizens was the need for affordable housing and living wage jobs.</td>
<td>No comments were submitted.</td>
<td></td>
</tr>
</tbody>
</table>
Table 4– Citizen Participation Outreach
Needs Assessment

NA-05 Overview

Needs Assessment Overview

The 2021 Census for the City of Anacortes identified 4,972 people over the age of 65 living in Anacortes and 5,694 people between the ages of 62 and 65. With more than 50% of the population over 62, this will have a significant impact on the city. Housing to accommodate the elderly, increases in hospital services, pharmacies, public transportation to assist this population are just some of the services that will need to be increased to assist this population. With the current wait lists on practically every public and elder care housing provider, the needs Anacortes must address will be significant.

According to HUD 2019 estimates, over 50% of Anacortes households were housing cost burdened. Families who pay more than 30% of their income for housing are considered cost burdened and may have difficulty affording other necessities such as food, clothing, transportation, and medical care.

The Anacortes Housing Action Plan provides the city is expected to see demand for an additional 3,019 housing units through 2045, based on a projected annual growth rate of 1.4%. It is expected there will be a demand for 1,451 rental units and 1,561 ownership units. The ownership units will likely target higher income brackets than the rental units. Many units will need to be affordable to households earning under 80% of the Area Median Income (AMI), or $68,900 for a family of four as of 2022. Currently, the Anacortes Housing Authority and Anacortes Family Center together provide 387 units to households earning under 80% of the AMI, and in some cases to households earning less than 50% of the AMI.[1]
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

Anacortes most pressing public facility needs include a community resource center, boys & girls club/teen center, infant and child care centers for low income families, public showers for homeless. Much community input has presented the need for a centralized community center that can provide multiple services to the community at large. The Boys & Girls Club needs a facility closer to the schools and should be able to accommodate more young people and provide more activities than are able to be offered in the current location. Anacortes teens are sorely lacking a place to go after school that is safe and provides a positive atmosphere to foster learning and develop skills to help them become quality adults. Much community input has been expressed for these essential facilities.

In addition, broadband connectivity became a community priority in 2016 and the City moved forward with implementing broadband connections to the entire community. The City is currently installing fiber cable throughout the city which will be used to serve all businesses and residents at a reasonable rate, including reduced fees for lower income households.

How were these needs determined?

The HACS Committee meets weekly with citizens and community leaders involved in the lives of low income residents. The weekly meetings involve developing strategies to identify obstacles to lower income residents from achieving well balanced lives due to the lack of services and help determine gaps in available resources.

The Anacortes Community Health Council, comprised of representatives of churches, private organizations, social service agencies, city departments and community groups who provide support for low income Anacortes residents, meets monthly to discuss needs within the community. The individuals that form this group provide much input on the needs of the low income individuals and families living within the community.

The Anacortes Family Center is developing an early childhood learning center in their new mixed-use low-income apartment complex. The City provided CDBG funding to help assist in the development of the facility, expected to open in early 2023.

In addition, the Port of Anacortes is working on the North/West Basin Concept Plan as part of their Comprehensive Plan to obtain community input on the needs and desires to develop the marina and core downtown areas. The most predominant needs presented through these processes have been a community center and children/teen activity centers.

The City is currently working with Community Action of Skagit County, a full service provider for low income residents of the county, to support a local service center in Anacortes. Some of the services the
new center will provide low income residents are screening for eligibility and connection to programs and benefits such as Basic Food (SNAP), Homeless Coordinated Entry System, Working Families Tax Credit, care coordination, food and energy assistance.

Describe the jurisdiction’s need for Public Improvements:

The HACS committee input, 2023 Housing Action Plan, and the Port of Anacortes’s North and West Basin Concept Plan identified the following common elements for the City:

- Street repair throughout the city
- Sidewalk installation and repair
- South Commercial streetscape
- Maritime museum
- Pedestrian connectivity between Cap Sante Marina and downtown
- Boat launches for both non-motorized and motorized boats
- Waterfront events center
- Small boat center
- Increasing walkability throughout city
- Improve vehicular mobility throughout city
- Improved parking throughout city

How were these needs determined?

Through the HACS committee, the development of the 2023 Housing Action Plan, community outreach.

Describe the jurisdiction’s need for Public Services:

The City provides the allowed 15% CDBG funding for public services to low income persons and households within the city. These funds are typically provided to an emergency family shelter to provide shelter and counseling to families and single women facing dire situations. The need for public services is growing and the CDBG, while beneficial, does not adequately provide enough support to help all in need.

How were these needs determined?

The needs are determined through stakeholder consultation, citizen participation and public comment.
Based on the needs analysis above, describe the State's needs in Colonias
Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

MA-05

Low income housing units within Anacortes include Bayview, 46 units; Bayview Family Housing, 62 units; Harbor House, 49 1 bedroom senior and/or disabled units; Wilson Hotel, 25 studio and 1 bedroom apartments. The Housing Authority (HA) currently has a waitlist of 192 families. Other low income housing include Bayside 39 units; Harborview, 32 units, Anacortes Manor, 35 one bedroom units; and Silverwood, 34 units. Wait list information was not available for these locations. Both the Anacortes Housing Authority and the Anacortes Family Center have added additional low income housing units. The AFC built 22 new units, studio, 1 and 2 bedroom units and will open 21 new units in Spring 2023. The Housing Authority just completed 5 new townhomes, each consisting of 2 bedrooms and 1.5 bathrooms. They will be affordable to families who are at or below 60% of the Area Medium Income. Since 2018, the Housing Authority has added 12 new apartments/townhomes to its inventory.

Condition and Cost of Housing: According to HUD American Community Survey, approximately 455 homes in the area that are owner occupied have severe housing problems, including a lack of complete plumbing facilities. This report includes approximately 570 renter occupied homes lack complete plumbing facilities.[1]

Housing stock available to serve persons with disabilities and other special needs: 134 units for persons with disabilities, special needs and the elderly. Wait lists for every available room range from 6 months to 5 years. This creates an enormous burden on the individuals with disabilities as well as the organizations trying to serve this population.

Condition and needs of public and assisted housing: Many of the public housing units need repair. Most of the units managed by the HA were built in the early 1970’s. The City has provided funding in the past to the HA to assist in upgrades in the living units but much work is still necessary.

Brief inventory of facilities, housing, and services that meet the needs of homeless persons: The Anacortes Community Health Council (ACHC), comprised of numerous member agencies, has developed an emergency support system within the community to accommodate families and individuals in dire need, particularly homeless families and individuals. The ACHC provides immediate vouchers for overnight stays in hotels within the City as does the Salvation Army. The Anacortes Family Center (AFC) serves homeless women and families. The AFC provides safe transitional housing along with job readiness skills to help establish a stabilized positive lifestyle for those in risk of becoming/remaining
homeless. There are 7 facilities that provide lunch & dinner services & food distribution within Anacortes.

MA-05 Part 2

Regulatory barriers to affordable housing: Zoning regulations within the City may be changed to allow more housing density including multi-family buildings in areas that currently do not allow such construction. The City is working on the development regulations and much discussion has centered on how to accommodate lower income households. The consensus is to change some of the zoning regulations to allow more density.

Significant characteristics of economy: The American Community Survey 2021 estimated 14,729 people over 16 years of age with 7,924 in the labor force. This amounts to approx 54% which is lower than the state and national average and is reflective of the large retiree population in Anacortes.

The top occupations according to the 2021 American Community Survey: Educational services, health care and social assistance (23.5%); Professional, Scientific, and Management, and Administrative and Waste Management Services (12.4%), and retail trade (11.1%) The highest wages are reported for management, construction, and production.

The top 4 industries employing residents: educational services, health care & social assistance, arts entertainment, recreation & accommodation, food services & manufacturing & retail trade.
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Anacortes: The City of Anacortes, through the CDBG and other citywide programs, invests in low-income communities to help ensure equitable opportunities for good health, happiness, safety, self-reliance and connection with the entire community. Our investments in new developments are designed to create diverse economic opportunities, promote affordable housing, provide accessible connectivity with amenities and services and promote a healthy lifestyle. These opportunities provide lower income residents sustainability within the community.

