



# 2026 HUD Annual Action Plan - DRAFT

PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT &  
HOME INVESTMENT PARTNERSHIPS PROGRAM FUNDING



CITY OF  
**Vancouver**  
WASHINGTON

# City Leadership and Administration

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*The 2026 Annual Action Plan is presented in a format prescribed by U.S. Housing and Urban Development (HUD). Data and narrative are entered into the federal Integrated Disbursement and Information System (IDIS). The IDIS template aligns with the Community Development Block Grant, HOME Investment Partnerships and Consolidated Plan regulations. For questions or comments on this plan, please contact the City's Economic Prosperity and Housing department.*

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

## INTRODUCTION

Since 2003, the City of Vancouver has received a direct allocation of CDBG funds from HUD. In 2009, the City began receiving an annual allocation of HOME funding directly from HUD. The City is responsible for the administration of these programs in compliance with the HUD regulations and requirements and has responsibility for the final allocation of funds for program activities.

The 2026 City of Vancouver Action Plan covers the third year of the 2024-2028 Consolidated Plan for Housing and Community Development. The Five-Year Consolidated Plan determines community needs, resources, priorities, and proposed activities to be undertaken through funding provided by the CDBG, HOME, and other HUD programs. The Consolidated Plan is updated annually through Action Plans. Action Plans provide information and opportunity for public feedback regarding proposed funding awards for programs and projects for the upcoming program year.

**Community Development Block Grant (CDBG):** The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for people with low to moderate income. Eligible programs include housing rehabilitation, homebuyer assistance, microenterprise business assistance, capacity building for local community-based organizations, and public services.

**HOME Investment Partnerships Program (HOME):** The HOME program provides funding for the development and rehabilitation of affordable rental and ownership housing for households with low to moderate income. HOME funds can be used for activities that promote affordable rental housing and homeownership, including assistance with acquisition, construction, and rehabilitation, as well as tenant-based rental assistance.

In addition to CDBG and HOME entitlement funding, Vancouver has received other funding from HUD in recent years:

**HOME-American Rescue Plan (HOME-ARP):** The City of Vancouver received \$2,496,110 in HOME-ARP funding through the American Rescue Plan for program year 2021. This funding must be used to support people who are experiencing homelessness or at risk of becoming homeless. The HOME-ARP plan was approved by HUD as an amendment to the 2021 Action Plan and proposes to award all HOME-ARP funding to supportive service activities.

With the 2026 funding cycle, Vancouver is proposing to award \$500,000 in HOME-ARP to three supportive service programs. Services include street outreach and coordination, housing navigation and support, and rental assistance to assist residents of Safe Stay and Safe Park along with people experiencing homelessness.

**Section 108 Loan:** In 2022, the City received a \$4.1 million Section 108 loan to assist with acquisition of the Fourth Plain Commons Community Center located at 2220 Norris Road. Fourth Plain Commons opened September 2023 with the community center on the ground floor and 106 affordable apartments owned by the Vancouver Housing Authority on the upper floors. The community center includes a commercial kitchen and business incubator, an open plaza for gatherings, and space for nonprofit organizations. Net income generated by the community center will be used to pay the Section 108 loan along with future CDBG entitlement funding, as needed.

## **SUMMARIZE THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN**

The City of Vancouver identified the following four goals through the Consolidated Planning process:

### **AFFORDABLE HOUSING**

Creating affordable housing opportunities for those most vulnerable.

#### **Rental Housing**

- Construction or preservation of affordable rental housing serving a range of households with extremely low and very low incomes.
- Expanding affordable rental housing options for special needs populations.

#### **Homeownership**

- Expanding homeownership opportunities, including community land trusts, downpayment assistance, cooperative housing models, and volunteer labor programs.
- Preservation of affordable housing serving households with low to moderate income.

### **HOUSEHOLD STABILITY**

Reducing poverty and homelessness by increasing household stability through assistance, education, and support.

#### **Public Services**

- Providing supportive services designed to assist vulnerable households to overcome barriers to achieving self-sufficiency.

#### **Tenant Based Rental Assistance (TBRA)**

- Providing households with very low income and those exiting homelessness with security deposits and rental assistance.

### **NEIGHBORHOOD LIVABILITY**

Creating thriving community spaces that ensure access to resources and opportunities.

#### **Public Facilities and Infrastructure Improvements**

- Acquisition, construction, or rehabilitation of community facilities and infrastructure improvements that benefit eligible populations.
- Acquisition and/or rehabilitation of existing facilities to house people with special needs.

#### **Community Development Strategies**

- Supporting household stabilization and displacement mitigation for households at-risk of displacement to support existing communities.

### **ECONOMIC OPPORTUNITY**

Promoting access to employment, entrepreneurship and small business resources, particularly to less resourced communities.

#### **Economic Development**

- Providing economic opportunities to households with low to moderate income to create new jobs and increase income via tools such as business incubators, microenterprise assistance, and wrap-around business development services.

## **Capacity Building**

- Increasing the ability of local community-based organizations to provide needed services.

## **EVALUATION OF PAST PERFORMANCE**

At the end of each program year, the City provides a Consolidated Annual Performance Evaluation Report (CAPER) to HUD and the community that summarizes program performance and outcomes achieved.

The CAPER includes a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the households and persons assisted (including demographics of the people assisted), the actions taken to further fair housing, and other actions indicated in the Strategic Plan and Action Plan.

Performance reporting meets three basic purposes:

1. Provides HUD with the necessary information to meet its requirements to assess each grantee's ability to carry out programs in compliance with rules and regulations,
2. Provides information necessary for HUD's Annual Report to Congress, and
3. Provides grantees an opportunity to describe their successes in revitalizing neighborhoods and meeting objectives established in their Consolidated Plan.

Table 1 outlines the projected outcomes for each program goal. This outcome table does not include the number of households served through HOME-ARP funding, which was part of the Consolidated Plan and 2021 Action Plan. In program year 2026, HOME-ARP assistance is projected to serve an additional 312 people through street outreach and coordination, housing navigation and support, and rental assistance.

Goal	Outcome Indicator	5-yr Plan	2024	2025*	2026*	2027	2028	% Complete
Affordable Housing	Rental units constructed	160 units	0	20	0			N/A
	Rental units rehabilitated	50 units	0	0	0			N/A
	Homeowner housing added	10 units	0	0	0			N/A
	Homeowner housing rehabilitated	35 units	9	18	10			25.71%
	Direct financial assistance to homebuyers	10 households	8	0	3			80.00%
	Tenant-based rental assistance	250 households	39	52	45			15.60%
Housing stability, poverty reduction	Public service activities other than housing	20,000 persons	3,332	2,755	525			16.66%
	Homeless person overnight shelter	200 persons	0	0	0			N/A
	Shelter / transitional housing beds added	250 beds	0	0	0			N/A
	Homelessness prevention	50 persons	0	0	0			N/A
Neighborhood equity and livability	Public facility or infrastructure activities	5,000 persons	14,209	0	0			284.18%
Economic opportunity	Businesses assisted	600 businesses	194	125	181			32.33%

Table 1: Expected Outcomes

\*Outcomes for 2025 activities are still ongoing and 2026 are projections. Final outcome totals for 2025 will be reported with the CAPER in September 2026.

