

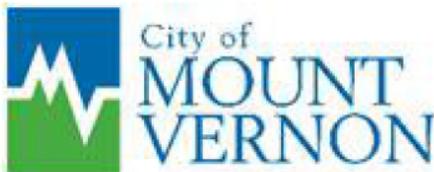
Community Development Block Grant Program
Consolidated Annual Performance
&
Evaluation Report (CAPER)

Program Year 2024
July 1, 2024 – June 30, 2025



Building Better Neighborhoods

August 17, 2025



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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) summarizes the progress made in carrying out specific objectives and priorities identified in the Consolidated Plan of the Skagit County Consortium covering program years 2023-2027, and the 2024-2025 Annual Action Plan. The Consolidated Plan identified needs, established goals, and defined strategies. The City's CDBG efforts are reported with the Consolidated Plan of the Skagit County Consortium and its regional service area for use of other federal funding for housing-related strategies.

The CPS provides an outline of the City's vision for developing viable communities by pursuing the objectives and goals for low- and moderate-income individuals and families as defined each year in the Annual Action Plan. The City of Mt. Vernon advanced the following goals during the 2024 program year: increasing the supply of affordable owner-occupied housing and supportive rental housing, maintaining affordable housing stock, supporting efforts to reduce poverty and provide services for people who are low-income, and supporting public facilities to revitalize the Downtown neighborhood. The funded projects to achieve these goals were selected based on consultation with local agencies and in response to the countywide Continuum of Care Plan and the Skagit County Consortium Consolidated Plan process.

The City prepared its FY 2024-2025 CAPER as required by the U.S. Department of Housing and Urban Development (HUD), which summarizes the City's allocated and reimbursable funding. The CAPER also describes and documents the Program's annual accomplishments from July 1, 2024, through June 30, 2025.

In FY 2024-2025, the City's Entitlement Award was \$360,391.00. CDBG funds were allocated to provide public services to city residents through partnership with Welcome Home Skagit. The City continued making payments on a CDBG Section 108 loan the City received to help revitalization of one of its highest concentration low-income neighborhoods – the downtown area (Census Tract 9525, especially block group 3) by investing in the Library Commons Project. Mount Vernon partnered with two non profit agencies to undertake public facility improvements and assisted first time homeowners with the purchase of a home with prior year funds.

Prior year funds in the amount of \$102,641.61 were expended on providing homeownership opportunities through a partnership with Habitat for Humanity to provide homeownership assistance to first time homebuyers (\$50,000.00), and neighborhood facility improvements for the Library Commons Project (\$52,641.61). The City continued making payments on a CDBG Section 108 loan the City received to help revitalize one of its highest concentration low-income neighborhoods.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Accomplishments Associated With a Single Strategic Plan Goal

Goal	Category	Funding Source & Amount	Outcome Indicator	Outcome Unit of Measure	Outcome Expected - Strategic	Outcome Actual - Strategic	Percent Complete	Outcome Expected - Program Year	Outcome Actual - Program	Percent Complete	
Support public facilities for revitalization	1	Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing	Persons Assisted	10000	1482	14.82%	3034	4	0.13%
				Homeless Person Overnight Shelter	Persons Assisted	0	82		0	4	
				Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Supportive efforts to reduce poverty	2	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	9022	180.44%	350	608	173.71%
				Homeless Person Overnight Shelter	Persons Assisted	0	1099		0	40	
Maintain Affordable Housing Stock	3	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%			
Increase supply of affordable housing	4	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	1	0	0.00%
Administration and Planning	5	Administration	CDBG: \$	Other	Other	5	1	20.00%	1	1	0.00%

Accomplishments Associated With More Than One Strategic Plan Goal

No data returned for this view. This might be because the applied filter excludes all data.

Accomplishments Not Associated With a Strategic Plan Goal

Project Name	Activity Name	CARES Act Goal Outcome Indicator	Outcome Unit of Measure	Outcome Actual - Program Year
Section 108 Loan	Section 108 Loan for the Library Commons Project	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	10045
Homeownership Assistance-Skagit Habitat for Humanity	Homebuyer Assistance-Skagit Habitat for Humanity	Direct Financial Assistance to Homebuyers	Households Assisted	2

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CDBG funds were used to address the priorities and specific objectives identified in the 2023-27 Consolidated Plan and 2024-2025 Annual Action Plan. During this report year, the City was able to achieve compliance with the 1.5 expenditure ratio which required a substantial amendment and increased resources and oversight of projects to achieve the intended accomplishments.

A high priority of addressing the basic needs of for people experiencing homelessness was accomplished through funding provided to Welcome Home Skagit.

Public facility improvements were undertaken for the two public facilities owned and operated by non-profit agencies providing services to low to moderate income persons. Family Promise (Blessing House) and Neighbors in Need Food Bank. Although the public facility improvements are not yet complete, the projects are currently underway and will be completed within the next report year.

Another high priority goal is the support for revitalization of Downtown Mount Vernon by investing in the construction of the Library Commons Project on the heels of the completion of the floodwall project, an investment into one of the City’s (low- to moderate-income (LMI) neighborhoods. This was accomplished through a Section 108 Loan to be repaid through the City’s annual CDBG allocation.

Increasing the supply of affordable owner-occupied housing through activities proposed by Skagit Habitat for Humanity, with homebuyer assistance to be combined with other sources of funding and sweat equity to make monthly housing costs affordable for LMI homebuyers in Mount Vernon. Skagit Habitat for Humanity was successful in securing the matching funds that were needed to make the dream of homeownership a reality for a total of 2 homebuyers for an activity that was funded in 2021. In the 2024 program year, \$50,000.00 was awarded to Habitat for Humanity however, a substantial amendment was necessary during this report year to reallocate the funds. Habitat forfeited the award since there are no current projects within Mount Vernon nor are there any anticipated within the next several years, as such, funds were allocated to the Section 108 Loan repayment due to the high interest rates on the loan.

— Mount Vernon Library Commons —



CURRENT ACTIVITIES

September 28th Ribbon Cutting (photo left). The parking garage features an outdoor roof terrace on the east side of the building and a small west side viewing deck on the fourth floor showcasing the Skagit River. The art panels (photo right) honor those “who dedicated their strength, influence, intellect and purpose to the Mount Vernon Library Commons Project.” Photos courtesy of Damian Vines Photography.



PROJECT HIGHLIGHT

On September 28, nearly 1,000 community members gathered to celebrate the Mount Vernon Library Commons Ribbon Cutting ceremony.

In attendance were city council members, two mayors, U.S. Senator Maria Cantwell, Representative Rick Larsen, and Christopher Coes, the USDOT Acting Under Secretary of Transportation, to name just a few.

Tours of the library showcased the project's many community features including the largest children's library north of Seattle, a parking garage with EV chargers, and a commercial kitchen.



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CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	519
Black or African American	37
Asian	4
American Indian or American Native	40
Native Hawaiian or Other Pacific Islander	10
American Indian/Alaskan Native & White	2
Total	612
Hispanic	81
Not Hispanic	531

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The racial and ethnic composition of families assisted table above only represents those assisted through subrecipient activities and the 5 recognized races. Two white Hispanic female head of households were served with homeownership assistance, and 4 black non-Hispanic persons through the Blessing House. CDBG subrecipient activities served a total of 612, with 13.24% of participants being of Hispanic origin. The composition of the 612 clients served by CDBG for activities in 2024 for which racial and ethnic identity is available was 84.8% white, 6.05% Black or African American, .65% Asian, 6.54% American Indian or Alaskan Native, 1.63% Native Hawaiian or Other Pacific Islander, and .33% American Indian, Alaskan Native & White. Refer to IDIS Report PR 23 - CDBG Summary of Accomplishments.

Additionally, six households were assisted with housing (Habitat & Friendship House) of which two were white Hispanic households.

A total of 10,045 persons were served through the Library Commons Project, a public facility improvement undertaken with a Section 108 loan.

According to a recent American Community Survey (ACS) estimate, the City's demographic make-up for racial and ethnicity is as such: 63.6% of the population is White; 1.4% is Black or African American; 3.1% is Asian; 1.6% is American Indian or Alaskan Native; Native Hawaiian and other Pacific Islander .2%; 20.3% of the City's population is two or more races and/or some other race; and 9.9 is reporting at two or more races. The City population reports that 35.7% of the population is Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	360,931	360,145.04

Table 3 - Resources Made Available

Narrative

The City's 2024 CDBG Entitlement grant award was \$360,931. In addition, there were unexpended funds from the previous year in the amount of \$102,641.61. The City expended a total of \$360,145.04 in CDBG funds during the program year from July 1, 2024, through June 30, 2025. Of the \$360,145.04 drawn down in this report year, \$50,000.00 was expended from the 2021 program year; \$52,641.61 from the 2023 program year; and \$257,503.43 for projects in the 2024 program year.