Economic Development Market Analysis

Business Activity

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers</th>
<th>Share of Jobs</th>
<th>Jobs less workers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>113</td>
<td>111</td>
<td>1</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>815</td>
<td>816</td>
<td>10</td>
<td>12</td>
<td>2</td>
</tr>
<tr>
<td>Construction</td>
<td>500</td>
<td>418</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>2,057</td>
<td>1,723</td>
<td>25</td>
<td>24</td>
<td>-1</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>356</td>
<td>296</td>
<td>4</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Information</td>
<td>102</td>
<td>83</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1,018</td>
<td>851</td>
<td>12</td>
<td>12</td>
<td>0</td>
</tr>
<tr>
<td>Other Services</td>
<td>458</td>
<td>380</td>
<td>6</td>
<td>5</td>
<td>-1</td>
</tr>
<tr>
<td>Professional, Scientific, Management Services</td>
<td>886</td>
<td>743</td>
<td>11</td>
<td>10</td>
<td>-1</td>
</tr>
<tr>
<td>Public Administration</td>
<td>467</td>
<td>387</td>
<td>6</td>
<td>5</td>
<td>-1</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>793</td>
<td>663</td>
<td>10</td>
<td>9</td>
<td>-1</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>551</td>
<td>464</td>
<td>7</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>187</td>
<td>155</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Total</td>
<td>8,303</td>
<td>7,090</td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

Data Source Comments:

Table 5 - Business Activity
### Labor Force

<table>
<thead>
<tr>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian Labor Force</td>
<td>6,383</td>
</tr>
<tr>
<td>Civilian Employed Population 16 years and over</td>
<td>7,090</td>
</tr>
<tr>
<td>Unemployment Rate</td>
<td>3.40</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
<td>20.21</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
<td>4.11</td>
</tr>
</tbody>
</table>

*Table 6 - Labor Force*

**Data Source Comments:**

### Occupations by Sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>2,886</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>111</td>
</tr>
<tr>
<td>Service</td>
<td>380</td>
</tr>
<tr>
<td>Sales and office</td>
<td>1,305</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>418</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>1,002</td>
</tr>
</tbody>
</table>

*Table 7 – Occupations by Sector*

**Alternate Data Source Name:**
https://data.census.gov/profile/Anacortes_city,_Wa

**Data Source Comments:**
Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>4,715</td>
<td>73%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>1,250</td>
<td>19%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>465</td>
<td>7%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,430</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

Table 8 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
<td>Not in Labor Force</td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>1,552</td>
<td>120</td>
<td>1,020</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>6,604</td>
<td>330</td>
<td>3,277</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>11,256</td>
<td>937</td>
<td>4,370</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>9,211</td>
<td>428</td>
<td>3,497</td>
</tr>
</tbody>
</table>

Table 9 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>8</td>
<td>16</td>
<td>30</td>
<td>35</td>
<td>60</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>110</td>
<td>95</td>
<td>60</td>
<td>150</td>
<td>165</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>435</td>
<td>380</td>
<td>425</td>
<td>955</td>
<td>875</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>250</td>
<td>440</td>
<td>405</td>
<td>1,220</td>
<td>1,125</td>
</tr>
</tbody>
</table>
### Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>26,980</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>31,745</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>35,045</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>54,270</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>66,695</td>
</tr>
</tbody>
</table>

**Table 11 – Median Earnings in the Past 12 Months**

**Data Source:** 2013-2017 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors within Anacortes are manufacturing with 21% of the jobs, arts, entertainment and accommodations with 17% of the jobs, and education/health care services and retail trade both with 14% of the jobs.

### Describe the workforce and infrastructure needs of the business community:

The American Community Survey 2011-15 estimates there are 13,504 people over 16 years of age with 6,049 of those in the labor force. Approximately 2,000 residents work in Anacortes while approximately 4,173 residents have jobs outside of town. Approximately 3,935 workers commute into Anacortes from elsewhere for work every day.
Infrastructure needs of the business community include creating better connections between the locations where people come into the City to the businesses located throughout the City. This would include pedestrian connectivity between the marina and downtown, increasing walkability throughout the city, improving vehicular mobility throughout the city and improving parking throughout the city.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The loss of many businesses and jobs during the Covid pandemic had a huge impact on Anacortes as it did in many areas of the United States. Many businesses were lost during that time. Economic development and sustainability are a major focus in our community and the City is working on ways to accommodate future and current businesses to encourage growth and provide living wage jobs.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Workforce Council identifies 22% of the jobs in the region may require a high school diploma or GED certificate; 34% of the jobs require a high school diploma and some vocational training or job-related course work; 29% of the jobs require training in vocational schools, related on-the-job experience, or an associate's degree; 11% of the jobs require a four-year bachelor's degree; and 5% of the jobs require a bachelor's degree but may require graduate work.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Skagit Valley College’s (SVC) Strategic Plan includes aligning educational programs with regional and state workforce and economic development strategies.

Skagit offers 37 two-year degree programs and 38 certificate programs which includes the regional marine industry with two-year degrees in Marine Electrical and Marine Mechanical Technician fields offered at the Anacortes Marine Technology Center. Other emphasis areas included Health Science, Human Services and Public Resources, and Business clusters. The college offers a Bachelor of Applied Science in Environmental Conservation and Applied Management. SVC continues to expand nursing and allied health, welding, and manufacturing, composites and marine technology programs. SVC partners with area school districts through the Northwest Career and Technical Academy and
hosts the Northwest Center of Excellence for Marine Manufacturing and Technology in Anacortes. The college has invested in making education possible for students less prepared for college-level work by using the highly successful I-BEST instructional programs to support students in 8 professional/technical programs. This program quickly teaches students literacy, work, and college-readiness skills so they can move through school and into living wage jobs faster.

**Apprentice training**: Training for apprentices is offered at Skagit Valley College. Examples of courses offered include: apprentice painter, workshop, carpentry, communications, and electrician programs.

**One Stop Service Delivery System (WorkSource)**: The region’s one-stop career development system (WorkSource Northwest) is a trusted source of employment and training services with locations in each county.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Economic Development Alliance of Skagit County (EDASC), in which Anacortes is a partner, maintains the Skagit County Economic Development Strategy Plan (CEDS).

**Discussion**

The various improvements to the City with development of more usable properties (Port plans and the MJB property expansion), as well as allowing changes within the zoning, creating more businesses and expansion which will add to job growth.
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census tracts 9405001, 9406001 and 940700 include the largest portion of low to moderately low income families (43.48%, 50.85%, & 40.8% respectively). This is a concentration of homes that are located north of the Highway 20 Spur, the main motorized route into and out of Anacortes and the industrial waterfront and the east side of the downtown core area that is surrounded by industrial businesses. Many of the homes are older, with approximately 20% built prior to 1949 and over 75% built prior to 1980. Approximately 45% of the homes in these census tracts have 1 of 4 housing unit problem.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Within the City of Anacortes are pockets of low income residences but most are concentrated in Census Tracts 940500, 940600, 940700 with an average of approximately 45% LMI households.

What are the characteristics of the market in these areas/neighborhoods?

In these Census Tracts, there are approximately 45% of households with a cost burden greater than 30%, approximately 18% with a severe cost burden greater than 50% and approximately 41% with 1 of 4 housing problems. Renter occupied housing amounts to approximately 60% of the households while owner occupied homes is approximately 40%.

In regard to resiliency, these tracts are not in areas more prone to damage from natural or manmade disasters than any other area of the city. The city is included in the Skagit County 2020 Multi-Jurisdictional Hazard Mitigation Plan. City personnel participate in emergency preparation planning on a routine basis. The city also has a squad of volunteers that will perform door to door outreach in the event of a disaster to assist those in need with evacuations or provide service to help the residents stay safe.

Are there any community assets in these areas/neighborhoods?

Low income housing is available in this neighborhood which provides some relief for the low income families. There are approximately 387 low income family units within the city and the major concentration of those are located in the Census Tract 940600. Unfortunately there is a multi-year waiting list for most of these units.

Census Tract 940600 also includes industrial, marine related businesses and commercial businesses with the potential for more commercial development. A major focus in the 2016 Comprehensive Plan was to develop more living wage jobs and businesses within this tract, as well as housing opportunities.
Strategies continue to help develop more opportunities for housing at all levels of income within the community.

