



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PROGRAM YEAR 2024

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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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.

Of the four (4) Capital Facilities projects funded, two met or exceeded their goals. The Marysville Food Bank's re-roof project was completed early in PY2024, and the Boys and Girl's Club renovations were also completed in a timely manner. Homage Senior Services' *Minor Home Repair* program approached its stated goals at 83%. The Comeford Park sidewalk and lighting project has an estimated start date of September 8, 2025; this project was delayed due to the reporting requirements of the Environmental Review and construction timing. The five (5) Public Services projects were completed in a timely manner, or are still in process, and met goals.

To date, \$284,935.23 in CDBG funds have been expended by the City of Marysville CDBG Program for Program Year 2024 (PY2024). The activities and operations of these organizations have been vital to the City fulfilling its goals and objectives in assistance to Homeless Needs and Community Development Needs.

In the Non-Homeless Special needs category, the subrecipients nearly met or exceeded the expected outcomes. Feedback from the community on the services provided has been very positive. These services allow low-income seniors and disabled adults to remain in their homes and retain their independence, provide in-home meals to those with food insecurity, and provides meals both during and after school to low income and homeless children throughout the schools which serve the City. The subrecipients track the number of individuals served to determine the accomplishments of the programs as well as surveying those served to determine the level of satisfaction and success of the programs. These programs often result in identifying and assisting clients in securing additional services.

Housing Hope, which provides housing and supportive services for homeless and at risk of homelessness families, met its goals for the eleventh consecutive year. This subrecipient aids in preventing homelessness by providing low-income housing along with supportive services to ensure residents can obtain steady employment and stable finances, allowing them to obtain more permanent housing. As the cost of housing continues to rise, and families face high costs of living in almost every facet of their lives, this program and its services have become even more important in the community. Families and individuals are tracked by the subrecipient to determine whether outcomes and goals of the program are being met.

Overall, the goals and objectives outlined in the 2020-2024 Consolidated as well as the Program Year 2024 Annual Action Plan are being met or exceeded, but contending with an ever increasing need.

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.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Development	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	7000	140.00%	2500	7500	300.00%
Homelessness	Homeless	CDBG: \$	Homelessness Prevention	Persons Assisted	70	73	104.28%	70	73	104.28%
Housing	Affordable Housing Public Housing Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	70	58	82.86%	70	58	82.86%
Non-homeless Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	565	1053	186.37%	675	1053	156.00%
Non-homeless Special Needs	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Planning and Administration	Planning and Administration	CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%

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.

In pursuing the strategies and objectives outlined in the Consolidated Plan, the City anticipates increasing the affordability and condition of decent rental and owned housing units for Marysville’s

low- and moderate-income residents, as well as the availability and accessibility of decent housing for people who are homeless or have special needs. The availability, accessibility, and sustainability of a suitable living environment for low- and moderate-income residents should increase due to infrastructure and public facilities improvements and support for public services, and support for employment-related public services. Collectively, these strategies should enhance the availability and accessibility of economic opportunities for those in need.

The City of Marysville allotted over \$112,000 of its annual CDBG allocation for the rehabilitation of approximately 58 residential units. This activity supports the Affordable Housing strategy identified in the PY2024 Annual Action Plan (AAP).

In support of the Homeless Needs strategy identified in the 2024 AAP, about \$11,100 was awarded to assist homeless and at risk of homelessness individuals and families with affordable housing and supportive services, which enable them to obtain and maintain stable housing and employment. In all, 73 individuals were assisted by these funds, meeting the programs goal of 70 individuals.

Capital projects, which will provide residents of low-income areas with improved access to upgraded facilities, received funding in PY2024, supporting the non-housing Community Development Need identified in the 2024 AAP. One capital project is still underway, due to delays related to the environmental review (ER) process. Expected start date for the Comeford Park project is September 8, 2025.

\$47,300 of the PY2024 allocation was awarded in support of the Non-Homeless Special Needs strategy to agencies that serve low-income seniors and persons with disabilities as well as youth. Funds in this category awarded to Catholic Community Services provided low-income senior and disabled household assistance with household chores, which allowed them to retain their current housing and reduce the feeling of isolation. The Meals on Wheels program assists in providing in-home meals. The Food for Thought Backpack program provided by the local food bank provides meals to low income/homeless students filling an ever-growing need in the Marysville community. The program again met its expected goals. The City has seen the demand for these types of services increase as the cost of living and necessities continues to increase.