The City did not receive program income during the 2024-2025 program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Census Tract 9522			
Census Tract 9523			
City of Mount Vernon	53	51	Public Services, Admin, Housing, other
DOWNTOWN MOUNT VERNON	47	49	Section 108 Loan Repayment

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Downtown Mount Vernon target area refers to the Downtown Flood Wall and the Library Commons Section 108 projects and loan repayments. Although other projects are not within a designated area, Mount Vernon ensures that activities funded are within low to and moderate income areas where more than 51% of households are living at or below 80% of the median income.

Due to the expenditure of funds from prior year projects, the planned percentage of allocation of funds slightly differs from what was anticipated.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Although no matching is required for the Community Development Block Grant Program, the City and its public service organizations have benefited from contributions from a great variety of organizations and foundations. The City's investment of CDBG funding leverages other resources and the City supports applications for funding from other resources for affordable housing, supportive services, community development, and related activities.

The CDBG funding is a small but significant fraction of the resources that are available each year for public services, helping to sustain and improve the services that each agency can provide. With assistance from Mount Vernon, agencies can access HOME TBRA, WA Commerce Consolidated Homeless Grant funds, WA CDBG Public Services funds through Skagit County, and private contributions. activities (see section CR-35 for additional information on leveraging).

The CDBG funds allocated for homeownership assistance activities will likely leverage five to ten times that amount from other sources when a home is purchased. Matching sources include WA Housing Trust Fund, local financial institutions, and HOME program funds, and private and public funding.

The City has repaid its Section 108 loan for the Downtown Flood Wall. The Section 108 funds leveraged many times over the HUD funding amount from other federal, state, and local funding sources to bring the floodwall project to completion. Due to the improvements, more affordable insurance costs are realized due to the improvements to address flooding.

The City applied for an additional Section 108 loan to fund other large scale improvement project and was awarded \$1,700,000.00 in September of 2022 for the Mount Vernon Library Commons Project, representing just 10% of the total project cost of \$16.76 million for the cost of the Library. The Mount Vernon Library Commons Project as a whole was an estimated \$53.3 million project that qualified as an eligible activity as *construction of a public facility (570.703(I))* which fulfilled a vital objective identified within the City's 2018-2022 Consolidated Plan to meet the objective of "support for public facilities for revitalization".

Additional resources were received from the State Capital Grant; DelBene Directed spending (federal), WA State Commerce Grants, Mt. Vernon Library Foundation; Skagit County Economic Grant, and WSDOT Design Grant making the project dream become a reality.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	1
Number of Non-Homeless households to be provided affordable housing units	1	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	2

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	1	2
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	2
Total	0	2

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's 2020 and 2021 Action Plan called for 4 low to moderate income homebuyers to receive direct financial assistance to purchase a home. The City's partner agency for this activity is Skagit Habitat for Humanity, and the direct financial assistance to lower the mortgage principal amount to an affordable level. Skagit Habitat and its client homebuyers have been challenged by a housing market with escalating home prices, making it difficult to close the larger financing gap between what the LMI homebuyers can afford and the cost of building homes in the City of Mount Vernon. The CDBG funds provide a portion of

this financing gap. Skagit Habitat addressed these problems by supplementing the City’s CDBG funds with additional gap financing from other sources, including the Skagit County and sweat equity. Additional matching funds were required and obtained therefore, this activity provided for two first-time homebuyers to purchase a home, realizing the American dream of homeownership.

Discuss how these outcomes will impact future annual action plans.

The experience of Skagit Habitat is being challenged by homebuilding costs that are adverse to LMI households with CDBG homeownership assistance that makes it challenging to make homeownership affordable. The City will need to continue to be patient with the proposed remedies (finding additional matching funds) that will be required. The rate of success with prior CDBG homeownership assistance activities led the City to allocate additional funding for homeownership assistance during the 2021-2022. Unfortunately, they were unable to accept the 2024 award due to project limitations.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	608	0
Low-income	4	0
Moderate-income		0
Total	612	0

Table 7 – Number of Households Served

Narrative Information

The activities that used CDBG funding in PY 2024, required information on income by family size.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

There are many organizations coordinating services toward the common goals of the Skagit County's Plan to End Homelessness and the City continues to serve as a referral service to agencies. City staff are members of the Homeless Housing Task Force, which is currently drafting the 5 year Homeless Housing Plan for Skagit County. The City is supportive of these efforts and contributes directly from CDBG resources to fund public services providing information and referral to people experiencing homelessness or who have low or extremely low income. In prior years, the City allocated CDBG funding toward the cost of property acquisition for a rental housing project that will provide supportive housing for people who have experienced homelessness. The City will continue to participate in local efforts to implement the 10-Year Plan.

Community Action of Skagit County operates a housing coordinated entry system in Mount Vernon for people who are homeless, at risk of becoming homeless, or who have other struggles. Outreach is conducted to organizations and individuals to make them aware of this service. There are also special-focus outreach efforts such as those being conducted through the local Supportive Services for Veteran Families program, a VA grant-funded program serving homeless veterans and their families. Additionally, each year, many organizations and hundreds of individuals organize a Project Homeless Connect event that provides a wide array of health and social services to hundreds of homeless persons, including those who are living in Mount Vernon. In addition to the annual Point-In-Time Count held in January of each year, the needs of homeless individuals and families are evaluated at intake.

Welcome Home Skagit provides overnight safe parking for clients living in their vehicles and has a trailer that is used as a community area including showers and sleeping quarters for the Overnight Safe Parking Camp Host. They provide transportation for clients to essential resources.

The Friendship House provides housing for homeless person and with use of CDBG funds to acquire a property, they successfully transitioned two women from their Women's House program into the newly acquired transitional house. The transitional house offers homeless persons additional time and resources to further their journey towards self-sufficiency and permanent housing. While in the transitional housing program, the residents meet regularly with a housing case manager. The case manager assists them with eliminating debt, saving for the future, financial literacy, etc. These life skills are crucial for ensuring long-term stability and independence. The availability of the transitional house has significantly enhanced our ability to support these women. The extra time and targeted support provided in this program are instrumental in helping them achieve their goals and reducing the likelihood of them needing similar services in the future. The acquisition of the transitional house is having a profound impact on the lives of

the women. It has provided a safe and supportive environment for them to continue their progress and work towards a stable and independent future.

It is important to note that action plans to shorten the period of time that individuals and families experience homelessness will vary substantially, as they are based on individual needs. Basic needs are addressed upon entry, followed by supportive services, job placement, and eventually housing placement. Ongoing case management is imperative to prevent recurrence.

Addressing the emergency shelter and transitional housing needs of homeless persons

During the past year, the City has supported the efforts of the Friendship House, Skagit Domestic Violence Services, and Skagit County Senior Services through funds generated through the sales tax received by the City.

To further address emergency shelter and transitional housing needs of homeless persons, 15% of Mount Vernon's CDBG grant was provided in the form of public service funds to Welcome Home Skagit. CDBG funds were also allocated for public facility improvements to Neighbors In Need, and the Blessing House (Family Promise) to further address emergency shelter and transitional housing needs of homeless persons.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Although the City is not a recipient of ESG or other McKinney-Vento Homeless Assistance Act Program funds directly, it is committed to ensuring our homeless population does not increase. This is accomplished through programs and activities that aid in the prevention of homelessness or assist homeless individuals and families in their transition to a more stable and suitable living environment. Community Action of Skagit County uses funding from the Washington State Department of Commerce, the federal Department of Veterans Affairs, and local document recording surcharge revenue to provide rapid rehousing services to individuals and families. These services include temporary financial assistance for rent assistance and emergency needs, housing counseling and locator services, and housing case management. Community Action also offers similar services in the category of homeless prevention to help families and individuals from becoming homeless in the first place, or to prevent a repeat episode of homelessness. Case management services to homeless families is designed to help new tenants become stable, successful renters and to become more self-sufficient.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As previously stated, the City is not a recipient of ESG funds however; CDBG funds are allocated to address the needs of homeless individuals and their families by supporting Skagit County Public Health, in partnership with several local nonprofit organizations, and in coordination with law enforcement agencies, provide re-entry housing services for people who are returning to the community from jail, prison, psychiatric hospitalization, and inpatient substance abuse treatment.