**Are there other strategic opportunities in any of these areas?**

The Port of Anacortes North & West Basin Redevelopment plan promotes redevelopment of this area for community and economic benefit, the development of the waterfront by the MJB Properties will develop more housing and economic benefits to these areas as well as provide better connectivity for residents through the downtown core areas of businesses and housing.
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Spanning the digital divide in Anacortes is a priority. The City recently created the Access fiber internet service to improve the reliability and speed of internet services. Greater accessibility and faster speeds translated into improved business performance which can lead to creation of jobs, innovative business solutions and business expansion. The City is offering this service at a reduced rate to lower income families to help those families in their every day lives - economically, with education and with social support opportunities.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The most obvious need for increased competition by having more than one broadband internet services is cost. More than one provider helps keep costs lower. Better service is typically provided when more than one service provider is available and better service areas exist with different provider. One provider may not be able to fully serve a particular area but another provider may.
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

It is expected the impact from climate change on drought will be significant. In 2020, Skagit County and local jurisdictions prepared the 2020 Multi-Jurisdiction Hazard Mitigation Plan. The findings demonstrate increased temperature rise will exacerbate drought throughout the region and will have significant impact on the environment. Wildfires, lack of water for control and prevention of fires, water for crops and livestock and the reduction in jobs in those industries affected by lack of water resources, drinking water will create challenges and risks, to the population of Anacortes and the County. Skagit County Hazard Mitigation Base Plan 2020, www.skagitcounty.net/EmergencyManagement/Documents/2020HazMitPlan

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Fires are the greatest risk to the vulnerable populations located in Anacortes, and anticipated higher temperatures would increase vulnerability to heat related illness and potential loss of life, especially for the very young and elderly populations.
See https://www.skagitcounty.net/Departments/emergencymanagement/main.htm
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2023-2027 Consolidated Plan provides an analysis of community needs and establishes priority objectives and long-range strategies to guide the allocation of housing and community development resources. The Plan is a collaborative process between the community’s primary stakeholders and agencies to establish a unified vision for community development actions. The plan proposes strategies to implement the U.S. Department of Housing & Urban Development national objectives and the priorities to the City of Anacortes over the next three years, utilizing the grant resources provided through the Community Development Block Grant (CDBG) Program. The specific level of funding available and the uses of the funds are outlined in Annual Action Plans submitted to HUD each year. The following are specific objectives of HUD for the respective Programs:

**Provide Decent Housing** – assist homeless persons obtain affordable housing; assist persons at risk of becoming homeless; retain the affordable housing stock; increase the availability of affordable permanent housing, particularly to members of disadvantaged minorities; increase the supply of supportive housing; and provide affordable housing that is accessible to job opportunities.

**Provide Suitable Living Environment** – improve safety and livability of neighborhoods; eliminate blighting influences & the deterioration of property and facilities; increase access to quality public and private facilities and services; reduce the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods; restore and preserve properties of special historic, architectural, or aesthetic value; and conserve energy resources and use of renewable energy resources.

**Expand Economic Opportunities** – job creation & retention; establishment, stabilization and expansion of small businesses (including micro-businesses); the provision of public services concerned with employment; the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan; availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

**Mission:** In a spirit of cooperation, the City of Anacortes Block Grant Program works with low income housing providers and supportive services for individuals and families to provide safe & healthy housing and self-reliant living. We support agencies, nonprofits, and individuals to identify, address and fund long term solutions and projects that reduce homelessness, advance the availability of truly affordable
housing, and increase the social and economic vitality of neighborhoods and the individual. We work with all members of the community to make Anacortes socially, economically, and physically healthy by providing collaborative planning processes and responsive development services to achieve our community's desired future.
### SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

#### Geographic Area

<table>
<thead>
<tr>
<th>Table 12 - Geographic Priority Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area Name:</strong></td>
</tr>
<tr>
<td><strong>Area Type:</strong></td>
</tr>
<tr>
<td><strong>Other Target Area Description:</strong></td>
</tr>
<tr>
<td><strong>HUD Approval Date:</strong></td>
</tr>
<tr>
<td><strong>% of Low/ Mod:</strong></td>
</tr>
<tr>
<td><strong>Revital Type:</strong></td>
</tr>
<tr>
<td><strong>Other Revital Description:</strong></td>
</tr>
</tbody>
</table>

- **Identify the neighborhood boundaries for this target area.**
  - Bounded on the east and north by Fidalgo Bay, Highway 20 on the south, a main arterial for freight and business access on the west side, and through the central business district on the northeast section.

- **Include specific housing and commercial characteristics of this target area.**
  - These tracts are located adjacent to and contain commerce, employment, recreation, and have great potential to draw more visitors due to the waterfront and plans for redevelopment. These neighborhoods are also home to several special needs and low-income housing.

- **How did your consultation and citizen participation process help you to identify this neighborhood as a target area?**
  - These tracts, in conjunction with the downtown business area and the industrial/manufacturing areas and located on the waterfront, have been a priority area for community and economic development. This was reinforced during multiple consultations with stakeholders throughout the planning process.

- **Identify the needs in this target area.**
  - This area has a high concentration of LMI households. Many homes were built prior to 1980 and deterioration may cause the loss of lower income homes, less housing creates a higher rate of housing costs. It is estimated that more than 45% of the people living in these tracts are 30% or more cost burdened.

- **What are the opportunities for improvement in this target area?**
  - The Comprehensive Plan and the 2023 Housing Action Plan present many strategic opportunities that are being considered, including updating infrastructure for better access to services.
| Are there barriers to improvement in this target area? | Barriers include the industrial/commercial operations and close proximity to the waterfront and adequate funding. Property costs are exceedingly high in this jurisdiction. According to Redfin, 2022 showed the average sale price of a home in Anacortes was $729,000 while the average home sale price for the US was $388,000 (https://www.redfin.com/us-housing-market). |

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

While Anacortes has two census tracts (940500 and 940600) with the highest concentration of persons living below the poverty level, there are low income households interspersed throughout the City. The City establishes priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low income families and individuals within the City for safe and affordable housing and basic services such as medical, dental, child care and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs who are generally either priced out of housing or are unable to maintain stable housing. Improving conditions, creating new housing resources and opportunities, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives listed in the Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

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.
### Table 13 – Priority Needs Summary

<table>
<thead>
<tr>
<th>1</th>
<th>Priority Need Name</th>
<th>Homelessness/Assist Special Needs population</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td></td>
<td>Population</td>
<td>Extremely Low</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Moderate</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Large Families</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Families with Children</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Elderly</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chronic Homelessness</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Individuals</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Families with Children</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Mentally Ill</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Chronic Substance Abuse</td>
</tr>
<tr>
<td></td>
<td></td>
<td>veterans</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Victims of Domestic Violence</td>
</tr>
<tr>
<td></td>
<td>Geographic Areas Affected</td>
<td>Tracts 940600 &amp; 940500</td>
</tr>
<tr>
<td></td>
<td>Associated Goals</td>
<td>Homeless/Assist Special Needs Populations</td>
</tr>
<tr>
<td></td>
<td>Description</td>
<td>Skagit County's 5 year Homeless Housing Plan was developed in 2019. The City adopts, by reference, Skagit County's Homeless Housing Plan, including its goals and strategies. Public services are needed to help individuals and families with special needs obtain help with basic needs, food, housing, employment, health, and other important services.</td>
</tr>
<tr>
<td><strong>Basis for Relative Priority</strong></td>
<td>Preventing homelessness and assisting those that are homeless is a high priority within the community. Providing a safe and secure shelter to those in risk of becoming homeless and helping those to the path of permanent housing and employment is a priority goal for the City.</td>
<td></td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Priority Need Name</strong></td>
<td>Housing Authority - Rehabilitation</td>
<td></td>
</tr>
<tr>
<td><strong>Priority Level</strong></td>
<td>High</td>
<td></td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>Extremely Low, Low, Moderate, Middle, Large Families, Families with Children, Elderly, Public Housing Residents, Individuals, Families with Children, Elderly, Persons with Physical Disabilities, Persons with Developmental Disabilities</td>
<td></td>
</tr>
<tr>
<td><strong>Geographic Areas Affected</strong></td>
<td>Tracts 940600 &amp; 940500</td>
<td></td>
</tr>
<tr>
<td><strong>Associated Goals</strong></td>
<td>Preservation - Public Housing</td>
<td></td>
</tr>
<tr>
<td><strong>Description</strong></td>
<td>The cost of rental and homeowner housing is beyond the reach of many Anacortes households who are homeless or struggling with a severe housing cost burden, putting their future tenancy at risk. The City anticipates supporting the Anacortes Housing Authority to help increase the number of affordable housing units. With the development of the Affordable Housing Strategic Plan, the City will work to implement development regulations to encourage the development/retention of affordable housing for both rental and homeownership opportunities. Preservation strategies are needed to maintain the stock of existing affordable housing resources. Anacortes is working with the Anacortes Housing Authority to rehabilitate housing units to maintain the existing stock of low income housing.</td>
<td></td>
</tr>
</tbody>
</table>
### Basis for Relative Priority

| Basis for Relative Priority | Providing affordable homes for individuals and families in the community in which they work allows families to save money, keeps families close and provides for a greater dynamic in the community family. |

### Narrative (Optional)

The level of need in a community is always greater than the limited resources available to help meet those needs. In earlier sections of the Consolidated Plan, information has been presented that helps compare the types and levels of need within our community to support setting priorities, goals and strategies.

