

# Executive Summary

## AP-05 Executive Summary - 91.200(c), 91.220(b)

### 1. Introduction

This chapter outlines the City's one-year Action Plan for 2017-2018, which will further the goals and strategies of the Strategic Plan and is the spending plan for the City's 2017-2018 Community Development Block Grant (CDBG) funds. The activities in this plan will be accomplished with funds received during this program year under the CDBG program for meeting housing and community development objectives. The allocation for this year's funding is \$95,113. The activities detailed in this section must meet the CDBG National Objectives as outlined in the introduction to the Strategic Plan. The Mayor of Anacortes has designated the Planning, Community & Economic Development Department responsible for the planning, development, and implementation of its CDBG Program.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The goals of this plan include maintaining the existing supply of affordable rental housing and funding supportive services to help individuals and families from becoming homeless and supporting efforts to reduce poverty. 2017/2018 funding goals are listed below:

- Public Service - Anacortes Family Center - Homelessness/assist special needs populations - Create suitable living environs - %15 of total allocation = \$14,266
- Anacortes Housing Authority Apartment Rehabilitation – Remaining Funding after Public Services and Administration/Planning allocations = \$64,678
- Admin/Planning – 20% of funding after allocations to projects = \$16,169

### 3. Evaluation of past performance

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

In reviewing activities accomplished with its federal funding for the plan year, 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. In 2015, the public services portion, provided to the Anacortes Family Center, reported an 86% success rate in helping single women and families find more safe and productive lives. The Center received a total of 356 applications for services; a 31% increase from the prior year. This program was able to serve 61 households consisting of 182 individuals, 99 of which were children. The asbestos abatement project provided safer living environments with the removal and replacement of the flooring in the Harbor House apartment complex. Asbestos floor tiles in the 50 unit housing complex were severely deteriorated and were replaced with new environmentally safe flooring. Exposure to asbestos and broken, cracked tiles create accessibility issues especially for mobility impaired individuals. The City also allocated funding to assist the Anacortes Housing Authority with upgrades to the Harbor House apartment complex with the purchase of new appliances. The Housing Authority replaced 40 year old ovens in the Harbor House 50 unit apartment complex with new ovens. The new ovens include operational knobs on the front of the appliance to provide safer, more efficient means of food preparation for the residents. Many residents of this complex are confined to wheelchairs and reaching across hot burners to adjust the heating elements created a potentially dangerous situation for these individuals. In the same complex, HUD funding was used to cover costs of water heater replacement in 8 units. These water heaters had deteriorated and caused leaking which created more issues within the units.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

In deciding the 2017 program year allocations, the City of Anacortes conducted two public hearings (April 24, 2017 and May 15, 2017) and encouraged public comment in conjunction with the CDBG program. The notices for the public hearings were advertised in the Anacortes American and posted in officially designated public places (Municipal Building and City Library). The notice for the 30 day comment period and meetings was published on March 15, 2017 and April 26, 2017. The public comment period began on April 3, 2017 and ended on May 3, 2017.

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**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No public comments were submitted on the development of this Action Plan.

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

The City did not reject any views or comments on the development of this Action Plan.

## **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 program year 2016 demonstrate that the City is making 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.

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

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	ANACORTES	Planning, Community & Economic Development

**Table 1 – Responsible Agencies**

**Narrative**

**Action Plan Development/Management Contact Information**

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**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **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 two public hearings to obtain input from all citizens of the community. The first public hearing was held on April 24, 2017. This meeting opened the planning process for the development of the 2017 Action Plan. The next meeting was held on May 15, 2017.

The City sent inquiries to various organizations and individuals to obtain current information on pressing needs within the community. Input was received from Community Action Agency of Skagit County, 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), the Anacortes Family Center, and the City of Anacortes Housing Affordability & Community Services Committee.

