

CLARK COUNTY

2015-2019 CONSOLIDATED PLAN



**CLARK COUNTY
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
&
HOME INVESTMENT PARTNERSHIPS PROGRAM

CONSOLIDATED HOUSING AND COMMUNITY
DEVELOPMENT PLAN 2015-2019**

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan establishes local priorities consistent with national objectives and priorities established by HUD (U.S. Department of Housing and Urban Development) to utilize funds allocated by the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program. Over the five-year period covered by the Consolidated Plan, more than \$8,500,000 is expected to be available through these programs with an additional \$500,000 generated from program income.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The plan has three goals.

1. Community and Neighborhood Sustainability. This goal includes infrastructure improvements in low and moderate income neighborhoods and communities. It also includes acquisition and improvements to facilities that provide services to the elderly, special needs, and low incomes person.
2. Alleviation of homelessness. This goal addresses, A, maintaining and improving the response to homelessness including prevention, outreach, shelter, transitional housing permanent supportive housing, B, families with children, C, chronic homelessness, and D, unaccompanied youth who are homeless.
3. Affordable Housing development and preservation. This goal is directed at the construction, preservation, or acquisition of new rental housing and the rehabilitation of existing rental and homeowner housing. Home ownership is also part of this goal.

3. Evaluation of past performance

Clark County has continued to show a steady progress in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the County. The Clark County Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program. The need for septic replacement is increasing due to improved Public Health monitoring. A close working relationship with the VHA has resulted in several joint projects for persons with special needs.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The County met the CDBG timeliness test on May 2, 2014, at 0.89 times the last entitlement amount.

4. Summary of citizen participation process and consultation process

The Department of Community Services staff presented information about the plan to all the cities in the county and several advisory boards. The draft plan was published in the Columbian on April 10, 2014 and public input session was held with the County Councilors on April 28, 2014.

Many parts of the plan are built on prior plan and strategies generated by the county and various community groups.

5. Summary of public comments

Public comment for this plan will be accepted until May 11, 2015.

6. Summary of comments or views not accepted and the reasons for not accepting them

A summary will be provided after the end of the public comment period.

7. Summary

A summary will be provided after the end of the public comment period.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLARK COUNTY	
CDBG Administrator	CLARK COUNTY	Department of Community Services
HOPWA Administrator		
HOME Administrator	CLARK COUNTY	Department of Community Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

Clark County's Department of Community Services is responsible for the administration of both the CDBG and HOME Program in Clark County. Clark County's jurisdiction is comprised of the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Washougal, Woodland, the town of Yacolt and the unincorporated area of Clark County. The City of Vancouver administers its own CDBG and HOME Programs.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Clark County consulted with other government agencies, housing and service providers, faith-based organizations, advisory boards and the public in the development of this plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Meetings regularly occur between public and assisted housing providers, health entities and service entities. When requests for project/program applications are solicited, applicants are required to demonstrate collaborations with diverse service partners. An active Discharge Planning workgroup exists to foster relationships between systems of care and housing providers. Lastly, linkages and partnerships are regularly sought among housing providers and community agencies to support the households they serve.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Clark County Department of Community Services is a member of the Continuum of Care Steering Committee and also provides funding to and works with many of the committee agency members resulting in a high level of coordination. The County regularly attends the bi-monthly Continuum of Care (COC) meetings, chairs two COC workgroups and is active in three additional workgroups and a steering committee. The Continuum of Care recently updated the Countywide 10-Year Homeless Plan. The CDBG/HOME Action Plan matches the strategies outlined in the COC plan. These strategies include tasks related to the specified homeless populations and prioritize people who are chronically homeless, families with children and unaccompanied youth (up to age 25).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Clark County Department of Community Services is a member of the Continuum of Care Steering Committee and also provides funding to and works with many of the committee agency members resulting in a high level of coordination. Clark County receives ESG funds from the State of Washington.

Staff work with the local Clark County COC and COC Steering Committee to identify funding priorities, glean feedback on ESG fund allocations, share performance progress, review policies and procedures and grade HMIS data quality.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Camas
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information at a city council work session.
2	Agency/Group/Organization	City of La Center
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Need and Goal review with City Council. Asked for input.
3	Agency/Group/Organization	City of Battle Ground
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
4	Agency/Group/Organization	Town of Yacolt
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
5	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.

6	Agency/Group/Organization	City of Ridgefield
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
7	Agency/Group/Organization	City of Washougal
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
8	Agency/Group/Organization	City of Woodland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
9	Agency/Group/Organization	Longview Housing Authority
	Agency/Group/Organization Type	PHA

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy</p>
<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Background data, needs and goal review. Asked for input.</p>

Identify any Agency Types not consulted and provide rationale for not consulting

Clark County asked for feedback from all agencies that may have an interest in activities addressed by the Consolidated Plan.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Council for the Homeless	The homeless goals in the Consolidated Plan are the same as the Clark County Homeless Action Plan which is required by the state.
Aging Readiness Plan	Clark County Community Planning	Improving infrastructure and community facilities, improving access to and availability of public transportation, providing sufficient affordable housing and incorporating universal design are identified in both plans.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Growth Management Plan	Clark County Community Planning	The Consolidated Plan stipulates that new housing will be constructed within the Urban Growth boundaries.
Developmental Disabilities Comprehensive Plan	Clark County Community Services	Expand access to safe, affordable and accessible housing throughout Clark County, including home ownership opportunities. Expand recreational and neighborhood activities for personal connections. Increase access to public transportation.
Growing Healthier Report	Clark County Public Health	This report calls for parks and open spaces, infrastructure improvements that promote physical activity, affordable housing, increased opportunities for social interaction.
Clark County Economic Development Plan	Columbia River Economic Development Council	Invest in the infrastructure and amenities needed to attract new businesses and talent.
2014 Clark County Needs Assessment	Clark County Community Services	Food assistance, health care, energy assistance and housing were identified as high needs.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Clark County works in partnership with the State's Department of Commerce, Department of Social and Health Services and Department of Veterans Affairs. Clark County also partners with the City of Vancouver, Cowlitz County, Skamania County and Klickitat County.

Narrative (optional):

Other groups who participated in the process and provided consultation include:

- Clark County Substance Abuse Advisory Board
- Clark County Developmental Disability Board
- Coalition of Services Providers
- Clark County Veterans Advisory Board
- Faith-Based Coffee monthly meeting group
- CHARG - Community Health Access Resource Group
- Latino Community Resource Group

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

All citizens, including low- and moderate-income persons, persons living in low- and moderate-income neighborhoods, minority populations, non-English speaking persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons/agencies and residents of public and assisted housing developments are encouraged to participate in the development and review of the Five Year Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Public input is requested at the Board of County Councilor's meeting April 28, 2015.	None recieved.	N/A	
2	Internet Outreach	Non-targeted/broad community	None.	None.	None.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Clark County has a shortage of affordable housing, especially for low-income renter households.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Although lenders, builders, housing advocates, and citizens may have somewhat different definitions of affordable housing, all of these groups have recognized that the relationship of household income to housing prices is the principal determinant in the ability to secure adequate housing. The US Department of Housing and Urban Development's (HUD's) standard for describing affordability is shelter plus utilities that cost no more than 30 percent of a household's gross income. The greatest need for housing in Clark County is for low-income renter households.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	204,661	264,829	29%
Households	71,749	92,742	29%
Median Income	\$48,376.00	\$59,051.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,103	7,760	14,745	9,475	53,645
Small Family Households *	2,869	2,482	5,820	4,445	31,550
Large Family Households *	688	973	1,962	1,333	5,690
Household contains at least one person 62-74 years of age	1,037	1,600	2,919	2,048	9,346
Household contains at least one person age 75 or older	1,007	1,476	1,961	864	2,203
Households with one or more children 6 years old or younger *	1,501	1,612	3,327	2,046	8,842
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	160	195	180	15	550	29	14	40	20	103
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	75	15	0	205	0	54	49	34	137
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	290	180	193	40	703	48	163	303	117	631
Housing cost burden greater than 50% of income (and none of the above problems)	2,408	1,122	207	30	3,767	2,008	1,939	2,515	635	7,097
Housing cost burden greater than 30% of income (and none of the above problems)	295	1,249	2,284	493	4,321	360	782	2,764	2,789	6,695

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	184	0	0	0	184	370	0	0	0	370

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,969	1,568	589	90	5,216	2,088	2,169	2,910	801	7,968
Having none of four housing problems	760	1,685	4,544	2,308	9,297	722	2,319	6,715	6,285	16,041
Household has negative income, but none of the other housing problems	184	0	0	0	184	370	0	0	0	370

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,433	1,077	1,289	3,799	897	961	2,572	4,430
Large Related	455	334	349	1,138	192	439	1,080	1,711
Elderly	390	526	337	1,253	910	1,075	1,026	3,011

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	947	729	702	2,378	402	431	818	1,651
Total need by income	3,225	2,666	2,677	8,568	2,401	2,906	5,496	10,803

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,318	458	79	1,855	857	906	1,395	3,158
Large Related	385	129	10	524	172	244	298	714
Elderly	340	297	75	712	705	607	464	1,776
Other	807	349	78	1,234	314	272	364	950
Total need by income	2,850	1,233	242	4,325	2,048	2,029	2,521	6,598

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

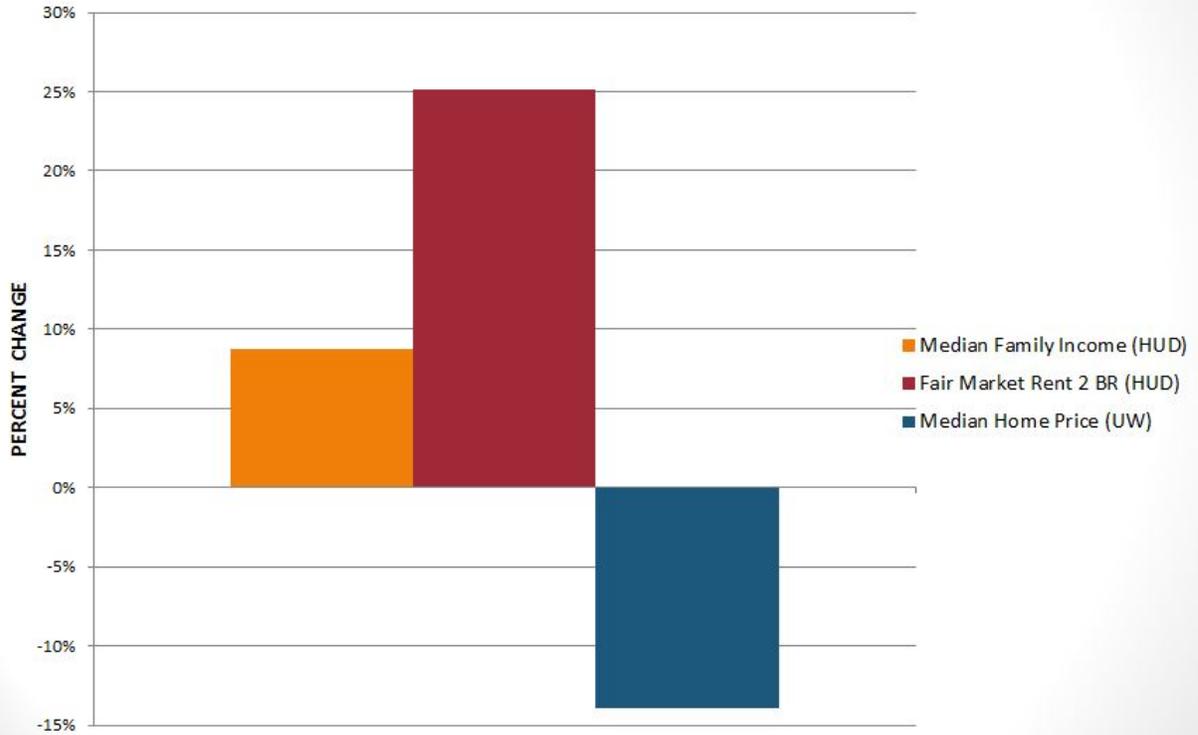
5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	385	240	177	40	842	33	199	327	118	677
Multiple, unrelated family households	20	15	30	0	65	14	24	25	33	96
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	405	255	207	40	907	47	223	352	151	773