Lastly, \$56,500 was allocated for Planning and Administration of the program. City staff administers this grant with the support of these funds.

As housing prices continue to rise area wide, and we see homelessness becoming a worsening problem, we have seen supportive agencies adapt their services to provide additional outreach and support to assist the residents most in need. There has been renewed effort to connect those in need with services and assistance.

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	883
Black or African American	20
Asian	63
American Indian or American Native	76
Native Hawaiian or Other Pacific Islander	6
Total	1,048
Hispanic	323
Not Hispanic	725

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

Narrative

The City works to provide funding to agencies that serve racially and ethnically diverse individuals and families. The City encourages subrecipients to reach out to groups that may be isolated in ways such as translating informational materials to the languages other than English that are most commonly spoken in the area. Families served were all low-income or at risk of homelessness and/or of racially and ethnically diverse populations.

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	\$389,418	

Table 3 - Resources Made Available

Narrative

As of the date of this report, some requisitions are still in process, and the Comeford Park project has not requested any drawdowns, since construction has not yet commenced. Comeford Park project's \$87,914 award will be applied to PY2025, as this project received funding for both program years. The remaining balance from all other programs is expected to be under \$1,000 and will be re-allocated in the 2026 Annual Action Plan.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Marysville	48		
Downtown Marysville	42		

Table 4 – Identify the geographic distribution and location of investments

Narrative

Numbers above depend on final expenditures – TBD on final version.

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.

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	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

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	0	0
Number of households supported through Rehab of Existing Units	70	58
Number of households supported through Acquisition of Existing Units	0	0
Total	70	58

Table 6 – Number of Households Supported

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

An increase in costs of goods contributed to a lower overall number of rehab of existing units. Inflation and rising costs of labor also continue to be a challenge to subrecipients in serving more residents.

Discuss how these outcomes will impact future annual action plans.

Based on prior performance and outcomes, the City will likely continue to work with these agencies as the goals and outcomes are being met, nearly met, or exceeded, and the need in the community continues to grow. The City anticipates the need for sustainable and affordable housing to continue to increase as housing prices continue to increase across the region, and the housing stock continues to fall short of the demand. The goals established by both the City and the subrecipients seem attainable based on the funding available, and the City will likely continue with similar goals assuming similar funding levels.

The limited amount of funds the City receives may limit the number of agencies that apply for City CDBG funds, so we generally see applications from the same agencies. These agencies serve a great need within the City, and their ability to not only meet but also exceed their goals lends itself to continued likely funding in the future. The City will work on outreach to connect with other agencies that may provide needed services in the City. The City will also continue to work with subrecipients on outreach to the public to increase awareness of the services and programs available.

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	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

The Public Service activities funded by CDBG funds have a requirement that recipients of services qualify as extremely low, low, or moderate-income. Capital projects completed are within low-moderate income census tracts and/or are presumed to serve low-mod clientele.

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

The Marysville Police Department (MPD) visits homeless camps, reaching out to the homeless population regularly with the Embedded Social Worker program to assess needs and offer services/resources. The program has grown, hiring a Case Manager and an additional mental health social worker. The team focuses on a three-prong approach; mental health, homelessness, and addiction. They also assist with MPD patrol units to connect residents with mental health services.

Social workers/officers go into the field to identify, locate, and connect with homeless and vulnerable populations. The Social workers help individuals locate/navigate social and health services in an effort to foster long-term relationships and break the cycle of homelessness, mental health, and/or chemical dependency. Over 170 individuals have been placed in assessments for treatment, many have gotten into treatment and have graduated. The team provides ORCA cards to individuals that are compliant with their treatment programs so that they can travel to and from appointments, jobs, etc.

The City works with Snohomish County, which has worked to refine its outreach aimed at engagement of persons living in encampments or other places not meant for human habitation, particularly those who are chronically homeless, with its partner agencies: the Compass Health PATH Program, Volunteers of America and Catholic Community Services. These agencies conduct coordinated entry intake and assessment for this population to ensure access to homeless housing and services. All persons reported as living in encampments or places not meant for habitation are assessed with common tools and entered into the coordinated entry HMIS. System enhancements include the addition of behavioral health navigators to increase outreach. Engagement of homeless persons with current, problematic mental health and/or substance abuse barriers. 2-1-1 provides assistance and flexible funding to help first responders meet the needs of homeless persons in crisis situations. These additions result in increased expertise and system capacity to engage homeless persons as well as the availability of more services that are tailored to the unique needs of individual households.