The Anacortes Community Health Council member agencies include:

Anacortes Family Center; Anacortes Senior Activity Center; Island Hospital Community Health Resource Center; The Salvation Army; St. Vincent de Paul; Anacortes 100 Food Bank; Christ Episcopal Church; Anacortes United Methodist Church; Anacortes/San Juan Island Chapter of the American Red Cross; Anacortes First Baptist Church; Anacortes Christian Church; Anacortes Police Department; Skagit Senior Information and Assistance; Anacortes Noon Kiwanis Club; Anacortes Boys and Girls Club; Skagit County Youth and Family Services; Pilgrim Congregational Church; Anacortes Housing Authority; Christ the King Community Church; Westminster Presbyterian Church/Dinner at the Brick.

**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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City has coordinated with Skagit County Department 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 (Homeless Management Information System) for service providers operating in the Consortium region. Their goals, strategies, activities and outcomes have been incorporated in the Consolidated Plan.

**2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Community Action of Skagit County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.

2	<b>Agency/Group/Organization</b>	Anacortes Community Health Council
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City staff is a member of this organization which meets monthly to discuss the current situation of those in need within the community, case-by-case review of needs, solutions to those needs and other services available to help. Roundtable meetings provide information and resources to improve the coordination of services.
3	<b>Agency/Group/Organization</b>	Anacortes Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one consultation and board meetings; outcomes include city/HA working in collaboration to locate property to develop more housing units.
4	<b>Agency/Group/Organization</b>	Home Trust of Skagit
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	One-on-one consultation and group meetings; working closely with HOME Trust to determine funding, locate suitable homes for purchase and locating additional funding options to realize success.
5	<b>Agency/Group/Organization</b>	City of Anacortes
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing

<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Monthly meetings with group to determine strategies to address lack of affordable housing within community

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no community agencies that were not consulted. The Home Trust of Skagit is now a CBDO and the city contacted that organization to discuss housing needs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Skagit County Community Services	The Strategic Plan has adopted the major strategies of the 10 year plan
2016 Comprehensive Plan Update	City of Anacortes	Creating a better, coordinated strategy for LMI affordable homes and related issues.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

The City coordinated efforts with the County, the Anacortes Housing Authority, the Anacortes Family Center, the Anacortes Community Health Council and the City of Anacortes Affordable Housing & Community Services Committee to share concerns, determine the needs and routes to follow to address the needs.

## **AP-12 Participation - 91.401, 91.105, 91.200(c)**

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

In deciding the 2017 program year funding allocations, the City of Anacortes conducted two public hearings (April 24, 2017 and May 15, 2017) and encouraged public comment on the development of the City's CDBG Action Plan. The notices for the public hearings were advertised in the Anacortes American and posted in officially designated public places (Municipal Building and City Library). The notices for the 30 day comment period and meetings were posted on the City's CDBG website on January 30, 2017 and published March 15, 2017 and April 26, 2017. The public comment period began on April 3, 2017 and ended May 3, 2017.

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. The City plans to work toward achieving these goals utilizing CDBG funding and other funding sources

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	City Council meetings were minimally attended in regard to this agenda item; the Housing Authority provided a statement at the first public meeting on how the funding would benefit the proposed project.	City Council unanimously endorsed the entire action plan.	There were no comments that were not accepted.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City expects to utilize the entire allocation of \$95,113 plus any additional funding from prior years (2015) that have not been utilized on other projects. This funding will advance the goals of this plan to maintain the existing supply of affordable rental housing and fund supportive services to help individuals and families from becoming homeless and support efforts to reduce poverty.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	95,113	0	0	95,113	0	Funds used for public services, public facilities, admin/planning

Table 5 - 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**

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 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 community involvement and the 2016 Comprehensive Plan update has identified areas through 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.