Table 11 – Crowding Information – 1/2

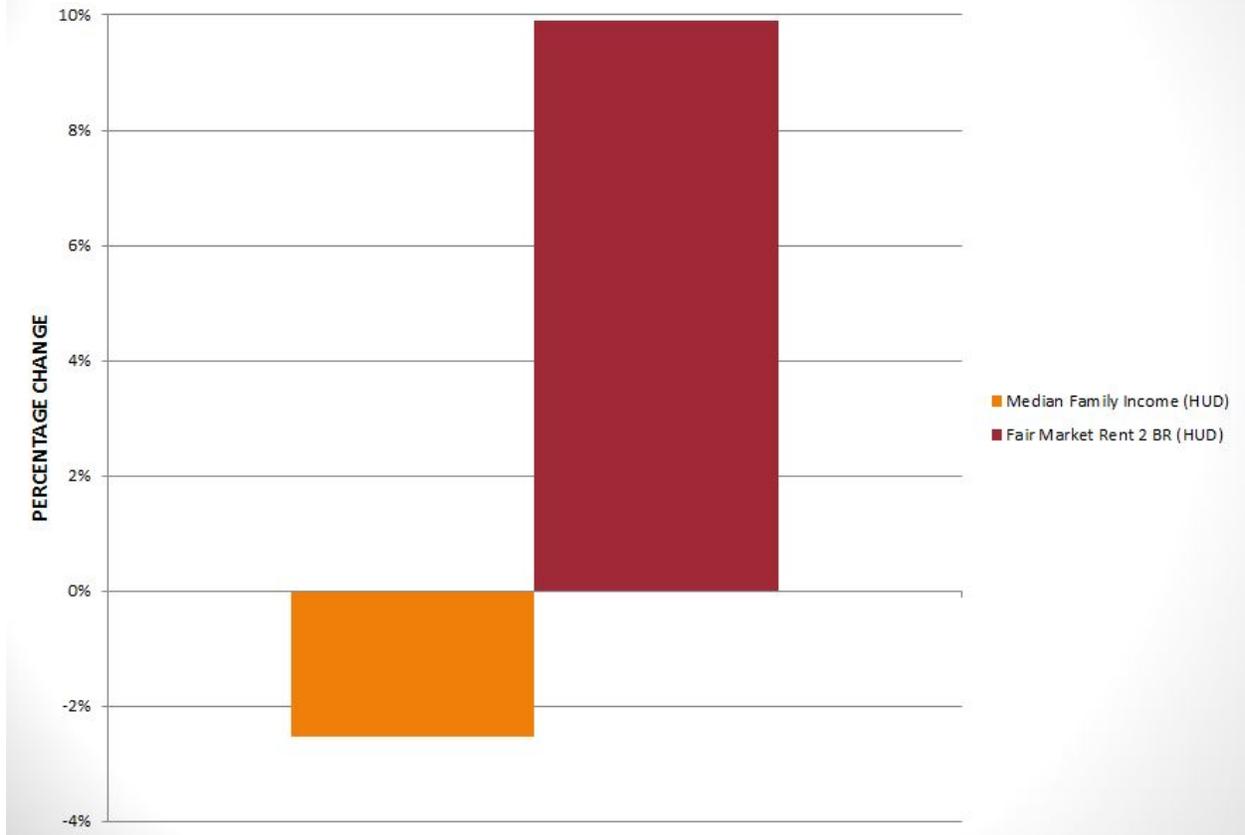
Data 2007-2011 CHAS
Source:

Clark County Income and Rent 2007-2014

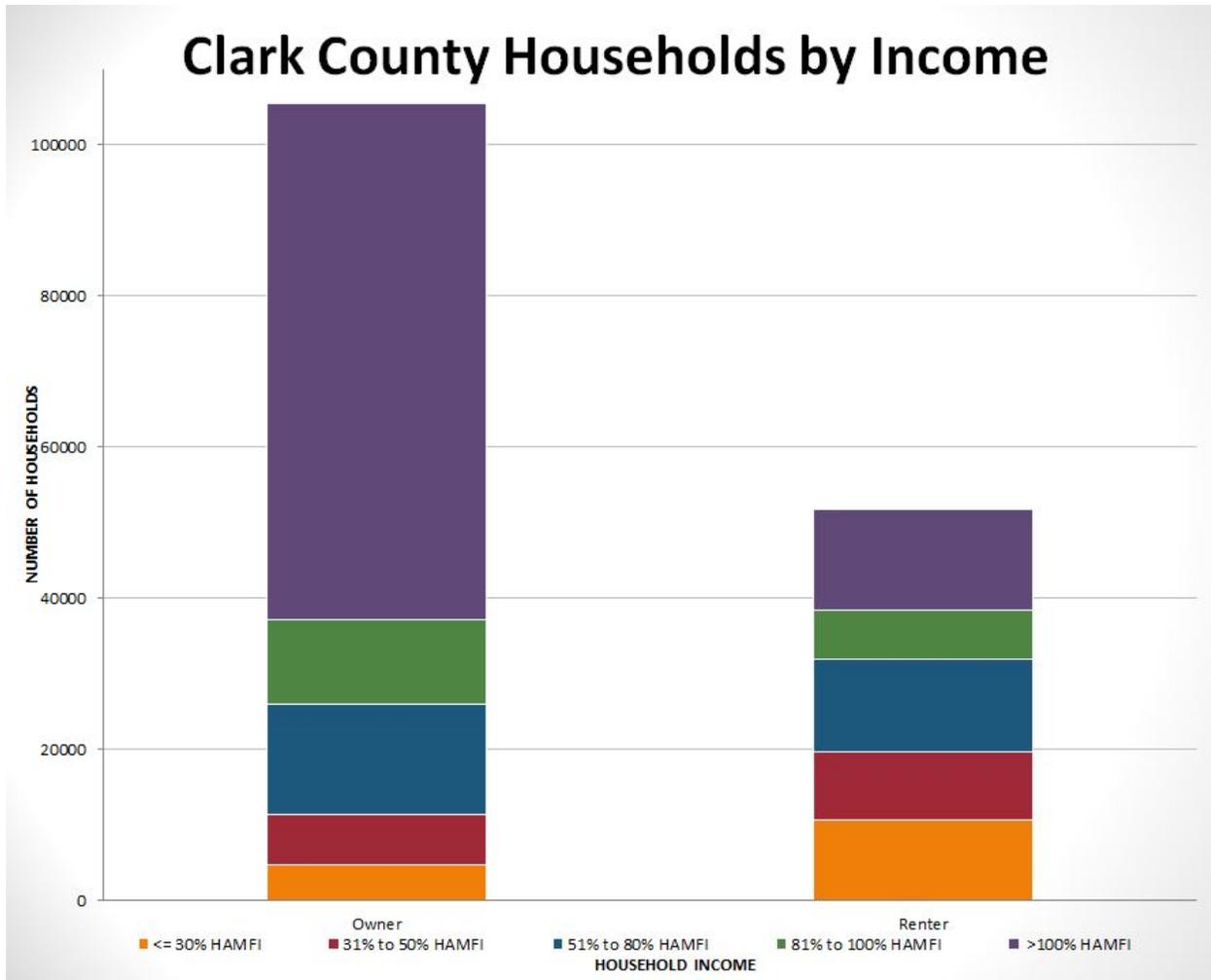


Income and Rent 2007-2014

Clark County Income and Rent 2010-2014



Income and Rent 2010-2014



Households by Income

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

The data on housing assistance need is not available, but there are 38,442 single person households in Clark County according to the American Community Survey.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the American Community Survey, there are 53,031 disabled persons in Clark County.

In 2014, Safe Choice, the domestic violence shelter, provided 5,115 bednights of emergency shelter.

What are the most common housing problems?

Renter cost burden.

Are any populations/household types more affected than others by these problems?

Very low income and low income renter households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Those at-imminent risk of homelessness are often doubled up with family or friends, paying more the 50% of their income to rent, are underemployed or unemployed and/or are dealing behavioral health or physical health challenges. Past homelessness, evictions, criminal acts and debt are also common characteristics of people at imminent risk of homelessness. Needs include affordable housing, employment leading to living wage jobs, adequate transportation, financial stability support, financial assistance to move into housing and low-barrier and accessible physical/mental health services.

Those nearing the termination of RRH assistance are often in need of a living wage job or increase in income to ensure their housing stability. They may also need reliable transportation, an emergency fund, ongoing support services depending on their needs and an understanding of available resources should they encounter another crisis.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The county does not have an “at-risk” definition.

Clark County has a coordinated assessment process that uses a vulnerability index to determine the housing needs of homeless or near homeless families and individuals.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

A stagnant and declining wage structure, rising rents, low vacancy rates, domestic violence, mental and physical health problems, drug and alcohol dependency, generational poverty, and loss of system support by those leaving institutions are all housing characteristics that have been linked with instability and increased risk of homelessness.

Discussion

Many of these characteristics are forcing households to seek housing in more rural areas, which lack stabilizing factors, like efficient public transportation and accessible food. Based on Point in Time counts, the number of households in the community who are doubled-up has increased. This places the original residents and those who are doubled-up in an unstable living situation. The numbers of local small business rental owners are decreasing. This means prospective residents are being considered based on rigid screening criteria and not considered on a case to case basis. This makes it more difficult for households with rental barriers to find landlords to rent to them.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,589	1,013	401
White	4,759	883	357
Black / African American	10	0	0
Asian	310	30	10
American Indian, Alaska Native	16	0	0
Pacific Islander	10	0	0
Hispanic	423	65	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,107	2,252	0
White	4,618	2,102	0
Black / African American	45	0	0
Asian	69	30	0
American Indian, Alaska Native	0	28	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	19	0	0
Hispanic	231	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,223	6,808	0
White	7,199	6,262	0
Black / African American	120	75	0
Asian	303	110	0
American Indian, Alaska Native	4	53	0
Pacific Islander	25	15	0
Hispanic	446	217	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,484	6,167	0
White	4,054	5,697	0
Black / African American	25	65	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	169	75	0
American Indian, Alaska Native	25	25	0
Pacific Islander	25	45	0
Hispanic	60	182	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

White households show a disproportionately higher need in the category of one or more housing problems across all incomes ranges. Other households with the next highest needs are generally Asian and Hispanic.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,754	1,842	401
White	4,039	1,597	357
Black / African American	10	0	0
Asian	310	30	10
American Indian, Alaska Native	16	0	0
Pacific Islander	10	0	0
Hispanic	313	175	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,786	4,579	0
White	2,480	4,230	0
Black / African American	20	25	0
Asian	59	40	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
American Indian, Alaska Native	0	28	0
Pacific Islander	19	0	0
Hispanic	103	153	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,902	12,189	0
White	2,481	11,018	0
Black / African American	65	130	0
Asian	114	309	0
American Indian, Alaska Native	4	53	0
Pacific Islander	25	15	0
Hispanic	193	475	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	852	9,807	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	822	8,912	0
Black / African American	0	90	0
Asian	20	229	0
American Indian, Alaska Native	10	40	0
Pacific Islander	0	70	0
Hispanic	0	242	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

White households show a disproportionately greater need in severe housing problems across all incomes ranges, except 80%-100% AMI. No disproportionate need was shown for incomes between 80% and 100% AMI.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	58,618	19,578	10,502	401
White	53,734	17,460	9,187	357
Black / African American	488	195	95	0
Asian	1,362	653	523	10
American Indian, Alaska Native	326	55	30	0
Pacific Islander	160	25	54	0
Hispanic	1,631	784	452	4

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

White households show a disproportionately greater need when it comes to housing cost burden in Clark County.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

None.

If they have needs not identified above, what are those needs?

None.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No.

NA-35 Public Housing – 91.205(b)

Introduction

Vancouver Housing Authority provides public housing in Clark County. This includes public and managed housing, Section 8 vouchers and workforce housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	377	2,424	134	2,169	70	40	8

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	11,769	12,301	10,190	12,557	9,306	10,994	
Average length of stay	0	0	7	4	0	5	0	0	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	2	2	1	2	1	2
# Homeless at admission	0	0	0	30	0	2	28	0
# of Elderly Program Participants (>62)	0	0	71	666	69	593	3	0
# of Disabled Families	0	0	111	929	21	852	44	5
# of Families requesting accessibility features	0	0	377	2,424	134	2,169	70	40
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	285	1,995	106	1,789	56	37	5
Black/African American	0	0	42	280	18	246	11	2	2
Asian	0	0	22	83	4	78	0	0	1

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	9	29	1	28	0	0	0
Pacific Islander	0	0	19	37	5	28	3	1	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	27	109	5	93	5	5	1
Not Hispanic	0	0	350	2,315	129	2,076	65	35	7

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Vancouver Housing Authority does not track the accessibility needs for Housing Choice Vouchers because voucher holders find their own rental units. The Public Housing waiting list has 63 households needing accessible units, most notably wheelchair access. This is 4.4% of the households on the Public Housing waitlist. Interestingly, 29% of the households on the waitlist identify as disabled (under the age of 62). The elderly percentage of the combined Housing Choice Voucher and Public Housing Waiting list is 18%.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The combined waitlist for Housing Choice Vouchers and Public Housing show that 88.5% of the households have incomes below 30% AMI and 99% are below 50% AMI. In addition, 18% are elderly, and 29% are disabled under 62 years of age. Forty-one percent of the waitlist is one-person households and 23% are two-person households. The race of the head of the household is 80% white followed by Native Hawaiian/Pacific Islander at 4%.

How do these needs compare to the housing needs of the population at large

Accessible and affordable housing is a need for low-income households throughout Clark County.

