CITY OF SEQUIM

FACT SHEET

Connecting Housing to Infrastructure Program (CHIP) Grant - 2024

Summary

The Connecting Housing to Infrastructure Program (CHIP) is a grant facilitated and administered by the Washington State Department of Commerce (DOC). The program was created in 2021 to fund utility improvements for affordable housing. The goal is to help build more housing units more quickly, by helping with the cost of infrastructure and connecting housing to municipal systems i.e., water, sewer, and stormwater.

The Project

The City of Sequim, in partnership with Habitat for Humanity of Clallam County (HFHCC), submitted a grant application for CHIP funding. The grant request was for $2,000,000 (2M). The project was awarded the full amount requested.

The project will put in place a 50-unit affordable housing complex, with 10 2-bedroom units and 40 3+ bedroom units, the price of the units will range from 50-80% Area Median Income (AMI) (for more information on AMI and affordable housing, please see the 'Housing Definitions' Factsheet on the City of Sequim website). The complex will be located on the corner of South Sequim Avenue and Brownfield Road. The project will be owned and operated by the HFHCC.

The Grant

With the CHIP Grant, HFHCC will be reimbursed $550,620 in General Facility Charges (GFCs) for sewer, water, and storm-water infrastructure, permits, and connection fees for connecting to City utility services (for more information please see the 'Municipal Fees' Factsheet on the City of Sequim website). HFHCC will also be reimbursed for $1.4M in additional utility infrastructure costs. The total utility infrastructure costs for the project is estimated at $2.2M. The total project cost is estimated at $14M, including site development, housing construction, professional services and fees, taxes, and contingencies.

The Partnership

The City of Sequim partnered with HFHCC on grant collaboration, coordinating grant application compliance, and grant submittal. Additionally, the City of Sequim created an ordinance to waive General Facility Charges (GFCs) for the HFHCC Project, totaling $550,620; and also waived 50% of the Park Impact Fees (for more information on GFCs and Park Impact Fees, please see the 'Municipal Fees' Factsheet on the City of Sequim website), totaling $168,120. The City of Sequim also donated 53 hours of staff time in grant writing, and grant collaboration.

In total, the City of Sequim was proud to have contributed nearly $820,000 in in-kind and waived fees to the HFHCC's Brownfield road project, and will continue to support the project with grant administration.

Habitat for Humanity

Habitat for Humanity of Clallam County is part of a national nonprofit organization. HFHCC's model is to provide successful, affordable homeownership.

HFHCC's model incorporates sweat equity, where future homeowners actively participate in construction, reducing costs and fostering a sense of pride and engagement. They also require their future home owners to go through support programs like credit recovery, home maintenance, and financial stability classes; which equip homeowners with knowledge and skills to increase homeownership success.

HFHCC's commitment to fair housing practices ensures a non-discriminatory selection of homeowners, promoting inclusivity and equal opportunities to applicants regardless of racial or ethnic backgrounds. This unbiased approach to applicant selection directly contributes to overcoming historic and chronic racial disparities in housing.



Image: Meggan Uecker (City of Sequim Resource Analyst), Colleen Robinson (Executive Director of the Habitat for Humanity of Clallam County), Matthew Huish (City Manager for the City of Sequim), and Merrin Packer (City of Sequim Executive Assistant).