The City uses these priorities and goals to form the basis for determining what types of housing and community development programs will be funded over the next five years. The City has identified the following general priorities (not in order) amongst different activities and needs.
SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The city receives CDBG funding annually. In 2023, the city received approximately $105,000 from CDBG. The city is also a member of the HOME Consortium that consists of Skagit County as the lead agency, Mount Vernon, Anacortes, Whatcom County and Island County. The HOME program receives approximately $600,000 annually.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>104,537 0 0 104,537 0</td>
<td>Funds used for rehabilitation, public services</td>
</tr>
</tbody>
</table>

Table 14 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied
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 participating in the multi-county HOME Investment Partnership Consortium.

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.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

The City has identified core areas where infrastructure improvements are needed to allow easy access for all individuals and in particular, disabled residents and visitors. The work between City residents, the Port of Anacortes and the City on the North, West Basin Concept Plan, the 2023 Housing Action Plan, and the 2017 Affordable Housing Strategic Plan has identified areas throughout the core downtown that are being proposed for development of a central hub that will include residential development, retail, public services, restaurant, grocery and entertainment establishments that will be easily and safely accessible. The city also has property available that could be used as a bartering tool to aid in the development of affordable housing. The city is considering all possibilities to aid in the prevention of homelessness and create better living conditions for those in need.

Discussion

Through the development of the strategic plans developed by the City and other entities, a unique vision is coming together to create a cohesive, well-laid out community with affordable housing and pedestrian mobility key factors in determining the paths to the central hub as described above. Zoning regulations are being reviewed for changes that will allow greater density, multi-family mixed use development, and greater mobility which will help create more affordable living space within the central hub of downtown.
**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anacortes Housing Authority</td>
<td>Government</td>
<td>Public Housing</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Community Action of Skagit County</td>
<td>Non-profit organizations</td>
<td>Homelessness Non-homeless special needs</td>
<td>Region</td>
</tr>
<tr>
<td></td>
<td></td>
<td>public services</td>
<td></td>
</tr>
<tr>
<td>Anacortes Family Center</td>
<td>Subrecipient</td>
<td>Homelessness</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td>Anacortes Community Health Council</td>
<td>Non-profit organizations</td>
<td>Homelessness Non-homeless special needs</td>
<td>Jurisdiction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Planning neighborhood improvements public services</td>
<td></td>
</tr>
<tr>
<td>SKAGIT COUNTY</td>
<td>Government</td>
<td>Homelessness Public Housing neighborhood improvements public facilities public services</td>
<td>Region</td>
</tr>
<tr>
<td>City of Anacortes</td>
<td>Government</td>
<td>Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services</td>
<td>Jurisdiction</td>
</tr>
</tbody>
</table>

**Table 15 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Anacortes works with various public, private and non-profit agencies to carry out its consolidated plan. This includes Skagit County, Community Action of Skagit County, a major provider of...
public services located in Mount Vernon, Washington (soon to have a location within Anacortes), the Anacortes Housing Authority, City staff, the Anacortes Community Health Council and the Anacortes Family Center. This is a collaborative process to provide housing and community development opportunities within the City.

The strength of the delivery system is based on the number of agencies and individuals willing and able to assist those in need. The gaps in delivering those services occur because of the volume of assistance requested an extreme lack of funding to accommodate those in need.

Unfortunately, despite the wide range of programs available, the services offered throughout the City are often insufficient in comparison to the need. Gaps in the housing and supportive services system in Anacortes can be seen in large part as a function of low paying jobs and historically fluctuating vacancy rates combined with accelerating housing costs and a growing population. Very-low, low-income and even moderate-income people are being priced out of the housing market. At the same time, they and special needs populations are competing for the same supply of affordable housing, which grows in cost as the demand increases.

Public service providers within Anacortes are few, with the majority of services being offered in the Mount Vernon/Burlington areas, approximately 20 miles away from Anacortes. Bus service is available but is not always feasible due to length of time it takes to make connections along the bus routes.

The City of Anacortes is partnering with the Community Action of Skagit County to open a service facility here in Anacortes. This facility will provide an array of public services to low to very low income individuals and families that would have to travel the 20 miles to Mount Vernon to access. When the facility is open, expected opening mid-March 2023, this population will have direct access to many of the services which will lessen the burden for this population.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Counseling/Advocacy X</td>
<td></td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>Legal Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Outreach Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Street Outreach Services</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-------------------------------------------</td>
<td>---</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthcare</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Life Skills</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 16 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid rehousing; and unaccompanied youth to rapid rehousing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The main strength of the service delivery system is that it covers all the sub populations and types of services that are necessary to prevent and end homelessness. However, the main weakness is that there is not a sufficient amount of each type of service to meet the needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The strength of the delivery system is based on the number of agencies and individuals willing and able to assist those in need. The gaps in delivering those services occur because of the volume of assistance requested and the lack of funding to accommodate those in need. The Anacortes Community Health Council, which the City is a participating member, provides access to a network of service providers to quickly facilitate access to available services. This community service greatly increases the success of
providing those in need with the required services and helps to reduce the gaps to address priority needs.
Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Homeless/Assist Special Needs Populations</td>
<td>2023</td>
<td>2024</td>
<td>Homeless</td>
<td>Tracts 940600 &amp; 940500</td>
<td>Homelessness/Assist Special Needs population</td>
<td>CDBG: $15,680</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted</td>
</tr>
<tr>
<td>2</td>
<td>Preservation - Public Housing</td>
<td>2023</td>
<td>2024</td>
<td>Public Housing</td>
<td>Tracts 940600 &amp; 940500</td>
<td>Housing Authority - Rehabilitation</td>
<td>CDBG: $88,857</td>
<td>Rental units rehabilitated: 14 Household Housing Unit</td>
</tr>
</tbody>
</table>

Table 17 – Goals Summary

Goal Descriptions

1. **Goal Name**: Homeless/Assist Special Needs Populations  
   **Goal Description**: Public Services - Homelessness/Assist special needs population

2. **Goal Name**: Preservation - Public Housing  
   **Goal Description**: Rehabilitation of public housing

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that through Anacortes Family Center development of the transitional housing for low income individuals and families and the rehabilitation to preserve existing housing stock, approximately 300 low, low mod and moderate income households within the City will be provided with, or be able to remain in, affordable housing during the 5 years of this plan. The City expects to work with other entities to create
more affordable housing through zoning changes to increase single family zones to multi-family zones and make available incentives such as density bonuses to builders/developers.
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

About one quarter (26%) of all pre-1980 Anacortes housing units were built before 1940, meaning they are at high risk of LBP hazards. There is not a significant difference between the age of owner-occupied and renter-occupied units.

How are the actions listed above integrated into housing policies and procedures?