## **SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS**

Vancouver follows a detailed community participation plan. All community members are encouraged to participate in the Action Plan development and review process including people with low to moderate income, non-English-speaking persons, people with disabilities, social service agencies, and residents of public and assisted housing developments.

The 2026 application cycle began in October 2025 with an online publication of the “Notice of Funding Availability.” The notice outlined the available funding for the CDBG and HOME programs and invited interested parties to attend an informational workshop on October 6, 2025. The application guidelines, 5-year Consolidated Plan, and Community Participation Plan are posted for reference on the City website ([www.cityofvancouver.us/cdbg](http://www.cityofvancouver.us/cdbg)). The City also issued a general press release that distributes to various media outlets and formats in the Vancouver-Portland area.

The draft Annual Action Plan is advertised in The Columbian newspaper at least 30 days prior to the submission to HUD, posted on the City’s website ([www.cityofvancouver.us/cdbg](http://www.cityofvancouver.us/cdbg)) and social media and e-mailed to service providers to encourage comments on the proposed funding awards.

The notice includes:

- Anticipated amount of assistance (including entitlement funds and program income);
- Description of activities;
- Estimated amount that will benefit people with low- and moderate-income;
- Summary of contents and purpose of the Action Plan; and
- List of locations where copies of the entire proposed plan may be examined.

A public hearing notice and request for comment will be published in the Columbian newspaper on April 14, 2026. The draft Action Plan and request for comments are also posted on the City’s website ([www.cityofvancouver.us/cdbg](http://www.cityofvancouver.us/cdbg)) and published through social media. The request for comments will expire on May 14, 2026.

Prior to the City Council meeting, City Council will receive a staff report that outlines the expected funding and proposed awards in the Action Plan. This report includes information about each project recommended for funding. A City Council public hearing is scheduled for May 4, 2026, at 6:30 p.m. City Council meetings are streamed online and televised, and a recording of each City Council hearing is made available online at [www.cvtv.org](http://www.cvtv.org).

## **SUMMARY OF PUBLIC COMMENTS**

The City will list any comments made during the comment period and Public Hearing held May 4, 2026, in the final draft of this Action Plan.

## **SUMMARY OF COMMENTS OR VIEWS NOT ACCEPTED AND THE REASONS FOR NOT ACCEPTING THEM**

All comments and views expressed during the comment period will state whether or not they are accepted.

## **SUMMARY**

This 2026 Annual Action Plan provides a description of the activities which will be conducted with CDBG and HOME funding in the 2026 program year (July 1, 2026, through June 30, 2027). All funding will be utilized to implement strategies and goals in the City’s 2024-2028 Five-Year Consolidated Plan. The City remains focused on listening to residents to ensure that CDBG and HOME funds are allocated in a way that benefits and impacts the lives of those with lower and moderate incomes.

# Lead & Responsible Agencies – 91.200(b)

## AGENCY/ENTITY RESPONSIBLE FOR PREPARING/ADMINISTERING THE CONSOLIDATED PLAN

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

Agency Role	Name	Department/Agency
CDBG Administrator	VANCOUVER	Economic Prosperity and Housing
HOME Administrator	VANCOUVER	Economic Prosperity and Housing

Table 2 – Responsible Agencies

## NARRATIVE

The Economic Prosperity and Housing (EPH) Department is responsible for the development of the City of Vancouver’s 2024-2028 Consolidated Plan. The City administers CDBG and HOME funding to meet all federal requirements and HUD policy. These allocation-based grants support people with extremely low to moderate income within the City of Vancouver. EPH has carried out the primary functions related to the data collection, analysis and preparation of this plan.

## CONSOLIDATED PLAN PUBLIC CONTACT INFORMATION

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# Consultation – 91.100, 91.200(b), 91.215(l)

## INTRODUCTION

Community needs far exceed the funding resources available to the city. Consulting with local community service providers helps to foster consensus on the local priority issues. This section details the consultations and outreach that informed the recommendations and priorities of the 2026 Annual Action Plan.

## **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(L))**

The City works as a partner alongside Clark County, local service providers, neighborhoods and community leaders to continue to address the crisis of homelessness in our community. The continued partnership with community organizations, public service agencies and government agencies assures successful investment of federal support within the city.

The City enhances coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

- Appointing commissioners for the Vancouver Housing Authority (VHA) board
- Continuing to work with Clark County and the VHA to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services
- Continuing to participate in coordinated efforts for shelter and services assisting homeless individuals and families
- City Council membership on the Clark County Community Action Advisory Board
- Participation in the Joint Executive Board on Homelessness to support the county’s leadership role in addressing homelessness. The county receives state funding to provide homeless services. The City ensures places frequented by residents experiencing homelessness are as safe and healthy as possible.
- Participation by City staff on committees that provide direction for the Clark County Homeless Action Plan and other planning initiatives
- Participation by City staff in local service provider coalition meetings and workgroups
- Consultation with the Washington State Housing Finance Commission and Washington State Department of Commerce
- Creation of city-operated Safe Stay temporary shelter communities in partnership with local service providers
- Administer Vancouver’s Affordable Housing Fund
- Administer Multi-family Tax Exemption program, Construction Sales Tax Deferral program and Impact Fee waivers to support affordable housing development.

**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 City of Vancouver staff actively serve on the Continuum of Care (CoC) Steering Committee, the local decision-making body responsible for guiding homelessness response efforts. The committee ensures that the Homeless Management Information System (HMIS) is fully funded and operates under appropriate policies and procedures. It also collaborates with Clark County to allocate funding and monitor program outcomes.

This work is part of a broader partnership involving more than 40 community organizations, faith groups, government agencies, and homeless service providers. The coalition meets regularly to discuss homelessness-related challenges, share best practices, and explore opportunities for collaboration. Staff attend bi-monthly coalition meetings and participate in subgroups focused on improving data management, expanding youth access, enhancing homelessness prevention strategies, strengthening assessment coordination, and updating the Clark County Homeless Action Plan.

**CONSULTATION WITH THE CONTINUUM OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS FOR AND EVALUATE OUTCOMES OF PROJECTS AND ACTIVITIES ASSISTED BY ESG FUNDS, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE OPERATION AND ADMINISTRATION OF HMIS**

The City of Vancouver does not receive or allocate ESG funding, however City staff actively participate in the local CoC Steering Committee, the decision-making body responsible for guiding homelessness response efforts. The committee meets monthly to ensure that HMIS is fully funded and operates under appropriate policies and procedures. It also collaborates with Clark County to allocate funds and monitor program outcomes.

A Vancouver City Council member also serves on Clark County's Community Action Advisory board, which oversees state and local funding decisions aimed at supporting people experiencing homelessness.

**AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTION'S CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES**

1	<b>Agency/Group/Organization</b>	<b>Vancouver Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultations were conducted through email, phone, and virtual or in person meetings.
2	<b>Agency/Group/Organization</b>	<b>Clark County Coalition of Service Providers</b>
	<b>Agency/Group/Organization Type</b>	Housing Services for: Housing, Elderly Persons, Persons with Disabilities, Victims of Domestic Violence, homeless, Health, Fair Housing Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless, Families with children, Veterans, Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Organization of approximately 40 social service providers. Consultation occurred through virtual meetings.
3	<b>Agency/Group/Organization</b>	<b>Clark County Community Services</b>
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, Public Housing Needs, Homeless Needs - Chronically homeless Families with children, Veterans, Unaccompanied youth Homelessness Strategy, Non-Homeless Special Needs, Anti-poverty Strategy
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation through virtual meetings and email. Regular coordination on housing needs, outcomes, partner funding and joint projects.