**Discussion**

Through the development of the 2016 Comprehensive Plan, 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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness/Assist Special Needs Populations	2015	2016	Homeless	Tract 940600	Homelessness/Assist special needs population	CDBG: \$14,266	Public service activities other than Low/Moderate Income Housing Benefit: 191 Persons Assisted
3	Preservation	2015	2016	Public Housing	Tract 940600	Preservation	CDBG: \$64,678	Rental units rehabilitated: 2 Household Housing Unit
4	Planning/Administration	2015	2016	Planning/Administration	Tract 940600	Administration & Planning	CDBG: \$16,169	Other: 1 Other

Table 6 – Goals Summary

#### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Homelessness/Assist Special Needs Populations
	<b>Goal Description</b>	Anacortes Family Shelter



3	<b>Goal Name</b>	Preservation
	<b>Goal Description</b>	Anacortes Housing Authority - 508 6th Street, Anacortes
4	<b>Goal Name</b>	Planning/Administration
	<b>Goal Description</b>	Plan Administration

## 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.

#	Project Name
1	Anacortes Family Center
5	City of Anacortes Planning & Administration
6	Anacortes Housing Authority

**Table 7 – 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, 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 2015-2017 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**

<b>1</b>	<b>Project Name</b>	Anacortes Family Center
	<b>Target Area</b>	Tract 940600
	<b>Goals Supported</b>	Homelessness/Assist Special Needs Populations
	<b>Needs Addressed</b>	Homelessness/Assist special needs population
	<b>Funding</b>	CDBG: \$14,266
	<b>Description</b>	Public Services Allocation - Support Family Center staffing who provide case management services to homeless families staying at the shelter.
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Anacortes Family Center estimates service for approximately 191 individuals which includes families with children. The program provides intensive self-sufficiency based services and shelter for homeless single women, children and families with children in crisis, most often due to domestic violence. Approximately 60% of the clients will be children. Nearly all of the clients have complex issues involving generational violence, poverty and mental illness
	<b>Location Description</b>	1011 27th Street, Anacortes, WA  The facility is a secure complex that can only be accessed via electronic passcode and visual acceptance.
<b>Planned Activities</b>	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 2015, the Center provided successful transition to stable living/working environments to approximately 86% of their clients.	
<b>2</b>	<b>Project Name</b>	City of Anacortes Planning & Administration
	<b>Target Area</b>	Tract 940600
	<b>Goals Supported</b>	Planning/Administration
	<b>Needs Addressed</b>	Administration & Planning
	<b>Funding</b>	CDBG: \$16,169

	<b>Description</b>	General administration of CDBG program
	<b>Target Date</b>	6/30/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Implementation of this consolidated plan requires certain administrative and planning activities including the development of the plan, environmental review of projects, subrecipient monitoring, development of fair housing information, and other activities required by law
<b>3</b>	<b>Project Name</b>	Anacortes Housing Authority
	<b>Target Area</b>	Tract 940600
	<b>Goals Supported</b>	Preservation
	<b>Needs Addressed</b>	Preservation
	<b>Funding</b>	CDBG: \$64,678
	<b>Description</b>	Complete rehabilitation of 2 family units in apartment complex located at 508 6th Street, Anacortes, WA. HA will replace all major service system within the units including wiring, new electrical panels and fixtures, all water supply and plumbing fixtures, replace gas furnace, hot water tanks, exhaust fans and kitchen appliances. Flooring will be replaced because of asbestos in flooring and abatement will be performed. Mitigation will include replacement of all flooring with environmentally safe, non-toxic flooring. All drywall will be replaced and new kitchen and bathroom cabinets will be installed. Entire apartments will be repainted. Total cost will be \$120,000 approximately and City of Anacortes CDBG will provide approximately \$60,000 to assist in this rehabilitation and will be applied to portions of the project that are CDBG eligible. These apartments have not been updated since original construction in 1970.
	<b>Target Date</b>	6/30/2018

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	low to very low (30% ami) families will benefit from this update. It will allow 2 units of affordable housing to remain as viable affordable housing which will accommodate up to 10 individuals.
<b>Location Description</b>	Anacortes Housing Authority Apartment multi-family complex is located at 508 6th Street, Anacortes, WA and the complex consists of 14 two, three and four bedroom apartments. The 2 units being rehabilitated are 3 bedroom units.
<b>Planned Activities</b>	HA will replace all major service system within the units including wiring, new electrical panels and fixtures, all water supply and plumbing fixtures, replace gas furnace, hot water tanks, exhaust fans and kitchen appliances. Flooring will be replaced because of asbestos in flooring and abatement will be performed. Mitigation will include replacement of all flooring with environmentally safe, non-toxic flooring. All drywall will be replaced and new kitchen and bathroom cabinets will be installed. Entire apartments will be repainted. Total cost will be \$120,000 approximately and City of Anacortes CDBG will provide approximately \$64,678 to assist in this rehabilitation and will be applied to portions of the project that are CDBG eligible. These apartments have not been updated since original construction in 1970. HA will provide remaining funding to complete the project.