The City will work with the Housing Authority and other service providers to educate families and individuals on the significant risks to people, especially children, living in homes contaminated with lead.
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing the number of poverty level families will require a combination of short-term interventions and long-term strategies, implemented by a cohesive network of community partners. Anacortes has a growing number of low income residents with many elderly who rely primarily on Social Security for support. One goal of the City of Anacortes has been to implement the Housing Affordability & Community Services City Council Committee to identify and address the issues that keep families living in poverty within our community. The City is working on development regulations to coordinate the goals of the 2023 Housing Action Plan, 2017 Affordable Housing Strategic Plan and 2016 Comprehensive Plan for implementation. Some of the regulations currently being proposed include incentives for development of inclusionary zoning to create affordable living spaces either within a development or in another site, bonus density to increase floor space for reduced costs if affordable living spaces are developed as part of the project.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

City staff work together to meet the goals of this plan as well as the goals developed in the 2023 Housing Action Plan, the 2017 Affordable Housing Strategic Plan, and the 2016 Comprehensive Plan. The needs of the low income community that were determined through the public process of developing the these plans are incorporated into this document and if feasible, are addressed with the CDBG funding the City receives. The CDBG public services funding is allocated to the Anacortes Family Center which provides temporary housing for families and single women and also provides job search assistance, assistance with housing locations, and other support services as needed. This project helps families and individuals facing homelessness and assists in getting them back to safe and stable lives. The City will allocated funding to the Anacortes Housing Authority to rehabilitate existing low income housing to provide safe and reliable housing for the residents. As with all of the listed goals, programs and policies in this Plan, the City continues to coordinate with all jurisdictional, regional and statewide organizations and agencies through a regular communication process.
SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City’s CDBG program is audited by HUD and the State under the Single Audit Act on an as need basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City’s Planning, Community & Economic Development Department is responsible for monitoring CDBG program sub-recipients. City staff monitors sub-recipients as needed 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.

Sub-recipients are monitored semi-annually from written reports submitted by the sub-recipient to the City. Monitoring of the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress in order to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.
Expected Resources

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

Introduction

The city receives CDBG funding annually. In 2023, the city received approximately $105,000 from CDBG. The city is also a member of the HOME Consortium that consists of Skagit County as the lead agency, Mount Vernon, Anacortes, Whatcom County and Island County. The HOME program receives approximately $600,000 annually.

Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Remainder of ConPlan</th>
<th>Narrative Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CDBG</td>
<td>public - federal</td>
<td>Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services</td>
<td>Annual Allocation: $104,537</td>
<td>Program Income: $0</td>
<td>Prior Year Resources: $0</td>
</tr>
</tbody>
</table>

Table 18 - 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

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 participating in the multi-county HOME Investment Partnership Consortium.

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City has identified core areas where infrastructure improvements are needed to allow easy access for all individuals and in particular, disabled residents and visitors. The work between City residents, the Port of Anacortes and the City on the North, West Basin Concept Plan, the 2023 Housing Action Plan, and the 2017 Affordable Housing Strategic Plan has identified areas throughout the core downtown that are being proposed for development of a central hub that will include residential development, retail, public services, restaurant, grocery and entertainment establishments that will be easily and safely accessible. The city also has property available that could be used as a bartering tool to aid in the development of affordable housing. The city is considering all possibilities to aid in the prevention of homelessness and create better living conditions for those in need.

Discussion

Through the development of the strategic plans developed by the City and other entities, a unique vision is coming together to create a cohesive, well-laid out community with affordable housing and pedestrian mobility key factors in determining the paths to the central hub as described above. Zoning regulations are being reviewed for changes that will allow greater density, multi-family mixed use development, and greater mobility which will help create more affordable living space within the central hub of downtown.
Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Homeless/Assist Special Needs Populations</td>
<td>2023</td>
<td>2024</td>
<td>Homeless</td>
<td>Tracts 940600 &amp; 940500</td>
<td>Homelessness/Assist Special Needs population</td>
<td>CDBG: $15,680</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 190 Persons Assisted</td>
</tr>
<tr>
<td>2</td>
<td>Preservation - Public Housing</td>
<td>2023</td>
<td>2024</td>
<td>Public Housing</td>
<td>Tracts 940600 &amp; 940500</td>
<td>Housing Authority - Rehabilitation</td>
<td>CDBG: $88,857</td>
<td>Rental units rehabilitated: 14 Household Housing Unit</td>
</tr>
</tbody>
</table>

Table 19 – Goals Summary

Goal Descriptions

<table>
<thead>
<tr>
<th>Goal</th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Homeless/Assist Special Needs Populations</td>
<td>Public service activities other than low/mod income housing benefit. approx 190 individuals assisted annually.</td>
</tr>
<tr>
<td>2</td>
<td>Preservation - Public Housing</td>
<td>14 unit (2 buildings) rehabilitation - reroof project</td>
</tr>
</tbody>
</table>
**AP-35 Projects - 91.420, 91.220(d)**

**Introduction**

The projects chosen are based on HUD criteria that the activity meet at least one of the national objectives (benefit to low and moderately low income persons, aid in the prevention or elimination of slums or blight, and meet a need having a particular urgency) and they meet the criteria established in the City’s Strategic Plan. The City determined that the public services funding be provided to the Anacortes Family Shelter as the Center meets a need of particular urgency by assisting families and women who would otherwise end up living on the streets without this service.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Anacortes Family Center Public Services</td>
</tr>
<tr>
<td>2</td>
<td>Anacortes Housing Authority Reroof Project</td>
</tr>
</tbody>
</table>

**Table 20 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City established priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low-income families and individuals within the City for safe and affordable housing and basic services such as medical, dental, and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs that generally are either priced out of housing or are unable to maintain stable housing.

Improving conditions, creating new housing resources and opportunities, retaining jobs, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives outlined in the 2023-2027 Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

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 provides services and resources to the households in need while the remaining resources are directed to projects that provide safe and stable transitional and permanent housing for families and individuals in need.

A major obstacle to address underserved needs is lack of funding.
### AP-38 Project Summary

**Project Summary Information**

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Anacortes Family Center Public Services</td>
<td>Anacortes Family Center - public services to provide temporary shelter (60-90 days) to single women and families with children with support to find permanent housing, work and safe, stable living environment.</td>
</tr>
<tr>
<td></td>
<td><strong>Target Area</strong></td>
<td>Tracts 940600 &amp; 940500</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Homeless/Assist Special Needs Populations</td>
</tr>
<tr>
<td></td>
<td><strong>Needs Addressed</strong></td>
<td>Homelessness/Assist Special Needs population</td>
</tr>
<tr>
<td></td>
<td><strong>Funding</strong></td>
<td>CDBG: $15,680</td>
</tr>
<tr>
<td></td>
<td><strong>Target Date</strong></td>
<td>6/30/2024</td>
</tr>
<tr>
<td></td>
<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
<td>Approximately 190 individuals will benefit from this activity. The individuals/families served by this activity are very low income and on the verge of becoming homeless or are homeless. The services will assist single women, women with children and families with children.</td>
</tr>
<tr>
<td></td>
<td><strong>Location Description</strong></td>
<td>Tract 940600 1011 27th Street, Anacortes, WA 98221</td>
</tr>
<tr>
<td></td>
<td><strong>Planned Activities</strong></td>
<td>The Center provides 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 2021, the Center provided successful transition to stable living/working environments to approximately 76% of their clients, which amounted to approximately 122 individuals.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>Anacortes Housing Authority Reroof Project</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td><strong>Target Area</strong></td>
<td>Tracts 940600 &amp; 940500</td>
</tr>
<tr>
<td></td>
<td><strong>Goals Supported</strong></td>
<td>Preservation - Public Housing</td>
</tr>
<tr>
<td>Needs Addressed</td>
<td>Housing Authority - Rehabilitation</td>
<td></td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------------------</td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $88,857</td>
<td></td>
</tr>
<tr>
<td>Description</td>
<td>Reroof of 14 unit public housing facility complex. Complex consists of 2 separate, adjacent units that house approximately 39 low income individuals</td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td>6/30/2024</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td>Tract 940600 - complex is located in a primarily residential area, adjacent to the downtown core business area and close walking distance to shopping and essential services.</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td>Tear off of existing roof materials and replace with new roofing materials, including gutters and downspouts.</td>
<td></td>
</tr>
</tbody>
</table>
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

Anacortes is located on Fidalgo Island in Skagit County with 12.5 miles of saltwater shoreline, four freshwater lakes, and 3000 plus acres of city-owned forestlands and city-owned parks. Anacortes is approximately 20 miles from the county seat in Mount Vernon, Washington. A majority of public services available to the citizens of Skagit County are provided in the Mount Vernon area.

The current population of Anacortes is approximately 17,437 citizens (US 2021 Census). Anacortes has two areas with a concentration of moderately low to low income households, Census Tracts 940600 (50.85% LMI households) and 940500 (43.48% LMI households). The overall low, to moderately low, income households in Anacortes is approximately 39%.