Discussion

The Vancouver Housing Authority maintains a Voucher Program Waiting List, a Seniors Waiting List, a Special Needs Waiting List, and an All Other Public Housing Waiting List and all of these lists are currently closed.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Clark County uses the Homeless Management Information System (HMIS) to collect and track data trends among homeless clients and service providers.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	107	81	1,887	1,315	506	0
Persons in Households with Only Children	3	11	320	188	175	0
Persons in Households with Only Adults	107	191	1,513	1,460	574	0
Chronically Homeless Individuals	35	25	390	336	109	0
Chronically Homeless Families	5	1	304	240	26	0
Veterans	14	36	195	82	23	0
Unaccompanied Child	3	11	320	188	175	0
Persons with HIV	1	0	0	1	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: 2014 Point in Time (PIT) count, January 2014.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Continuum of Care will be determining the methodology that will be used for the HEARTH Act measure, "length of time homeless." This methodology will be based on the HMIS data standards.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

This data is not available through HUD.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Many non-homeless households are in need of housing and support services. Those who are elderly, frail elderly, mentally ill, dealing with a substance use disorder or have a development disability and other vulnerable populations are commonly low or very low-income and particularly in need of these type of these types of supports.

Describe the characteristics of special needs populations in your community:

In 2012, 37% of Clark County seniors report having a disability (ACS 2010-2012).

What are the housing and supportive service needs of these populations and how are these needs determined?

People with advance HIV/AIDS, disabilities and those who are elderly and frail elderly in the community, identify the need for supportive housing options with multiple levels of care. This continuum of care should provide a range of service options like peer support, housekeeping, care management, assistance meeting basic needs and navigation that can expand or contract based on the needs and frailty of the individual(s). Supportive housing can range from staying in owned or rented homes, to adult family homes or skilled nursing facilities.

People with alcohol or other drug addictions identify the need for clean and sober housing when exiting from a system of care. This could include additional Oxford-type housing where individuals who are in recovery are supported by other peers and held to a strict standard of behavior.

Following best practices, people with chronic alcohol or other drug addictions and/or disabilities and have been identified as chronically homeless need housing first supportive housing. The model dictates the eligibility process be barrier free and the housing be provided independent of program engagement.

The local housing authority has identified those living in public housing to need additional support with increasing income, such as employment or public assistance. Support related to educational attainment and success for both adults and children is needed through partnerships with school districts and community colleges or vocational institutions. Lastly, addressing disabilities through care, navigation support, peer support and transportation is also needed.

Needs are determined through engagement with various community groups focused on specific populations, community needs assessments, various action plans focused on specific populations and community feedback.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The goal of the HOPWA program is to provide affordable housing and housing-related services to people living with HIV/AIDS (PLWHA). In the Portland Eligible Metropolitan Statistical Area (EMSA), seven adjoining counties in Northwest Oregon and Southwest Washington, there are more than 4,0174 people living with HIV/AIDS.

Overall, the composition of PLWHA in the EMSA has remained fairly constant over the past several years, with only slight increases in the percentages of Hispanic and older PLWHA. In the Portland EMSA, HIV has disproportionately impacted African Americans. African Americans account for only 2.9% of the population, but make up 8.0% of PLWA and 8.3% of PLWH – almost three times higher.

Individuals with HIV or AIDS and their families who reside in the seven-county Portland EMSA and have incomes up to 80% MFI are eligible to participate in HOPWA programs. Priority is given to households with incomes below 50% MFI. The EMSA includes Clackamas, Columbia, Multnomah, Washington, and Yamhill Counties in Oregon and Clark and Skamania Counties in Washington.

Discussion:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

There is a need for more park facilities, storm water and sewer facilities and additional needed capacity of roads because of the growing county population. Conversion of individual home septic systems to public sewer systems is an issue because septic systems are not regularly inspected or pumped. The county and cities in the county continue to bring public facilities up to American with Disabilities Act (ADA) standards.

How were these needs determined?

This is detailed in the Clark County Storm Water Management Plan, Comprehensive Park Plan, Clark County Coordinated Water System Plan update, and each city and Town’s Comprehensive Plan.

Describe the jurisdiction’s need for Public Improvements:

The county has identified over \$600,000,000 in needed public improvements. They include transportation, Parks and Open Spaces, Storm Drainage and Water Quality, Wastewater Treatment and County Buildings and Other Facilities.

How were these needs determined?

The public improvements needs were determined as part of the Growth Management Plan update. The Capital Facilities Financial Plan was approved by the Board of County Commissioners.

Describe the jurisdiction’s need for Public Services:

There is a need for affordable housing, as shown elsewhere in the plan. In addition, there is a need for food, health and dental services, prescription medication, clothing and utility/heating assistance for low-income households. A survey by the Clark County Food Bank found that 43% of the respondents said they cut or skipped their children’s meals in the last 12 months.

How were these needs determined?

The above public service needs were determined using the following documents.

Public Health Department Grow Healthy Report

Clark County Homeless Action Plan

Clark County Food Bank Survey

Departments of Community Services Community Needs Report

Clark County Commission on Aging Aging Readiness Plan

Clark County Developmental Disabilities Comprehensive Plan

Department of Community Services Poverty in Clark County Report

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Clark County has a shortage of affordable housing with rising rents and a very low vacancy rate. There is a great need for permanent affordable housing, supportive housing, homeless prevention and rapid re-housing assistance.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	76,619	79%
1-unit, attached structure	3,449	4%
2-4 units	3,075	3%
5-19 units	4,742	5%
20 or more units	2,864	3%
Mobile Home, boat, RV, van, etc	6,726	7%
Total	97,475	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	116	0%	305	2%
1 bedroom	1,017	1%	2,797	14%
2 bedrooms	6,663	9%	6,889	34%
3 or more bedrooms	64,731	89%	10,224	51%
Total	72,527	99%	20,215	101%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

As reported in the State of Washington 2015 Housing Needs Assessment, there are 6,350 units of multifamily housing in Clark County that have been assisted with federal, state and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Cougar Single Family, owned by Vancouver Housing Authority, 27 units, expiration date 12/31/2017

El Marko, owned by the Vancouver Housing Authority, 8 units, expiration date 12/31/2017

Columbia House, owned by the Vancouver Housing Authority, expiration date 8/20/2017, 151 units

Does the availability of housing units meet the needs of the population?

With 31,890 low-income renter households, there are not nearly enough affordable units to meet the need.

Describe the need for specific types of housing:

The greatest need is for housing affordable to renter households earning 0 to 30% of median income, with a shortfall of approximately 5,500 units.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	153,100	254,200	66%
Median Contract Rent	606	773	28%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,793	13.8%
\$500-999	10,927	54.1%
\$1,000-1,499	5,439	26.9%
\$1,500-1,999	817	4.0%
\$2,000 or more	239	1.2%
Total	20,215	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	849	No Data
50% HAMFI	3,682	1,666
80% HAMFI	11,585	5,377
100% HAMFI	No Data	14,278
Total	16,116	21,321

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

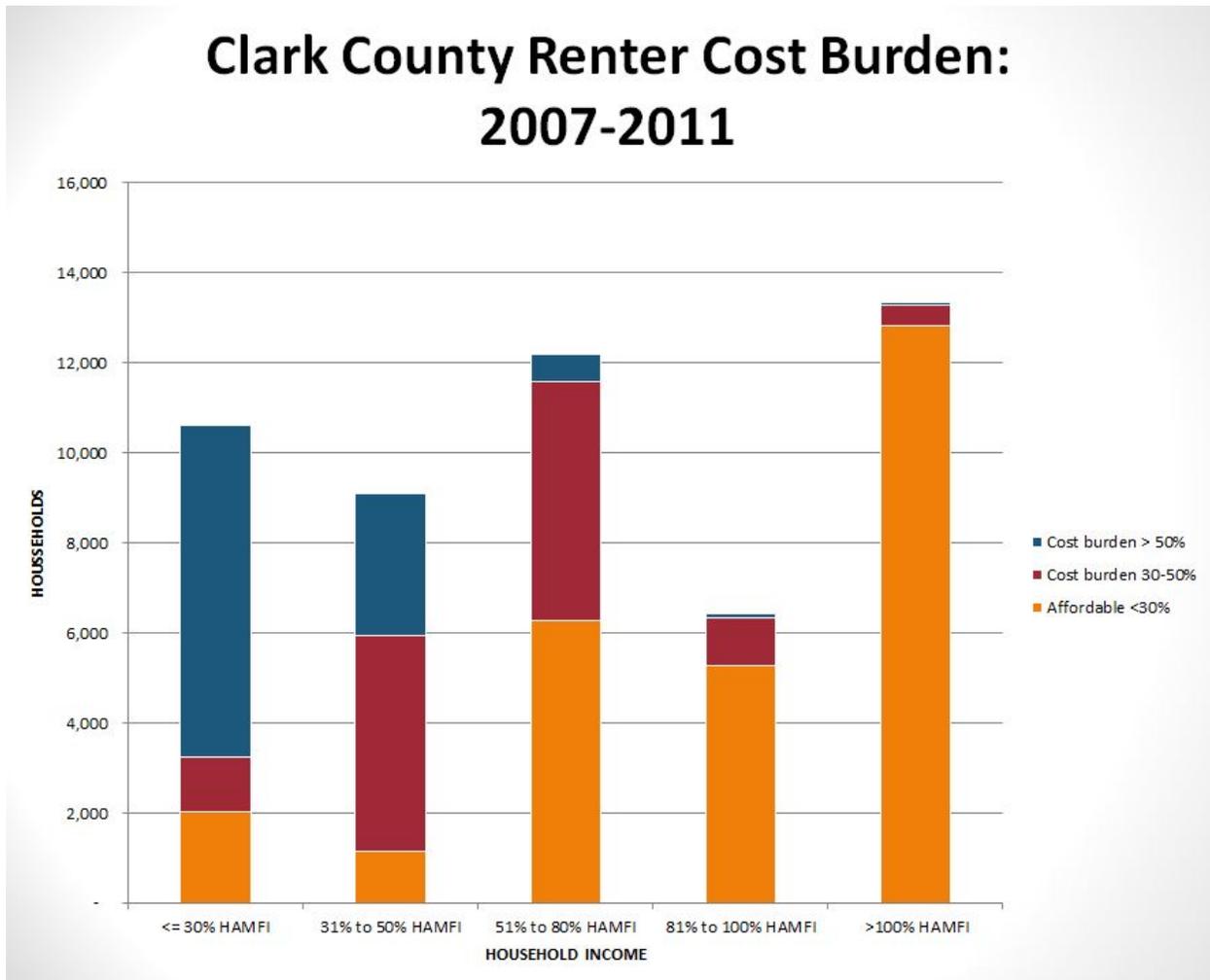
Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	659	766	912	1,344	1,615
High HOME Rent	665	773	912	1,200	1,319

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	638	684	821	949	1,058

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents



Renter Cost Burden

Is there sufficient housing for households at all income levels?

As the table below shows there is a lack of affordable rental units for households with incomes 0-30% AMI and above 80% AMI.

How is affordability of housing likely to change considering changes to home values and/or rents?

As the economy recovers, both home prices and rents have been on the rise in Clark County and apartment vacancy rates are decreasing. Fewer units are affordable to low-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The area rents are higher than the Fair Market Rents which makes it difficult for Tenant Based Rental Assistance households to afford housing. This also creates additional demand for new affordable housing that is developed.

Discussion

The increase in payrolls will continue to put pressure on rents. The very low vacancy rates will be additional factor in the propensity for rents to increase. For 2015 the rents in the metropolitan area are projected to increase 6.6%. Since 2010 rents have increased more than five percent annually.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

The Department of Housing and Urban Development considers substandard housing units as a characteristic of “housing problems.” Clark County relies on definitions used by the Department of Community Service's Housing Rehabilitation Program to describe the condition of housing as follows:

- **Standard Housing Unit:** Any dwelling which meets HUD’s Housing Quality Standards and the Uniform Housing Code Standards.
- **Substandard Housing Unit:** Any dwelling which does not meet HUD's Housing Quality Standards and the Uniform Housing Code Standards.
- **Substandard and Suitable for Rehabilitation:** A building with a sound basic structure for which the cost of rehabilitation, plus any outstanding mortgage or lien, does not exceed 95 percent of the value of the property after rehabilitation, and the estimated cost of rehabilitation is deemed reasonable as determined by rehabilitation specialists.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	23,506	32%	8,770	43%
With two selected Conditions	628	1%	1,054	5%
With three selected Conditions	63	0%	0	0%
With four selected Conditions	6	0%	0	0%
No selected Conditions	48,324	67%	10,391	51%
Total	72,527	100%	20,215	99%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	18,453	25%	4,664	23%
1980-1999	30,786	42%	6,951	34%
1950-1979	18,933	26%	7,100	35%
Before 1950	4,355	6%	1,500	7%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
<i>Total</i>	<i>72,527</i>	<i>99%</i>	<i>20,215</i>	<i>99%</i>

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,288	32%	8,600	43%
Housing Units build before 1980 with children present	10,692	15%	3,462	17%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The Clark County Housing Preservation program has a waiting list for homeowners who need minor repairs, additional accessibility, or major rehabilitation to their homes. The majority of the households on the waiting list are for major rehabilitation and rehabilitation to mobile homes.

There has been little or no demand for rental rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Since there are 14,159 households built before 1980 and with children present and approximately 32 percent of the households in the county are below 80% of the area median income it is estimated that there are 5,000 households with a lead based paint hazard.