4	<b>Agency/Group/Organization</b>	<b>Clark County Community Action Advisory Board</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless, Families with children, Veterans, Unaccompanied youth Anti-poverty Strategy
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings occur virtually. Consultation includes identification of needs and recommendations for funding programs by community-based organizations that address community needs and moving people towards self-sufficiency.
5	<b>Agency/Group/Organization</b>	<b>City of Vancouver-Economic Development</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings conducted remotely. Consult on identification of evolving business needs and ideas and opportunities for collaboration with local economic development service providers.
6	<b>Agency/Group/Organization</b>	<b>Southwest Washington Accountable Community of Health (SWACH)</b>
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless, Families with children, Veterans, Unaccompanied youth Anti-poverty Strategy
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings occur monthly with SWACH, which includes health care representatives from Kaiser Permanente, Free Clinic, PeaceHealth and others.
7	<b>Agency/Group/Organization</b>	<b>Washington State Department of Commerce</b>
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through communications with Commerce we learn about broadband needs and seek and receive consultation on broadband as needed.

8	<b>Agency/Group/Organization</b>	<b>Clark Regional Emergency Services Agency (CRESA)</b>
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government – County and Local Regional organization, Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Public Safety and Emergency Management
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Vancouver's Fire Chief and Deputy City Manager serve on CRESA's Administrative Board, attending monthly meetings for emergency preparedness and disaster response.
9	<b>Agency/Group/Organization</b>	<b>City of Vancouver Internal Departments</b>
	<b>Agency/Group/Organization Type</b>	Housing, Management of Public Land or Water Resources, Other government – Local, Planning organization, Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment, Market Analysis Code enforcement, General Services, Planning, City land and water resources
	<b>Briefly describe how the Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff work closely with Community Development, City Manager's Office, Parks and General Services to understand and plan for community needs around transportation, housing, public lands and water resources.

Table 3 – Agencies, groups, organizations who participated

## ANY AGENCY TYPES NOT CONSULTED AND RATIONALE FOR NOT CONSULTING

No agency types are specifically excluded from consultation.

Consultation also included outreach to housing developers, faith partners, community-based organizations, mental health providers, schools, and neighborhoods in Vancouver.

## 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 majority of efforts to improve public health and address homelessness are organized through the county, so close collaboration between the city and county are essential.
Consolidated Plan	Clark County	The majority of efforts to improve public health and address homelessness are organized through the county, so close collaboration between the city and county are essential.
Comprehensive Plan	Community Development	As the City develops its 20-year vision and policy for the management of the growth and development of the community, the Action Plan will provide a guide for the investment of CDBG and HOME funds to effectively support that vision.
Housing Action Plan	Economic Prosperity and Housing	Over 50 strategies that incentivize new housing development and affordability.
2026 Point in Time Homeless Count	Council for the Homeless	The City prioritizes CDBG public service projects that implement local strategies.
Homeless Action Plan	Council for the Homeless	The City prioritizes CDBG public service projects that implement local strategies.
2024 Moving to Work Plan	Vancouver Housing Authority	The City's HOME Program prioritizes projects that serve households with income at or below 60% AMI.
Climate Action Framework	City Manager's Office	The City has adopted the Climate Action Framework to build the City's resilience to the impacts of climate change.
Economic Development Strategy	Economic Prosperity and Housing	Overlapping strategies include ensuring economic opportunity and creating affordable communities that maintain a high quality of life.

Table 4 - Other local / regional / federal planning efforts

# Participation – 91.105, 91.200(c)

## SUMMARY OF CITIZEN PARTICIPATION PROCESS/EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION. SUMMARIZE CITIZEN PARTICIPATION PROCESS AND HOW IT IMPACTED GOAL-SETTING

Community participation involves actively encouraging people in the City of Vancouver, particularly those with low-to-moderate income, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments and the development of the CAPER. All notices of public meetings relating to this process are published in the local newspaper prior to the public meeting. The 2026 Annual Action Plan draft will be posted on the City's website ([www.cityofvancouver.us/cdbg](http://www.cityofvancouver.us/cdbg)), announced to community partners and other stakeholders, made available at the front desk at City Hall, and noticed in the local newspaper according to HUD guidelines.

Public meetings are held in an easy-to-attend location convenient to residents, particularly those who are potential or actual beneficiaries. Meetings are held at times to provide maximum flexibility for an array of schedules.

Additionally, the Action Plan can be made available, upon request, in other languages. All public hearings and comment periods are advertised in the local newspaper of general circulation.

## 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	Internet Outreach	Non-targeted/ broad community	Notice of 2026 Funding Availability - October 2, 2025. 23 agencies submitted preapplications.	No comments provided.	N/A	<a href="http://www.cityofvancouver.us/cdbg">www.cityofvancouver.us/cdbg</a>
2	Newspaper Ad	Non-targeted/ broad community	Notice of Public Hearing and request for public comment - Published April 14, 2026	Comments received or provided will be here.	Comments received or provided will be here.	URL will be provided once posted.
3	Internet Outreach	Non-targeted/ broad community	Communications team advertised 2026 Annual Action Plan on social media	Comments received or provided will be here.	Comments received or provided will be here.	<a href="http://www.facebook.com/VancouverUS/">www.facebook.com/VancouverUS/</a> <a href="http://www.instagram.com/vancouverus/">www.instagram.com/vancouverus/</a>
4	Email	Non-targeted/ broad community  Community partners	Emailed to over 500 individual stakeholders and interested parties.	Comments received or provided will be here.	Comments received or provided will be here.	URL will be provided once posted.
5	Hard copy distribution	Persons with disabilities  Non-targeted/ broad community	Distributed copies of 2026 Annual Action Plan to City Hall.	Comments received or provided will be here.	Comments received or provided will be here.	N/A
6	Public Hearing	Non-targeted/ broad community	Public hearing May 4, 2026.	Comments received or provided will be here.	Comments received or provided will be here.	<a href="https://www.cvtv.org/">https://www.cvtv.org/</a>

Table 5 – Citizen Participation Outreach

# Expected Resources – 91.220(c)(1,2)

## INTRODUCTION

Since 2003, the City of Vancouver has received a direct allocation of CDBG funds from HUD. In 2009, the City began receiving an annual allocation of HOME funding directly from HUD. The City is responsible for administration of these programs in compliance with the HUD regulations and requirements and has responsibility for the final allocation of funds for program activities.

The City of Vancouver has also been allocated \$2,496,110 in HOME funds through the American Rescue Plan. The plan for this funding has been submitted to HUD, and Vancouver accepted supportive service program applications as part of the 2026 application process. Although HOME-ARP funding has been awarded as part of the 2026 process, the activities are detailed and accounted for through an approved substantial amendment to the 2021 Action Plan per HUD guidance. All HOME-ARP funds are intended to provide homeless supportive services.