While Anacortes has two census tracts (940600 & 940500) with the highest concentration of individuals living below the poverty level, there are smaller concentrations of low income households interspersed throughout the City. The City establishes priorities for allocating resources and long-range strategies following a careful assessment of the needs and demographics of the community. A clear priority identified in the analysis is a response to the needs of low to moderately low income families and individuals within the City for safe and affordable housing and basic services such as medical, dental and home energy assistance. Families and individuals in crisis situations need significant services and housing to be able to reach self-sufficiency. Included in this population are the homeless and others with special needs who are generally either priced out of housing or are unable to maintain stable housing.

Improving conditions, creating new housing resources and opportunities, and reducing housing costs to affordable levels represent major means of responding to the needs of the targeted population. The strategies and objectives listed in the Strategic Plan reflect these priorities and outline activities designed to alleviate these needs.

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.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tracts 940600 &amp; 940500</td>
<td>100</td>
</tr>
</tbody>
</table>

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Census Tracts 940600 and 940500 contain the highest concentration of low, to moderately low households.

Discussion

This is where a majority of the public housing complexes are located. The Housing Authority public housing and the Anacortes Family Center are located in these tracts. Also, many of the residents in these tracts are older and have been living in their homes for many, many years. Such families are low to moderately low income residents who do not necessarily have the funds to maintain an older home nor the ability to move to another location. It is vitally important to provide support to all of these residents in need to allow the aging residents to remain safely in their own homes and support those families struggling to reach self-sufficiency.
AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Because the City of Anacortes’s annual CDBG grant is minimal, it is difficult to use CDBG for many other purposes than those already identified. However, the City does intend to invest other resources and effort toward the following actions:

Actions planned to address obstacles to meeting underserved needs

The City will continue outreach to various community sectors to inform lenders, property managers, and the public about Fair Housing laws. The City includes many fair housing resources on the CDBG website for public access. The City recently completed the work on the 2023 Housing Action Plan which is intended to define strategies and implementing actions that promote greater housing diversity, affordability, and access to opportunity for residents of all income levels.

The purpose of this effort is to identify ways to encourage construction and preservation of both affordable and market-rate housing in a greater variety of types, densities, and cost levels. The priorities for the HAP were informed by a housing needs assessment, public engagement, discussion with the City Council and Planning Commission, and City staff.

Actions planned to foster and maintain affordable housing

The City will work in partnership with the Anacortes Housing Authority to secure the resources necessary to rehabilitate the various complexes, an important low-income housing resource in Anacortes. The City will also work with the Housing Authority to promote development of more complexes to accommodate the growing wait list for affordable housing.

The 2023 Housing Action Plan is intended to inform updates to the Anacortes Comprehensive Plan (most notably the Land Use and Housing elements) and guide implementation strategies such as development regulations, housing programs, and infrastructure spending priorities that will foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

Code enforcement will address any and all lead based paint issues that may arise; additionally the City will include lead based paint hazard information in community education and outreach.

Actions planned to reduce the number of poverty-level families

The Public Services funding to the Anacortes Family Center provides intensive case management and life skills education to assist the household with gaining the skills and resources needed to become fully self-sufficient. The City is working on strategies developed in the 2023 Housing Action Plan, the 2017
Affordable Housing Strategic Plan and the 2016 Comprehensive Plan to reduce the number of poverty-level families. The consensus from the community in the development of the 2023 Housing Action Plan is that we need more housing options for those in lower income brackets. The City will work to make zoning changes and create building incentives to encourage the development of more affordable housing. The City is also working with partners to keep opportunities for new businesses and expansion of existing businesses to provide decent wage jobs within the community.

**Actions planned to develop institutional structure**

The City worked in partnership with adjacent and regional jurisdictions to create the regional HOME Consortium. The HOME Consortium will enhance the resource base for developing more affordable housing, and for addressing institutional barriers to creating more affordable housing.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City supports the efforts of the Anacortes Community Health Council and participates regularly in their multi-agency meetings. Active participation in the Council improves the coordination of the City’s Consolidated Plan goals and the efforts to reduce instability in the low income community.

**Discussion**

Funding continues to be the main obstacle to meeting underserved need. Obstacles include lack of sufficient financial resources to adequately address large projects such as permanent housing and shelters. Also, the limit on the public services prohibits the City from adequately providing a greater service to households in need of basic services.
Program Specific Requirements
AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction
The primary basis for allocation of resources is to serve the needs of the low and moderately low income households. The 2023 Action Plan allocates all of the funds to projects that benefit the low to moderately low income households. The public services portion provides services and resources to the households in need while the remaining resources are directed to projects that provide safe and stable transitional and permanent housing for families and individuals in need.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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
   0
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.
   0
3. The amount of surplus funds from urban renewal settlements
   0
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
   0
5. The amount of income from float-funded activities
   0
Total Program Income: 0

Other CDBG Requirements

1. The amount of urgent need activities
   0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.
   100.00%
Discussion

This Action Plan covers a one year period – July 1, 2023 through June 30, 2024. The entire funding allocated to the City of Anacortes through the CDBG will be provided to assist the low income population of the city. The City leaders have determined that, because the funding is such a minimal amount, distributing the full allocation to fund projects is a better use of the funds. No CDBG funds will be used for administration of the grant and projects.
Attachments
Citizen Participation Comments

CDBG OPEN APPLICATION PERIOD
APPLICATIONS ACCEPTED JANUARY THROUGH FEBRUARY 2023

The U.S. Department of Housing and Urban Development ("HUD") awards grants to entitlement community grantees to carry out a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. The program provides annual grants on a formula basis to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. The program is authorized under Title I of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. §5301 et seq. The City of Anacortes is an entitlement community and receives approximately $100,000 per year in funding.

Entitlement communities develop their own programs and funding priorities. However, grantees must give maximum feasible priority to activities which benefit low- and moderate-income persons. CDBG funds may not be used for activities which do not meet these broad national objectives.

Eligible Activities

CDBG funds may be used for activities which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as water and sewer facilities, streets, neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.
Ineligible Activities

Generally, the following types of activities are ineligible:

- acquisition, construction, or reconstruction of buildings for the general conduct of government;
- political activities;
- certain income payments; and
- construction of new housing by units of general local government.

The City of Anacortes yearly funding is based on a July 1 through June 30 fiscal year. The funding typically must be expended during that time period. The City holds an open application period beginning in January through February of each year. The Planning Department will accept applications for review of eligibility during this time. Applicants will be notified promptly whether or not their project is eligible. The City will open a 30 day public comment period to obtain citizen input on proposed projects, housing and non-housing needs of the community. The comment period this year is January 23 through February 21, 2023. Two public hearings will be held during regularly scheduled City Council meetings to review the draft Action Plan, review any comments on the selected projects and approve the final Action Plan. The public hearings will be scheduled in February, 2023, prior to submittal of the draft Plan to HUD no later than May 15.

City staff will prepare the annual Action Plan which includes the approved projects. This Con Plan/Action Plan is forwarded to HUD for approval no later than 45 days prior to July 1, the beginning of the City’s plan year. HUD confirms receipt and approval of the Action Plan typically by the end of September. Funding for projects is available only after HUD provides approval of the Action Plan and the city and approved subrecipient(s) have a signed contract outlining the scope of work.

If you believe you have an eligible project, complete the initial application located at: https://www.anacorteswa.gov/171/CDBG-Information. You will find the 2023 application and General Allocation Information at this site. If you have any questions, please contact Joann Stewart at 360-293-1907 or joanns@cityofanacortes.org.
NOTICE OF PUBLIC HEARINGS & OPEN PUBLIC COMMENT PERIOD

City of Anacortes 2023-2027 Consolidated Plan: Strategic Plan, Action Plan, and Citizen Participation Plan

The City of Anacortes Planning Department is undertaking the planning process for submission of its five-year Strategic Plan in conjunction with the HOME Consortium Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan is the planning and application requirement for the City’s Community Development Block Grant (CDBG). The Consolidated Plan includes a five-year Strategic Plan and a one-year Action Plan that describes how CDBG funding will be used to carry out the City’s Strategic Plan to meet housing and community development needs. The Citizen Participation Plan describes how the City will provide for active participation by all citizens who are affected by the CDBG-funded activities.

