

Esther Short Neighborhood
Revitalization Strategy Area
Amendment
September 2007



City of Vancouver, Washington
Community Development Block Grant Program

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Acknowledgements

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Original Esther Short NRSA Approved by the U.S. Department of Housing and Urban Development (HUD) on June 30, 2006 through the 2005 – 2009 Consolidated Planning period

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Esther Short NRSA Amendment

The City of Vancouver is currently seeking to amend the Esther Short Neighborhood revitalization Strategy that was approved by Housing and Urban Development (HUD) on June 30, 2006 through the 2005-2009 Consolidated Plan. Under the Code of Federal Regulations, Title 24: Housing and Urban Development, Part 91: Consolidated Submissions for Community Planning and Development Programs Subsection 505 states:

91.505 Amendments to the Consolidated Plan

(a) Amendments to the plan. The jurisdiction shall amend its approved plan whenever it makes one of the following decisions:

(1) To make a change in its allocation priorities or a change in the method of distribution of funds;

(2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or

(3) To change the purpose, scope, location, or beneficiaries of an activity.

(b) Criteria for substantial amendment. The jurisdiction shall identify in its citizen participation plan the criteria it will use for determining what constitutes a substantial amendment. It is these substantial amendments that are subject to a citizen participation process, in accordance with the jurisdiction's citizen participation plan. (See 91.115.)

(c) Submission to HUD. (1) Upon completion, the jurisdiction must make the amendment public and must notify HUD that an amendment has been made. The jurisdiction may submit a copy of each amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the jurisdiction authorized to take such action.

(2) See subpart B of this part for the public notice procedures applicable to substantial amendments. For any amendment affecting the HOPWA program that would involve acquisition, rehabilitation, conversion, lease, repair or construction of properties to provide housing, an environmental review of the revised proposed use of funds must be completed by HUD in accordance with 24 CFR 574.510.

The City of Vancouver Community Development Block Grant (CDBG) program has amended the Esther Short Neighborhood Revitalization Strategy as according to the Code of Federal Regulations under (a)(3) of re-determined boundaries, data and beneficiaries. The following information, within this amendment, includes a map of the newly designated census tract block groups, updated statistical data regarding Esther Short NRSA designation, and updated HUD census information pertaining to those block groups.

The Esther Short NRSA Amendment continues the identified goals and projects of the original Esther Short NRSA as redevelopment and revitalizing of the city center. The City of Vancouver also has progressed in the Vancouver City Center Vision (VCCV) project that partially incorporates the Esther Short Amended NRSA geographical boundaries. The VCCV development assisted in the scope of the original Esther Short NRSA regarding consultation, vision workshops and outreach, planned projects and funding.

The amended Esther Short NRS area includes additional residential to the north including block groups 423.2 and 423.3 and excludes block group 425.1 in the amended boundaries. The additional changes to the

document increase the population from 1,189 individuals to 3,392 and a Low to Moderate Percentage from 74.9% to 70.2%.

Statistical Information Source

Statistical information gathered for this amendment was sourced from the United States Census 2000 database and the Housing and Urban Development Income Limits Statistical Database. HUD statistical information was used with regards to block group identification of low to moderate income population and percentages referring to Table 1. Statistical information for the document, including tables and charts, results from population referenced are from the 2000 US Census. The populations for the two census counts are significantly different and require definition. The 2000 US Census information provides a population count of 4,378 compared to HUD's census population at 3,392 accounting for a 23% population difference. The information provided from the 2000 US Census and the HUD census information are formulated under two different census files that have different ratio counts.

Boundaries

The Esther Short Neighborhood Strategy Area includes a population of 4,378 individuals (2000 US Census) within an area of 754 acres. The boundaries of the Esther Short NRSA are Interstate 5 on the southeast side and Broadway on the northeast side, 4th Plain Blvd on the top north side, along the Columbia River on the south side, and along the Burlington Northern Railroad tracks on the west side.