## ANTICIPATED RESOURCES

Program	Source of Funds	Uses of Funds	Expected Amount Available 2026				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	<ul style="list-style-type: none"> <li>• Admin and Planning</li> <li>• Economic Development</li> <li>• Housing</li> <li>• Public Improvements</li> <li>• Public Services</li> </ul>	\$1,376,134	\$0.00	\$350,000	\$1,726,134	\$4,000,000	Prior year resources include a canceled \$70,800 Public Service project. The remaining funds come from activities that were unable to fully draw entitlement awards due to the requirement that program income be spent as it is received or from contracts that were not fully expended.
HOME	public - federal	<ul style="list-style-type: none"> <li>• Acquisition</li> <li>• Homebuyer assistance</li> <li>• Homeowner rehab</li> <li>• Multifamily rental new construction</li> <li>• New construction for ownership</li> <li>• TBRA</li> </ul>	\$699,455.37	\$50,000.00	\$466,133.94	\$1,215,589.31	\$1,450,000	<p>Prior year resources come from activities that were unable to fully draw entitlement awards due to the requirement that program income be spent as it is received or from contracts that were not fully expended.</p> <p>Prior year resources also include 2024 and 2025 CHDO set-aside, which was not awarded due to lack of applicants.</p>

Table 6 - Expected Resources – Priority Table

## **EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED**

Leveraging funds is both a federal and local requirement for financing projects. In addition to the required federal match, local policy mandates that all necessary project funding be committed within 12 months of the award, and contracts will not be executed until all funding is confirmed. Matching contributions may include private donations, in-kind contributions, or state and local funds such as the Washington State Housing Trust Fund and Affordable Housing Fund.

In 2016, voters approved a \$42 million property tax levy to support affordable housing through 2023. In 2023, the levy was renewed for an additional 10 years, generating \$10 million per year. These funds support the construction and preservation of long-term multi-family housing, affordable homeownership, temporary shelter for individuals experiencing homelessness, and rental assistance to qualifying households.

The 2026 CDBG and HOME applications incentivize leveraging funds by awarding points based on the amount of committed matching funds. Currently, these applications are expected to leverage nearly \$1M through a combination of tax credits, private donations, state trust funds, and the Vancouver Affordable Housing Fund. The City of Vancouver also reported an excess of \$2,246,476 in HOME match in the most recent 2024 CAPER.

## **DESCRIBE PUBLICLY OWNED LAND OR PROPERTY LOCATED WITHIN THE JURISDICTION THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN**

### **HEIGHTS DISTRICT REDEVELOPMENT**

The Heights District is a City-led redevelopment project of the former Tower Mall area in Central Vancouver. This new district is the result of a coordinated multiyear effort between the City of Vancouver and the community. It will be a walkable, mixed-use neighborhood that is strategically located in the heart of Vancouver — a place where a mix of services and amenities, such as stores, restaurants, parks, schools and transit stations, are within a 20-minute walk.

The City and the Heights Community Investment Committee (HCIC) have selected developers for the first and second phases of development, known as Sites C, P, M and O. Affordability targets will be achieved through development agreements and use of the multifamily tax exemption program to promote affordability near transit. The first awarded developers are:

- Site C (Palindrome): A 1.29-acre site with 109 affordable units (studio to 3-bedroom) at 50% and 60% AMI, plus a 3,700 SF market space for small retail/restaurants. 10% of units are set aside for people with disabilities.
- Site P (Related Northwest): Two buildings: one with 80 affordable family units, and another with 51 affordable senior units.
- Sites M & O (Pahlisch Commercial): These two sites were a former driving range and will be transformed into townhomes for purchase at affordable sale prices. Construction is anticipated to begin in 2028.

### **WATERFRONT GATEWAY**

In 2023, Vancouver approved a development agreement with Lincoln Property Company for a 6.4-acre City-owned site near City Hall. This site will include mixed-use housing and a public plaza. The first building, which broke ground in 2025, will offer 95 affordable units (studio to 3-bedroom), serving households earning 50–60% AMI.

## **SAFE STAY COMMUNITIES**

Launched in 2021, Vancouver’s Homeless Assistance Response Team (HART) created a plan to utilize City-owned properties for non-congregate emergency shelter. By late 2023, four Safe Stay Communities (SSC) opened. Each site includes 20 two-bed modular units and houses up to 40 individuals. One site is leased, while the others are City-owned.

SSC provide access to services, safety, and stability to help individuals transition out of homelessness. They serve community members experiencing unsheltered homelessness, with a focus on chronic cases. Entry is via referral and screening. Each community is staffed 24/7, and residents engage in services provided by the operator and local partners.

## **BRIDGE SHELTER**

In December 2024, the City purchased a 3-acre site at 5313 NE 94th Avenue in the Van Mall neighborhood for a future bridge shelter. The location offers appropriate zoning, transit access, and space for supportive operations. A shelter operator has been selected, and design, partnerships, and funding plans are underway. The shelter is expected to open winter 2026.

## **DISCUSSION**

No additional discussion.

# Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2024	2028	Affordable Housing Homeless	Citywide	Increase and preserve affordable housing	CDBG: \$406,908 HOME: \$1,145,644.31	Homeowner housing rehabilitated - 10 units Direct financial assistance to homebuyers - 3 households Tenant-based rental assistance - 45 households CHDO Set-Aside
2	Housing Stability, Poverty Reduction	2024	2028	Affordable Housing Homeless	Citywide	Reduce poverty and increase household stability	CDBG: \$140,000 HOME: \$0.00	Public service activities other than low/mod housing - 525 persons assisted
3	Economic Opportunity	2024	2028	Non-Housing Community Development	Citywide	Increase economic opportunity	CDBG: \$564,000 HOME: \$0.00	Businesses assisted - 176 businesses assisted
4	Neighborhood Equity and Livability	2024	2028	Non-Housing Community Development	Citywide	Safe and inclusive community spaces	CDBG: \$340,000 HOME: \$0.00	Public Facility or infrastructure activities - 0 persons assisted *\$340,000 is the annual repayment for the Section 108 loan for Fourth Plain Commons. Although thousands of people are served annually, the outcomes were previously accounted for and are not repeated on an annual basis.

Table 7 – Goals Summary

## GOAL DESCRIPTIONS

<b>1</b>	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The goal of the City of Vancouver is to increase and preserve affordable housing opportunity for those most vulnerable. This includes increasing homeownership opportunities, tenant-based rental assistance as well as the addition of units and rehabilitation of existing housing.
<b>2</b>	<b>Goal Name</b>	Housing Stability, Poverty Reduction
	<b>Goal Description</b>	The goal is to reduce poverty and homelessness by increasing household stability.
<b>3</b>	<b>Goal Name</b>	Economic Opportunity
	<b>Goal Description</b>	The goal is to provide training and opportunities to entrepreneurs and small businesses. Additionally, to increase the capacity of local community-based providers.
<b>4</b>	<b>Goal Name</b>	Neighborhood Equity and Livability
	<b>Goal Description</b>	The creation of thriving community spaces that ensure access to resources and opportunities.

Table 8 – Goals Descriptions

# Projects – 91.220(d)

## INTRODUCTION

Vancouver coordinates a volunteer housing advisory committee comprised of community members with varying backgrounds to prioritize annual application funding. The committee's scores guide the prioritization of projects. Recommended awards are reviewed by city leadership and City Council. The following section describes proposed projects for funding in 2026, subject to City Council approval, and available resources. This Action Plan is consistent with the goals outlined in the strategies and the priority needs listed in the 2024-2028 Consolidated Plan.