The Strategic Plan provides the needs analysis and priorities used to guide the development of annual Action Plans. The 2023 allocation is estimated to be approximately $100,000.

The purpose of this notice is to announce the times and location of the public hearings for the planning process for the five-year Strategic Plan and the 2023 Action Plan and announce the public comment period which begins January 23, 2023 and ends February 21, 2023.

The time and location of the first public hearing is: **Monday, February 6, 2023 @ 6 pm** in the Municipal Building Council Chambers. Topics for discussion: Description of planning process, anticipated funding, programs covered, and solicitation of public comment on needs and priorities.

The time and location of the second public hearing is: **Monday, February 27, 2023 @ 6 pm** in the Municipal Building Council Chambers. This meeting will conclude the work begun at the previous meeting.

Written comments on any of the subjects described above may be submitted to the City of Anacortes Planning Department, Attn: Joann Stewart, P.O. Box 547, Anacortes, WA 98221 or by email to Joann Stewart (joanns@cityofanacortes.org) during the comment period above stated. Consolidated Plan information and applications may be accessed by visiting the Planning Department’s web site at [https://www.anacorteswa.gov/174/CDBG-Plans-Reports](https://www.anacorteswa.gov/174/CDBG-Plans-Reports)

PUBLISH: January 4, 2023 & February 8, 2023
SPECIAL EVENT
INDEMNIFICATION AGREEMENT

The undersigned applicant, by signing below, certifies that the applicant is the authorized officer of the sponsoring organization and agrees as follows:

Pursuant to Anacortes Municipal Code Title 7.04.090, the undersigned applicant agrees to defend, indemnify and hold the City of Anacortes, its agents, employees and officers, harmless from any and all claims, injuries, suits, damages, losses, demands and judgments including the attorneys' fees and other costs of their defense, arising out of in whole or in part, the activities, omissions or appliances of the applicant, his employees, agents, volunteers or otherwise, except any claims arising from the sole negligence of the City. The applicant further agrees to comply with all provisions of pertinent laws, rules and regulations, and agrees that any failure to so comply may lead to revocation of an applicant's permit. This Indemnification Agreement constitutes substantial adequate consideration in return for the City's issuance of a special event permit.

The applicant further agrees to pay all replacement costs for damaged or lost equipment which may have occurred during the term of this agreement and agrees to place all equipment within the Event Trailer in the same manner as it was delivered for the event. The applicant will reimburse the City for the costs to replace that equipment in a timely manner regardless of the cause of such damage or loss that may have occurred during the term of this agreement.

Date: 2/3/23

Angie Haynes Vendor Coordinator

Name and Title – Printed

Signature

RACE\Street Fairs\Indemnification Agreement 2.docx
Anacortes City Council Minutes - February 6, 2023

Public Hearing

CDBG 2023-2027 Consolidated Plan
Planning, Community and Economic Development Director, Don Measamer, opened the public hearing on the Community Development Block Grant (CDBG) Consolidated Plan 2023-2027 administered by the US Department of Housing and Urban Development (HUD). He mentioned that the initial public comment period opened on January 23, 2023 and will close on February 21, 2023. The second public hearing is scheduled for February 27, 2023, which will include consideration of public comments, project applications for funding and approval of plan submittal to HUD. He added that Congress had not yet determined the allocation for Anacortes, but that it typically varies between $105,000 and $115,000 per year. He mentioned that 15% of the outlay is planned for public services of the Anacortes Family Center and the remaining funding would be used to replace roofs at the Anacortes Housing Authority. He showed the CDBG page on the City website as a location where the public can find answers to their questions.

Mr. Young echoed the website being a good source for information and that the funds are being used consistently with their intended purpose. Mr. Walters wondered if the allocation of money to the Anacortes Family Center via CDBG funds was an efficient use of funds in light of federal reporting requirements, when the Anacortes Housing Authority is already doing the reporting. Mr. Measamer responded that this could be the case and would work with Ms. Stewart to investigate that possibility next time around.

Mayor Miller invited the public to comment on the agenda item. No one present wished to address the Council on the agenda item.

At 7:29 pm Mayor Miller closed the public hearing.

Anacortes City Council Minutes - February 27, 2023

Public Hearings

Community Development Block Grant (CDBG) 2023-2027 Consolidated Plan Final
Planning, Community and Economic Development Director, Don Measamer, opened the second public hearing for the Community Development Block Grant (CDBG) 2023-2027 consolidated final plus and one-year action plan. He outlined the estimated allocations, including 85% for a re-roof project for the Anacortes Housing Authority and 15% for public services through the Anacortes Family Center. Mr. Measamer concluded by announcing that the city had not received public comments late and staff recommended plan approval for submission to the Department for Housing and Urban Development, adding that the city had received late notice that the total allocation for 2023 would be $104,537 and would be confirmed by official letter within the next two weeks.

Mayor Miller invited the public to comment on the agenda item. No one present wished to address the Council on the agenda item. At 6:11 pm, Mayor Miller closed the public hearing.

As a sitting Housing Authority Commissioner, Ms. Hubik recused herself from voting on the plan. CAROLYN MOULTON moved, seconded by RYAN WALTERS, to accept the CDBG 2023-2027 Consolidated Plan as presented and approve submission to the Department of Housing and Urban Development. Vote: Ayes - ANTHONY YOUNG, RYAN WALTERS, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, BRUCE MCDougall. Nays - None. Abstentions: AMANDA HUBIK. Result: Passed
Grantee Unique Appendices

AP-60 Public Housing – 91.220(h)

Introduction
The Anacortes Housing Authority owns, partners and/or manages 195 units of affordable housing within the City of Anacortes. Anacortes Housing Authority owns and manages 111 HUD subsidized “public housing” units, 13 market rate affordable units and owns a partnership that manages the remaining 71 units consisting of 22 tax credit units, 24 site based section 8 units at Bayview Apartments and 25 tax credit units at The Wilson Hotel. Rents at the Bayview Apartments and The Wilson Hotel are well below market rents in the area.

The Anacortes Housing Authority just completed a new complex of 5 townhomes for low income families. Qualified families earn no more than 60% of the area median income. The townhomes consist of 2 bedrooms, 1 ½ bath units and a garage.

Actions planned during the next year to address the needs to public housing
There are 195 households (363 persons) on the Public Housing waiting list. Of these, 116 are elderly and/or disabled and the remaining 79 have not reported being elderly or disabled. The most immediate need is to address the waiting list to be able to accommodate low-income families with affordable housing (primarily in the two bedroom/one bedroom).

The Housing Authority purchased 7 affordable townhome units and developed a 5-unit townhome complex to add to the city’s affordable housing stock. The Housing Authority intends to provide 12 additional units at the Olson Building through a historic preservation. The Housing Authority plans to work on improving the curb appeal of their existing affordable housing units as well as address roofing and siding issues at each housing site.

Actions to encourage public housing residents to become more involved in management and participate in homeownership
Not applicable

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance
AHA is a High Performer.

Discussion
Anacortes Housing Authority will continue to provide the needed housing and improvements necessary when funding is made available.
AP-65

INTRODUCTION:
The City of Anacortes, as a participant in the three county HOME Consortium, approved allocating HOME funding to address homelessness through tenant-based rental assistance, a great benefit to the communities to help those facing potential homelessness. The HOME Consortium is also including priorities such as affordable rental and homeownership acquisition/development to create more available housing options for those facing or experiencing homelessness because they cannot afford current market housing.

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 City, through the Housing Affordability & Community Services Committee, works with the Anacortes Community Health Council (ACHC) and other community stakeholders to identify causes of homelessness and ways to provide assistance to eliminate homelessness. The ACHC, comprised of numerous member agencies, has developed an emergency support system within the City to accommodate families and individuals in dire need. The ACHC provides immediate vouchers for overnight stays in hotels within the City to get families quickly in to safe and secure facilities. The City will allocate the full public services funding to the Anacortes Family Center (AFC) which serves homeless women and families. The AFC provides safe transitional housing along with job readiness skills to help in the establishment of a stabilized positive lifestyle for the individuals and families in risk of becoming or remaining homeless.

