



Kulshan Vista Village

Strengthening Families & Supporting Student Success Through Stable Housing



Kulshan View Phase I Breaking ground in 2026

Kulshan Vista Village is a partnership with Mount Vernon School District, and a strategic investment in housing stability for families with school-aged children. In Skagit County, housing instability remains one of the most significant barriers to educational success and long-term economic mobility. Families earning low wages, farmworker households, and those facing unexpected hardship often struggle to secure stable, affordable rental housing. When housing is unstable, students experience disruptions in attendance, academic performance, and connection to their school community.

In 2022, Community Action of Skagit County acquired a 1.5-acre parcel adjacent to La Venture Middle School and near Skagit Valley College with a clear purpose: to create permanent, affordable housing for families who need it most.

Phase I Project Overview

Kulshan Vista Village Apartments Phase I- will include 24 (of the eventual 48) affordable family-oriented rental apartments located north of La Venture Middle School. The site location allows children to remain connected to their school community while families stabilize in permanent housing.

Apartment mix in phase one (24 Units) includes 10 one-bedroom units, 6 two-bedroom units, and 8 three-bedroom units.

Kulshan Vista Village is designed to serve students and their families lacking adequate access to affordable housing. This will include households earning between 30% and 60% of Area Median Income, low-income farmworker families, and families with disabilities.

By securing stable housing for these families, Kulshan Vista Village addresses one of the root conditions of intergenerational poverty, giving children a consistent foundation from which to attend school, build relationships, and pursue opportunity, as well as giving parents the stability to seek employment, build savings, and invest in their family's future.

If you are a landowner, developer or creative thinker who wants to brainstorm about how to create housing solutions, contact HousingProjects@CommunityActionSkagit.org.

Learn More



Project Funding & Development Timeline

Total Phase I Development Cost: ~\$10.3 million

Phase I construction financing is fully secured through state, federal, and local sources:

- Washington State Housing Trust Fund
- Federal Home Loan Bank Affordable Housing Program
- City of Mount Vernon 1590 Affordable Housing Funds
- WA Connecting Housing to Infrastructure Program
- State Capital Budget & Local Direct Appropriation
- Skagit County Economic Development Funding

Development Timeline

- **Design & Permitting:** In progress through Spring 2026
- **Construction Start:** Mid-2026 (12-month build)
- **Projected Occupancy:** Summer 2027
- **Phase II Predevelopment:** 2027–2028



Kulshan Vista Village

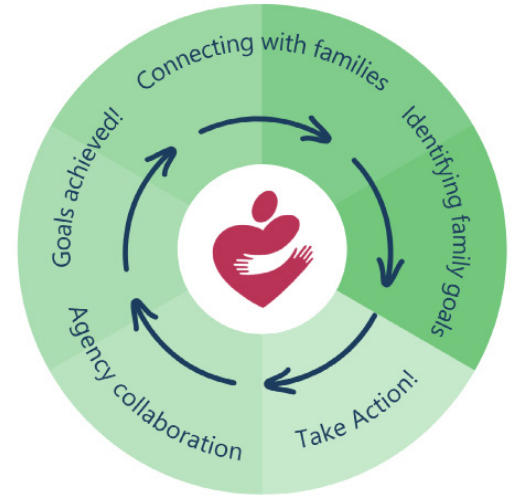
Whole Family Approach

The mission of our Whole Family Approach initiative is to put families at the center of developing their own goals and solutions, integrate their input into the service design, support the economic mobility of both parents and children, and ultimately break the cycle of generational poverty.

Community Action's Whole Family Approach:

- Provides tools for parents who want high-quality financial education, and family-supporting-wage jobs. Employment and workforce referrals
- Ensures parents know how to access high-quality early childhood and youth education and engagement.
- Supports parents who are building skills to get better at parenting, and helps them meet their goals for their children's health and development, as well as their own.

The Whole Family Approach is not a program. It is an approach, mindset and method that ensures we're serving families in the best way we can.



Families living at Kulshan Vista Village will have direct, convenient access to wraparound support services without having to go elsewhere:

- Benefits enrollment and public assistance navigation
- Employment and workforce referrals
- Financial literacy and budgeting support
- Connections to health and behavioral health services

Join Us in Creating Community

Philanthropic support can help furnish shared spaces - a tot lot for little ones to play safely, a community room, an outdoor seating area, and family-centered amenities. Contact: Donations@CommunityActionSkagit.org.

"Stable housing is foundational to student success. When families have a safe, permanent place to call home, children come to school ready to learn. Kulshan Vista Village is exactly the kind of community investment that makes a lasting difference for students and families in our community."

- Bill Henkel, Executive Director, Community Action of Skagit County

Ways to get involved:

Support:

www.CommunityActionSkagit.org/Donate

Learn More:

www.CommunityActionSkagit.org/Kulshan-Vista-Village

Learn about our Housing Projects

www.CommunityActionSkagit.org/Housing-Development/

For Services:

(360) 416-7585 or www.CommunityActionSkagit.org