## FUNDING SET ASIDES

The City has established three annual set-asides for funding during this Consolidated Plan.

### FOURTH PLAIN COMMONS SECTION 108 REPAYMENT

The City makes annual installment payments to the Section 108 loan for the Fourth Plain Commons (FPC) project. A Section 108 loan of \$4,199,000 was used to help purchase the FPC after construction. CDBG funds are used for the annual repayment of this loan, in the amount of \$340,000. Vancouver partnered with the Vancouver Housing Authority (VHA) on the development. The VHA owns and operates affordable housing on the upper floors, while the City owns the community space on the ground floor. The ground floor spaces are flexible areas where the Fourth Plain community can gather, hold events, and access services. It includes a commercial kitchen for food-based small businesses and shared office space for nonprofits and other resident and business access.

### CAPACITY BUILDING PROGRAM

The second set-aside represents the second year of the five-year Capacity Building Program, which allocates \$250,000 to support five nonprofits in strengthening their ability to implement neighborhood revitalization and economic development activities. These organizations serve as trusted resources for residents who are less likely to engage with larger institutions. Strengthening long-term stability and operational capacity is essential to expanding access to opportunity within Vancouver. Sustained, predictable investment over the five-year period is necessary for the agencies to fully develop their organizational infrastructure required to pursue, manage, and leverage federal funding. This support will enable them to expand programs and services that respond effectively to community-identified needs.

### HOMEOWNER REHABILITATION

Lastly, CDBG and/or HOME funding is set aside annually for homeowner rehabilitation. This program is managed by city staff and will assist an estimated 10 homeowners earning less than 80% AMI with needed repairs to maintain their homes' safety and stability.

## REASONS FOR ALLOCATION PRIORITIES AND ANY OBSTACLES TO ADDRESSING UNDERSERVED NEEDS

The primary obstacle to addressing underserved needs is available financial resources. Allocation priorities were chosen based on:

- Consistency with HUD objectives for CDBG/HOME programs
- Alignment with the City of Vancouver Consolidated Plan goals
- Project review committee weighted scoring analysis

# Project Summary

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>Administration</b>					
City of Vancouver	CDBG Admin	\$275,226	N/A	CDBG	Funding for staff to plan, monitor and report on CDBG activities.
City of Vancouver	HOME Admin	\$69,945	N/A	HOME	Funding for staff to plan, monitor and report on HOME activities.
<b>Totals</b>		<b>\$345,171</b>	<b>N/A</b>		

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>Housing Stability, Poverty Reduction</b>					
Council for the Homeless	Dynamic Diversion	\$75,000	174 people at risk of homelessness 140 people 0-30% AMI 34 people 31-50% AMI	Public Service CDBG \$75,000	Diversion assistance for clients who are experiencing homelessness to move into stable and safe housing.
Fosterful	Heart & Home Services	\$65,000	150 foster youth 0-30% AMI	Public Service CDBG \$65,000	A stabilization and family support program serving child welfare-involved youth by preventing crises that lead to placement disruption or removal. The program delivers practical assistance, resource support, and coordinated care navigation.
<b>Totals</b>		<b>\$140,000</b>	<b>324 people</b>		

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>Economic Opportunity</b>					
Business Impact NW	Technical Assistance for Small Business	\$100,000 \$3,000 Activity Delivery	100 microenterprises 0-80% AMI	Business Assistance CDBG \$103,000	Technical assistance including free, one-on-one bookkeeping support and financial training
Fourth Plain Forward	Microenterprise Services	\$100,000 \$3,000 Activity Delivery	30 microenterprises 0-80% AMI	Business Assistance CDBG \$103,000	Small business education and technical assistance providing businesses with access to services and networking.
Hispanic Metropolitan Chamber	Technical Assistance Program	\$100,000 \$3,000 Activity Delivery	46 microenterprises 0-80% AMI	Business Assistance CDBG \$103,000	Outreach, one-on-one bilingual/bicultural technical assistance and business education workshops to increase revenue.
Community Foundation Southwest Washington	Capacity Building	\$250,000 \$5,000 Activity Delivery	5 agencies	Capacity Building CDBG \$255,000	Program assisting with the growth and success of community-based organizations.
<b>Totals</b>		<b>\$564,000</b>	<b>176 businesses, 5 agencies</b>		

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>Neighborhood Equity and Livability</b>					
Section 108 Loan	Fourth Plain Commons	\$340,000	N/A	CDBG \$340,000	Payment for Section 108 loan used to purchase Fourth Plain Commons Community Center
<b>Totals</b>		<b>\$340,000</b>			

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>Affordable Housing</b>					
Janus Youth	The Nest TBRA and Housing Services	\$270,000 \$5,000 Activity Delivery	25 households 0-30% AMI	CDBG \$70,000 HOME \$205,000	Rental assistance with case management for youth and young adults.
Share	Affordable Housing and Stability	\$270,000 \$5,000 Activity Delivery	20 households 0-30% AMI	CDBG \$70,000 HOME \$205,000	Rental assistance and case management for people exiting homelessness.
Proud Ground	Downpayment Assistance	\$250,000 \$5,000 Activity Delivery	3 households 0-80% AMI	HOME \$255,000	Downpayment assistance for homeownership
City of Vancouver	Housing Rehabilitation Program	\$429,500.06	10 homes 0-80% AMI	CDBG \$266,908.00 HOME \$162,592.06	Managed by city staff and will assist homeowners with needed repairs to maintain homes' safety and stability.
CHDO Set-Aside	Set-Aside	\$318,052.25	N/A	HOME \$318,052.25	3 years of 15% CHDO set-aside due to lack of applications.
<b>Totals</b>		<b>\$1,552,552.31</b>	<b>45 households, 13 homes</b>		

Agency	Project Name	Funding	Outcomes	Funding Source	Project Description
<b>HOME ARP Supportive Services</b>					
Council for the Homeless	Coordinated Outreach	\$200,000	96 households experiencing homelessness	HOME ARP \$200,000	Supporting households who are experiencing homelessness through coordinated outreach.
Outsiders Inn	HOPE Outreach & Housing Stability	\$200,000	122 households experiencing homelessness	HOME ARP \$200,000	Comprehensive case management and supportive services to unsheltered households
Live Love	Street Outreach	\$100,000	94 households experiencing homelessness	HOME ARP \$200,000	Night street outreach team that reduces exposure-related harm and connects unsheltered households to services.
<b>Totals</b>		<b>\$500,000</b>	<b>312 households</b>		

Table 9 – Project Summary Information

# 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 City does not currently distribute assistance by geographic area. In the past, the City designated certain areas of focus through Neighborhood Revitalization Strategy Areas (NRSA). At present there are no designated NRSA's in Vancouver.

## GEOGRAPHIC DISTRIBUTION

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

## RATIONALE FOR THE PRIORITIES FOR ALLOCATING INVESTMENTS GEOGRAPHICALLY

Not applicable.

# Affordable Housing – 91.220(g)

## INTRODUCTION

The City of Vancouver partners with the VHA and several non-profit and for-profit agencies to assist in projects designed to provide affordable rental and homeowner housing opportunities.