Discussion

The Clark County Housing Preservation Program has historically found Lead Based Paint in approximately 30 percent of the homes rehabilitated.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Clark County works closely with the Vancouver Housing Authority to meet the needs of low income individuals and families. The VHA has 1,054 owned and managed units and 2,300 Housing Choice Vouchers. Sixty one percent of the subsidized units are occupied by the elderly of disabled.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	531	2,164	60	2,104	555	0	1,256
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Vancouver Housing Authority (VHA) provides opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity. The VHA owns and manages 2,705 low-income housing projects and operates several of subsidized housing programs.

Starting in 1999 the VHA was selected by HUD to participant in a new demonstration program named Moving to Work. This program provides the VHA the opportunity to design and test innovative, locally-designed strategies that use Federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives the housing authority exemptions from many existing Public Housing and Housing Choice Voucher rules and more flexibility with how they use their Federal funds.

Initiatives developed and approved under the MTW demonstration that utilize authorization under the terms of the MTW Agreement require approval from HUD and are known as MTW Activities. Each year the VHA writes and provides for public comment an annual plan that describes ongoing and new activities that use MTW flexibility.

Over a decade ago the VHA made the decision to lessen its dependence on federal funding. Workforce Housing and other properties generate income, so the VHA only depends on the federal government for about 43% of its funding.

Public Housing Condition

Public Housing Development	Average Inspection Score
Fruit Valley Commons	69c
VHA scattered sites, 2122 NE 09th Avenue	79
Skyline Crest, 1010 ne 142nd Avenue	75c

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The VHA submitted disposition applications to HUD for the remaining 575 public housing units. One was for 84 units of scattered sites duplexes and triplexes due to their age. Another application was for Skyline Crest with project based vouchers for the tenants. The VHA is also beginning construction on Lincoln Place, a 30 unit permanent housing project for the chronically homeless. The units will have project based subsidies.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Skyline Crest Resident Leadership Group, a board of 13 residents from the community, has taken the lead in promoting community-building activities. The group was awarded a ROSS grant that pays for a service coordinator to connect low-income residents with community services as they strive become self-sufficient.

VHA received a Green Communities grant to make rental units energy-efficient. New roofs and gutters were installed, buildings were painted, and the Nutter Foundation is building a new playground for the younger children. Following the conversion of Skyline Crest from Public Housing, RISE & STARS Community Center will be reno-vated. When it opens, the Center will potentially be home to a Boys & Girls Club that will serve the entire McLoughlin Heights area.

Discussion:

The Vancouver Housing Authority is a Moving to Work housing authority which allows it to be more creative in it programs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Clark County is a very active partner in the homeless system providing over \$2.5 million in funds from a variety of sources to address homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	94	50	242	99	0
Households with Only Adults	50	54	66	228	60
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	17	3	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: From HMIS, 2014

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Through the use of Community Funds, CSBG funds, Veteran's funds, Human Service Funds, and Marriage License fees, the County provides over \$2.3M annually for the above type of services for the homeless and at risk of homelessness. The services also include Volunteer Lawyers Project, dental assistance, and emergency shelter operations.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The community has:

- Two shelters for families with children, each including one room for single women.
- One shelter for single men.
- One shelter for survivors of domestic violence or sexual assault.
- Two winter (November-March) shelters, one for single men, one for all other populations.
- One barrier-free winter shelter for single men.
- Two shelters for unaccompanied youth under 18.
- One transitional housing facility for families with children and single women.
- One transitional housing agency with scattered site single family homes and multi-family homes for those who are homeless or exiting a system of care.
- One day center for youth under 25 to 18.
- One veteran's assistance center for veterans and their families.
- A veteran drop-in program for those who are homeless, twice a week.
- A permanent supportive housing, rapid re-housing and supportive services program for people with HIV/AIDS.
- Over 15 Rapid Re-Housing programs for individuals and families who are homeless.
- Over five permanent supportive housing programs for people who are chronically homeless and/or have co-occurring disorders and may be exiting from a system of care.
- A 30 studio unit facility for individuals who are chronically homeless with high vulnerability will break ground in late 2015.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes the support housing needs of various special needs populations in Clark County.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

All supportive housing in the community needs to be affordable and stable for those accessing this type of housing.

People with advance HIV/AIDS, disabilities and those who are elderly and frail elderly in the community, identify the need for supportive housing options with multiple levels of care. This continuum of care should provide a range of service options like peer support, housekeeping, care management, assistance meeting basic needs and navigation that can expand or contract based on the needs and frailty of the individual(s). Supportive housing can range from staying in owned or rented homes, to adult family homes or skilled nursing facilities.

People with alcohol or other drug addictions identify the need for clean and sober housing when exiting from a system of care. This could include additional Oxford-type housing where individuals who are in recovery are supported by other peers and held to a strict standard of behavior.

Following best practices, people with chronic alcohol or other drug addictions and/or disabilities and have been identified as chronically homeless need housing first supportive housing. The model dictates the eligibility process be barrier free and the housing be provided independent of program engagement.

The local housing authority has identified those living in public housing to need additional support with increasing income, such as employment or public assistance. Support related to educational attainment and success for both adults and children is needed through partnerships with school districts and community colleges or vocational institutions. Lastly, addressing disabilities through care, navigation support, peer support and transportation is also needed.

Overall Clark County has over 55,000 individuals in poverty and it is estimated that 40% of those people could benefit from type of supportive housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Southwest Washington Behavioral Health (SWBH) is mandated by WA law to place people coming out of longer term mental health institutions into appropriate step down facilities. These facilities are often group-like homes that provide support and help people move toward independent living. The homes are often supported by mental health agencies.

The local Continuum of Care works closely with physical health and short-term mental health institutions to facilitate appropriate housing options. A local hospital has sponsored two respite beds in local shelters to discharge those who are homeless with acute care needs to supportive environments. The local coordinated assessment regularly visits the facilities to assess those who are homeless and work to find appropriate housing. There are also close connections with the local SSI/SSDI, outreach, access and recover (SOAR) program to help those who are disabled and in institutions, increase their income.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

- Share TBRA program will provide security deposits, rent assistance and case management for people who are at-risk of homelessness
- Clark County Homeowner Rehabilitation program exists to improve the livability, energy efficiency or life of the owner-occupied property. People who are low-to-moderate income, including those with special needs may be eligible for the program.
- Bridgeview Resource and Education Center project will support the construction of a center for households receiving housing authority assistance, many of whom have special needs.
- Janus Youth TBRA program will provide security deposits, rent assistance and case management for youth who are at-risk of homelessness.
- Affordable Housing Solutions Freedom's Path project will support the construction of a permanent housing building for Veteran's. Studios may serve veterans with special needs who are not homeless.
- Columbia River Mental Health, Main Clinic Rehabilitation project will support the rehabilitation of a mental health facility that serves people with special needs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Zoning has created a dwindling supply of land for both single family and multi-family housing. Design review also adds to the cost of housing particularly multi-family housing.

Impact fees, which are tied to new residential construction, do not reflect the full cost of service and facility impacts, they do add to the cost of providing housing. For low and moderate-income households, unsubsidized new residential construction may be cost prohibitive and/or require too large a share of household income to enable purchase or rental.

Legislation for systems development charges and impact fees does not make the waiving of such fees practical. The legislature requires that when a local jurisdiction waives systems development charges and other fees, it is required to make up these funds from general revenues. Because of this requirement, most local jurisdictions in Clark County will not consider waivers. If the legal requirement were changed at the state level, it would give municipalities an option to provide incentives to affordable housing to both public and private developers. The overall impact on the development of systems would be minimal and the cost of infrastructure and other impacts would be able to be spread over all new development.

With the Great Recession, the state of Washington reduced its Housing Trust Fund from \$200 million biannually to less than half the amount. This has greatly reduced the funds available to develop affordable housing in Clark County. Simultaneously, the federal HOME funds available for affordable housing have been cut in half, further reducing the funding for affordable housing.

Clark County does not have inclusionary zoning which could require a certain percentage of rental housing in a development to be affordable within specific income and rent ranges.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic opportunity is critically important. Income and educational attainment are among the most powerful predictors of overall health, and societies with more equal incomes tend to have better health than those with extreme inequalities.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,112	559	1	1	0
Arts, Entertainment, Accommodations	9,568	5,433	11	13	2
Construction	6,526	5,026	7	12	5
Education and Health Care Services	15,047	6,391	17	15	-2
Finance, Insurance, and Real Estate	5,375	1,687	6	4	-2
Information	2,164	378	2	1	-1
Manufacturing	11,847	6,494	13	15	2
Other Services	5,989	3,055	7	7	0
Professional, Scientific, Management Services	7,909	2,595	9	6	-3
Public Administration	0	0	0	0	0
Retail Trade	12,092	6,384	14	15	1
Transportation and Warehousing	4,834	1,621	5	4	-1
Wholesale Trade	6,939	2,905	8	7	-1
Total	89,402	42,528	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	131,964
Civilian Employed Population 16 years and over	118,726
Unemployment Rate	10.03
Unemployment Rate for Ages 16-24	27.53
Unemployment Rate for Ages 25-65	6.09

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	30,340
Farming, fisheries and forestry occupations	4,744
Service	10,754
Sales and office	29,308
Construction, extraction, maintenance and repair	11,633
Production, transportation and material moving	7,723

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	66,486	61%
30-59 Minutes	34,937	32%
60 or More Minutes	7,096	7%
Total	108,519	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,381	943	3,725
High school graduate (includes equivalency)	23,373	2,366	8,104
Some college or Associate's degree	41,369	3,707	12,588

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	32,298	1,586	5,641

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	259	861	806	836	1,238
9th to 12th grade, no diploma	3,822	2,209	2,168	3,169	2,326
High school graduate, GED, or alternative	7,496	8,049	8,851	17,013	8,730
Some college, no degree	7,097	9,283	10,436	22,063	7,180
Associate's degree	1,126	3,444	4,406	8,174	1,523
Bachelor's degree	1,131	5,517	8,317	12,205	3,550
Graduate or professional degree	132	1,785	3,637	8,108	2,610

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,744
High school graduate (includes equivalency)	31,366
Some college or Associate's degree	36,475
Bachelor's degree	50,425
Graduate or professional degree	63,343

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors of Clark County are education and health care services, manufacturing, retail trade and arts, entertainment, accommodations.

Describe the workforce and infrastructure needs of the business community:

The workforce needs as identified by Southwest Washington Development Council is basic and advanced skills in science, technology, engineering, and math (STEM). The focus is on building awareness of industry demands and career paths and encouraging individuals to pursue careers and related training programs. There is also a need to understand the employer's skill needs and to work to fill their job openings.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Columbia River Economic Development Council adopted a Clark County Economic Development Plan in 2011. The plan called for the county to diversify its industry beyond manufacturing and natural resources and to work with information technology and expand higher education opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The county labor force shows there is a need for many people to obtain a specified education or training. The education by age shows that 26% of the population age 25 - 34 only have a high school or GED education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Southwest Washington Development Council is the Workforce Investment Board (WIB) for Clark, Cowlitz and Wahkiakum counties. They bring together funding, state agencies, local service companies, colleges and community-based organizations to provide employment and training services to businesses, job seekers and youth.

The Carson College of Business at Washington State University at Vancouver has a Business Growth Mentor and Analysis Program that provides pro-bono, student-conducted analysis and consulting services to small businesses in an effort to help them grow and prosper.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Greater Portland Inc (GPI) is a regional partnership helping companies expand and locate to the Portland-Vancouver area. The region includes seven counties and covers two states. Leveraging the region's assets, GPI and its partners work in lockstep to nurture and recruit businesses that bolster the local economy and promote long-term job growth.

Discussion

Clark County is actively involved in economic development either through Greater Portland Inc. or the Southwest Washington Workforce Development Council. The county has also reduced or waived certain fees to spur economic development.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Census tract 401.02 a sparsely populated area north of La Center and census tract 425.00 in Camas both have over 50% with severe housing problems. Concentration is 50% or more of the units with severe housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

An area with minority concentrations is defined as the percentage of a specific minority in census tracts above the minority mean specific to the County, plus ten percentage points for the specific minority.

There are no census tracts outside Vancouver that have a Hispanic contraction, which would be 17.9% Hispanic. There is one census tract 413.25, which is split between Vancouver and Camas, which has a concentration of Asian minorities (18.0%). Only a small part of the census tract is located in Camas the rest of the tract is in Vancouver.

The

Census Tracts with the highest proportion of low-income population are census tracts 415 and 405.09 which are the older area of Camas and Washougal and are adjacent to each other.

What are the characteristics of the market in these areas/neighborhoods?

Census tracts 415 and 405.09 cover the older area of Camas and Washougal with a mix of residential and commercial, the residential is made up of small older homes and the commercial is small businesses in the original downtown area of Washougal.