The City also used its CDBG to assist in preventing homelessness by:

Funding social service organizations that provide referral services to local residents

Supporting applications from local agencies to secure funding

Rising housing costs, high unemployment, low educational attainment, increases in the number of people whose incomes are below the federal poverty level, and steep reductions in public programs are just some of the many factors that contribute to this issue of chronic homelessness. Realizing the detrimental effects homelessness has on the health and wellbeing of its residents, the County of Skagit developed the Homeless Housing plan to prevent and eventually end chronic homelessness. Made up of representatives from state and local government entities, public housing agencies, school systems, universities, law enforcement agencies, housing organizations, faith-based organizations, advocacy groups, local businesses, hospitals, medical facilities, as well as homeless service providers all of whom continue to work on creating a seamless flow of services to homeless individuals and families that will create a “sustainable form of livelihood” that can ensure permanent housing meant for human habitation.

The City continues to work with area agencies to provide mechanisms to link homeless persons with as many mainstream resources as possible prior to discharge.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City does not have a public housing authority, therefore, the City will continue to partner with the County of Skagit to offer such programs. The Housing Authority of Skagit County (HASC) administers affordable housing and public housing programs. HASC also has a Section 8 voucher program offered to residents in local cities and unincorporated areas of Skagit County. Residents can reside in units (apartments or homes) that are program eligible and live within the county where they wish. The selected unit must meet living standards, have an appropriate number of bedrooms for the household, and have reasonable rent limits.

In addition, HASC has a Family Self-Sufficiency (FSS) Program to assist Section 8 residents in moving toward economic independence from all sources of government assistance. The Homeownership Program assists eligible Section 8 participants that are also part of the FSS. HASC continues outreach efforts to extend the program to residents. The goal of this program is to integrate and facilitate the transition of residents from public housing to self-sufficiency. Community service and self-sufficiency requirements are intended to assist public housing participants with improving their socio-economic situation towards upward mobility.

In the absence of public housing, HASC does own and operate an important low-income rental project in Downtown Mount Vernon, the President Apartments.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

There are no public housing developments within the city limits of Mount Vernon.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City is cognizant that the cost of housing or the incentives to develop, maintain, or improve affordable housing in the region are affected by the policies, including tax policies affecting land and other property, land use policies, zoning ordinances, building codes, fees and charges, growth policies and policies that affect the return on residential investment.

Community Action of Skagit County, Skagit Habitat for Humanity, Welcome Home Skagit, Friendship House, the City, County, and others work closely together as participants in the regional Consolidated Plan of the Skagit County Consortium to discuss any local conditions that may pose a barrier to affordable housing.

The City's Comprehensive Plan helped guide development goals, objectives, policies and ordinances allowing for the first permanent supportive housing projects in Mount Vernon. The City's adopted an overlay zone by Ordinance to adopt land use regulations that streamline the siting of facilities such as the creation of an overlay zone, or a demonstration zoning ordinance. This model ordinance is used across the state.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City's action to authorize, fund, and create the first Housing First project in Skagit County, using CDBG for land acquisition for a permanent supportive housing project to be developed, owned, and managed by Catholic Community Services with financial support from the City, County, and other agencies was a significant step in meeting the underserved needs. The City adopted an overlay zone that allows the siting of supportive housing facilities.

During the past year, the City, through sales tax, designated funds for Affordable and Supportive Housing to Catholic Community Services in support of a permanent supportive housing project called Martha's Place.

Additionally, Affordable Housing and Related Services Sales and Use Tax set at 1/10th of 1%. This tax generates approximately \$1.1 million per year, and 2025 will mark the second year that the City has awarded grants to recipients through this fund to leverage CDBG and other grant funds.

The City in continues to support income-qualified homebuyers who otherwise could not afford to purchase a home in Mount Vernon during PY 2024. The City partners with Habitat for Humanity for the construction and purchase of units for eligible homebuyers. CDBG funds are used to provide homeownership assistance from the City and other sources.

Furthermore, public facilities and improvements were undertaken to serve the low and moderate income residents, in addition to funding public services addressing underserved needs through a variety of programs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City recognizes that lead-based paint poses a serious threat to youth, especially children under 6 years of age. The City's commitment to the regulation is reflected in its continued efforts to ensure all of its current construction workers are trained in the acceptable lead-safe work practices. All housing rehabilitation efforts on homes that were built before 1978 will include lead-based paint hazard evaluations, and all homes built before 1978 and purchased with CDBG homeownership assistance will include a lead hazard inspection and response. All hazards will be addressed, either through abatement or interim controls to minimize the hazards.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

It is important to recognize that the City's Anti-Poverty Strategy is not simply a housing plan but an economic development plan that attempts to increase income and employment opportunities for low income households. However, housing is a major component of the City's strategy, since a secure and affordable residence allows residents to pursue employment, education, and training opportunities without having to worry about the threat of homelessness. The implementation of the City's Anti-Poverty Strategy is a cooperative effort among a variety of City agencies.

The changing and expanding local economy has led to a growth in the number of low- as well as high-paying jobs. Central to any strategy to combat poverty within the City must be the creation of secure and well-paying jobs. Efforts continue to be made to create an environment attractive to new businesses and supportive of the growth of existing businesses.

The City continues to support the efforts undertaken by Workforce Solutions, the contractor for the Jobs Training Partnership Act programs. This organization currently operates a successful on-the-job training program for both adults and youth. The creation of decent jobs is important to community residents; therefore, the City will continue to support economic development proposals that create jobs for the community.

CDBG funds are used for a variety of activities, including improving the City's neighborhood facilities, and public facilities. The City continues to provide CDBG funds to support an extensive range of services to individuals and families in need.

The floodwall project, now completed and partially funded by CDBG, is having an immediate and long-term impact on downtown and its surrounding neighborhoods, increasing the job and business opportunities in the vicinity. Based on the success of past projects, the City favors economic development programs, including those delivered by the Economic Development Association of Skagit County and

others, in support of business development and job creation.

Northwest Workforce serves the City in providing the opportunity for anyone looking for a career to learn their position and find a path to their goal. They also provide information to initiate the job search. This organization currently operates a successful on-the-job training program for both adults and youth. The creation of decent jobs is important to community residents; therefore, the City will continue to support economic development proposals that create jobs for the community.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City is responsible for oversight of housing and community development funds received from the U.S. Department of Housing and Urban Development (HUD) and has the primary responsibility for all functions associated with the City's Annual Action Plan, including the development, implementation, monitoring, and reporting of activities. In this capacity, the Community Development Department provides considerable insight and expertise gathered through daily interactions with individual citizens, community and neighborhood organizations, non-profit housing and public service agencies, and the financial industry. In addition, the City gathers annual data from citizens, neighborhood meetings, and public hearings for which it is responsible for organizing to encourage ongoing public comments. This input is factored into its analysis, which establishes priorities for local housing and community development needs.

Since 2014, the City has partnered with adjacent and regional jurisdictions to create a regional HUD HOME Consortium. The Skagit County Consortium has increased the resource base for developing more affordable housing and addressing institutional barriers to creating more affordable housing units.

The City and Skagit County Consortium continue to formalize relationships using agreements and contracts. Additionally, the Consortium provides representation on local community and interagency workgroups involved in Coordinated Entry or other programs with outreach and involvement with households who may benefit from HOME funding.

The CDBG program provides the City with the opportunity to develop viable communities by funding activities that provide decent housing, a suitable living environment, and by expanding economic opportunities. Funds are awarded to carry out a wide range of community development activities.

While federal legislation and regulations have established rules that all federally funded activities must meet, the City has developed its own funding policy and priorities to meet the needs of the community.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City works with a variety of organizations involved in the delivery of housing, homeless, non-homeless special needs, and community development activities; including many of the public agencies and

community organizations consulted during the development of the Action Plan and the CPS. These include Public Housing Authorities (PHAs), designated Community Housing Development Organizations (CHDOs), and community organizations whose fields of interest and service include but are not limited to: social services, youth services, elderly services, disability services, HIV/AIDS services, abused children's services, health services, homeless services, and domestic violence assistance.