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS TO BE SUPPORTED	
Homeless	45
Non-Homeless	13
Special-Needs	0
Total	58

Table 11 - One Year Goals for Affordable Housing by Support Requirement

ONE YEAR GOALS FOR THE NUMBER OF HOUSEHOLDS SUPPORTED THROUGH	
Rental Assistance	45
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	3
Total	58

Table 12 - One Year Goals for Affordable Housing by Support Type

## DISCUSSION

The 2026 affordable housing goals include two projects for Rapid Rehousing rental assistance and housing services: (1) Janus Youth’s The Nest TBRA and (2) Share’s Affordable Housing and Stability program. The Nest TBRA program consists of rental assistance with intensive case management focused on life skills and connection to mental health for 25 youth households. The Affordable Housing and Stability program provides case management and rent/utility assistance for 20 households who are experiencing homelessness.

Non-homeless households to be supported include 3 first-time homebuyers that will be served by Proud Ground, using a land trust model to keep the units affordable in perpetuity and approximately 10 households will be assisted through the City’s Homeowner Rehabilitation program, with approximately 6 homes rehabbed with CDBG funding, and 4 homes with HOME funding.

While no new housing production was proposed for federal assistance during this funding cycle, the City will continue to use local Affordable Housing Fund resources to support the production and preservation of affordable housing units.

The City also accesses state Connecting Housing to Infrastructure Program (CHIP) funds, administered by the Department of Commerce to assist with system development charges and the cost of water, storm, and sewer utility improvements associated with new affordable housing projects.

In addition, the City is using American Rescue Plan Act (ARPA) funding to advance Fourth Plain Forward initiatives, including investments to help stabilize housing and support longtime residents of the area. ARPA funding of \$500,000 will help 8 first-time homebuyers, and repair 6 mobile homes in the Fourth Plain area, helping improve housing conditions and prevent displacement.

# Public Housing – 91.220(h)

## INTRODUCTION

Vancouver partners with the Vancouver Housing Authority (VHA) to support projects that provide affordable rental and homeowner housing, including assistance to people with disabilities and individuals and families experiencing homelessness. The VHA also administers the Housing Choice Voucher Program for households in Vancouver.

## ACTIONS PLANNED DURING THE NEXT YEAR TO ADDRESS THE NEEDS OF PUBLIC HOUSING

Public housing is often used colloquially to refer to all the housing owned by a public housing authority, but it is actually a specific government program with strict rules and regulations under the Section 9 of the U.S. Housing Act.

In 2024, VHA completed its conversion of 189 apartments from public housing to the voucher program, meaning VHA no longer owns any public housing.

## ACTIONS TO ENCOURAGE PUBLIC HOUSING RESIDENTS TO BECOME MORE INVOLVED IN MANAGEMENT AND PARTICIPATE IN HOMEOWNERSHIP

To encourage more engagement in the work of the VHA, residents are encouraged to participate on the Resident Advisory Board. This board provides input on initiatives related to the housing authority. There is also a Resident Commissioner who serves on the housing authority's Board of Commissioners. The Resident Commissioner must be housed in public housing or receive a Section 8 Housing Choice Voucher.

In 2026, the VHA proposes to offer homeownership vouchers which would have a higher payment standard than tenant-based rental assistance to expand homeownership opportunities. This activity supports the objective of incentivizing self-sufficiency by providing voucher holders with a consistent and reliable source of support that is sufficient to meet their needs and will move them toward full homeownership, ultimately culminating in their graduation from the program

## IF THE PHA IS DESIGNATED AS TROUBLED, DESCRIBE THE MANNER IN WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED OR OTHER ASSISTANCE

The VHA is not a troubled housing authority, it is rated as a high-performing agency by HUD.

## DISCUSSION

HUD selected the VHA to participate in the Moving to Work (MTW) demonstration in 1999. The MTW program has provided 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. As an MTW Agency, the VHA receives exemptions from many program rules and more flexibility regarding the use of Federal funds.

# Homeless and Other Special Needs Activities – 91.220(i)

## INTRODUCTION

The City of Vancouver continues to fund activities through service providers focused on reducing and ending homelessness for all segments of the population. The City will also continue to collaborate with Council for the Homeless and Continuum of Care providers to prevent and end homelessness. In addition to the funds received by HUD, the City provides substantial investment with local funds obtained through the Affordable Housing Fund.

## THE JURISDICTIONS ONE-YEAR GOALS AND ACTIONS FOR REDUCING AND ENDING HOMELESSNESS

### REACHING OUT TO HOMELESS PERSONS AND ASSESSING THEIR INDIVIDUAL NEEDS

The City of Vancouver's HART team does daily outreach for people living outside. The City continues to partner with nonprofit partners as well as the Council for the Homeless' Housing Solutions Center, which is the coordinated entry system for Vancouver.

The City also partners with community nonprofits to provide street outreach and needs assessments to the people experiencing unsheltered homelessness and addiction and/or behavioral health challenges. Agencies such as Thrive2Survive and Council for the Homeless host community-wide homeless events to share resources and connect people living outside with services and housing assistance. To support individuals with complex medical and behavioral health needs, the City funds a mobile health program operated by Columbia River Mental Health Services. This team provides field-based medical and behavioral health services in encampments, Safe Stay Communities, and other shelter settings.

HOME-ARP funds will be used to support the continuation of Council for the Homeless' Coordinated Outreach program, along with two additional outreach programs with Outsiders Inn and Live Love. These programs target QP1 households that are experiencing homelessness. A household experiencing homelessness is defined as being an individual or family that lacks a fixed, regular, and adequate nighttime residence, will imminently lose their primary nighttime residence, and/or unaccompanied youth under 25 years of age or families with children. These programs will assist 96 people through Council for the Homeless, 122 through Outsiders Inn, and 94 through Live Love.

### ADDRESSING THE EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

Since 2021, the City and HART have worked to expand Vancouver's shelter system to include a range of options designed to meet people where they are and support stabilization for individuals. Four Safe Stay Communities provide non-congregate, low-barrier shelter for adult individuals and couples experiencing unsheltered homelessness in Vancouver, with a focus on those experiencing chronic homelessness. These sites are accessed through direct outreach and referral, rather than traditional waitlists. Each site includes 24/7 staffing and access to services, with an emphasis on safety, stability and engagement to support sustainable housing outcomes.

From November through March, local winter and severe weather shelters are offered through a partnership between Outsiders Inn, Live Love Outreach, other faith community partners and Council for the Homeless. The Affordable Housing Fund also provides funding to the YWCA for their domestic violence shelter and to Share for their Women's Housing and Transition Shelter (WHAT).

Looking ahead, the City is preparing to open a year-round 120-bed bridge shelter in winter of 2026. This facility is designed to address critical gaps between unsheltered homelessness and permanent housing by providing a structured, stabilization-focused and trauma-informed environment. The bridge shelter will likely serve many individuals with higher needs, including those exiting other systems of care (hospitals, detox, inpatient treatment, jail, etc.), living in high-impact encampments, or requiring additional time or support prior to transitioning to permanent housing. The model is intentionally flexible, with multiple pathways to housing, treatment, and other long-term supports.

As part of the bridge shelter model, the City is also supporting the integration of on-site and mobile treatment services, including a Mobile Opioid Treatment Program (OTP). This service will provide access to medication-assisted treatment and related support services both at the shelter and in targeted outreach settings.