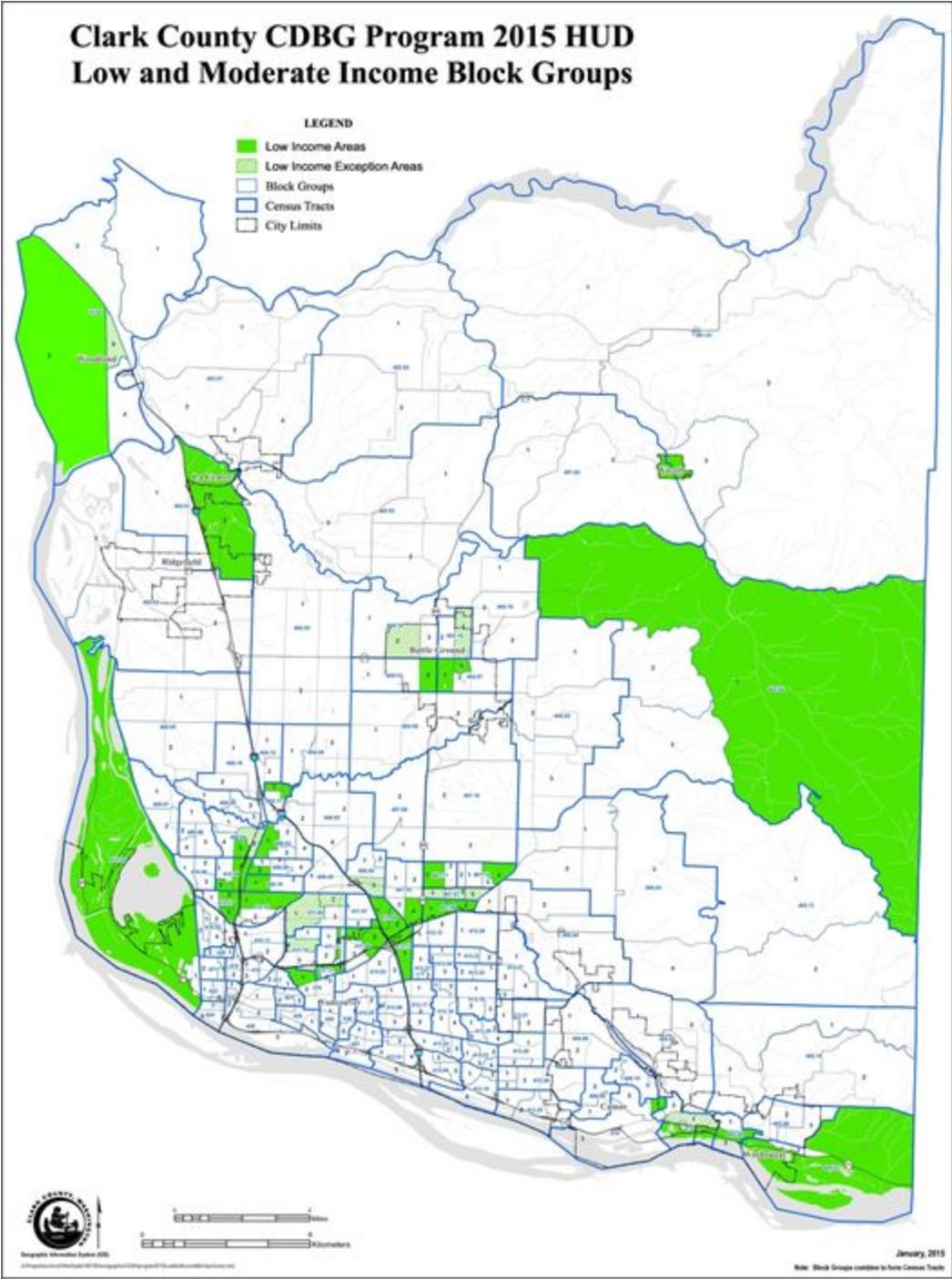
The downtown area of Washougal is undergoing development with many new small businesses. There are plans for the development of apartments in the area and new access to the Columbia River has enhances the livability.

Are there any community assets in these areas/neighborhoods?

Land for additional development is an asset.

Are there other strategic opportunities in any of these areas?

As part of the Washougal Economic Development Element of its Comprehensive Plan, the city will strive to create a downtown shopping area that is compact, easily accessible, and convenient to Washougal residents and visitors (Policy 3-B of Goal 3 to implement Downtown Washougal Revalorization Plan). Under the same Goal 3 is Policy 3-C which will encourage commercial and office development in the downtown area.



Low-Moderate Income Block Groups

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The 2015-2019 Clark County Consolidated Housing and Community Development Plan's Strategic Plan outlines the ways in which federal housing and community development funds will be used to respond to the needs of the community. A principal objective is the achievement of a more localized, community-based decision making structure regarding prioritization of needs and allocation of scarce resources.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Clark County
	Area Type:	No geographic areas targeted
	Other Target Area Description:	No geographic areas targeted
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The county does not allocate CDBG funds geographically. HOME funds for rental construction and/or acquisition are only allocated to areas within the urban growth boundaries.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Development and Preservation
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	No geographic areas targeted
	Associated Goals	Affordable Housing Development and Preservation
	Description	Development and preservation of affordable rental and owner housing. This includes new construction, acquisition, and rehabilitation.
	Basis for Relative Priority	The priority needs are based on the housing and community development data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	No geographic areas targeted
	Associated Goals	Alleviation of Homelessness
	Description	Alleviation of homelessness.
	Basis for Relative Priority	The priority needs are based on the housing and community development data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.
3	Priority Need Name	Community and Neighborhood Sustainability
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Non-housing Community Development
	Geographic Areas Affected	No geographic areas targeted
	Associated Goals	Community and Neighborhood Sustainability
	Description	Community sustainability.

	Basis for Relative Priority	The priority needs are based on the housing and community development data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.
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Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below lists the resources expected to be available in Clark County to address the priority needs and specific objectives identified in the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,000	50,000	0	1,450,000	5,500,000	Grants awarded on a formula basis for housing and community development activities. Most recipients must have low- or moderate-income levels (up to 80% AMI), or reside in a low/moderate-income target area.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,000	25,000	0	365,000	1,300,000	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must have low- to moderate-incomes (up to 80% AMI) for homeownership, or low-income (up to 60% AMI) for rental housing. Requires 25% non-federal matching funds.
Housing Trust Fund	public - state	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Grants and loans to nonprofits for low-income (80% AMI) housing construction, acquisition, rehabilitation, homeowner acquisition, or farm worker housing. Competitive semi-annual process.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	TBRA	0	0	0	0	0	Rental assistance payments to owners of private market rate units, or directly to tenants (vouchers). Participants must have low-incomes (up to 50% AMI). Administered by VHA.
Section 811	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Competitive grants to nonprofits for supportive housing for persons with disabilities. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.
Shelter Plus Care	public - federal	TBRA	0	0	0	0	0	Provides housing and supportive services on a long-term basis for persons who are homeless and a disability. Selection is on nationwide competitive basis.
Supportive Housing Program	public - federal	Acquisition Housing Multifamily rental new construction Multifamily rental rehab Public Services	0	0	0	0	0	Promotes development of supportive housing and services for persons who are homeless. Applicants may be government entities, private non-profits, or public non-profit community mental health associations. Grants awarded through national competition annually.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Credits	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Federal tax credits available to invest in low-income rental housing. Proceeds are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% AMI, or 40% of units at 80% AMI. Projects competing for 9% tax credits typically set income targeting at 40% AMI or below to remain competitive.
Other	private	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Long-term housing financing (grants/loans) for qualified homeownership and rental housing development projects. Assistance limited to households under 80% AMI (program is competitive and often requires lower targeting).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Other	0	0	0	0	0	The Community Reinvestment Act requires certain regulated financial institutions to achieve goals for lending in low-moderate income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.
Other	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Competitive grants to nonprofits for supportive housing for the elderly. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.
Other	public - federal	Homebuyer assistance Homeowner rehab	0	0	0	0	0	Section 203(b) provides mortgage insurance to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution and the mortgage insured by HUD. Section 203(k) permits homebuyers to finance an additional \$35,000 into their mortgage to improve or upgrade their home before move-in.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Housing Other	219,000	0	0	219,000	876,000	Funds are given to local recipient organizations to provide mass shelter, off-site lodging, rent/mortgage assistance and food.
Other	public - federal	Housing Public Services	1,000,000	0	0	1,000,000	4,000,000	Grant administered through City of Portland for housing assistance and supportive services for people with low-incomes and HIV or AIDS.
Other	public - federal	Other	405,000	0	0	405,000	1,620,000	Program uses a blend of federal grants (Health and Human Services, Bonneville Power Administration, and Department of Energy) to provide renters and property owners with weatherization measures. Recipients must have an income below 125% of poverty.
Other	public - state	Housing TBRA	890,000	0	0	890,000	3,560,000	Contracts are awarded to nonprofits to provide homelessness prevention assistance and rapid rehousing assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	175,000	0	0	175,000	700,000	Program increases resources for low-income single and multi-family home weatherization by leveraging local matching dollars and resources from utilities, rental owners, and other sources. Allowable funds provide a dollar-for-dollar match.
Other	public - local	Acquisition Housing	150,000	0	0	150,000	600,000	A \$10 document recording surcharge; 57% goes to the county, 43% returned to Commerce. All households assisted must be at or below 50% of AMI.
Other	public - local	Housing Other	1,500,000	0	0	1,500,000	6,000,000	E2SHB 2163: A \$40 document recording surcharge; 61% to the county, 39% to Commerce. HB 1359: \$10 document surcharge allows county to retain 90%, 10% returned to Commerce. All households assisted must be homeless or formerly homeless.
Other	public - local	Other	500,000	0	0	500,000	2,000,000	Program blends federal and local funds to provide renters and property owners with weatherization measures.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Clark County CDBG application process gives additional points for larger matching funds that have been secured. In addition, projects that can proceed quickly will be given more consideration.

The HOME Program matching requirements are program-wide and not project specific. Pursuant to the regulations, the match must be (1) a permanent contribution to the program, and (2) from non-federal sources. The match requirement will be tied to the type of HOME activity. All acquisitions, new construction, rehabilitation, and homebuyer activities will require a 25 percent match.

Projects with funding commitments from non-federal sources such as the Washington State Housing Trust Fund, local general funds, or private funding, shall have priority. In addition, projects with firm financial commitments will have priority over those with pending, tentative, or speculative commitments.

U.S. Department of Housing and Urban Development's Notice CPD-97-03: HOME Program Match Guidance provides guidance on identifying eligible sources of matching contributions, calculating the value of matching contributions, determining the point at which a contribution may be recognized as match, and tracking matching obligations and contributions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently known.

Discussion

Clark County will take actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement housing strategies and programs. Clark County will also work with a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County will also submit letters of support and verification of consistency for project applications which support the goals and objectives found in the Consolidated Plan. The limited Clark County HOME funds, in many cases, provide gap financing for projects receiving

HOME funds through the State of Washington, Low-Income Housing Tax Credits, or bonds. Because there are not enough HOME funds to fully fund developments, project sponsors must leverage other funds sources in large amount.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CLARK COUNTY DEPARTMENT OF COMMUNITY SERVICES	Government	Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
SHARE	Non-profit organizations	Homelessness Rental	Jurisdiction

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

Strengths:

- Coordinated Assessment system places the burden on the system to identify housing options for households.
- Strong networks of experienced multi-service agencies.
- Local Commitment to best practices and
- An independent non-profit agency serves as the primary convener and advocate for households who are homeless.
- High HMIS system data quality.

Gaps:

- Lack of rental options for households with rental barriers.
- Lack of affordable rental options for households who are low-income and below.
- Regular and reliable transportation with late night/early morning service.
- Barrier-free employment programs for those who are not “job ready” and/or have special needs.
- Lack of safe, affordable and late night/early morning child care.
- Low-barrier physical and mental health care.

- Outreach services are not offered during late night/early morning hours and are unable to access rural areas often.
- Zero no-barrier Family and Single Female shelters
- Zero crisis beds targeted to youth 18-24.
- Reduced funding for homeless system services and housing options.

Homeless system diversion

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education		X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Clark County is the primary grantee of county services targeted to people who are homeless. Funds are allocated to grantees through a request for application process utilizing the Community Action Advisory Board (CAAB) as the decision making body. People seeking assistance call 211info to gain information and referral to services. All housing programs focused on people who are homeless are brokered through the coordinated assessment system. The assessment system has navigators to connect households with needed services and resources, including, but not limited to program focused on serving households who are homeless.

The assessment center works closely with outreach teams, local systems of care and school districts to connect with people and families who are chronically homeless and assess their vulnerability. Connections to services with little to no barriers are targeted with this population.

The coordinated assessment center works closely with the VA, SSVF and local Veterans assistance resources to ensure veteran household are connected with the appropriate intervention for their needs.

The community has an unaccompanied youth continuum that outreaches to the population, connects them with the coordinated assessment system and serves them through youth focuses housing programs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths:

- Coordinated Assessment system places the burden on the system to identify housing options for households.
- Strong networks of experienced multi-service agencies.
- Local Commitment to best practices and
- An independent non-profit agency serves as the primary convener and advocate for households who are homeless.
- High HMIS system data quality.

Gaps:

- Lack of rental options for households with rental barriers.
- Lack of affordable rental options for households who are low-income and below.
- Regular and reliable transportation with late night/early morning service.
- Barrier-free employment programs for those who are not “job ready” and/or have special needs.
- Lack of safe, affordable and late night/early morning child care.
- Low-barrier physical and mental health care.

- Outreach services are not offered during late night/early morning hours and are unable to access rural areas often.
- Zero no-barrier Family and Single Female shelters
- Zero crisis beds targeted to youth 18-24.
- Reduced funding for homeless system services and housing options.

