

NOTICE OF FUNDING AVAILABILITY (NOFA)

City of Mount Vernon – 2025 Sales Tax Funds for Affordable Housing and Related Services

Issuance Date: July 19, 2025

Application Deadline: August 15, 2025, by 5:00 PM

Purpose:

The City of Mount Vernon announces the availability of an estimated **\$1.1 million** in local sales tax revenue to fund affordable housing development and related services consistent with RCW 82.14.530. These funds are intended to increase and preserve housing opportunities for low-income households and serve specific vulnerable populations within Skagit County, Washington.

Eligible Uses:

A minimum of 60% of the funds collected must be used for the following purposes:

(1) Constructing or acquiring affordable housing, which may include:

- Emergency Housing
- Transitional Housing
- Supportive Housing
- New affordable units within an existing structure
- Facilities providing housing-related services.
- Land acquisition for these purposes

(2) Constructing or acquiring behavioral health facilities or acquiring land for this purpose.

(3) Funding the operations and maintenance costs of new units of:

- Affordable housing
- Facilities where housing-related programs are provided.
- Newly constructed evaluation and treatment centers

The remainder of the funds collected must be used for:

- The operation, delivery, or evaluation of behavioral health treatment programs and services or housing-related services.

Affordable housing and facilities providing housing-related services in (1) may only be provided to people within any of the following population groups whose income is at or below **60% or less of Area Median Income (AMI)**:

- People with behavioral health disabilities
- Veterans
- Senior Citizens
- Persons who are homeless or at risk of homelessness (including families with children)
- Unaccompanied homeless youth or young adults
- Persons with disabilities
- Survivors of domestic violence

Table 1-- Income Limits by Household Size Using HUD’s Median Family Income*

Household Income	Persons in Family							
	1	2	3	4	5	6	7	8
60% AMI	\$45,900	\$52,500	\$59,100	\$65,640	\$70,860	\$76,140	\$81,420	\$86,700

*FY 2025 Median Family Income from HUD for the Mount Vernon-Anacortes, WA MSA. Income Calculations do not include HUD’s ceiling or floor and family size adjustment calculations.

https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_IncomeLmts_State_WA_2025.pdf

Projects must provide a minimum 50-year affordability period and, if applicable, demonstrate consistency with the Mount Vernon Comprehensive Plan and local development codes.

Eligible Applicants:

- 501(c)(3) nonprofit organizations
- Private developers/builders
- Public Housing Authorities

Applicants may apply independently or as part of a partnership. In the case of partnerships, the roles of each entity must be clearly defined.

Funding Terms:

- Awards may be structured as low- or zero-interest forgivable loans or reimbursable grants.
- The City reserves the right to increase original award amounts by up to 10% for unanticipated cost overruns.
- Supplemental funding may be considered based on significant changes to the project.

Application Process:

Applications must be submitted electronically:

- [City of Mount Vernon housing and related services grant application](#)

All submissions must be complete and received no later than **5:00 PM on August 14, 2025**. Incomplete or late applications will not be considered.

Tentative Timeline:

Milestone	Date
NOFA Release & Applications Open	July 19, 2025
Application Deadline	August 15, 2025
Notification to Qualified Applicants	August 18, 2025
City Council Presentations	August 27, 2025
City Council Deliberations	September 3, 2025
City Council funding decisions	September 10, 2025
Award Notifications/Reimbursement Setup	September 11, 2025

Disclaimers and Disclosures:

The City of Mount Vernon reserves the right to reject any or all proposals, revise the NOFA, including evaluation criteria, or postpone the selection of any proposal at its sole discretion without cause.

This Notice of Funding Availability (NOFA) does not constitute an offer, a commitment, or an intent to contract. The City of Mount Vernon reserves the right to pursue any ideas generated through this process, modify timelines, amend or retract the NOFA, and reject any submissions.

Once submitted, all proposals and related materials become the property of the City and are considered public records subject to public disclosure, unless specifically exempted by law.

To apply, applicants must acknowledge that the City will not be responsible or liable for any losses the respondent may incur due to the disclosure of information or materials to third parties, nor for any use of such information or materials by third parties. Applicants must also agree to waive any future claims related to this disclosure.

All preparation costs and related expenses are the sole responsibility of the applicant. No applicant shall have any claim against the City for costs incurred in responding to this NOFA or in any negotiations, modifications, presentations, or other actions taken to secure a contract for the transfer of funds. The City retains the right to terminate the NOFA process unless and until a contract has been duly authorized by ordinance and signed by both the City and the applicant.

Additional Information:

All applications and awarded contracts are subject to public disclosure under RCW 42.56. For questions or assistance, contact:

Steve Sexton

Email: SteveS@mountvernonwa.gov

Phone: 360-336-6256

More information and application materials are available at www.mountvernonwa.gov