In addition, the county is in various stages of developing and/or operating a coordinated entry system for conducting needs assessments of individual households experiencing homelessness as a first step toward addressing their needs through a network of Continuum of Care organizations that provide shelter, housing, and supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons.
Neither the City of Anacortes nor the HOME Consortium receive funding for activities concerning homelessness; however, when possible, it will support the organizations that provide services to homeless populations. The City does typically provide the full 15% of public services funding to the Anacortes Family Center (AFC) which is a 90 day transitional shelter for single women and families with children. The AFC provides shelter, counseling, job search assistance and stability to families and individuals facing a crises and helps them get back to a normal, safe lifestyle. The AFC serves approximately 190 individuals each year.

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 City of Anacortes allocates the entire Public Services funding to the AFC, as described above. The AFC provides a 90 day shelter along with job readiness and life skills to help stabilize families facing the crises of homelessness and establish positive lifestyles. The AFC constructed a 20 unit apartment complex as a transitional housing option for individuals and families existing the 90 day shelter. The
complex will be available to individuals and families leaving the homeless shelter who earn 50% or less of the area median income and will provide safe and affordable transition into independent living.

The AFC is near completion on a 21 unit mixed use apartment complex for low income households. This complex will provide 21 apartments with an early childhood learning center on the main floor. The early childhood learning center will serve the low income families within the complex as well as residents within the entire community.

**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 City is supporting the development of transitional housing for individuals and families exiting the Anacortes Family Center (AFC) after a 90 day stay that includes family support, counseling, job search assistance, and many services to help the family become stable. The AFC development of a 20 unit apartment complex will help to alleviate the extreme shortage of housing opportunities for people earning less than 50% of the median income. These units will be available as a transitional step for the individuals and families moving into independent living.

**Discussion:**

There are many organizations coordinating services toward the common goals of each County’s 10-Year Plan to End Homelessness. The City is an active participant in many of these organizations and is working to eliminate homelessness within the city and county.
AP-75 Barriers to Affordable Housing

INTRODUCTION:
The City’s CDBG funding is used to address the needs of the homeless and to prevent individuals and families from becoming homeless. The City’s partners and service providers, including the Community Action of Skagit County, the Housing Authority of Anacortes, the Anacortes Community Health Council and the Anacortes Family Center receive federal, state and local funds for their homeless programs. The barriers to provide full support are lack of funding.

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:
Zoning regulations within the City may be changed to allow more housing density including multi-family buildings in areas that currently do not allow such construction. The City is working on the 2016 Comp Plan update and much discussion has centered on this specific issue and how to accommodate lower income households. The consensus is to change some of the zoning regulations to allow more density.

DISCUSSION:
The City plans to continue efforts to eliminate homelessness by identifying the issues causing homelessness and provide funding to projects that will work toward creating affordable, sustainable and permanent housing for homeless and potentially homeless families. The projects that will be funded with the CDBG funding will create suitable living environments and help end homelessness include: providing funding to the Anacortes Family Shelter which brings women and families with children off the streets or out of homes dominated by domestic violence and assists in a pathway to family stabilization and the Anacortes Housing Authority to preserve current housing, work to create more affordable housing to assist low income families obtain housing that is does not create a cost burden.
<table>
<thead>
<tr>
<th>Field</th>
<th>Value</th>
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<tbody>
<tr>
<td>1. Type of Applicant</td>
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<td>4. Applicant Reference</td>
<td>06/16/2021</td>
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<td>5b. Federal/State Agreement</td>
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<td>9. Date Issued by State</td>
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<td>8a. Legal Name</td>
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<td>8b. Employer Identification Number (EIN/TIN)</td>
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<td>11. Title</td>
<td>Program Coordinator</td>
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<tr>
<td>12. Organization Affiliation</td>
<td>City of Anacortes</td>
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<tr>
<td>13. Email</td>
<td><a href="mailto:jonna@cityofanacortes.org">jonna@cityofanacortes.org</a></td>
</tr>
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</table>
## Application for Federal Assistance SF-424

### 8. Type of Applicant 1: Select Applicant Type:
- [ ] Local or Federally-recognized Indian Tribal Organization

### 10. Name of Federal Agency:
[ ]

### 11. Catalog of Federal Domestic Assistance Number
- CED

### 12. Funding Opportunity Number:
[ ]

### 13. Competition Identification Number:
[ ]

### 14. Areas Affected by Project (Cities, Counties, States, etc.)

### 15. Descriptive Title of Applicant's Project:
- [ ]

**Public Recreation - Recreation District**

**Funding Authority**:

**AAIR Funding Authority**

### Attach supporting documents and/or agency regulations

**Add Attachment**

**Delete Attachment**

**View Attachment**
Application for Federal Assistance SF-424

18. Congressional Districts:
   a. Applicant: [ ]
   b. Program/Project: [ ]

Accept additional info if Program/Project Congressional Data is needed:
[ ]

17. Project/Project:
   a. Start Date: [ ]
   b. End Date: [ ]

18. Estimated Funding ($):
   a. Federal: $17,000.00
   b. Match: $17,000.00
   c. State: $17,000.00
   d. Cost: $17,000.00
   e. Other: $17,000.00
   f. Program: $17,000.00
   g. TOTAL: $17,000.00

* 19. Is Application Subject to Review by State? (Under Executive Order 13727 Process)
   a. This application was made available to the State under the Executive Order 13727 Process for review
   b. Program is subject to F.C. 13727 but has not been reviewed by the State for review
   c. Program is not covered by E.O. 13727

20. Is the Applicant Delinquent or Any Federal Debt? (If "Yes," provide explanation in attachment)
   Yes [ ]
   No [ ]

21. "I hereby certify that the statements contained in the list of certifications* and (2) that the statements
    made in this application are true, complete and accurate to the best of my knowledge; I also provide the required
    assurances* and agree to comply with any resulting terms if I accept on award. I am aware that providing false, complete
    or incomplete statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)
    * [ ]

*Certification

Authorized Representative:

First Name: [ ]
Middle Initial: [ ]
Last Name: [ ]
Title: [ ]
Address: [ ]
Telephone Number: [ ]
Fax Number: [ ]
Email: [ ]
Signature: [ ]
Date Signed: [ ]

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

ANACORTES
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Alternatively Further Infr Housing -- The jurisdiction will alternatively further infr housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME program.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. No funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form 177, "Disclosure Form in Reporting Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all levels (including subcontracts, subgrants, and contracts under grants, loans, or cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with Community Development Block Grant or HOME, Emergency Solutions Grant, and Housing Opportunities for Persons. With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701) and implementing regulations at 24 CFR Part 75.

[Signature of Authorized Official]  [Date]

[Mayor]

Title
Specific Community Development Block Grant Certifications

The City of Anacortes certifies that:

Citizen Participation -- It is in full compliance and following a certified citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objectives of the CHDC program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed an Action Plan to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the statute certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during the major period of performance, will result in a total benefit to the community equal to or greater than the cost of the activities. A period of performance is specified by the grantee as one, two, or three consecutive program years, and shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any additional charge against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a tax or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed by another revenue source, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by households (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- that adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individual engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring participants or others from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.
Compliance with Anti-discrimination laws -- The grant will be conducted and administered in
conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42
U.S.C. 3601-3619) and implementing regulations.

Land-Based Project -- Its activities concerning land-based project will comply with the requirements of 24

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date 6/11/2023

Mayor

Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.
### Appendix - Alternate/Local Data Sources

<table>
<thead>
<tr>
<th></th>
<th>Data Source Name</th>
</tr>
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<tbody>
<tr>
<td>1</td>
<td><a href="https://data.census.gov/profile/Anacortes_city,_Wa">https://data.census.gov/profile/Anacortes_city,_Wa</a></td>
</tr>
</tbody>
</table>

List the name of the organization or individual who originated the data set.

United States Census Bureau

Provide a brief summary of the data set.

2021 ACS 5 Year Estimates Subject Tables S2405

What was the purpose for developing this data set?

More current than the automatically populated information which was 2013-2017 ACS

Provide the year (and optionally month, or month and day) for when the data was collected.

2021 when documentation was collected

Briefly describe the methodology for the data collection.

Searching the US Census Bureau information

Describe the total population from which the sample was taken.

Total population of Anacortes, currently 17,437

Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

Survey created by the US Census Bureau and was used in this program to determine the numbers of individuals within the community who are low to moderately low income.