The City distributes information to a large e-mail distribution list that includes agency staff serving homeless and other vulnerable populations. This provides a useful vehicle for agency staff and outreach workers to stay informed of community resources or other opportunities that might assist in their work connecting homeless persons with housing/services. Standardized assessment of

needs occurs through the outreach/engagement team referenced above as well as homeless housing navigators specializing in different areas. Youth outreach workers engage and assess homeless youth throughout Snohomish County. Cocoon House opened a youth center in 2019 that provides resources for people ages 12-24 and their families. The facility provides direct access to mental health and substance abuse services, educational opportunities and vocational resources.

The Veterans Homeless Committee and navigators provide assessment and outreach to homeless veterans. DVS of Snohomish County provides coordinated entry assessment and navigation to families experiencing domestic violence. Assessment allows referral and connection to tailored services based upon need and leads to individualized action plans that include housing stability, services tailored and specific to the identified needs, and more specialized assessments as needed.

The number of individuals and families at risk of homelessness or experiencing homelessness has risen as a result of exceptionally high housing costs. Agencies county and statewide are trying to adapt to the difficulties associated with the extremely high cost of housing and recent statewide zoning changes that will impact future development.

Addressing the emergency shelter and transitional housing needs of homeless persons

Housing Hope received CDBG funds in PY2024 to provide not only low-income housing to homeless and at risk of homelessness persons and families, but supportive services that include adult education, life skills training, such as money management, cooking, parenting and decision making, and case management that aid in transitioning to stable, permanent housing. These services resulted in 73 individuals maintaining current housing or moving on to permanent stable housing, increasing their ability to obtain and maintain employment, and completing steps towards securing disability related income where appropriate.

The City works with local agencies to operate Micro Extended Shelter Houses (MESH) throughout the City. These houses provide graduates of recovery programs, including graduates of the Embedded Social Worker Program, a safe place to go and offer vocational and life-skills training to assist formerly homeless persons transition back in to the community. Some houses are for women only, men only, and one house is for families. The City added a sixth MESH house to the community recently and is working with partners to add more. These houses provide residents with a sense of community, connection, and support.

There is not an emergency shelter located in Marysville City limits. The City coordinates with the County, which has developed a centralized coordinated entry system for access to housing and services that has streamlined referrals to housing programs and ensures that those who are most vulnerable and have the highest service needs are prioritized and matched with appropriate interventions.

The inventory of emergency shelter includes facilities for families, single men, and single women as well as emergency motel vouchers, cold weather shelters and emergency shelter and services for households experiencing domestic violence. To ensure equitable and efficient access to housing and services, shelter residents are entered into coordinated entry.

The County and Continuum of Care (CoC) continues to work with shelter providers to strategize how to decrease shelter stays and increase exits to permanent housing as well as assessing and meeting the various service needs of shelter residents. One key strategy has been to expand housing assistance in shelters. A second key strategy that has been prioritized and promoted by the CoC is a housing-first policy for all funded rental assistance projects. Providers are expected to house all eligible households as quickly as possible and without program prerequisites or service requirements, helping to lower barriers to housing.

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

Funds were awarded to Housing Hope, which provides transitional housing in conjunction with comprehensive supportive services and permanent supportive housing to families and individuals who are homeless or at risk of becoming homeless. In PY2024, Housing Hope expected to serve 70 individuals, and was able to serve 73 individuals. All of the homeless or at risk of homelessness families served, maintained their current rental housing or moved to other permanent stable housing, exceeding the expected outcome. Individuals also met or neared expectations in the areas of increasing their ability to obtain and maintain employment as well as securing additional disability related income.

Supportive services provided by Housing Hope provides clients with education, skill building, parenting classes, job training, and more which allows them to obtain and maintain employment, stabilize family units, as well as secure income and future permanent housing.