Homeless system diversion

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Community is in the process of adopting the next iteration of the 10-year homeless plan. This action plan adopts priority populations and address a few of the gaps identifies through targeted strategies and funding.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community and Neighborhood Sustainability	2015	2019	Non-Housing Community Development	Clark County	Community and Neighborhood Sustainability	CDBG: \$7,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
2	Alleviation of Homelessness	2015	2019	Homeless	Clark County	Alleviation of Homelessness	HOME: \$1,000,000	Tenant-based rental assistance / Rapid Rehousing: 500 Households Assisted Homeless Person Overnight Shelter: 1000 Persons Assisted Homelessness Prevention: 250 Persons Assisted Housing for Homeless added: 100 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Affordable Housing Development and Preservation	2015	2019	Affordable Housing	Clark County	Affordable Housing Development and Preservation	CDBG: \$1,250,000 HOME: \$1,250,000	Rental units constructed: 100 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 50 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted Housing for Homeless added: 10 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Community and Neighborhood Sustainability
	Goal Description	Infrastructure improvements (streets, sidewalks, storm drainage, water, sewer) needed in eligible neighborhoods and communities. Acquisition and/or improvements to parks and facilities to improve the livability of low- and moderate-income neighborhoods or facilities that provide services to people who are low-income, elderly or have special needs. Facilities should meet sustainability standards and all improvements should be consistent with neighborhood and/or community plans.
2	Goal Name	Alleviation of Homelessness
	Goal Description	Programs aimed at reducing homelessness.
3	Goal Name	Affordable Housing Development and Preservation
	Goal Description	The development and preservation of affordable rental and owner housing including new construction and rehabilitation of existing housing.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Extremely low-income 50

Low-income 40

Moderate-income 20

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Vancouver Housing Authority has a Section 504 Voluntary Compliance Agreement with HUD, but it does not cover increasing the number of accessible units.

Activities to Increase Resident Involvements

The Vancouver Housing Authority has a Resident Advisory Board that meets quarterly and a Resident Commissioner on its board. The VHA is a Move to Work housing authority and notifies residents of its MTW plan amendments.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Zoning has created a dwindling supply of land for both single family and multi-family housing. Design review also adds to the cost of housing particularly multi-family housing.

Impact fees, which are tied to new residential construction, do not reflect the full cost of service and facility impacts, they do add to the cost of providing housing. For low and moderate-income households, unsubsidized new residential construction may be cost prohibitive and/or require too large a share of household income to enable purchase or rental.

Legislation for systems development charges and impact fees does not make the waiving of such fees practical. The legislature requires that when a local jurisdiction waives systems development charges and other fees, it is required to make up these funds from general revenues. Because of this requirement, most local jurisdictions in Clark County will not consider waivers. If the legal requirement were changed at the state level, it would give municipalities an option to provide incentives to affordable housing to both public and private developers. The overall impact on the development of systems would be minimal and the cost of infrastructure and other impacts would be able to be spread over all new development.

With the Great Recession, the state of Washington reduced its Housing Trust Fund from \$200 million biannually to less than half the amount. This has greatly reduced the funds available to develop affordable housing in Clark County. Simultaneously, the federal HOME funds available for affordable housing have been cut in half, further reducing the funding for affordable housing.

Clark County does not have inclusionary zoning which could require a certain percentage of rental housing in a development to be affordable within specific income and rent ranges.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Clark County's Comprehensive Plan has a number of policies to address barriers to affordable housing.

Policy 2.2.3 Clark County shall create a voluntary inclusionary zoning program in residential and mixed-use zones with bonus incentive strategies.

Policy 2.2.4. Building and fire plan codes shall encourage the development, rehabilitation and adaptation of housing responds to the physical needs of special populations.

Policy 2.5.1 Ensure that policies, codes and regulations, including public development covenants, provide the opportunity to site affordable housing types.

Policy 2.6.1 Assess the impacts of fee waivers, exemptions and other deductions or exclusions on the housing needs continuum.

The Clark County Commission on Aging is also reviewing the impact of zoning and development codes on senior housing development.

SP-60 Homelessness Strategy – 91.215(d)

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

Whether it is because of a mental health issue, chemical dependency, or lack of knowledge of where to receive assistance, there are people who are homeless who do not contact homeless service providers asking for help. Having well-trained outreach teams who can find people who are homeless, build relationships, and help them connect to the resources and services needed for them to regain housing, is critical to a successful homelessness system.

The Homeless Action Plan has continued efforts to have comprehensive and effective outreach by:

1. Having sufficient outreach capacity to cover the entire geographic area of Clark County;
2. Utilizing strategies such as trauma-informed care, peer mentorship and other evidence-informed practices to successfully engage people who are living outside; and
3. Maintaining a high-level of coordination between outreach workers and the coordinated assessment system to ensure access to housing.

Addressing the emergency and transitional housing needs of homeless persons

Having immediate access to shelter from the elements when a household experiences a housing crisis is an essential and potentially life-saving part of the homelessness system. The demand for short-term emergency shelter is dependent on our community's success at preventing people from becoming homeless and how quickly we are able to help them regain housing once they have accessed emergency shelter.

The Homeless Action Plan calls for efforts to provide emergency shelter by:

1. Maintaining our current level of emergency shelter until such a time when the demand for such shelter is less than the supply;
2. Eliminating barriers such as lack of transportation or clean and sober requirements that might prevent people who are homeless from accessing emergency shelter; and
3. Focusing services in our shelters on helping people quickly regain housing.

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.

There are many successful housing programs in our community that use best practices to help families get back into stable housing and stay there. There are, however, areas that we can concentrate on as a community that will improve outcomes for all our programs:

1. Creating a better connection to employment services for those who are not immediately “job ready”;
2. Increasing access to disability benefits for those who cannot work;
3. Creating a safety net for those who through no fault of their own need more than a short-term rental subsidy; and
4. Increasing training around motivational interviewing and harm reduction.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

All publicly funded prevention and rapid re-housing assistance in Clark County is facilitated through the Council for the Homeless housing coordinated assessment program. The program partners with numerous entities, including systems of care, shelters, school districts, youth agencies and health clinics. If an individual or family is at-risk of homelessness, they may call the coordinated assessment program to be screened for eligibility based on program space available. If the individual or family is homeless, the household would be lightly screened by phone and invited for an in-house assessment. These assessments may also be conducted in systems of care, or other community based settings, depending on the needs of the family or individual. Once the appropriate housing type is determined the household is prioritized based on a number of factors. There are a number of housing programs that focus on specific populations, including those who are on TANF and homeless, those being released from systems of care and youth.

Systems of care and community agencies work closely with the homeless system through a number of collaborative workgroups. The workgroups focus on improving coordination and systemic challenges related to discharge planning, prevention, youth and the homeless plan. Workgroups consist of representatives from systems of care, health, employment, education, faith based and youth agencies.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Over the next five years, the following actions will be implemented to evaluate and reduce lead-based paint hazards:

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units;
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards;
- Follow the existing Housing Rehabilitation Program’s Policies and Procedures regarding lead hazard evaluation, reduction, and education activities;
- Continue to train rehabilitation staff on lead-based paint procedures;
- Pursue lead-based paint funds to identify and control LBP hazards in both renter and owner-occupied housing; and

Support and promote comprehensive public health programs aimed at education and testing, especially for low and moderate-income households and households at risk.

How are the actions listed above related to the extent of lead poisoning and hazards?

Both the weatherization and rehabilitation programs tend to work with older homes with a high probability of lead based pain being present. The above actions are followed to ensure lead hazards are eliminated.

How are the actions listed above integrated into housing policies and procedures?

The County, as a Community Action Agency receives Weatherization funds. The weatherization program only uses contractors that are registered with the state to work with lead based paint. The rehabilitation contractors and staff are Certified Renovators.

In addition, the rehabilitation and weatherization program provides the latest lead hazard information to clients in housing built before 1978.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Clark County Department of Community Services works with schools, businesses, service providers, and people who live in poverty to identify issues and develop programs and strategies that will help to prevent poverty and provide people with the skills and opportunity for self-sufficiency. Programs are designed to provide services that are accessible, flexible, and include all of the community to solve the community's problems. Clark County is a Community Action Agency and as such receives Community Services Block Grant funds.

Clark County Department of Community Services can impact only some of the causes of poverty. The Community Funds (House Bills 2060, 2163 and 1359) distributed by Clark County have enabled the county to provide additional funds to address poverty and homelessness.

Clark County's anti-poverty strategies focus on increasing the self-sufficiency of low-income individuals and families. In achieving this goal, the County participates in the following programs:

Community Service Block Grant (CSBG): Working through a network of community action agencies, CSBG targets the reduction of poverty, the revitalization of low-income communities, and the empowerment of low-income families and individuals to become fully self-sufficient. As the Community Action Program agency, Clark County staffs a tripartite community advisory board, which establishes priorities based on community needs. Participation from low-income persons is an integral part of this process.

Housing Preservation and Weatherization Programs: These programs provide financial assistance for home repairs to homes owned by persons living on low and moderate incomes in Clark County. The Weatherization Assistance Program focuses on installing cost effective measures for energy conservation and addresses health and safety concerns for low-income households.

Low-Income Home Energy Assistance Program (LIHEAP): LIHEAP is a federal program administered by Clark Public Utilities. LIHEAP provides grants for energy assistance for up to 3,000 eligible customers per year. Eligibility for assistance is based on factors such as income, household size and home heating costs.

Marriage License Fee Surcharge: This surcharge is imposed by state legislature and the local revenue is provided to the Department of Community Services to fund family services, including domestic violence prevention and intervention services.

Veterans Assistance Program: The Veterans Assistance Fund was established to provide assistance to indigent veterans and their families. Veterans Assistance is funded through county property taxes and provides a variety of assistance to veterans such as: rent, utilities, food, transportation, prescription coverage, clothing, tools and referral services.

The annual report to the community gives an overview of the Community Action Programs the county funded or participated in.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Clark County housing staff actively participates in the Continuum of Care (CoC) Program which is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

SP-80 Monitoring – 91.230

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

Annually the CHAD Unit of DCS will review the timely expenditure rate, staying within the spending caps and spending the required percentage of CDBG funds on activities benefiting low- to moderate-income households, HOME spending, allocation of the 15 percent CHDO set-a-side, HOME match requirements, review of rent income requirements and Housing Quality Standard inspection of completed rental projects are reviewed. The Department of Community Services uses a Risk-Assessment Procedure to determine the risk of each applicant for funding and each contractor.

At the project level, staff will work to ensure that funded projects comply with the applicable federal regulations, OMB Circulars relating to financial management systems, procurement and contracting, property management and disposition, labor standards, record keeping and reporting requirements of the fund sources. Project monitoring consists of a desk monitoring or on site monitoring. Each quarter the status of each project is reviewed and reported to funding policy boards. The Department of Community Services also carries out Risk Assessments of all organizations it contracts with. Annually, the county reviews the income of tenants and rent charges for all HOME-assisted rental units.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The table below lists the resources expected to be available in Clark County to address the priority needs and specific objectives identified in the Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,000	50,000	0	1,450,000	5,500,000	Grants awarded on a formula basis for housing and community development activities. Most recipients must have low- or moderate-income levels (up to 80% AMI), or reside in a low/moderate-income target area.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,000	25,000	0	365,000	1,300,000	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must have low- to moderate-incomes (up to 80% AMI) for homeownership, or low-income (up to 60% AMI) for rental housing. Requires 25% non-federal matching funds.
Housing Trust Fund	public - state	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Grants and loans to nonprofits for low-income (80% AMI) housing construction, acquisition, rehabilitation, homeowner acquisition, or farm worker housing. Competitive semi-annual process.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	TBRA	0	0	0	0	0	Rental assistance payments to owners of private market rate units, or directly to tenants (vouchers). Participants must have low-incomes (up to 50% AMI). Administered by VHA.
Section 811	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Competitive grants to nonprofits for supportive housing for persons with disabilities. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.
Shelter Plus Care	public - federal	TBRA	0	0	0	0	0	Provides housing and supportive services on a long-term basis for persons who are homeless and a disability. Selection is on nationwide competitive basis.
Supportive Housing Program	public - federal	Acquisition Housing Multifamily rental new construction Multifamily rental rehab Public Services	0	0	0	0	0	Promotes development of supportive housing and services for persons who are homeless. Applicants may be government entities, private non-profits, or public non-profit community mental health associations. Grants awarded through national competition annually.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Credits	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Federal tax credits available to invest in low-income rental housing. Proceeds are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% AMI, or 40% of units at 80% AMI. Projects competing for 9% tax credits typically set income targeting at 40% AMI or below to remain competitive.
Other	private	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Long-term housing financing (grants/loans) for qualified homeownership and rental housing development projects. Assistance limited to households under 80% AMI (program is competitive and often requires lower targeting).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Other	0	0	0	0	0	The Community Reinvestment Act requires certain regulated financial institutions to achieve goals for lending in low-moderate income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.
Other	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Competitive grants to nonprofits for supportive housing for the elderly. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.
Other	public - federal	Homebuyer assistance Homeowner rehab	0	0	0	0	0	Section 203(b) provides mortgage insurance to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution and the mortgage insured by HUD. Section 203(k) permits homebuyers to finance an additional \$35,000 into their mortgage to improve or upgrade their home before move-in.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Housing Other	219,000	0	0	219,000	876,000	Funds are given to local recipient organizations to provide mass shelter, off-site lodging, rent/mortgage assistance and food.
Other	public - federal	Housing Public Services	1,000,000	0	0	1,000,000	4,000,000	Grant administered through City of Portland for housing assistance and supportive services for people with low-incomes and HIV or AIDS.
Other	public - federal	Other	405,000	0	0	405,000	1,620,000	Program uses a blend of federal grants (Health and Human Services, Bonneville Power Administration, and Department of Energy) to provide renters and property owners with weatherization measures. Recipients must have an income below 125% of poverty.
Other	public - state	Housing TBRA	890,000	0	0	890,000	3,560,000	Contracts are awarded to nonprofits to provide homelessness prevention assistance and rapid rehousing assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	175,000	0	0	175,000	700,000	Program increases resources for low-income single and multi-family home weatherization by leveraging local matching dollars and resources from utilities, rental owners, and other sources. Allowable funds provide a dollar-for-dollar match.
Other	public - local	Acquisition Housing	150,000	0	0	150,000	600,000	A \$10 document recording surcharge; 57% goes to the county, 43% returned to Commerce. All households assisted must be at or below 50% of AMI.
Other	public - local	Housing Other	1,500,000	0	0	1,500,000	6,000,000	E2SHB 2163: A \$40 document recording surcharge; 61% to the county, 39% to Commerce. HB 1359: \$10 document surcharge allows county to retain 90%, 10% returned to Commerce. All households assisted must be homeless or formerly homeless.
Other	public - local	Other	500,000	0	0	500,000	2,000,000	Program blends federal and local funds to provide renters and property owners with weatherization measures.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Clark County CDBG application process gives additional points for larger matching funds that have been secured. In addition, projects that can proceed quickly will be given more consideration.

