



# Housing Authority of Skagit County

An equal opportunity provider and employer



## Community Impact Statement

2023

## Who We Are

We are a small group of dedicated and compassionate housing professionals working together to provide and increase affordable housing and to prevent homelessness in our community. Through our subsidy rental programs, our multi-family rental units, and our single-family home weatherization program, we provide and increase housing options for low-income individuals and families. Our programs reduce rental burdens, enabling our participants to better pursue their goals of self-actualization.



## Respectful Service

HASC recognizes its residents as its ultimate customers and strives to provide compassionate service to participants in ways that are meaningful and culturally relevant. HASC provides multiple forms of translation and interpretation and provides highly trained and respectful staff.



The maintenance department handles an average of 80 work orders monthly. Average turn overs after move outs are only one week.





### HASC Properties:

### Number of Units

Burlington Terrace

85

La Paloma

40

Raspberry Ridge I

51

Raspberry Ridge II

30

Mount Baker Meadows

20

President Apartments

38

Mount Vernon Family Housing

51

Seasonal Farmworker Housing

14



### HASC Property Highlight:

An average of  
**1,700 people**  
served per year.



## How We've Grown

HASC assesses and regularly improves financial processes and internal controls to maximize efficiencies. HASC regularly improves its bottom line and ensures adequate reserves and resources remain year to year.



### Financial Highlight:

The Housing Authority of Skagit County has enjoyed an increase in net position on average of 20% each of the last five fiscal years (2018 – 2022).



### Maximizing Resources

HASC strives to maximize resources to serve as many people as possible, while prioritizing children and young people, to uplift future generations, for long-term impact.

### Building Highlight:

Skagit County  
Seasonal Farmworker Housing

was completed in 2021, adding 14 units/105 beds to our housing inventory, and receiving an **Honor Award** for design by the American Institute of Architects, NWW





## **Inclusion & Equal Access**

HASC pursues proactive measures to ensure marginalized populations and people of all abilities are fairly represented in its portfolio and advocates for community recognition of all community populations. HASC provides services in culturally competent processes and strives to provide access to resources in an inclusive and equitable manner.

### **Program Highlight:**

#### **Migrant Farmworker Emergency Hotel Vouchers and Supportive Housing**

From July 2021 to April 2023, a total of 177 farmworker adults and 57 children were sheltered for a total of 1,862 sheltered nights in local hotels.

## Our Partners

HASC partners with agencies in its jurisdiction to increase housing options and opportunities and to provide access to additional services needed by clients. HASC partners with federal, state and local governments for broader impact.

### Highlight:

#### Community Collaboration

HASC project based eight vouchers at La Venture Workforce Housing, a Catholic Services project in Mount Vernon, in 2012. These vouchers have supported large households with children for 11 years. HASC has so far provided this program with \$1,212,974.00. We continue to project base in the community, including dedicating vouchers to the newly constructed Martha's Place in Mount Vernon for chronically homeless individuals.



### Highlight: Emergency Housing Vouchers

#### Community Partners

In July 2021, HASC received its first allocation of Emergency Housing Vouchers. HASC is partnering with Family Promise of Skagit, Skagit Domestic Violence and Sexual Assault Services, Anacortes Family Center, and Community Action of Skagit, to utilize these vouchers.



### **Highlight:**

#### **HUD-VASH**

#### **Veterans Affairs Supportive Housing**

In 2012, Executive Director Corey applied for our County's first HUD-VASH vouchers and invited the VA to maintain a presence in the Skagit Valley to provide supportive services to veterans. Twenty-five chronically homeless veteran households were successfully housed in the program's first year.

As of 2023, there are 85 total HUD-VASH vouchers for homeless veterans in Skagit County. HASC's HUD-VASH program currently has the fastest lease-up rate in the State.

## **Creative Problem Solving**

HASC strives to remain nimble in anticipating potential challenges and works to find solutions that are creative and proactive. HASC strives to find solutions that are transferable across programs and departments and that multiply efficiencies and solutions.

### **Building Highlight:**

#### **Mount Vernon Family Housing**

Using an innovative approach to create mixed-use housing, HASC completed Mount Vernon Family Housing in February 2023, adding 51 units of housing for homeless veterans, persons with disabilities, and farmworkers.



## Our Diverse Portfolio of Programs

The HASC Weatherization Program supports local communities by providing a safer and more energy efficient housing stock. Common measures include air sealing, wall and attic insulation, duct sealing, and equipment repair/replacement.

We play a key role in making homes more livable and healthier for at risk families, improving health outcomes relating to respiratory and other health issues. Reducing energy costs also means families have more money to spend on food, transportation and other essentials.



### Highlight:

The Properties of 141 Skagit County Homeowners have been weatherized from 2016 to the present (August 2023.)

### Client Comment:

*"We want you to know how much we appreciated all you did to make our home more cozy and comfortable."*





## Client Comments:

*“Estoy muy agradecida por toda la ayuda que me han dado, Dios los bendiga a todas las personas que me ayudaron.”*

*“We love the heat! It’s wonderful, what a difference! Thank you.”*



*“La ponpa que pusieron mantiene mi hogar calentito todo el tiempo.”*

*“I truly appreciate the Weatherization Program and the workers that were sent to my home....  
It has made a big difference.”*



## Rental Support

Our Section 8 Housing Choice Voucher Program currently serves 770 individuals in 449 households in Skagit and San Juan Counties.

Since 2018 we have served 1377 individuals from 776 households. 89% of the families currently served have income from Social Security and/or Disability.

### Highlight:

#### Landlord and Tenant Stability

Throughout the pandemic, HASC Section 8 Program employees worked long hours in person to make sure HUD housing assistance continued to be paid monthly and Section 8 clients continued to be housed.

Currently, an average of \$364,000.00 of housing assistance is paid on behalf of Section 8 tenants to Skagit and San Juan landlords every month. This is a boost to our economy and a huge help to low-income families, who receive vital assistance in a time of increasing rental and food costs.

*"I am the happiest I have ever been in my life.  
It feels great to be independent and strong."*

*Heather, 2019 FSS graduate*

## Family Self Sufficiency Program

### FSS 2023 Highlight:

#### Home Purchase

One family purchased their first home in 2023, leveraging their FSS savings in a building project through Home Trust of Skagit.

“Thank you for all the help that has been provided by...the FSS program. If I had not been in that program, I would never have managed to buy my own house. A sincere “thank you” to everyone in Housing!”

Manuel, 2023 FSS graduate



The Family Self Sufficiency Program provides matched savings for Section 8 voucher recipients who increase their earned income and begin to transition off of government supports such as TANF.

Since 2012, 45 participants have graduated with savings from the Housing Authority's Family Self Sufficiency Program.

Each graduate received an average of \$8,724.00.



# Strategic Direction

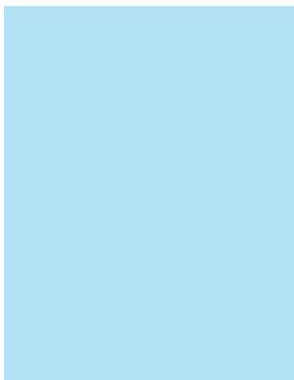
## Develop Housing

HASC prioritizes development of new housing to expand its portfolio and provide increased opportunities for applicants on waiting lists to access housing. HASC strives to provide tangible solutions to the extremely low-vacancy issues in our community.



## Provide Quality Community Housing

HASC endeavors to provide equal housing opportunities for participants to live in community settings among others of diverse backgrounds and income levels, while providing safe, affordable and healthy housing, where residents can pursue their goals for self-sufficiency and actualization.





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## **Mission**

The Housing Authority of Skagit County provides, facilitates, and finances housing for a diverse population of low-income and medium-income residents of Skagit County and San Juan County. We serve farmworkers, migrant families, low-income and medium-income individuals and families, elderly and non-elderly individuals with disabilities, homeless veterans and other homeless individuals and families, and low-income homeowners requiring weatherization of their homes.

## **Board Members**

Daniel Valdez, Chairperson

Nikki Turner, Vice Chairperson

Bruce Lisser, Former Chairperson

Tina Tate, Commissioner

Cori Peck, Commissioner

## **Executive Director**

Melanie Corey

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