Funds awarded to Homage Senior Services of Snohomish County provide services to low-income seniors and disabled adults. Many of the repairs provided result in individuals being able to stay in their homes and retain their independence rather than becoming homeless or being forced into assisted living establishments. The Meals on Wheels program provided 29 unduplicated Marysville residents meals delivered to their homes, improving their health and independence. This program acts as another point of contact to put clients in touch with needed services to assist in retaining their housing and independence.

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

The City allocated approximately \$11,100 of CDBG funds that provided supportive services that address the needs of the homeless population. Specifically, funds were utilized by the organization for transitional housing with supportive services and permanent supportive housing to aid families in the transition to self-sufficiency.

Case Managers meet with residents weekly at the Beachwood Apartment complex in Marysville. Case managers assist in addressing daily problems, reinforcing successes and offering guidance including basic education, access to child support, legal remedies, quality childcare, and preparation for employment. Residents can utilize rent subsidies they have earned during their successful stay in the Transitional Living Program when they move on to permanent housing. This program has been, and continues to be successful, continually exceeding its annual goals.

Using the CDBG funds available, the City will continue to work to reduce and work toward ending homelessness in Marysville by providing funds to nonprofit organizations such as Housing Hope that provide transitional housing with supportive services for families. The City will continue to encourage subrecipients of public service funding to educate clients and connect them with other appropriate services and support for continued success.

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

Actions taken to address the needs of public housing

The City works in conjunction with HASCO to achieve its public housing goals. HASCO owns about 350 rental units in the City, 84 of which serve senior/disabled households. HASCO transferred ownership of the group home, Maud's House, with eight beds of short-term transitional housing for homeless families with children in Marysville to Volunteers of America.

During the 2024 program year, the Housing Authority of Snohomish County (HASCO) continued to administer HUD Section 8 Voucher programs that provide rental assistance to very low-income and extremely low-income households in Snohomish County. HASCO completed disposition of its public housing units as described below and continued to manage other units of assisted affordable housing in Snohomish County.

Housing Hope operates Twin Lakes Landing, offering affordable housing options to low-income families in Marysville. This location offers about 120 units to families at different stages of their journey out of poverty.

In November 2015, HASCO completed a Section 18 disposition of its public housing unit. HASCO provided tenant protection vouchers to all of HASCO's public housing residents, who could choose to stay in their current unit or move with their voucher and continue to pay an affordable rent. HASCO operates the 30-unit development designated for people that are elderly and/ or have disabilities as rent-subsidized project-based voucher housing and operates the remaining units as affordable housing with below-market rents. The additional rental revenue received at those properties under that operating model allows HASCO to address the current and future capital needs of the properties, as well as increase the energy and water efficiency of the properties. In addition, HASCO plans to undertake property maintenance activities to provide safety, energy-efficiency, and accessibility.

The City is working with legislators to expand the low-income housing tax credit, designed to help finance affordable housing and lower housing costs. The City supports local efforts on the federal level of expanding the credit to apply not just for new construction, but refurbishing existing

housing as well.



Low income housing

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

During the 2024 program year, HASCO continued to undertake the following activities to encourage its program residents to become more involved in management and participate in homeownership programs:

Continued to have a resident Commissioner on its six-member Board of Commissioners which provides an important voice on the Board and represents the interests of residents. Continued to convene the Resident Advisory Board, comprised of Section 8 Housing Choice Voucher program participants, to assist in the development of the annual Public Housing Agency Plan. Continued to print and distribute quarterly newsletter for Section 8 Housing Choice Voucher Program participants. The newsletter is designed to inform residents of activities at HASCO and to provide information on ways residents can become involved in HASCO activities, such as the resident Board Commissioner position and the Resident Advisory Board. Newsletters also feature articles about home safety and available resources in the community, which could provide supplemental support to families who qualify. Continued to provide homeownership opportunities at three manufactured housing communities in Snohomish County. Continued to collaborate with

HomeSight to provide purchase assistance and homeownership education and counseling for purchasers of homes at these properties. Continued to provide the Manufactured Home Replacement Program at two senior (55+) manufactured housing communities. The program replaces outdated pre-HUD code homes with HUD-code, energy-efficient manufactured homes. Continued to have its Community Services Department make referrals to classes on homeownership offered by HomeSight, Housing Hope, or other agencies.