The HOME Program matching requirements are program-wide and not project specific. Pursuant to the regulations, the match must be (1) a permanent contribution to the program, and (2) from non-federal sources. The match requirement will be tied to the type of HOME activity. All acquisitions, new construction, rehabilitation, and homebuyer activities will require a 25 percent match.

Projects with funding commitments from non-federal sources such as the Washington State Housing Trust Fund, local general funds, or private funding, shall have priority. In addition, projects with firm financial commitments will have priority over those with pending, tentative, or speculative commitments.

U.S. Department of Housing and Urban Development's Notice CPD-97-03: HOME Program Match Guidance provides guidance on identifying eligible sources of matching contributions, calculating the value of matching contributions, determining the point at which a contribution may be recognized as match, and tracking matching obligations and contributions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

None currently known.

Discussion

Clark County will take actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement housing strategies and programs. Clark County will also work with a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County will also submit letters of support and verification of consistency for project applications which support the goals and objectives found in the Consolidated Plan. The limited Clark County HOME funds, in many cases, provide gap financing for projects receiving HOME funds through the State of Washington, Low-Income Housing Tax Credits, or bonds. Because there are not enough HOME funds to fully fund developments, project sponsors must leverage other funds sources in large amount.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community and Neighborhood Sustainability	2015	2019	Non-Housing Community Development	Clark County	Community and Neighborhood Sustainability	CDBG: \$1,067,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30916 Persons Assisted
2	Alleviation of Homelessness	2015	2019	Homeless	Clark County	Alleviation of Homelessness	CDBG: \$90,000 HOME: \$331,000	Tenant-based rental assistance / Rapid Rehousing: 47 Households Assisted
3	Affordable Housing Development and Preservation	2015	2019	Affordable Housing	Clark County	Affordable Housing Development and Preservation	CDBG: \$391,342 HOME: \$125,742	Rental units constructed: 50 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Community and Neighborhood Sustainability
	Goal Description	
2	Goal Name	Alleviation of Homelessness
	Goal Description	
3	Goal Name	Affordable Housing Development and Preservation
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County (outside the City of Vancouver). These funds will be utilized to implement the Strategic Plan presented in the Consolidated Plan.

Projects

#	Project Name
1	Battle Ground NE 1st Street Sidewalk Improvements
2	Camas Franklin Neighborhood Improvements
3	Ridgefield N 4th Place Improvements
4	Yacolt Recreation Park Improvements
5	Washougal Community Center Kitchen
6	Share ASPIRE
7	Bridgeview Resource and Education Center
8	Columbia River Mental Health Clinic Rehabilitation
9	Janus Youth The Nest Housing Program
10	Proud Ground Homeownership Program
11	Clark County Housing Rehabilitation Program
12	CDBG Program General Program Administration
13	HOME Program General Program Administration
14	Affordable Housing Solutions Freedoms Path at Vancouver

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The primary obstacle to meeting underserved needs in Clark County has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for the elderly and people with special needs in Clark County and it would cost an estimated \$18 million to address this need. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. By 2030, one in four Clark County residents will be 60 or older.

To try to meet the needs of the underserved with the current funding available, Clark County operates a homeowner rehabilitation program to provide assistance to disabled and elderly homeowners who live

in homes that are not accessible or are in poor condition.

AP-38 Project Summary
Project Summary Information

1	Project Name	Battle Ground NE 1st Street Sidewalk Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$234,200
	Description	This project places curb, gutter, and sidewalk on the north side of NE 1st Street from N Parkway Avenue to NE 3rd Avenue.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,065 people will be served by the sidewalk improvements, 1,000 who are considered low-income.
	Location Description	NE 1st Street from N Parkway Avenue to NE 3rd Avenue, Battle Ground, WA 98604
	Planned Activities	Curb, gutter, and sidewalk improvements.
2	Project Name	Camas Franklin Neighborhood Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$230,000
	Description	Improvements on NE Franklin Street from NE 15th to NE 19th Avenues. Improvements include updated water and sewer systems, replacement of two sub-standard fire hydrants, and reconstruction of sidewalks and asphalt roadway. The affected section is about 750 feet in length.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 925 people will be served by these improvements, 500 of which are considered low-income.
	Location Description	NE Franklin Street from NE 15th to NE 19th Avenues, Camas, WA 98607
	Planned Activities	Updated water and sewer systems, replacement of two fire hydrants, and reconstruction of sidewalks and roadway.
3	Project Name	Ridgefield N 4th Place Improvements
	Target Area	Clark County

	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$183,600
	Description	Construction of street and storm drainage improvements on N. 4th Place between Division and Mill Streets. The project will re-open the alley to through traffic, improving access for emergency vehicles and residents.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Low income benefit determined by survey. There were 14 households in the benefit area, with a total of 23 people. Of these people, 15 were considered to be low-income.
	Location Description	N. 4th Place between Division and Mill Street, Ridgefield, WA 98642
	Planned Activities	Street and storm drainage improvements and re-opening alley to through traffic.
4	Project Name	Yacolt Recreation Park Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$30,000
	Description	Yacolt Recreation Park is located east of Spruce Ave at the east end of Hoag Street. The project will complete 1,900 feet of asphalt surfacing of the remaining path.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	This project will serve all of the Town of Yacolt. Per the American Community Survey Place data, there are 1,485 people in the Town of Yacolt, of which 745 are considered low-income.
	Location Description	East of Spruce Ave at the east end of Hoag Street.
	Planned Activities	Completion of 1,900 feet of asphalt path.
5	Project Name	Washougal Community Center Kitchen
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability

	Funding	CDBG: \$154,700
	Description	Remodel of the kitchen at the Washougal Community Center located at 1701 C Street. The kitchen is used for Meals on Wheels and will be brought up to Clark County Health Code Standards and City of Washougal Building Code standards.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20,232 people will be served annually, of which 19,630 are considered to be low-income.
	Location Description	1701 C Street, Washougal, WA 98671
	Planned Activities	New countertops, flooring, refrigerator, oven, dishwasher, sinks and associated electrical and plumbing.
6	Project Name	Share ASPIRE
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$55,000 HOME: \$253,000
	Description	Share's ASPIRE program. The goal of the program is to transition families from shelters into permanent housing through the use of rental subsidies and on-going case management. There is a housing affordability gap in Clark County with a housing wage of \$17.73 but the average wage only \$12.96. Brokers Norris, Beggs & Simpson reported that in 2013 vacancy rates averaged 2.67% and rental rates increased. Overall average rents were up \$30 year-over-year, but new units asking rents climbed to \$75 year-over-year. The report also noted that having consistent sub 3% vacancy rates meant that new projects were quickly absorbed at rents well above what developers had budgeted. As rents and demand continue to climb in Clark County, rental assistance becomes more necessary for tenants who are low-income.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 32 families will be served, consisting of an average of 80 individuals. All families served are considered low-income.

	Location Description	Tenant households may choose to live anywhere in Clark County.
	Planned Activities	Rental assistance and case management. CDBG funds will be used for a housing counselor/case manager and HOME funds will be used for rental subsidies.
7	Project Name	Bridgeview Resource and Education Center
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$105,000
	Description	Construction of a Resource and Education Center to be sited at 500 Omaha Way, Vancouver, WA 98661. Vancouver Housing Authority's case-managed programs and resident services will begin to be delivered by Bridgeview in 2015.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,563 individuals will be served. All families will be receiving Section 8 vouchers or living in public housing.
	Location Description	500 Omaha Way, Vancouver, WA 98661
	Planned Activities	Construction of a Resource and Education Center for case-managed programs and resident services.
8	Project Name	Columbia River Mental Health Clinic Rehabilitation
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$130,000
	Description	CRMHS' Main Clinic is located at 6926 NE Fourth Plain Boulevard. Rehabilitation will include: HVAC control system upgrade, ADA improvements, new Child & Family-Friendly intake and reception area and begin to reconfigure CRMHS facility to accommodate expected growth.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,623 individuals are served annually, of these 3,334 are considered to be low-income.
	Location Description	6926 NE Fourth Plain Boulevard, Vancouver, WA
	Planned Activities	HVAC control system upgrade, ADA improvements, new Child & Family-Friendly intake and reception area
9	Project Name	Janus Youth The Nest Housing Program
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$35,000 HOME: \$78,000
	Description	Rental subsidies and salary for a tenant-based housing counselor/case manager for Janus Youth's The Nest Housing Program. The goal of the program is to transition youth from shelters into permanent housing through the use of rental subsidies and on-going case management.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 households, or 30 individuals will be assisted. Program will serve youth (up to age 25) who are homeless are transitioning out of systems of care.
	Location Description	Tenant households may choose to live anywhere in Clark County.
	Planned Activities	Tenant-based rental assistance and case management. CDBG funds will be used for a housing counselor/case manager and HOME funds will be used for rental subsidies.
10	Project Name	Proud Ground Homeownership Program
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$141,342
	Description	Funds will be used to purchase and rehabilitate two homes in Clark County, outside the city limits of Vancouver. Funds will lower the purchase price and the homes will be permanently affordable using a land trust model.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Two households will buy homes, with approximately three members per family. All families assisted will be low-income.
	Location Description	Families may choose any home to purchase in Clark County, outside the city limits of Vancouver.
	Planned Activities	Purchase and rehabilitate two homes in Clark County that will be permanently affordable using a land trust model.
11	Project Name	Clark County Housing Rehabilitation Program
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$250,000
	Description	Low-interest loans provided throughout the county, outside the city limits of Vancouver, to rehabilitate low-income owner-occupied homes. This program also provides grants for small emergency repairs or accessibility improvements to single-family, owner-occupied homes. Seven households are projected to be served.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Depending on the extent of rehabilitation required, approximately 7 homeowners will be assisted. All homeowners must be income-eligible to receive assistance.
	Location Description	Throughout Clark County, outside the city limits of Vancouver.
Planned Activities	Home repair and rehabilitation as identified by the Rehabilitation Specialist.	
12	Project Name	CDBG Program General Program Administration
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$285,000
	Description	Funds for overall management and coordination of the CDBG program by Clark County.

	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Program administration.
13	Project Name	HOME Program General Program Administration
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$39,941
	Description	Funds for overall management and coordination of the HOME program by Clark County.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable.
	Location Description	Not applicable.
	Planned Activities	Program administration.
14	Project Name	Affordable Housing Solutions Freedoms Path at Vancouver
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$121,742
	Description	Freedoms Path will consist of a four-story building of approximately 49,260 square feet. The building includes 14 efficiency and 36 one-bedroom units, each with a private bath. Twenty units will be affordable to households earning less than 30% AMI, 15 units will be affordable to those earning between 31-40% AMI and 15 units will be available for households earning 41-60% AMI. Located on the Veterans Administration campus at 1601 E. 4th Plain Blvd Vancouver, WA 98661.
	Target Date	12/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	Units will be for veterans, either single occupancy or small households. Twenty units will be affordable to households earning less than 30% AMI, 15 units will be affordable to those earning between 31-40% AMI and 15 units will be available for households earning 41-60% AMI.
	Location Description	1601 E. 4th Plain Blvd Vancouver, WA 98661.
	Planned Activities	Construction of a four-story building of approximately 49,260 square feet. The building will include 14 efficiency and 36 one-bedroom units, each with a private bath.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic area is comprised of the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Washougal, Woodland, the town of Yacolt and the unincorporated area of Clark County.