The Esther Short NRSA includes the following census tract block groups; all of 423 and 424 and 425.2 only. The zoning in the area is the primary city center district.

<input type="checkbox"/> Residential	28.2%
<input type="checkbox"/> Commercial	27%
<input type="checkbox"/> Industrial	21%
<input type="checkbox"/> Government	5.9%
<input type="checkbox"/> Open Spaces/ Park	1.7%
<input type="checkbox"/> Schools	1.7%
<input type="checkbox"/> Misc./Vacant/Other	14.5%

Demographic Criteria

- There are 4,378 individuals living in the Esther Short NRS area (US Census 2000). Of these individuals
 - 27 % (471) families and nonfamilies are owner occupied housing
 - 73 % (1276) families and nonfamilies are renter occupied housing
- The ethnicity of the NRSA are White (84.4%), Black/African American (2%), Asian (1.9%), Hawaiian/Pacific Islander or Other (0%), Latino (6.4%) and Two or more races (4.8%).
- Of the 1736 households: 9.3% of households in NRS are female, no husband, households; 10.3 married couple with children under 18 years old; 5.3% of male, no wife, with children under 18 years old; 25.9% and 28.2% male and female one person households respectively; and 21.8% of households have children under 18 years old.
- 47.3% of persons 65 years and older are female householders; 52.7% male householders and 8% are within an institutionalized population.
- Of the 942 houses in the NRSA, 47.2% were built prior to 1980, and 38% of the total houses were built prior to 1939.

- The residents range of age include the following:
 - Under 19 years total 21.6%
 - 19 to 64 years total 65.4 %
 - 65 years and older total 13.7%

Low-Moderate Income Persons by Block Group Esther Short NRSA

Block Group	Total Persons	LMI Total	LMI Percent
423.01	579	374	64.6%
423.02	917	604	65.9%
423.03	1286	886	68.9%
424.01	107	78	72.9%
424.02	229	229	100.0%
424.03	120	95	79.2%
425.02	154	115	74.7%
Total	3392	2381	70.2%

Table 1: HUD 2000 US census LMI data for the Esther Short NRSA Amended boundaries.
Source: HUD Low to Moderate Income Database 2000

The following table is the HUD Income Level guidelines for Low to Moderate Income households. Within Esther Short Amended NRSA, the level of people in poverty is at 25%, or 949 individuals of the 3,694 HUD 2000 Census population.

The median income for households in the Esther Short Amended NRSA is substantially less than the City of Vancouver as a whole, at \$41,618 (Table 3). The distribution of age within the Esther Short population has a majority of the individuals between 18-64 years of age (Table 4) and 16.7% (Table 5) of these individuals live in poverty. A large percentage of individuals are one-person households in the NRSA (Table 8). The Fair Market Rent for a two bedroom unit is \$723, the average rent in the NRSA ranges from \$400-\$649 gross rent (accounting for all rental properties ranging from studio to 3 or more bedrooms) with a significant number of rents within the \$100-\$149 range (Table 6). Table 7 identifies the median rent in the NRSA as well.

Median Household Income for Esther Short NRSA

	423.01	423.02	423.03	424.01	424.02	424.03	425.02
Median household income in 1999	13,300	26,406	37,083	6,985	11,691	10,486	22,031

Table 3: Median Income values for Esther Short Amended NRSA compared to the City of Vancouver overall median of \$41,618.
Source: US Census 2000 Summary File 3- P53 Median Household Income in 1999