Actions taken to provide assistance to troubled PHAs

The only PHA active in Marysville is Housing Authority of Snohomish County (HASCO). HASCO has proven to be a vital asset not only to Marysville, but also to the entire County in providing affordable housing and adapting to the changing needs of the populations it serves.

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)

During the 2024 program year, the City worked to reduce barriers to affordable housing by awarding CDBG funds to projects that help develop or maintain decent and safe affordable housing for low-to-moderate-income persons in our community. The City offers Residential Density Incentives, which allow developers increased density in exchange for rental housing permanently priced to serve nonelderly low-income households or designed and permanently priced to serve low-income senior citizens. These incentives are currently being reviewed to determine if revisions are necessary to encourage developers to take advantage of them or if alternative incentives should be developed. The City has adopted an interim Middle Housing Ordinance in compliance with House Bill 1110, which will allow triplex and fourplex developments on previously single-family only lots, provided at least one unit is affordable housing.

The Snohomish County Assessor's Office administers a number of programs that help reduce property taxes for property owners with limited income. This includes a property tax exemption program for senior citizens and disabled persons with limited incomes and tax deferral programs for senior citizens, disabled persons, and other homeowners with limited incomes. Property tax exemptions are also available through the Washington State Department of Revenue for some types of affordable housing projects. The City offers discounts on utility bills for which it is a purveyor for low-income individuals, as well as tax rebates.

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

The leading obstacle to meeting underserved needs continues to be the limited funding available to address the needs and population in the community as well as rising costs for basic needs. This has become an even greater obstacle in the past few years as the number of homeless and at-risk-of-homelessness individuals and families has risen, while availability of affordable housing has not increased proportionately. The affordable housing landscape proves to be a rapidly changing and difficult issue to address.

Lack of overnight and emergency shelters has been identified as an ongoing problem as has the lack of affordable housing. The City has explored options and worked with local stakeholders to determine the best way to address these needs. City staff are part of a committee that will evaluate and score proposed projects to be funded with the 9% Low Income Housing Tax Credit Incentive in Snohomish County to support increasing affordable housing options in the County and

hopefully the City.

The City participates in the countywide Partnership to End Homelessness, which helps research, and identify trends and causes of homelessness and chronic homelessness. The Committee is working through its fourth year of a 5-year strategic plan and has begun work on the next five year plan, identifying goals and strategies to address homelessness. The committee has also been actively engaged in identifying the changing needs related to affordable housing and overall needs.

The Housing Authority of Snohomish County administers new rental housing vouchers Countywide that were awarded and brought on-line in the past few years for veterans and for families with children in, or at risk of being placed in foster care and for young adults exiting foster care.

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

The City continues to pursue the Lead-based Paint Strategy and Anti-poverty Strategy as described in the Strategic Plan to evaluate and reduce the number of housing units containing lead-based paint hazards and reduce the number of poverty level families residing in them. The City has worked with Subrecipients to ensure that clients are provided information regarding Lead-based Paint upon application for services.

The City requires subrecipients to notify clients of hazards of lead-based paint. These requirements are outlined in the Subrecipient Agreement. The subrecipient achieves this by giving each client a Lead Based Paint pamphlet and having them sign an acknowledgment of receipt. These documents are available for review upon HUD's request. This document is added to each client's permanent file. In addition, each client file folder has the below acknowledgment for staff:

Home built after 1978 - LBP Requirements are not required.

Home built before 1978 - Each work order will include the following statement:

"The repair work does not exceed the threshold necessary for additional LBP testing. (If the work exceeds the threshold, and CDBG funds will be utilized, the necessary requirements will be followed and documented.)"

Included in their Program Guidelines Manual are specifics of the hazards lead-based paint poses, how it can become airborne, HUD's regulations, and the subrecipient's specific practices for dealing with lead-based paint. The City has access to these client files upon monitoring visits. The City continues to ensure that this information is provided to clients by the subrecipient and that safe practices are occurring.

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

Public Service projects funded provide case management, employment and training support, and other supportive services that assist low-income and homeless persons obtain the skills, income, and other resources necessary to move towards self-sufficiency. 73 individuals were served by CDBG funds during PY2024, all of whom were able to maintain their current housing or transition to permanent housing and increase their ability to obtain and maintain employment.