### **HELPING HOMELESS PERSONS MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE TIME THAT THEY EXPERIENCE HOMELESSNESS, FACILITATING ACCESS TO AFFORDABLE UNITS, AND PREVENTING THOSE WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN**

The City of Vancouver will focus on strengthening outreach, expanding access to permanent housing through rental assistance, and providing stabilization services that support long-term housing retention. These efforts prioritize populations with the highest barriers to housing, including chronically homeless individuals, families with children, and unaccompanied youth.

To improve engagement with people experiencing homelessness and facilitate faster connections to housing, the City will invest HOME-ARP funds in three outreach programs. Council for the Homeless will receive \$200,000 for Coordinated Outreach, providing citywide engagement and assessment services that connect individuals and families to the homeless crisis response system. Outsiders Inn will receive \$200,000 for the HOPE Outreach and Housing Stability program, which combines street outreach with case management to help households become housed, ensuring continuity of support throughout the transition to housing. Live Love will receive \$100,000 to conduct street outreach during evening hours and connect households to emergency services, coordinated entry, and housing opportunities. These outreach programs are designed to reduce the time people remain unsheltered by ensuring early engagement, consistent follow-up, and pathways to permanent housing.

To increase access to permanent housing, the City will fund two Tenant-Based Rental Assistance (TBRA) programs, which are limited to households who are literally homeless at program entry. Janus Youth will receive \$270,000 to provide rental assistance to youth and young adults, including unaccompanied youth, helping them transition from homelessness to stable housing while receiving supportive services that build independent living skills. Share will also receive \$270,000 to provide rental assistance to literally homeless individuals and families. These TBRA programs connect participants to case management and supportive services that promote long-term stability.

Preventing returns to homelessness is a central component of the City's strategy. The housing stability services provided by Outsiders Inn as part of the HOPE program offer case management to ensure that households are set up to be successful upon becoming housed. They provide budgeting support, good tenant education, and connection to community resources. Janus also supports youth in building the skills and support networks needed to remain stably housed, reducing the likelihood of future homelessness among young people who have exited the crisis response system.

Through these combined investments in outreach, rental assistance, and stabilization services, the City aims to reduce the duration and recurrence of homelessness while expanding access to permanent housing for the community's most vulnerable residents.

**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 OR, RECEIVING ASSISTANCE FROM AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION, OR YOUTH NEEDS.**

Several projects proposed for funding under this Action Plan, including both public service programs, address the goal of avoiding homelessness or receiving assistance that addresses housing, health, social services, employment, education, or youth needs. Council for the Homeless will provide one time diversion assistance to lower barrier households experiencing homelessness, while Fosterful's Foster Care Support program will provide assistance and education for foster youth. HOME-funded rental assistance will also be used to help eligible households fill gaps in income that might occur as the result of serious illness, relationship breakdown, or other emergency circumstances.

The City has also continued to fund the Homelessness Prevention Consortium through the AHF. This Consortium brings together several local agencies that work to prevent homelessness through short-term rental assistance. This assistance targets vulnerable people who might have a temporary crisis, such as losing a job, a sudden illness, or breakdown from a relationship. This assistance is available to households earning less than 50% AMI. The provision of several months of rental assistance is a cost-effective way to stabilize households and prevent homelessness in contrast to providing services to people who have an eviction on record.

In 2025, the City used AHF funding to support the VHA in redeveloping an 8-unit apartment complex into a 14-bed transitional housing project for individuals reentering the community from the justice system. A nonprofit service provider will deliver supportive services to help residents stabilize and transition to permanent housing.

**DISCUSSION**

The City of Vancouver continues to implement a comprehensive and coordinated approach to reduce and end homelessness, with a focus on outreach, emergency shelter, transitional and permanent housing, and homelessness prevention. Daily outreach efforts led by HART and partner nonprofits aim to connect with unsheltered individuals and assess their needs. Through programs like Council for the Homeless' Coordinated Outreach, Outsider Inn's HOPE Outreach and Housing Stability, and Live Love's Evening Outreach, supported with HOME-ARP funding, the City is reaching vulnerable populations, including youth, families, and those with behavioral health needs.

To address emergency and transitional housing needs, the City has established four SSC, offering temporary shelter, stability, and access to services. Additionally, winter shelter locations are activated during colder months to accommodate more individuals, prioritizing families and people with heightened vulnerabilities. This year, the City is developing a permanent bridge shelter site expected to open in the winter of 2026.

Efforts to transition individuals into permanent housing are supported through rental assistance programs and services from Share and Janus Youth.

Prevention remains a key focus, with initiatives like the Homelessness Prevention Consortium and programs from Council for the Homeless are providing short-term assistance. These services are crucial for stabilizing households at risk of homelessness due to crises such as job loss or medical emergencies.

# Barriers to affordable housing – 91.220(j)

## INTRODUCTION

The City of Vancouver, like much of the U.S., is experiencing a housing crisis. Years of underbuilding combined with unprecedented population growth in Clark County have created a persistent deficit in housing units of all types and affordable units in particular. This supply deficit is driving up the cost of rental housing and home prices and directly contributing to the rise in homelessness in our community.

## HOUSING DEVELOPMENT SLOWED

The City continued to fall short of annual housing goals. Fewer than half of the targeted housing units were completed in 2025. This outcome reflects both macro-economic and policy factors largely outside of local control. Elevated construction costs, impacts of tariffs, and sustained high interest rates significantly constrained both affordable and market-rate housing production while stagnating rent growth primarily impacted market-rate housing production. These pressures delayed planned developments and limited the ability of developers to secure financing.

## STATE FUNDING SETBACKS

Despite a strong pipeline of shovel ready projects, no Vancouver projects received Housing Trust Fund awards in 2025. While the application process for State funding is highly competitive, the lack of State funding despite significant population growth and documented need in Southwest Washington underscores the obstacles the region faces in addressing the ongoing affordable housing deficit. As a result, the city faces a bottleneck of viable projects that must wait or secure other resources before starting construction.

## FAIR MARKET RENTS DECLINED

Decreasing Fair Market Rents (FMR) improves affordability for renters and supports the City's housing stability goals. FMR trends also influence how lenders and investors assess long-term rent growth and project risk. Following years of sustained rent increases, a decline in FMR can create uncertainty in underwriting assumptions, leading to more conservative financing terms and slower multifamily development.

The City remains committed to advancing housing production and affordability and will continue to pursue state and federal funding, policy alignment and partnership strategies to unlock stalled projects and restore momentum to the development pipeline.

## **ACTIONS 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 City of Vancouver first developed its Housing Action Plan in 2023. Since then, significant progress has been made through coordinated, citywide efforts. The Plan now includes 70 actions focused on increasing housing supply in Vancouver. This annual report highlights implementation progress and early impacts on housing supply, with detailed strategy status provided in an addendum of the report.

Some examples include:

- Update Comprehensive Plan to establish housing and density goals and strategies
- Update code to remove artificial barriers to density and additional housing types
- Update single family zoning to achieve naturally affordable housing through broad allowance for middle housing options, especially for first-time homeowners
- Explore additional investments and funding opportunities
- SDC and Impact fee waivers, Construction Sales Tax Deferral program
- Offer additional incentives for density – lower parking minimums, additional height, etc.