The Urban County Policy Board is responsible for making CDBG and HOME funding recommendations. The Policy Board is comprised of the mayors from each jurisdiction that signed the Urban County Three Year Agreement and chaired by a Clark County Councilor.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Urban County Policy Board does not allocate investments strictly by geographic area.

Discussion

CDBG activities that provide an area benefit are only funded in low-income census tracts or block groups unless a HUD-approved survey shows that an area has more than 51% low-income households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is essential to individuals and families. Without access to suitable housing, low- and moderate-income households must forego other necessities to remain in their homes. With its close proximity to the Portland area, Clark County's rental market is affected by the higher metropolitan rents and home prices.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	47
The Production of New Units	50
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	104

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The amount of rental assistance and homeowner rehabilitation is generally consistent from year to year, while the production of new units varies widely.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

General Description of All Planned Capital Fund Expenditures During 2015: \$361,000 in capital funds has been obligated for capital reserves that will be required under conversion plans for Skyline Crest. \$100,000 is committed towards demolition of units to prepare for the Boys and Girls Club and new VHA community center at Skyline Crest. \$300,000 will be used to upgrade four units at Skyline Crest to be fully wheelchair accessible. Salaries, management fees, and architect/engineering costs will also be paid from capital fund.

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

The VHA will continue the following public housing initiatives in 2015:

- The RISE & STARS Community Center is 5,000 square foot space at Skyline Crest. The center includes childcare, youth recreation, a computer lab, counseling offices, a mentoring program, the Clark County Resident Council and the Community Center Adult Program Sponsors, food distribution, a community activities room with kitchen and an outdoor patio. RISE & STARS provides educational opportunities and support for parents working toward self-sufficiency including computer classes, parenting groups, job search support, job skills workshops, and leadership opportunities. The RISE & STARS Youth Program helps young residents do better in school and provides recreational activities like sports, outdoor adventures, and cultural activities. Community center programs are available to all VHA public housing and Housing Choice Voucher residents.
- The Community Involvement and Education Program requires that Housing Choice Voucher participants meeting program requirements be actively involved in their community through volunteer and/or educational activities. Adult participants must contribute eight hours per month of community service or participate in eight hours of training, counseling, classes or other activities that encourage self-sufficiency and economic independence. This requirement applies to all adult family members who are over 17 years old and under 62 years old, not disabled under the VHA's definition, not caring for a disabled family member, not working 25 hours per week or more, not attending a state-recognized school full-time or not participating in a welfare to work program.

Other actions and steps taken by the VHA to improve the management and operations of public housing units and to enhance the living environments of public housing tenants are described in the Moving to Work 2015 Annual Plan that was approved by HUD January 16, 2015. Actions and steps to encourage resident involvement are also described in the Plan.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Clark County utilizes a coordinated entry model with the Housing Solutions Center having a single location, phone number and application process for almost all of the housing programs available. Although availability is limited, it is significantly easier for those who are looking for housing assistance to access programs that are available.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Whether it is because of a mental health issue, chemical dependency, or lack of knowledge of where to receive assistance, there are people who are homeless who do not contact homeless service providers asking for help. Having well-trained outreach teams who can find people who are homeless, build relationships, and help them connect to the resources and services needed for them to regain housing, is critical to a successful homelessness system.

The Homeless Action Plan has continued efforts to have comprehensive and effective outreach by:

1. Having sufficient outreach capacity to cover the entire geographic area of Clark County;
2. Utilizing strategies such as trauma-informed care, peer mentorship and other evidence-informed practices to successfully engage people who are living outside; and
3. Maintaining a high-level of coordination between outreach workers and the coordinated assessment system to ensure access to housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

Having immediate access to shelter from the elements when a household experiences a housing crisis is an essential and potentially life-saving part of the homelessness system. The demand for short-term emergency shelter is dependent on our community's success at preventing people from becoming homeless and how quickly we are able to help them regain housing once they have accessed emergency shelter.

The Homeless Action Plan calls for efforts to provide emergency shelter by:

1. Maintaining our current level of emergency shelter until such a time when the demand for such shelter is less than the supply;

2. Eliminating barriers such as lack of transportation or clean and sober requirements that might prevent people who are homeless from accessing emergency shelter; and
3. Focusing services in our shelters on helping people quickly regain housing.

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

There are many successful housing programs in our community that use best practices to help families get back into stable housing and stay there. There are, however, areas that we can concentrate on as a community that will improve outcomes for all our programs:

1. Creating a better connection to employment services for those who are not immediately “job ready”;
2. Increasing access to disability benefits for those who cannot work;
3. Creating a safety net for those who through no fault of their own need more than a short-term rental subsidy; and
4. Increasing training around motivational interviewing and harm reduction.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

All publicly funded prevention and rapid re-housing assistance in Clark County is facilitated through the Council for the Homeless housing coordinated assessment program. The program partners with numerous entities, including systems of care, shelters, school districts, youth agencies and health clinics. If an individual or family is at-risk of homelessness, they may call the coordinated assessment program to be screened for eligibility based on program space available. If the individual or family is homeless, the household would be lightly screened by phone and invited for an in-house assessment. These assessments may also be conducted in systems of care, or other community based settings, depending on the needs of the family or individual. Once the appropriate housing type is determined the household is prioritized based on a number of factors. There are a number of housing programs that

focus on specific populations, including those who are on TANF and homeless, those being released from systems of care and youth.

Systems of care and community agencies work closely with the homeless system through a number of collaborative workgroups. The workgroups focus on improving coordination and systemic challenges related to discharge planning, prevention, youth and the homeless plan. Workgroups consist of representatives from systems of care, health, employment, education, faith based and youth agencies.

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned 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

The County strives to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's continues to:

- Develop or enhance programs that financially assist low and moderate-income households to rent or buy affordable and adequate housing; and
- Coordinate application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Clark County strives to keep its residents safe, healthy and stably housed. In partnership with other housing and social service agencies, a variety of services and programs are provided to meet the needs of vulnerable citizens.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in our community has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for the elderly and people with special needs in Clark County and it would cost an estimated \$18 million to address this need. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. By 2030, one in four Clark County residents will be 60 or older.

To try to meet the needs of the underserved with the current funding available, Clark County operates a homeowner rehabilitation program to provide assistance to disabled and elderly homeowners who live in homes that are not accessible or are in poor condition. Clark County also assisted the following:

- The Clark County Accessibility Modification Program, a program that builds accessibility improvements for those with disabilities, so that they can remain in their homes.
- The Clark County Emergency Home Repair Program repairs housing problems that present an imminent threat to the health and safety of low-income households and the community.

Actions planned to foster and maintain affordable housing

The County supports affordable housing by:

- Providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income,
- Providing low-interest loans through the HOME and CDBG programs assisting in the development of many housing projects creating additional rental units, and
- Preserving the housing stock in Clark County through support of the Clark County Housing Preservation Program.

Actions planned to reduce lead-based paint hazards

To evaluate and reduce lead-based paint hazards Clark County:

- Coordinate with public and private efforts to reduce lead-based paint hazards in residential units.
- Participate in the Washington State lead-based efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrate lead hazard evaluation and reduction activities into existing housing programs.

- Work with several companies in Washington and Oregon, which can evaluate and reduce lead-based paint. Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.

Actions planned to reduce the number of poverty-level families

Clark County's anti-poverty strategies focus on the goal of increasing self-sufficiency of low-income individuals and families. In achieving this goal, the County:

- Continues to provide and act as a broker for the delivery of basic services through the Department of Community Services for emergency shelter, transitional housing, domestic violence programs, food, information/referral, dental services, youth programs, low-income home energy assistance, weatherization programs and other basic needs and essential services. Seventeen agencies receive local, state, and/or federal funds through the County;
- Supports programs serving households who are homeless or at-risk of being homeless. This includes advocating for participation with the Housing Solutions Center, which provides coordinated entry and assessment for homeless programs;
- Conducts a Survey of Needs every three years. The last survey received 800 responses that identified food, dental care, health care, access to prescription medications and clothing as the highest needs.
- Continue to provide Veterans Assistance Funds for emergency assistance (including rent, utilities, food and dental services) to veterans earning less than 150% of the Federal Poverty Level and other funds to the WDVA for assist veterans in the Reintegration Program; and
- Continue to participate in the Clark County Asset Building Coalition, helping to determine community needs, identify and target priority asset building strategies, consolidate resources and build an active membership between local nonprofits, government agencies and private financial institutions. Specific objectives include: increasing financial education opportunities countywide, EITC outreach, increasing asset building opportunities and Individual Development Accounts for low-income participants.
- Support SOAR training and participate in local and statewide planning and coordination efforts.
- Increase the scope of 211 Info services in the community to prioritize obtaining accurate/updated referral information from service providers and outreaching to those living in rural areas that may need social service assistance.

Actions planned to develop institutional structure

Clark County Department of Community Services maintains overall responsibility for the coordination of the CDBG and HOME programs. The department serves as the lead agency for the preparation of Consolidated Plan submissions as well as the annual Action Plan and CAPER. The VHA has overall responsibility for the coordination of public housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, and community priority and goal setting for the homeless services in the county.

Actions planned to enhance coordination between public and private housing and social service agencies

Clark County continues to coordinate among public, private, and nonprofit housing and social service providers through the following actions:

- Work with other jurisdictions and agencies within the County to prioritize housing needs, provide services, and maximize the use of philanthropic, federal, state, and local funds for affordable housing, community development, and related services throughout the County.
- Participates in coordination efforts initiated by the Council for the Homeless for shelter, housing and services for households who are homeless.
- Works closely with the Council for the Homeless and eight housing program providers to refine and expand the Housing Solutions Center.
- Uses data from the Housing Solutions Center to identify service gaps and system trends to adjust or create new initiatives.
- Works with the VHA and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs/initiatives to meet those needs.
- Adjusts programs supported through the Consolidated Homeless Grant to ensure WA State regulations related to the percentage of funds paid to for-profit landlords were met.
- Created the Ending Family Homelessness Collaborative to successfully implement the new program. The focus of the collaborative, which is chaired by the County, ensures DSHS, housing programs and employment programs are working collaboratively to support program households.
- Clark County Jail began a re-entry initiative focused on reducing recidivism rates and providing discharge planning. Clark County Community Services partnered with the initiative to provide connections to homeless system agencies, support coordination efforts and ensure contracted agencies have the flexibility to engage inmates in jail.
- Provides support and funding to the Council for the Homeless to coordinate homeless system advocacy activities and training opportunities.
- Created a forum for homeless service providers to share information about their outreach and engagement activities.
- Worked closely with Cowlitz County nonprofit and governmental entities to continue a training series collaborative and enhance the regional effort around SSI/SDI, Outreach, Access and Recovery (SOAR) coordination.
- Works with the local HUD VASH program to train new Rent Well tenant education instructors and offer classes to veterans in Clark County.
- Works with Clark County Public Health to ensure those engaged in the homeless system are able to sign up for health insurance with the help of in-person assisters.
- Coordinates with the local Healthy Living Collaborative to create a neighborhood-based, community health advocate program to improve health outcomes.

Discussion:

No further discussion.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and meet a priority based on program policies, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County only uses those forms of investment described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

For HOME development subsidy projects that require **resale** provisions, upon sale of the property by the initial homeowner, the homeowner must receive a “fair return” on their investment. Fair return is defined as the return of the homeowner’s original investment (down payment) plus appreciation and any improvements. To calculate a fair return with regard to property appreciation, Clark County uses 25% as the fair return. The fair return will only apply to sales during the HOME affordability period.

For direct subsidies to homebuyers, such as a down payment assistance program, Clark County uses **recapture** provisions for HOME funds. As stipulated in 24 CFR 92.254, housing purchased with down payment assistance must be the principal residence of the eligible family through the affordability period.

If the housing purchased with HOME assistance is sold, refinanced or no longer the principle residence prior to the end of the affordability period, the County expects to recapture the initial investment. The amount recaptured is limited to the net proceeds available from the sale of the units. If the net proceeds (sale price minus non-HOME mortgage repayment and closing costs) are sufficient, the full amount of the HOME assistance plus shared equity shall be recaptured.

If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the original down-payment and any capital improvement investment made since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Under **resale** provisions, the fair return will only apply to sales during the HOME affordability period. The house must be made available for subsequent purchase only to qualified households with low-incomes (80% AMI or less) who will use the house as their principal residence. Each subsequent buyer, during the affordability period, shall not pay more than 33.4% of their gross income for mortgage payments including principal and interest, property taxes, and insurance.

Under **recapture** provisions, as stipulated in 24 CFR 92.254, housing purchased through the down payment assistance must be the principal residence of the eligible family through the affordability period. The property is secured by a deed of trust specifying the affordability period and a written agreement between the subrecipient and homeowner.

The affordability period is as follows:

- Assistance less than \$15,000 requires a 5-year affordability period;
 - Assistance from \$15,000 to \$40,000 requires a 10-year affordability period; and
 - Assistance over \$40,000 requires a 15-year affordability period.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Clark County does not use HOME funds to refinance existing debt on multifamily housing.

Discussion:

No further discussion.

Appendix - Alternate/Local Data Sources