Agencies are working more closely to ensure that families that do seek support are connected with the appropriate agencies and supportive services as this landscape continues to evolve post pandemic in the face of the mental health crisis gripping much of the country.

Supportive meals services such as Meals on Wheels and the Food for Thought Backpack Program also play a role in reducing the number of poverty-level families by allowing them to spend the limited income they have on housing rather than food and helping to connect them to other services and assistance.

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

Steps to increase communication and notice related to the CDBG application process have continued to be implemented this year. The City webpage continues to be regularly updated to be more user friendly and easier to navigate. A brochure which highlights the ways in which CDBG funds have been utilized to enhance the community as well as how other private industry, nonprofit organizations, community and faith-based organizations, philanthropic organizations, and public institutions can apply for CDBG funds is developed and distributed annually. The City continues to add to its database of contacts to distribute CDBG related funding material to. The Mayor holds regular Coffee Klatches where the City's involvement with helping the community members most in need is a regular topic.

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

The City strives to continue local coordination efforts that link housing and service providers. Coordination is achieved through participation in various community partnerships and collaborative efforts, such as the Housing Authority of Snohomish County, and the Snohomish County Continuum of Care. The City has a representative on the Partnership to End Homelessness committee, which is dedicated to increasing coordination between housing, health, and Homeless liaison agencies. These partnerships and collaborations provide ongoing opportunities for public and private agencies to coordinate and align efforts around housing, homelessness, direct services, and enhancing systems coordination. The Systems Coordination Committee of the Partnership to End Homelessness Governance Board has worked to develop a 'Services Crosswalk' from a life domains matrix that is used by housing agencies to assess their clients' level of self-sufficiency in multiple areas such as mental health, employment, healthcare, etc. This service will ensure that housing agencies are connecting their clients to the services that are

appropriate to meet their needs in the most efficient manner.

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 major impediments to fair housing opportunities identified in Snohomish County and the City of Marysville include the lack of information and referrals of housing complaints to appropriate agencies; a likely pattern of discrimination against people with disabilities; limited transit options for low income, disabled, senior residents and refugees; and a likely pattern of mortgage lending discrimination against people of color. The City is working with Community Transit on adding additional routes and stops in areas of need and in areas with large expected population increase. The Bus Rapid Transit (BRT) lines will help to connect residents to employment and service areas.

The City works to raise public awareness and understanding of fair housing choice by posting brochures and resources in public City spaces, displaying educational posters, and providing information on the City's website. Social media is another tool the City has implemented for outreach. Outreach and education materials are also available through the Housing Authority of Snohomish County's (HASCO) webpage.

The City continues to work to improve knowledge of and access to resources related to Fair Housing utilizing its website, public access cable channel, as well as in public buildings, social media, and at City Sponsored functions. The City is also looking to add a new position that will act as a housing and community needs advocate. This position is in the development stages as the City works to identify how best this position can serve the community and identify available budget.

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

Organizations selected to provide services utilizing CDBG funds sign an agreement, which outlines roles and obligations of the City and subrecipient, and provides a framework for monitoring. Organizations awarded funds are required to provide quarterly reports as well as other reports throughout the year as determined by the specific type of project. All CDBG funded activities, which qualify under Low/Mod Limited Clientele (LMC) benefit, are required to collect data and report the number of clients served by income, race/ethnicity, and head of household.

Quarterly reports are analyzed upon receipt to ensure that the subrecipients are progressing toward their goals and expected outcomes in a timely manner. During PY2024, all quarterly reports received demonstrated that subrecipients were progressing in a timely manner towards meeting their goals and expending funds, often times well before the end of the program year.

The City provides technical assistance throughout the completion of the activity to ensure that program requirements are being met and funds are expended in a timely way. Staff reaches out to subrecipients if it does not appear that they are making progress towards their goals, or if an extended amount of time passes with no requests for reimbursement are received.

Based upon review of the City's performance and accomplishments during the past year, the City is meeting the objectives outlined in the 2020-2024 Con. Plan. Staff has taken an active role addressing the special needs populations within the community and actively pursued the resources identified in its 2020-2024 Con. Plan and 2024 AAP that it would use to carry out the programs and activities. Target populations were assisted in ways which allowed them to increase the safety and livability of their homes, increase food security, retain independence, as well as increase the availability of training and resources to enable them to obtain and maintain jobs and more permanent income and housing. Gaps in infrastructure and safety in key areas were addressed as were improvements to public facilities.