## **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 15,778 citizens (US 2010 Census). Anacortes has one area with a concentration of moderately low to low income households, Census Tract 940600 with 57.6% LMI households. The overall low, to moderately low, income households in Anacortes is approximately 34%.

While Anacortes has one census tract (940600) with the highest concentration of persons 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**

Target Area	Percentage of Funds
Tract 940600	65

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

Census Tract 940600 contains 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 rehabilitation project is located in this tract.



## **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: developing and implementing a strategic plan to create affordable housing, establishing a community services center to provide services to low income residents, developing strategies to assist the chronically homeless with shelter. The City is actively engaged in reviewing and developing strategies to assist the most vulnerable in our community.

### **Actions planned to address obstacles to meeting underserved needs**

The City, through the establishment of the Housing Affordability & Community Services Committee, is establishing a strategic plan to outline what the needs are and how to address those needs to eliminate the barriers to attaining affordable housing. This plan will coordinate the goals of the 2016 Comprehensive Plan with incentives to develop affordable housing. This document is expected to be finalized prior to the end of 2017. The City also provides information to housing loan lenders, property managers, and the public about Fair Housing laws and includes current state and federal information with links to this information on its Planning, Community & Economic Development CDBG website ([http://www.cityofanacortes.org/fair\\_housing.php](http://www.cityofanacortes.org/fair_housing.php)). The City will work in collaboration with the County and the Anacortes Housing Authority in developing Fair Housing guidelines according to the Affirmative Furthering Fair Housing rule. The AFFH rule provides a new approach for planning and implementing locally-developed housing goals, actions and strategies to increase choice, mobility, preservation, community revitalization and other collaborative or outreach efforts designed to reduce disparities in access to opportunity and improve fair housing outcomes. This will assist in meeting our statutory obligation to affirmatively further fair housing as required by the Fair Housing Act. This will be an immense help for the City in addressing underserved needs.

### **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 HA 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 City appointed Housing Affordability & Community Services Committee, staffed by City Councilmembers, City staff and citizens will collaborate efforts to work on strategies to eliminate barriers to affordable housing and services

within the City.

### **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 households with gaining the skills and resources needed to become fully self-sufficient. The outlook of the community through the work on the 2016 Comprehensive Plan promises to promote more living wage jobs and create a community that would support lower priced housing. This will be accomplished through zoning changes and building incentives.

### **Actions planned to develop institutional structure**

The City will work in partnership with adjacent and regional jurisdictions to create a regional HOME Consortium. A new, regional 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 will support the efforts of the Anacortes Community Health Council and participate regularly in their multi-agency meetings. Active participation in the Council will improve the coordination of the City's Consolidated Plan goals and the efforts to reduce instability in the low income community. The newly formed Housing Affordability & Community Services Committee will work with the public and private housing and social service agencies to develop a strategy to eliminate barriers to affordable housing and services. The Housing Affordability & Community Services Committee is close to completion of the draft Strategic Plan to create affordable housing. This plan will provide pathways to development of affordable housing within our community. The City is also very committed to working with agencies to develop a community services center to help people find basic services at affordable rates.

### **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. In addition, not having clear ideas on where the services are located is a barrier and the efforts of the Affordable Housing & Community Services Committee are expected to eliminate that issue by providing a one stop shopping for services within the City.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(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 2017 Action Plan allocates the majority of the funding 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 permanent housing for families and individuals in need.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	80.00%

#### Discussion

80% of the 2017 funding will be allocated to benefit low to moderate low income persons.