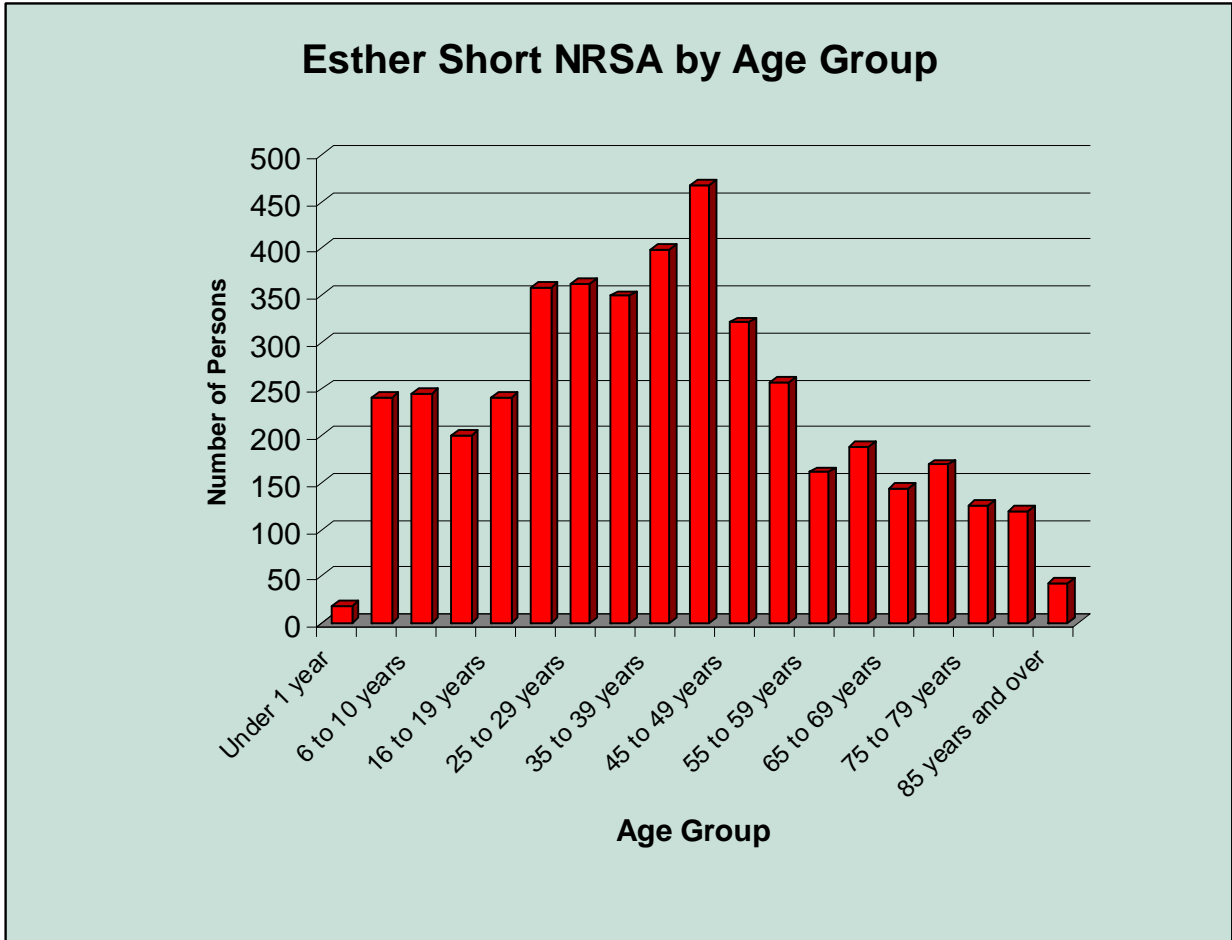


Table 4: Age distribution in the Esther Short Amended NRSA with a large population within the 18-64 age group.
Source: US Census 2000 Summary File 3: P8 Sex by Age

Median Gross Rental Costs for Esther Short NRSA Block Groups

	Block Group 1, Census Tract 423, Clark County, Washington	Block Group 2, Census Tract 423, Clark County, Washington	Block Group 3, Census Tract 423, Clark County, Washington	Block Group 1, Census Tract 424, Clark County, Washington	Block Group 2, Census Tract 424, Clark County, Washington	Block Group 3, Census Tract 424, Clark County, Washington	Block Group 2, Census Tract 425, Clark County, Washington
Median gross rent	\$438	\$576	\$583	\$454	\$269	\$533	\$529

Table 7: The block group 424.2 has a substantially lower median rent compared to the other block groups. Current VCCV plans with waterfront apartments and condominiums and mixed use land zoning in this area will be reflected in future census updates.

Source: US Census 2000 Summary File 3: H63 Median Gross Rent

Esther Short NRS Households per Person

	Total Esther Short	Total Esther Short %
Total:	1747	
1-person household	943	54.0%
2-person household	377	21.6%
3-person household	202	11.6%
4-person household	110	6.3%
5-person household	66	3.8%
6-person household	36	2.1%
7-or-more-person household	13	0.6%

Table 8: A majority of individuals in Esther Short Amended NRSA are single or two person households.

Source: US Census 2000 Summary File 3: H16 Household Size

Table 9: Median Household Size for Esther Short NRS Block Groups

	Census Tract 423.1	Census Tract 423.2	Census Tract 423.3	Census Tract 424.1	Census Tract 424.2	Census Tract 424.3	Census Tract 425.2
Median Household Size	1.68	2.02	2.83	1.26	1.17	1.9	1.38

Source: US Census 2000 Summary File 3: Median Household Size

Economic and Community Development Actions

Recommended Actions	Completed	Project Underway	Project Budgeted	Project Under Design
Creation of a “town square” or civic plaza at the southeast corner of Esther Short Park	X			
New access to the riverfront at Esther Street through the railroad berm		X		
A strong visual and pedestrian connection between Main Street and Esther Short Park through the Brewery Blocks at 7 th Street	X			
Housing and Live-Work accommodation as a major component throughout the area	X			
Connect downtown with the Vancouver National Historic Reserve via a 7 th Street pedestrian bridge		X		
Provide improved access into the southern (waterfront) and western areas of the city center		X		X
Convert Main Street and Broadway Street to two-way operation between Mill Plain Boulevard and 5 th Street		X		X-2008/2009
Extend Esther Street south of the BNSF Railroad berm to intersect with new connector street		X		X-2009 Budget
Construction of Conference Center and Hotel south of Esther at 6 th street and Esther	X			
Relocate 4 th street to be adjacent to the BNSF railroad berm		X-2007 Summer		

Table 10: The Planned and Completed Project listing for Esther Short NRSA original document. Additional projects have been identified and will be sited under individual projects in the Benchmark Worksheet.

Source: Esther Short Redevelopment Plan/Vancouver City Center Vision

Section Four: Economic Empowerment & Community Development

Goals and Objectives

The following goals and objectives are based on the work completed through the Esther Short Redevelopment Plan, the City Center Vision and the City of Vancouver Consolidated Plan.

Goal #1: Improve economic development and job opportunities within the target area

Objective 1.1- Increase employment opportunities for low to moderate income individuals

Baseline needs: As stated earlier, the NRSA is overwhelmingly a low-income area.

Annual Benchmark: Address this by providing funding opportunities for projects that will foster opportunities for retail, commercial, or industrial employment to low to moderate-income individuals.

Objective 1.2- Support a façade improvement plan to owners and renters of commercial buildings in target area

Baseline needs: A number of businesses in the NRSA have facades that are in varying states of disrepair.

Annual Benchmark: Provide funding opportunities for projects that will actively improve business facades.

Goal #2: Provide safe, sanitary, affordable, and fair housing

Objective 2.1- Support public housing efforts in the downtown core region

Baseline needs: The Vancouver Housing Authority owns and operates several public housing complexes in the NRSA which are available to low to moderate income families as well as the elderly.

Annual Benchmarks: Provide funding opportunities for projects that address the restoration of an existing public housing facility or the development of new public housing facilities.

Goal #3: Foster suitable ‘live-work-play’ environment by improving the safety and livability of target area

Objective 3.1- Enhance streetscape, lighting and open areas

Baseline needs: There are locations within the NRSA which have streetscape and lighting that are in need of improvement.

Annual Benchmarks: Provide funding opportunities for projects that will improve the streetscape, lighting and open areas within the NRSA.

Objective 3.2- Increase accessibility to parks and public facilities through ADA upgrades and public transit improvements

Baseline needs: Accessibility is an issue for physically disabled individuals at some public facilities and parks in the NRSA. Additionally, many bus stops do not have shelter structures.

Annual Benchmarks: Plan or implement projects that will provide for ADA compliance at non-compliant locations, as well as the addition of shelters to existing bus stops.

Objective 3.3- Advocate for a pedestrian friendly environment

Baseline needs: Currently, many of the designated pedestrian streets, including 6th, 8th, Evergreen, 13th, Mill Plain/15th and McLoughlin have narrow sidewalks and present convenience conflicts.

Annual Benchmarks: Plan or implement projects that will widen sidewalks and/or remove convenience conflicts.

Goal #4: Continue to comprehensively address the needs and provide services for homeless individuals and families as well as those at risk of homelessness

Objective 4.1- Reduce homelessness by supporting homeless outreach efforts in the target area

Baseline needs: As noted in the Consolidated Plan, Table 43, homelessness is a high priority.

Annual Benchmarks: Provide funding opportunities for homeless programs.

Benchmarks for Esther Short NRSA

Economic Empowerment & Community Development Goals & Objectives	
Goals , Objectives & Projects for Esther Short	2008
Goal 1: Improve economic development and job opportunities within the target area.	
Objective 1.1 Increase employment opportunities for low to moderate income individuals.	
<i>Project: Main Street Infrastructure Improvements</i>	3
<i>Project: Funding priorities that will foster retail, commercial or industrial employment to LMI individuals.</i>	10
Objective 1.2 Support a façade improvement plan to owners and renters of commercial buildings in target area.	
<i>Project: Façade Program funding.</i>	1
<i>Project: Funding projects to upgrade non-compliant locations.</i>	
<i>Project: Funding opportunities to rehabilitate dilapidated commercial buildings.</i>	1
<i>Project: Funding for planning or implementation of connectivity between NRSA area and surrounding community.</i>	1
Goal 2: Provide safe, sanitary, affordable and fair housing	
Objective 2.1 Support public housing efforts in the downtown core region.	1
<i>Project: Funding opportunities to address and add affordable housing units.</i>	1
<i>Project: Funding opportunities for projects to restore existing public housing facilities or development of new ones.</i>	1
<i>Project: Compliance with HUD Fair Housing guidelines.</i>	
Goal 3: Foster 'live-work-play' environment by improving the safety and livability of target area.	
Objective 3.1 Enhance streetscape, lighting and open areas.	1
<i>Project: Funding opportunities to improve streetscape, lighting and open areas.</i>	
Objective 3.2 Increase accessibility to parks and public facilities through ADA upgrades and public transit improvements.	
<i>Project: Plan or implement activities for ADA compliance.</i>	
<i>Project: Coordinate with agencies to support homeless individuals and address criminal element.</i>	
Objective 3.3 Advocate for a pedestrian friendly environment.	
<i>Project: Plan or implement projects to widen sidewalks and/or remove convenience conflicts.</i>	
<i>Project: Support arts and cultural events and opportunities.</i>	
Goal 4: Continue to comprehensively address the needs and provide services for homeless individuals and families as well as those at risk of homelessness.	
Objective 4.1 Reduce homelessness by supporting homeless outreach in the target area.	
<i>Project: Fund homeless programs</i>	3
<i>Project: Provide technical assistance and education to organizations in building financial stability.</i>	5
<i>Project: Support CofC and improve interagency coordination.</i>	3