The City funded agencies that assist low-moderate income and special needs populations. Based on reports obtained as a result of monitoring, we were able to see that many of the agencies funded continue to meet their goals and serve an ever-growing and changing need in the community. The City has seen some agencies struggle to meet goals given inflation and the ever-rising costs of basic needs. Some of the agencies are expending all funds in the third quarter or earlier in the program year, affirming the growing need in the community. The City routinely receives inquiries from subrecipients and residents on availability of additional funding sources.

The minor home repair program was very successful in serving senior and special needs populations and enabling them to remain in their homes and feel less isolated and more independent. The Meals on Wheels program assisted low-income seniors and disabled adults in improving their health and maintaining their independence and increasing safety for these vulnerable populations. Food security for local low-income students by providing meals during school closures was improved. The Boys and Girls Club, and Food Bank capital projects improved access, safety, and availability to improved facilities in low-income neighborhoods, and the Comeford Park project is expected to enhance the accessibility of the park to the low-income downtown area, once completed.

Staff has continued to work with subrecipients to ensure timely submittal of required reports. Review of these reports gives staff the opportunity to ensure that the City is progressing towards the goals and objectives outlined in the 2020-2024 Consolidated Plan as well as the 2024 Annual Action Plan.

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.

Notice of a public comment period and public hearing were posted in the local paper, on the City's webpage, social media pages, and a 'News Flash' was released inviting comments and participation leading up to and at the scheduled public hearing. Those signed up for notifications from the City webpage will also receive an email. Notice of the public comment period and public hearing were provided in accordance with the Citizen Participation Plan and City public hearing notice requirements.



CDBG PY2024 DRAFT CAPER RELEASED

Community Development Department – 501 Delta Avenue Marysville, WA 98270
(360) 363-8000 – Office Hours: Mon – Fri 8:00 AM – 4:30 PM

Notice is hereby given that the Community Development Block Grant (CDBG) Program Year (PY) 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is available for public review and comment, and a Public Hearing will be held Monday, September 8, 2025 at 7:00 PM in the City Council Chambers, 501 Delta Ave.

PY2024 Consolidated Annual Performance Evaluation Report (CAPER): The CAPER provides HUD and the residents of the City an opportunity to evaluate the overall progress of the CDBG Program in carrying out the priorities and specific objectives identified in the Consolidated Plan and PY2024 Annual Action Plan (AAP). It also describes actions, changes and accomplishments during PY2024 resulting from the CDBG Program funded through HUD.

How to obtain copies: Copies of the [DRAFT PY2024 CAPER](#) are available for review at the City of Marysville's web page <http://marysvillewa.gov/> Copies will be made available in a format accessible to persons with disabilities, upon request.

Public Comments: The City of Marysville invites comments from all interested persons. Both oral and written comments will be accepted at the public hearing. Written comments from persons who are unable to attend the public hearing are also welcome and must be received by Monday, September 8, at 4:00 PM in order to be included in the CAPER.

Please send written comments to Kathryn Bird via e-mail at kbird@marysvillewa.gov, or by mail to 501 Delta Avenue, Marysville, WA 98270. All comments received will be taken into consideration during the public hearing and included in the FINAL CAPER.

Additional Information: For additional information, please contact Kathryn Bird kbird@marysvillewa.gov, 360.363.8232.

Public Notice

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.

No changes are proposed for the program objectives. The result of recent experiences has proven that those receiving Marysville CDBG funds are expending them in a timely fashion, and supporting populations and needs identified in the 2020-2024 Consolidated plan and 2024 Annual Action Plan. Subrecipients have also proven that they can adapt and identify vulnerable populations amid the ever-changing landscape of record high inflation and housing costs.

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-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.

No changes are proposed for the program objectives. The result of recent experiences has proven that those receiving Marysville CDBG funds are expending them in a timely fashion, and supporting populations and needs identified in the 2020-2024 Consolidated plan and 2024 Annual Action Plan. Subrecipients have also proven that they can adapt and identify vulnerable populations amid the ever-changing landscape of record high inflation and housing costs.

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

No

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

CR-58 – Section 3

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

Total Labor Hours	CDB G	HOME	ESG	HOPW A	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
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.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					

Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative