



Ballington Flats

OVERVIEW & COMMON QUESTIONS

PROJECT OVERVIEW

Volunteers of America Western Washington (VOAWW) is a non-profit 501c3 organization that has been empowering people and strengthening communities in Western Washington since 1898. We envision a future of healthy, safe communities where all people enjoy self-sufficient, fulfilled lives.

Ballington Flats, a 42-unit rental housing complex, is being built to help meet the overwhelming need for affordable housing in Skagit County. With a less than 1% rental vacancy rate county wide, affordable housing is scarce for low-income families, including veterans and people exiting homelessness.

The complex will have five residential buildings that are two or three stories high and offer one- and two-bedroom floor plans. Each building is surrounded by green space.

There will be a designated play area on the property and a community building that will feature a commons room and administrative offices. The property will include fifty-four-surface parking spaces.

How is Ballington Flats being funded?

With a budget of approximately \$20 million, the construction of the facility is primarily funded through government affordable housing grants. Specific construction funding sources include WA State HOME, State Housing Trust Fund, City of Burlington 1590, Skagit County HOME, Dept. of Commerce CHIP and a grant from Home Depot.

To maintain ongoing affordability, additional operating grants may be sought, but general operating costs will primarily be covered through tenant rents.

TENANT OVERVIEW

Who will live at Ballington Flats?

The property will have twelve units that are set aside for Veterans experiencing homelessness through the Veteran Assisted Housing Program (VA-VASH). Veterans will be referred through the Veterans Administration.

The other units will be rented to tenants who meet the property's eligibility and income criteria with half at or below 50% of the Skagit Area Median Income and the other half at or below 30% AMI. Households will be eligible if their yearly income is at or below this income level with rents will be set at a level that is affordable to them.

All tenants will undergo background screening to ensure safety for neighbors and the community. Ballington Flats will not permit convicted sex offenders of any level.

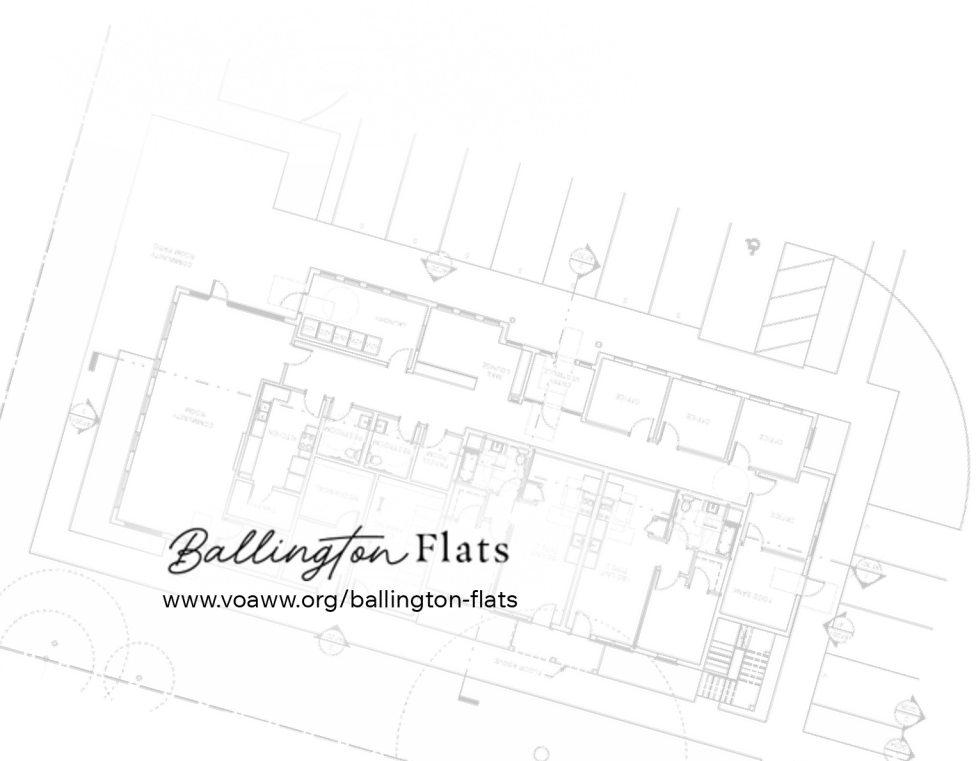
Tenants will be offered standard leases with annual opportunities to renew.

What services will be available to tenants?

VOAWW is committed to helping our tenants thrive and plan to offer physical space in the resident services facility to meet the human services needs of residents. This might include one-on-one meetings with case managers, mobile food bank services, skills-based workshops, veterans' resources, or other programming of value to the tenant community. Specifics of these programs are still to be determined as they will be driven by the specific desires and needs of the tenants.

Who will manage the property?

Coast Property Management will manage the property. Prior to leasing, the property manager's contact information will be accessible to the neighborhood to ensure timely communication, as needed, between the property and surrounding community.



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www.voaww.org/ballington-flats



NEIGHBORHOOD IMPACT

How will the property impact neighborhood safety?

VOAWW is committed to being good neighbors that proactively support neighborhood safety and promptly respond to any concerns that may arise. Tenants will undergo background checks prior to leasing and registered sex offenders will not be offered leases.

The property is designed with proactive measures to monitor visibility of entries, exits, and shared spaces. Property management will limit facility access through parking and tenant regulations, as well as ensure the facilities remain in good repair. Site security will include perimeter fences as well as trees around the perimeter of the site for screening.

How will VOAWW address neighborhood questions or concerns during development and operations?

VOAWW's construction contractor, Dawson Construction, will provide contact information at the beginning of construction and will communicate regularly through monthly communications during construction. The site team's contact information will be available on VOAWW's website if there are specific questions or concerns.

You can also submit questions through the project's website.
<https://www.voaww.org/ballington-flats>

Once Ballington Flats is open, VOAWW and Coast Management are committed to operating well-managed and safe property. Site contact information will be available if there are any questions or concerns that arise.

Will an affordable housing project nearby negatively impact my property values?

Studies show that affordable housing does not lower property values and can even have a positive impact. A 2021 Urban Institute study found no negative effects on nearby home values, while a National Association of Realtors (NAR) report found that well-designed affordable housing can increase surrounding property values. A 2016 Trulia study confirmed no link between affordable housing and declining home prices in major metro areas. In many cases, property values remain stable or increase over time.

How can the neighborhood best support this project?

Ballington Flats looks forward to joining the neighborhood and hope that you will warmly welcome the tenants and staff to the neighborhood! VOAWW would appreciate invitations to neighborhood group safety meetings and community events. The plan is to also welcome volunteers on-site to help with special projects, as they occur. Volunteer opportunities will be posted on www.voaww.org.