The City supported the Skagit Coalition to End Homelessness, which includes several housing and social service agencies, some of which have staff who contact private landlords to encourage their participation in efforts to reduce homelessness. These efforts will advance the goals of the Coalition's 10-Year Plan to End Homelessness and have led to public-private partnerships including the Catholic Housing Services supportive housing project, the proposed Friendship Housing facility project, and the homeownership project with Skagit Habitat for Humanity.

The strength of the City's institutional structure is derived from the variety of public agencies and community organizations in the area that are working diligently toward one common goal: to provide affordable housing, supportive services, and community development assistance to benefit low- and moderate-income individuals and families. Local agencies, community-based organizations, and social service providers must coordinate their activities in response to the region's urgent needs. Each stakeholder in the delivery system contributes valuable resources and expertise.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City completed an Analysis of Impediments to Fair Housing with assistance from the Fair Housing Center of Washington which led to a fair housing action plan during the 2015-2016 program year. The Skagit HOME Consortium completed an Analysis of Impediments to Fair Housing Choice (AI) in 2018. The Consortium encompasses 19 jurisdictions in Northwest Washington State, including the communities of Oak Harbor, Langley, Coupeville, Anacortes, Mount Vernon, Burlington, Hamilton, Concrete, Lyman, La Conner, Ferndale, Lynden, Sumas, Blaine, Everson, and Nooksack as well as Island, Skagit, and Whatcom counties. Skagit County has been designated as the lead entity for the Consortium. The Cities of Anacortes and Mount Vernon completed their own AIs. However, Mount Vernon's AI findings were included in this AI.

To overcome impediments to fair housing choice, the City endorses the Skagit County funding for a landlord liaison to educate landlords and tenants of their rights. The City will be revisiting its Analysis of Impediments and increasing its efforts to improve fair housing choice.

Staff and local non-profit housing organizations continue to work with local financial institutions and other housing providers to investigate, design, and develop programs to help the low and moderate income population to obtain safe, decent, and affordable housing regardless of race, color, religion, sex, familial status, disability, and national origin.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City's CDBG program is audited by HUD and the State under the Single Audit Act on an as-needed basis based on risk assessments. This audit verifies that the City meets all statutory requirements and that information reported is correct and complete.

The City's Special Project Manager is responsible for monitoring CDBG program activities. The City staff monitors subrecipients as needed to ensure all regulatory requirements are met and that the information reported is complete and accurate. The City has adopted monitoring standards and procedures as described in Managing CDBG: A Guidebook for Grantees on Subrecipient Oversight.

Monitoring is an ongoing process involving continuous communication and evaluation with frequent telephone contacts, written communication, periodic meetings, as well as program and project evaluations. The purpose of the monitoring is to determine compliance with the executed agreements, including HUD, other Federal, State or local codes or statutes. The goal of monitoring is to identify deficiencies and promote corrective action in order to improve and reinforce subrecipient and intergovernmental performance.

CDBG subrecipients and contractors are also monitored from written reports submitted to the City. Monitoring the CDBG program is consistent with program regulations. Monitoring consists of both desk and on-site reviews.

The City also conducts monitoring of its CDBG activities. CDBG monitoring depends on the activity. Construction or acquisition projects will be monitored as they progress to ensure compliance with specific federal requirements, including Davis-Bacon, Section 3, NEPA, and Uniform Relocation and Acquisition requirements.

To monitor its own compliance, staff:

- Composed the Consolidated Annual Performance and Evaluation Report (CAPER) to note accomplishments;
- Provided HUD officials with documents to fulfill their monitoring requirements;
- Provided financial and performance reports to City management;
- Utilized the City's Finance Department to review expenditures and maintain records;
- Utilized the City's Purchasing policy to solicit bids and acquire services;
- Conducted desk monitoring of all public service projects; and
- Is being reviewed as part of the City's overall audit compliance

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City of Mount Vernon encourages residents and other interested parties to participate in the CDBG process by attending public hearings and submitting comments if unable to attend. Comments can be considered at any time, and the City will immediately consider all comments received.

The City advertises in the Skagit Valley Herald newspaper (in both English and Spanish) to notify the public of upcoming meetings, fund availability, and how to submit comments. The City also makes these notices available on the City’s website, at the Public Library and the Housing Authority office.

A notice was published in the Skagit Valley Herald, our newspaper of general circulation, on August 17, 2025, giving notice of the public comment period. Draft copies of the Consolidated Annual Performance and Evaluation Report (CAPER) were available to the public during the 15-day comment period at the city offices and on the City web site. The comment period was through September 1, 2025, exceeding the minimum 15 days. Attachment 1 consists of the Notice to Public and Publisher's Affidavit. Of note, the location of all meeting announcements and public hearing locations are handicapped accessible.

Although public comments were encouraged during the public comment period, **ADD COMMENTS AFTER PERIOD ENDS.**

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City completed a Substantial Amendment in the spring of 2025 which led to the timely expenditure of the funds allocated to projects.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

REPORT FOR CPD PROGRAM		CDBG	DATE:	08-09-25
PGM YR	2024		TIME:	12:21
			PAGE:	1
U.S. Department of Housing and Urban Development Office of Community Planning and Development Integrated Disbursement and Information System Section 3 Report Grantee: MOUNT VERNON				
Section 3 Total By Program			CDBG	
Total Number of Activities			1	
Total Labor Hours			187,815	
Section 3 Worker Hours			6,154	
Targeted Section 3 Worker Hours			0	
Qualitative Efforts				
A	Outreach efforts to generate job applicants who are Public Housing Targeted Workers		0	
B	Outreach efforts to generate job applicants who are Other Funding Targeted Workers		0	
C	Direct, on-the job training (including apprenticeships)		1	
D	Indirect training such as arranging for, contracting for, or paying tuition for, off-site training		0	
E	Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching)		0	
F	Outreach efforts to identify and secure bids from Section 3 business concerns		1	
G	Technical assistance to help Section 3 business concerns understand and bid on contracts		1	
H	Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns		0	
I	Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services		0	
J	Held one or more job fairs		1	
K	Provided or connected residents with supportive services that can provide direct services or referrals		0	
L	Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation		0	
M	Assisted residents with finding child care		0	
N	Assisted residents to apply for/attend community college or a four year educational institution		0	
O	Assisted residents to apply for or attend vocational/technical training		1	
P	Assisted residents to obtain financial literacy training and/or coaching		0	
Q	Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns		0	
R	Provided or connected residents with training on computer use or online technologies		0	
S	Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses		0	
T	Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act		0	
U	Other		0	

REPORT FOR CPD PROGRAM		CDBG	DATE:	08-09-25																												
PGM YR	2024		TIME:	12:21																												
			PAGE:	2																												
U.S. Department of Housing and Urban Development Office of Community Planning and Development Integrated Disbursement and Information System Section 3 Report Grantee: MOUNT VERNON																																
Section 3 Details By Program, Program Year & Activity																																
Program	Program Year	Field Office	Grantee	Activity ID	Activity Name	Qualitative Efforts - Other Effort Description	Total Labor Hours	S3 Worker Hours	S3W Benchmark Met (25%)	Targeted S3W Hours	Targeted S3W Benchmark Met (5%)	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U
CDBG	2024	SEATTLE	MOUNT VERNON	159	Section 108 Loan for the Library Commons Project		187,815	6,154	No	0	No		X			X	X				X											
CDBG	2024	Total for 2024					187,815	6,154	0	0	0	0	0	1	0	0	1	1	0	0	1	0	0	0	0	1	0	0	0	0	0	
CDBG	Total						187,815	6,154	0	0	0	0	0	1	0	0	1	1	0	0	1	0	0	0	0	1	0	0	0	0	0	

Legend

- A Outreach efforts to generate job applicants who are Public Housing Targeted Workers
- B Outreach efforts to generate job applicants who are Other Funding Targeted Workers.
- C Direct, on-the job training (including apprenticeships).
- D Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.
- E Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).
- F Outreach efforts to identify and secure bids from Section 3 business concerns.
- G Technical assistance to help Section 3 business concerns understand and bid on contracts.
- H Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.
- I Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.
- J Held one or more job fairs.
- K Provided or connected residents with supportive services that can provide direct services or referrals.
- L Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.
- M Assisted residents with finding child care.
- N Assisted residents to apply for/attend community college or a four year educational institution.
- O Assisted residents to apply for or attend vocational/technical training.
- P Assisted residents to obtain financial literacy training and/or coaching.
- Q Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.
- R Provided or connected residents with training on computer use or online technologies.
- S Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.
- T Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.
- U Other

Table 8 – Total Labor Hours

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

Only one project met the \$200,000 threshold, the Mount Vernon Library Commons project which is a

MULTI-use infrastructure project located in historic downtown Mount Vernon. Combining several community needs, this project is a catalyst for economic development in the Cascadia Innovation Corridor along the Interstate 5 corridor between Seattle and Vancouver, BC, and represents a \$53 million investment in the local economy. This project includes public library services, community center space, a commercial kitchen, public restrooms, and structured parking with the largest public electric vehicle charging center in the USA, park and ride, and transit stop. As an equitable anchor institution of any modern city and region, the Library is well-positioned to extend its role as a critical community connector; offering a place for seniors to gather, an early learning hub, access to digital literacy, new business incubation, employee training, and the necessary tools that strengthen democracy by addressing knowledge gaps. The public parking structure will host 276 parking stalls, 4 DCFC, and 72 Level 2 variable EV chargers.

The Project has pioneered sustainability by designing to Passive House standards, reducing energy use by 80%, achieving 40% reduction in Global Warming Potential (GWP) in concrete mix, and including a 112,000 kW solar array on the south elevation. The project was completed in the fall of 2024.

City staff conducted a thorough review of certified payroll records for each phase, cross referencing labor data with the low-income thresholds. The City's assessment aligned with the information submitted in the contractors' bid documents. In all phases, the labor rates for both contractor and subcontractor employees exceeded the low-income thresholds for the applicable program years. As a result, no labor hours qualified toward the Section 3 labor hour benchmark.

Although Section 3 labor hour participation was not achievable due to wage thresholds, contractors provided qualitative documentation outlining their continued good-faith efforts to support Section 3 objectives. These efforts included:

- Adherence to inclusive hiring practices and equal employment opportunities
- Participation in outreach efforts to recruit qualified applicants from disadvantaged backgrounds for applicable projects
- Engagement with community-based employment resources and job training programs, where feasible
- Support for workforce development through apprenticeships and vocational partnerships in the regions they serve

Following project completion, the City held discussions with the contractor responsible regarding additional outreach, training, and subcontracting initiatives to further promote employment and business opportunities for Section 3 workers and business concerns.

— Mount Vernon Library Commons —



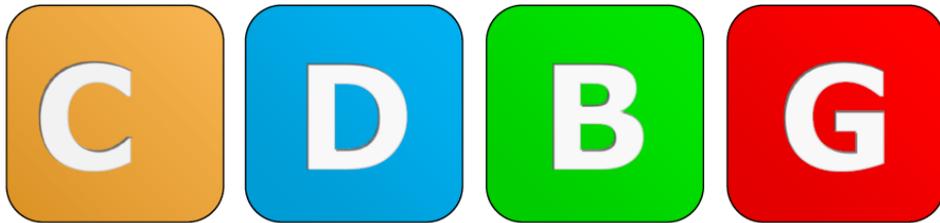
Photo Above: An Electric Vehicle Apprenticeship Event was held on site on Tuesday, April 23rd. The Project Team, students from Burlington-Edison High School, and apprentices from the local Northwest Washington Electrical Industry JATC were joined by US Representative Rick Larsen for this educational event which highlighted the Enel X electric car charging stations that will be utilized at the Mount Vernon Library Commons.

Attachment

CAPER Cover and Publisher's Affidavit

Community Development Block Grant Program Consolidated Annual Performance & Evaluation Report (CAPER)

Program Year 2024
July 1, 2024 – June 30, 2025



Building Better Neighborhoods

August 17, 2025



Contact: Steve Sexton
Special Projects Manager
City of Mount Vernon
Mayor's Office
910 Cleveland Ave
Mount Vernon, WA 98273
PHONE: (360) 336-6256
SteveS@mountvernonwa.gov



PR01 HUD Grants and Program Income

ATTACHMENT 2

PR01 HUD Grants and Program Income

PR01 - HUD Grants and Program Income

Program	Fund Type	Grantee Name	Grantee State Code	Grant Year	Grant Number	Authorized Amount	Suballocated Amount	Amount		FY YTD Net Draw Amount	Available to Commit	Available to Draw	Recapture Amount				
								Committed to Activities	Net Drawn Amount								
CDBG	EN	MOUNT VERNON	WA	2004	B04MC530020	\$385,000.00	\$0.00	\$385,000.00	\$385,000.00	\$0.00	\$0.00	\$0.00	\$0.00				
				2005	B05MC530020	\$365,930.00	\$0.00	\$365,930.00	\$365,930.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
				2006	B06MC530020	\$330,489.00	\$0.00	\$330,489.00	\$330,489.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2007	B07MC530020	\$330,137.00	\$0.00	\$330,137.00	\$330,137.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2008	B08MC530020	\$319,303.00	\$0.00	\$319,303.00	\$319,303.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2009	B09MC530020	\$324,113.00	\$0.00	\$324,113.00	\$324,113.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2010	B10MC530020	\$351,946.00	\$0.00	\$351,946.00	\$351,946.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2011	B11MC530020	\$294,383.00	\$0.00	\$294,383.00	\$294,383.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2012	B12MC530020	\$292,317.00	\$0.00	\$292,317.00	\$292,317.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2013	B13MC530020	\$302,701.00	\$0.00	\$302,701.00	\$302,701.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2014	B14MC530020	\$273,059.00	\$0.00	\$273,059.00	\$273,059.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2015	B15MC530020	\$300,114.00	\$0.00	\$300,114.00	\$300,114.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2016	B16MC530020	\$303,142.00	\$0.00	\$303,142.00	\$303,142.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2017	B17MC530020	\$337,820.00	\$0.00	\$337,820.00	\$337,820.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2018	B18MC530020	\$400,488.00	\$0.00	\$400,488.00	\$400,488.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2019	B19MC530020	\$390,166.00	\$0.00	\$390,166.00	\$390,166.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2020	B20MC530020	\$383,863.00	\$0.00	\$383,863.00	\$383,863.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2021	B21MC530020	\$374,561.00	\$0.00	\$374,561.00	\$374,561.00	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2022	B22MC530020	\$359,983.00	\$0.00	\$359,983.00	\$359,983.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2023	B23MC530020	\$332,365.00	\$0.00	\$332,365.00	\$332,365.00	\$52,641.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
				2024	B24MC530020	\$360,931.00	\$0.00	\$311,325.00	\$257,503.43	\$250,452.78	\$49,606.00	\$103,427.57	\$0.00	\$0.00			
				MOUNT VERNON Subtotal:						\$7,112,811.00	\$0.00	\$7,063,205.00	\$7,009,383.43	\$353,094.39	\$49,606.00	\$103,427.57	\$0.00
				EN Subtotal:						\$7,112,811.00	\$0.00	\$7,063,205.00	\$7,009,383.43	\$353,094.39	\$49,606.00	\$103,427.57	\$0.00
				SL	MOUNT VERNON	WA	2012	B12MC530020	\$1,000,000.00	\$0.00	\$1,000,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
2021	B21MC530020	\$1,700,000.00	\$0.00				\$1,700,000.00	\$1,700,000.00	\$0.00	\$0.00	\$0.00	\$0.00					
MOUNT VERNON Subtotal:							\$2,700,000.00	\$0.00	\$2,700,000.00	\$2,700,000.00	\$0.00	\$0.00	\$0.00				
SL Subtotal:						\$2,700,000.00	\$0.00	\$2,700,000.00	\$2,700,000.00	\$0.00	\$0.00	\$0.00	\$0.00				
PI	MOUNT VERNON	WA	2016	B16MC530020	\$25,145.00	\$0.00	\$25,145.00	\$25,145.00	\$0.00	\$0.00	\$0.00	\$0.00					
			MOUNT VERNON Subtotal:						\$25,145.00	\$0.00	\$25,145.00	\$25,145.00	\$0.00	\$0.00	\$0.00		
PI Subtotal:						\$25,145.00	\$0.00	\$25,145.00	\$25,145.00	\$0.00	\$0.00	\$0.00	\$0.00				
CDBG-R	EN	MOUNT VERNON	WA	2009	B09MY530020	\$86,724.00	\$0.00	\$86,724.00	\$86,724.00	\$0.00	\$0.00	\$0.00					
				MOUNT VERNON Subtotal:						\$86,724.00	\$0.00	\$86,724.00	\$86,724.00	\$0.00	\$0.00	\$0.00	
EN Subtotal:						\$86,724.00	\$0.00	\$86,724.00	\$86,724.00	\$0.00	\$0.00	\$0.00	\$0.00				
GRANTEE TOTAL						\$9,924,680.00	\$0.00	\$9,875,074.00	\$9,821,252.43	\$353,094.39	\$49,606.00	\$103,427.57	\$0.00				

PR03 CDBG Activity Summary Report

ATTACHMENT 3

PR03 CDBG Activity Summary Report



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2024
 MOUNT VERNON

Date: 08-Aug-2025
 Time: 8:37
 Page: 1

PGM Year: 2021
Project: 0003 - Homeownership assistance - Skagit Habitat for Humanity
IDIS Activity: 151 - Homebuyer Assistance - Skagit Habitat for Humanity

Status: Completed 1/15/2025 12:00:00 AM
Location: 1022 Riverside Dr Mount Vernon, WA 98273-2434
Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)
National Objective: LMH

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/11/2021

Description:

Skagit Habitat for Humanity will assist with the provision of homebuyer assistance to two households by lowering the principal amount of the homebuyers' mortgages.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2021	B21MC530020	\$100,000.00	\$50,000.00	\$100,000.00
Total	Total			\$100,000.00	\$50,000.00	\$100,000.00

Proposed Accomplishments

Households (General) : 2

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	2	0	0	2	2	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	2	2	0	0	2	2	0	0



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
 CDBG Activity Summary Report (GPR) for Program Year 2024
 MOUNT VERNON

Date: 08-Aug-2025
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PGM Year: 2022
Project: 0007 - Section 108 Loan
IDIS Activity: 159 - Section 108 Loan for the Library Commons Project
Status: Completed 6/30/2025 12:00:00 AM
Location: 301 W Kincaid St Mount Vernon, WA 98273-4219
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Neighborhood Facilities (03E) **National Objective:** LMA

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 08/24/2023

Description:

A Section 108 Loan was approved in August of 2022 in the amount of \$1,700,000.00 for the Library Commons Project. Funds will be used to cover a portion of the costs of the construction of a library.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	SL	2021	B21MC530020	\$1,700,000.00	\$0.00	\$1,700,000.00
Total	Total			\$1,700,000.00	\$0.00	\$1,700,000.00

Proposed Accomplishments

Public Facilities : 1
 Total Population in Service Area: 10,045
 Census Tract Percent Low / Mod: 59.13

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2022	The Mount Vernon Library Commons project is a MULTI-use infrastructure project located in historic downtown Mount Vernon. Combining several community needs, this project is a catalyst for economic development in the Cascadia Innovation Corridor along the Interstate 5 corridor between Seattle and Vancouver, BC, and represents a \$53 million investment in the local economy. This project includes public library services, community center space, a commercial kitchen, public restrooms, and structured parking with the largest public electric vehicle charging center in the USA, park and ride, and transit stop. As an equitable anchor institution of any modern city and region, the Library is well-positioned to extend its role as a critical community connector; offering a place for seniors to gather, an early learning hub, access to digital literacy, new business incubation, employee training, and the necessary tools that strengthen democracy by addressing knowledge gaps. The public parking structure will host 276 parking stalls, 4 DCFC, and 72 Level 2 variable EV chargers. The Project has pioneered sustainability by designing to Passive House standards, reducing energy use by 80%, achieving 40% reduction in Global Warming Potential (GWP) in concrete mix, and including a 112,000 kW solar array on the south elevation. The target completion date is September, 2024.	



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 MOUNT VERNON

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Years	Accomplishment Narrative	# Benefitting
2023	<p>The Mount Vernon Library Commons project is a MULTI-use infrastructure project located in historic downtown Mount Vernon. Combining several community needs, this project is a catalyst for economic development in the Cascadia Innovation Corridor along the Interstate 5 corridor between Seattle and Vancouver, BC, and represents a \$53 million investment in the local economy. This project includes public library services, community center space, a commercial kitchen, public restrooms, and structured parking with the largest public electric vehicle charging center in the USA, park and ride, and transit stop. As an equitable anchor institution of any modern city and region, the Library is well-positioned to extend its role as a critical community connector; offering a place for seniors to gather, an early learning hub, access to digital literacy, new business incubation, employee training, and the necessary tools that strengthen democracy by addressing knowledge gaps. The public parking structure will host 276 parking stalls, 4 DCFC, and 72 Level 2 variable EV chargers.</p> <p>The Project has pioneered sustainability by designing to Passive House standards, reducing energy use by 80%, achieving 40% reduction in Global Warming Potential (GWP) in concrete mix, and including a 112,000 kW solar array on the south elevation. The target completion date is September, 2024.</p>	
2024	<p>The Library Commons project was completed in the fall of 2024.</p>	



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PGM Year: 2023
Project: 0001 - Public Facility: Library Commons Improvements
IDIS Activity: 160 - Section 108 Loan for the Library Commons Project.
Status: Completed 6/30/2025 12:00:00 AM
Location: ,
Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/19/2023

Description:

A Section 108 Loan was approved in August of 2022 in the amount of \$1,700,000.00 for the Library Commons Project. Funds will be used to cover a cost of the construction of a library. This is the first payment. Unexpended funds from Planning & Administration (#161) in the amount of \$5,082.28 and \$343.40 from Community Action Public Facility Improvements (#165) were allocated as a minor amendment.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2023	B23MC530020	\$110,435.68	\$52,641.61	\$110,435.68
Total	Total			\$110,435.68	\$52,641.61	\$110,435.68

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		

PR03 - MOUNT VERNON



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Total: 0 0 0 0 0 0 0 0

Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2024
Project: 0005 - Public Facility: Library Commons Improvements
IDIS Activity: 170 - Section 108 Loan Principal & Interest Repayment
Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: Planned Repayment of Section 108 Loan Principal (19F) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/14/2024

Description:

Support Completion of Mount Vernon Library Commons Repayment of 108 Loan and Interest.
 The City of Mount Vernon reallocated the CDBG funds awarded to Habitat for Humanity in the amount of \$50,000.00 through a Substantial Amendment in May of 2025.
 Habitat forfeited the award since there are no current projects within Mount Vernon nor are any anticipated within the next several years.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC530020	\$172,186.00	\$124,624.30	\$124,624.30
Total	Total			\$172,186.00	\$124,624.30	\$124,624.30

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0							

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Female-headed Households:

0

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2024
Project: 0006 - Administration and Planning
IDIS Activity: 171 - Planning & Administration
Status: Completed 6/30/2025 12:00:00 AM
Location: ,
Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 10/14/2024

Description:

This activity is to provide for the costs associated with planning and administration of the CDBG program.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC530020	\$60,000.00	\$60,000.00	\$60,000.00
Total	Total			\$60,000.00	\$60,000.00	\$60,000.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0							

Female-headed Households:

0

PR03 - MOUNT VERNON



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<i>Income Category:</i>	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

No data returned for this view. This might be because the applied filter excludes all data.



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PGM Year: 2024
Project: 0003 - Public Services: Welcome Home Skagit
IDIS Activity: 172 - PS-Welcome Home Skagit
Status: Completed 6/30/2025 12:00:00 AM
Location: 2529 N Laventure Rd Mount Vernon, WA 98273-9438
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Other Public Services Not Listed in 05A-05Y, 03T (05Z) **National Objective:** LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 02/12/2025

Description:

Funds will be used to provide comprehensive services for persons experiencing homelessness.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC530020	\$54,139.00	\$54,139.00	\$54,139.00
Total	Total			\$54,139.00	\$54,139.00	\$54,139.00

Proposed Accomplishments

People (General) : 350

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	519	81
Black/African American:	0	0	0	0	0	0	33	0
Asian:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native:	0	0	0	0	0	0	40	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	10	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	608	81



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Female-headed Households: 0 0 0

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	608
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	608
Percent Low/Mod	100.0%			

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2024	The Resource Center provides day shelter and support services to people experiencing homelessness in Skagit County at Salem Lutheran Church located at 2529 North Laventure Rd. in Mount Vernon, WA Monday-Friday 9:00 am- 5:00pm. This day shelter provides safety to people in the community during extreme weather such as severe heat, poor air quality, cold weather, and other disasters. Hospitals and law enforcement have a safe place to send their clients when released or discharged. Support to basic needs along with community and connection will be offered. The Drop-In Resource and Referral Day Shelter was accessed 9,450 times by 608 unique individuals, representing a 23.83% year-over-year increase in utilization. The night shelter program was accessed 2,855 times by 40 unduplicated individuals.	



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PGM Year: 2024
Project: 0001 - Public Facility: Family Promise - Blessing House Renovations
IDIS Activity: 173 - Public Facility: Family Promise - Blessing House Renovations
Status: Open
Location: 1005 S 3rd St Mount Vernon, WA 98273-4301
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Homeless Facilities (not operating costs) (03C)
National Objective: LMC

Activity to prevent, prepare for, and respond to Coronavirus: No

Initial Funding Date: 06/16/2025

Description:

Funds will be used to make improvements to Blessing House, a residential structure that is used for transitional shelter. Work includes painting and new flooring for the second story.

Financing

	Fund Type	Grant Year	Grant	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
CDBG	EN	2024	B24MC530020	\$25,000.00	\$18,740.13	\$18,740.13
Total	Total			\$25,000.00	\$18,740.13	\$18,740.13

Proposed Accomplishments

Public Facilities : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0



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Total:	0	0	0	0	0	0	4	0
Female-headed Households:	0		0		0			
<i>Income Category:</i>								
	Owner	Renter	Total	Person				
Extremely Low	0	0	0	0				
Low Mod	0	0	0	4				
Moderate	0	0	0	0				
Non Low Moderate	0	0	0	0				
Total	0	0	0	4				
Percent Low/Mod				100.0%				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2024	Community Development Block Grant (CDBG) funds were used to complete essential upgrades to Blessing House, a transitional housing program operated by Family Promise of Skagit Valley. Blessing House provides temporary, supportive housing for families experiencing homelessness as they work toward long-term housing stability. The project is underway; it is anticipated to be completed in the fall of 2025.	



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Total Funded Amount:	\$2,221,760.68
Total Drawn Thru Program Year:	\$2,167,939.11
Total Drawn In Program Year:	\$360,145.04

ATTACHMENT 4

PR05 Drawdown Activity

PR07 Drawdown Report Submitted to LOCCS

PR23 Summary of Accomplishments

IDIS - PR05

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Drawdown Report by Project and Activity
MOUNT VERNON , WA

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REPORT FOR PROGRAM : CDBG, CDBG-CV, HOPWA-
PGM YR : 2024
PROJECT : ALL
ACTIVITY : ALL

Program Year/ Project	IDIS Act	Activity Name	Prior Year	Voucher Number	Line Item	Voucher Status	LOCCS Send Date	Grant Year	Grant Number	Fund Type	Drawn Amount
2024 1 Public Facility: Family Promise - Blessing House	173	Public Facility: Family Promise - Blessing House		7035940	4	Completed	6/16/2025	2024	B24MC530020	EN	\$8,594.44
			Y	7048283	3	Completed	7/22/2025	2024	B24MC530020	EN	\$10,145.69
			Activity Total								
Project Total											\$18,740.13
2024 3 Public Services: Welcome Home Skagit	172	PS-Welcome Home Skagit		6993621	2	Completed	2/12/2025	2024	B24MC530020	EN	\$18,162.25
				7012633	2	Completed	4/9/2025	2024	B24MC530020	EN	\$15,225.44
				7035940	2	Completed	6/16/2025	2024	B24MC530020	EN	\$8,790.23
				7035940	5	Completed	6/16/2025	2024	B24MC530020	EN	\$360.00
			Y	7048283	2	Completed	7/22/2025	2024	B24MC530020	EN	\$4,550.43
			Y	7053169	1	Completed	8/5/2025	2024	B24MC530020	EN	\$7,050.65
Activity Total										\$54,139.00	
Project Total											\$54,139.00
2024 5 Public Facility: Library Commons Improvements	170	Section 108 Loan Principal & Interest Repayment		6953464	2	Completed	10/21/2024	2024	B24MC530020	EN	\$89,958.60
				6980186	2	Completed	1/14/2025	2024	B24MC530020	EN	\$17,963.56
			Y	7049312	1	Completed	7/23/2025	2024	B24MC530020	EN	\$16,702.14
			Activity Total								
Project Total											\$124,624.30
2024 6 Administration and Planning	171	Planning & Administration		6953464	1	Completed	10/21/2024	2024	B24MC530020	EN	\$15,000.00
				6980186	3	Completed	1/14/2025	2024	B24MC530020	EN	\$15,000.00
				6993621	1	Completed	2/12/2025	2024	B24MC530020	EN	\$5,000.00
				7012633	1	Completed	4/9/2025	2024	B24MC530020	EN	\$5,000.00
				7035940	1	Completed	6/16/2025	2024	B24MC530020	EN	\$15,000.00
			Y	7048283	1	Completed	7/22/2025	2024	B24MC530020	EN	\$5,000.00
			Activity Total								
Project Total											\$60,000.00
Program Year 2024 Total											\$257,503.43

PR07 - Drawdown Report by Voucher Number - Vouchers Submitted to Loccs

Voucher Number	Line Item	IDIS Project ID	IDIS Act ID	Voucher Created	Voucher Status	Status Date	LOCCS Send Date	Grant Number	CARE S Act	Grant Year	Fund Type	Recipient TIN	Payee TIN	Program	PY	Drawn Amount
6922377	1	2	162	7/18/2024	Completed	07/19/2024	7/18/2024	B23MC530020		2023	EN	916001260	916001260	CDBG	Y	\$10,168.62
6926150	1	2	163	7/29/2024	Completed	08/01/2024	7/31/2024	B23MC530020		2023	EN	916001260	916001260	CDBG	Y	\$2,687.27
6953464	1	6	171	10/18/2024	Completed	10/22/2024	10/21/2024	B24MC530020		2024	EN	916001260	916001260	CDBG		\$15,000.00
	2	5	170	10/18/2024	Completed	10/22/2024	10/21/2024	B24MC530020		2024	EN	916001260	916001260	CDBG		\$89,958.60
	3	1	160	10/18/2024	Completed	10/22/2024	10/21/2024	B23MC530020		2023	EN	916001260	916001260	CDBG		\$52,641.61
6980186	1	3	151	1/14/2025	Completed	01/15/2025	1/14/2025	B21MC530020		2021	EN	916001260	916001260	CDBG		\$50,000.00
	2	5	170	1/14/2025	Completed	01/15/2025	1/14/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$17,963.56
	3	6	171	1/14/2025	Completed	01/15/2025	1/14/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$15,000.00
6993621	1	6	171	2/12/2025	Completed	02/13/2025	2/12/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$5,000.00
	2	3	172	2/12/2025	Completed	02/13/2025	2/12/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$18,162.25
7012633	1	6	171	4/7/2025	Completed	04/10/2025	4/9/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$5,000.00
	2	3	172	4/7/2025	Completed	04/10/2025	4/9/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$15,225.44
7035940	1	6	171	6/16/2025	Completed	06/17/2025	6/16/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$15,000.00
	2	3	172	6/16/2025	Completed	06/17/2025	6/16/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$8,790.23
	3	1	173	6/16/2025	Revised	06/17/2025	6/16/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$8,954.44
	4	1	173	7/30/2025	Completed	06/17/2025	6/16/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$8,594.44
	5	3	172	7/30/2025	Completed	06/17/2025	6/16/2025	B24MC530020		2024	EN	916001260	916001260	CDBG		\$360.00
7048283	1	6	171	7/22/2025	Completed	07/23/2025	7/22/2025	B24MC530020		2024	EN	916001260	916001260	CDBG	Y	\$5,000.00
	2	3	172	7/22/2025	Completed	07/23/2025	7/22/2025	B24MC530020		2024	EN	916001260	916001260	CDBG	Y	\$4,550.43
	3	1	173	7/22/2025	Completed	07/23/2025	7/22/2025	B24MC530020		2024	EN	916001260	916001260	CDBG	Y	\$10,145.69
7049312	1	5	170	7/23/2025	Completed	07/24/2025	7/23/2025	B24MC530020		2024	EN	916001260	916001260	CDBG	Y	\$16,702.14
7053169	1	3	172	8/5/2025	Pending		8/5/2025	B24MC530020		2024	EN	916001260	916001260	CDBG	Y	\$7,050.65
TOTAL DRAWS:															\$373,000.93	
															Less Last Year PY \$12,855.89	
															Total Expended \$360,145.04	
															2021 PY \$50,000.00	
															2023 PY \$52,641.61	
															2024 PY <u>\$257,503.43</u>	
															Total \$360,145.04	



MOUNT VERNON

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Activities		Completed Count	Completed Activities		Program Year Count	Total Activities Disbursed
		Open Count	Disbursed		Disbursed	Year Count		
Housing	Homeownership Assistance-	0	\$0.00	1	\$50,000.00	1	\$50,000.00	
	Total Housing	0	\$0.00	1	\$50,000.00	1	\$50,000.00	
Public Facilities and Improvements	Homeless Facilities (not	1	\$18,740.13	0	\$0.00	1	\$18,740.13	
	Neighborhood Facilities (03E)	0	\$0.00	1	\$0.00	1	\$0.00	
	Total Public Facilities and Improvements	1	\$18,740.13	1	\$0.00	2	\$18,740.13	
Public Services	Other Public Services Not Listed	0	\$0.00	1	\$54,139.00	1	\$54,139.00	
	Total Public Services	0	\$0.00	1	\$54,139.00	1	\$54,139.00	
General Administration and Planning	General Program Administration	0	\$0.00	1	\$60,000.00	1	\$60,000.00	
	Total General Administration and Planning	0	\$0.00	1	\$60,000.00	1	\$60,000.00	
Repayment of Section 108 Loans	Planned Repayment of Section	1	\$124,624.30	1	\$52,641.61	2	\$177,265.91	
	Total Repayment of Section 108 Loans	1	\$124,624.30	1	\$52,641.61	2	\$177,265.91	
Grand Total		2	\$143,364.43	5	\$216,780.61	7	\$360,145.04	

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Totals		
			Open Count	Completed Count	Program Year Totals
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	Households	0	2	2
	Total Housing		0	2	2
Public Facilities and Improvements	Homeless Facilities (not operating costs) (03C)	Public Facilities	4	0	4
	Neighborhood Facilities (03E)	Public Facilities	0	10,045	10,045
	Total Public Facilities and Improvements		4	10,045	10,049
Public Services	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	0	608	608
	Total Public Services		0	608	608
Grand Total			4	10,655	10,659

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Hispanic		Total Hispanic Households
		Total Persons	Persons	
Housing	White	0	0	2
	Total Housing	0	0	2
Non Housing	White	519	81	0
	Black/African American	37	0	0
	Asian	4	0	0
	American Indian/Alaskan Native	40	0	0
	Native Hawaiian/Other Pacific Islander	10	0	0
	American Indian/Alaskan Native & White	2	0	0
	Total Non Housing	612	81	0
Grand Total	White	519	81	2
	Black/African American	37	0	0
	Asian	4	0	0
	American Indian/Alaskan Native	40	0	0
	Native Hawaiian/Other Pacific Islander	10	0	0
	American Indian/Alaskan Native & White	2	0	0
	Total Grand Total	612	81	2

CDBG Beneficiaries by Income Category

	Income Levels	Total Hispanic		Persons
		Owner Occupied	Renter Occupied	
Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	0	0	0
	Mod (>50% and <=80%)	2	0	0
	Total Low-Mod	2	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	2	0	0
Non Housing	Extremely Low (<=30%)	0	0	608
	Low (>30% and <=50%)	0	0	4
	Mod (>50% and <=80%)	0	0	0
	Total Low-Mod	0	0	612
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	612

ATTACHMENT 6 - PR26 CDBG Financial Summary of Accomplishments

	Office of Community Planning and Development U.S. Department of Housing and Urban Development Integrated Disbursement and Information System PR26 - CDBG Financial Summary Report Program Year 2024 MOUNT VERNON , WA	DATE: TIME: PAGE:
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PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	102,641.61
02 ENTITLEMENT GRANT	360,931.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	463,572.61
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	122,879.13
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	122,879.13
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	60,000.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	177,265.91
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	360,145.04
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	103,427.57
PART III: LOWMOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	122,879.13
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	122,879.13
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	54,139.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	54,139.00
32 ENTITLEMENT GRANT	360,931.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	360,931.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	15.00%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	60,000.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	60,000.00
42 ENTITLEMENT GRANT	360,931.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	360,931.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.62%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

No data returned for this view. This might be because the applied filter excludes all data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

No data returned for this view. This might be because the applied filter excludes all data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	1	173	7035940	Public Facility: Family Promise - Blessing House Renovations	03C	LMC	\$8,594.44
2024	1	173	7048283	Public Facility: Family Promise - Blessing House Renovations	03C	LMC	\$10,145.69
					03C	Matrix Code	\$18,740.13
2024	3	172	6993621	PS-Welcome Home Skagit	05Z	LMC	\$18,162.25
2024	3	172	7012633	PS-Welcome Home Skagit	05Z	LMC	\$15,225.44
2024	3	172	7035940	PS-Welcome Home Skagit	05Z	LMC	\$9,150.23
2024	3	172	7048283	PS-Welcome Home Skagit	05Z	LMC	\$4,550.43
2024	3	172	7053169	PS-Welcome Home Skagit	05Z	LMC	\$7,050.65
					05Z	Matrix Code	\$54,139.00
2021	3	151	6980186	Homebuyer Assistance - Skagit Habitat for Humanity	13B	LMH	\$50,000.00
					13B	Matrix Code	\$50,000.00
Total							\$122,879.13

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	3	172	6993621	No	PS-Welcome Home Skagit	B24MC530020	EN	05Z	LMC	\$18,162.25
2024	3	172	7012633	No	PS-Welcome Home Skagit	B24MC530020	EN	05Z	LMC	\$15,225.44
2024	3	172	7035940	No	PS-Welcome Home Skagit	B24MC530020	EN	05Z	LMC	\$9,150.23
2024	3	172	7048283	No	PS-Welcome Home Skagit	B24MC530020	EN	05Z	LMC	\$4,550.43
2024	3	172	7053169	No	PS-Welcome Home Skagit	B24MC530020	EN	05Z	LMC	\$7,050.65
				No	Activity to prevent, prepare for, and respond to Coronavirus			05Z	Matrix Code	\$54,139.00
Total										\$54,139.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	6	171	6953464	Planning & Administration	21A		\$15,000.00
2024	6	171	6980186	Planning & Administration	21A		\$15,000.00
2024	6	171	6993621	Planning & Administration	21A		\$5,000.00
2024	6	171	7012633	Planning & Administration	21A		\$5,000.00
2024	6	171	7035940	Planning & Administration	21A		\$15,000.00
2024	6	171	7048283	Planning & Administration	21A		\$5,000.00
					21A	Matrix Code	\$60,000.00
Total							\$60,000.00

PR26 - Activity Summary by Selected Grant

Date Generated: 08/09/2025
 Grantee: MOUNT VERNON
 Grant Year: 2024

Formula and Competitive Grants only

Total Grant Amount for CDBG 2024 Grant year B24MCS30020 Grant Number = \$360,931.00														
State	Grantee Name	Grant Year	Grant Number	Activity Group	Matrix Code	National Objective	IDIS Activity	Activity to prevent, prepare for, and respond to Coronavirus	Activity Status	Amount Funded From Selected Grant	Amount Drawn From Selected Grant	% of CDBG Drawn From Selected Grant/Grant	Total CDBG Funded Amount (All Years All Sources)	Total CDBG Drawn Amount (All Years All Sources)
WA	MOUNT VERNON	2024	B24MCS30020	Administrative And Planning	21A		171	No	Completed	\$60,000.00	\$60,000.00		\$60,000.00	\$60,000.00
Total Administrative And Planning										\$60,000.00	\$60,000.00	16.62%	\$60,000.00	\$60,000.00
WA	MOUNT VERNON	2024	B24MCS30020	Public Improvements	03C	LMC	173	No	Open	\$25,000.00	\$18,740.13		\$25,000.00	\$18,740.13
Total Public Improvements										\$25,000.00	\$18,740.13	5.19%	\$25,000.00	\$18,740.13
WA	MOUNT VERNON	2024	B24MCS30020	Public Services	05Z	LMC	172	No	Completed	\$54,139.00	\$54,139.00		\$54,139.00	\$54,139.00
Non CARES Related Public Services										\$54,139.00	\$54,139.00	15.00%	\$54,139.00	\$54,139.00
WA	MOUNT VERNON	2024	B24MCS30020	Repayments Of Section 108 Loans	19F		170	No	Open	\$172,186.00	\$124,624.30		\$172,186.00	\$124,624.30
Total Repayments Of Section 108 Loans										\$172,186.00	\$124,624.30	34.53%	\$172,186.00	\$124,624.30
Total 2024										\$311,325.00	\$257,503.43	71.34%	\$311,325.00	\$257,503.43
Grand Total										\$311,325.00	\$257,503.43	71.34%	\$311,325.00	\$257,503.43