## **POLICY ACTIONS**

In response to slowing housing production, the City is advancing a range of new housing initiatives. These actions represent sustained effort to support affordability, stabilize renters, and position the community for future housing production.

The City made substantial progress in updating its Comprehensive Plan. The updated Land Use Map for Vancouver was finalized in 2025, with adoption of the final Comprehensive Plan and Zoning Code incorporating community input, local priorities, and state requirements expected in mid-2026.

The City's Engineering Permit team modified its system processes resulting in shorter subsequent review timelines. In addition, an early permit submittal process was implemented, allowing single-family builders to receive approvals prior to final subdivision plat approval.

The City continues efforts to reduce development costs for new housing by deferring impact fees and system development charges until late in construction, and by offering Multifamily Tax Exemption incentives, including waived application fees and deferred fee in lieu payments for qualifying projects.

Vancouver eliminated parking minimums for new affordable housing developments where at least 50% of units serve households at or below area median income, reducing project costs and increasing the number of homes that can be built. While some community concerns were raised about potential parking impacts, the City will monitor outcomes and expects developers to continue providing parking where market demand exists.

## **DISCUSSION**

No additional discussion.

# Other Actions – 91.220(k)

## INTRODUCTION

The City of Vancouver has multiple strategies to meet the needs of the community. Although the CDBG and HOME fund contributions are small, they are an important funding component.

## ACTIONS PLANNED TO ADDRESS OBSTACLES TO MEETING UNDERSERVED NEEDS

Several projects proposed for funding under the 2026 Action Plan address the goal of meeting these needs. Utilizing both HOME and CDBG funds, Janus Youth will provide rental assistance to homeless youth and young adults, while Share will provide rapid re-housing services to individuals and families experiencing homelessness. Council for the Homeless will provide diversion assistance and Fosterful will provide services to youth experiencing foster care.

## ACTIONS PLANNED TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The City of Vancouver utilizes the Multi-Family Tax Exemption (MFTE) program to encourage new private multi-family development and redevelopment within designated target areas to accommodate future population growth and encourage affordable housing. This program exempts project owners from the new construction property tax value cost for residential development.

New state legislation now allows MFTE to be renewed at the end of its exemption period, provided that 20% of the units are income-based units affordable to households earning less than 80% AMI. One project has been approved for renewal and several others are approaching the end of their initial tax exemption period and considering renewing.

In 2024, City Council approved a new affordable housing incentive that was allowed by state law. The Construction Sales Tax Deferral program allows the city to incentivize the development of affordable housing on underutilized public parking lots. The first project under this program was approved in April 2025.

The City of Vancouver also uses the Affordable Housing Fund, a voter approved levy generating \$10 million per year, to support rental projects and rental assistance for households with very low-income, earning less than 50% AMI. The City provides funding to community partners for projects and programs that:

- Build and preserve long-term affordable housing in Vancouver
- Support affordable homeownership (up to 80% AMI)
- Provide rental assistance and services to help households avoid eviction or access a rental unit

In 2026, the City anticipates receiving a second round of funding from the State's Home Electricity and Appliance Rebate (HEAR) program to expand rehabilitation efforts by providing high-efficiency electric equipment and appliances for income-qualified homeowners. These upgrades help homeowners lower their energy bills while making their homes safer and more comfortable to live in.

In addition, the City is using American Rescue Plan Act (ARPA) funding to advance Fourth Plain Forward initiatives, including investments to help stabilize housing and support longtime residents of the area. ARPA funding was awarded in 2025 to help 8 first-time homebuyers, and repair 6 mobile homes in the Fourth Plain area, helping improve housing conditions and prevent displacement.

### **ACTIONS PLANNED TO REDUCE LEAD-BASED PAINT HAZARDS**

The City continues to require lead-based testing for houses during housing quality and safety inspections and for any rental assistance units and rehabilitation work on structures built before 1978. The City also requires TBRA providers to provide lead information notification to families receiving rental assistance and living in units built before 1978.

### **ACTIONS PLANNED TO REDUCE THE NUMBER OF POVERTY-LEVEL FAMILIES**

The City of Vancouver continues to fund various assistance from rapid rehousing and homelessness prevention, capacity building for community-based organizations, new and rehabilitated affordable housing units, and business assistance to help stabilize at-risk populations and move them toward self-sufficiency.

### **ACTIONS PLANNED TO DEVELOP INSTITUTIONAL STRUCTURE**

City Council members and other city staff serve on various nonprofit agency boards including service providers, economic development companies and chambers of commerce.

City of Vancouver council members are also participants of the Community Action Advisory Board which awards state and county funding to nonprofit agencies for the Homeless Crisis Response System, homelessness prevention and other basic services. The City also participates in the coordination of homeless services, job training and housing programs through the Continuum of Care, Community Action Advisory Board, and Clark County's Ending Community Homelessness Organization.

### **ACTIONS PLANNED TO ENHANCE COORDINATION BETWEEN PUBLIC AND PRIVATE HOUSING AND SOCIAL SERVICE AGENCIES**

The City of Vancouver has a wide variety of programs and involve partnerships between public housing providers and private developers. The City continues to create and utilize new and innovative funding sources such as the local Affordable Housing Fund, Multifamily Tax Exemption program, and the Construction Sales Tax Deferral program that are available to private developers and nonprofit housing agencies and allow the City to further supplement CDBG and HOME funding.

### **DISCUSSION**

No additional discussion.

# Program Specific Requirements – 91.220(l)(1,2,4)

## INTRODUCTION

CDBG funding is dedicated solely to activities that benefit people with low to moderate income.

### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(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        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### 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 City of Vancouver does not use HOME funds other than those identified by 92.205.

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:

The City of Vancouver's Resale policies ensure that HOME-assisted units remain affordable throughout the entire affordability period. The resale method is used in cases where HOME funding is invested directly into a property, through a developer or nonprofit subrecipient. The HOME funds are used to reduce development or acquisition costs making the price of the home affordable to an eligible buyer.

Specific examples where the City would use the resale method for homeowner assistance include:

- Providing HOME funds to acquire property to be developed or to acquire affordable owner units;
- Providing HOME funds for site preparation or improvement, including demolition;
- Providing HOME funds for construction materials and/or labor; and
- Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Habitat for Humanity or a community land trust.

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:

- 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
- 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home's useful life (i.e., roof, furnace, electrical system).

Supporting documents for these guidelines can be found with plan documents on the City's website, <https://www.cityofvancouver.us/economic-prosperity-and-housing/housing-resources/>.

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:

The City of Vancouver does not anticipate using HOME funds in this manner.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City of Vancouver will not be preferencing TBRA activities for persons with special needs or disabilities.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The City is not preferencing households with disabilities.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

This is not applicable to the activities planned for PY2026.

# Appendix A: HOME Resale Policy

## INTRODUCTION

The City of Vancouver is a participating jurisdiction in HUD’s HOME Investment Partnerships Program. Federal regulations require the City to establish written resale policies that comply with HOME statutory and regulatory requirements for the purpose of carrying out HOME-assisted homeownership activities. These policies are set forth in the Five-Year Consolidated Plan and Annual Action Plan and describe the resale provisions, the specific circumstances under which these provisions will be used, and how the City will enforce the provisions for HOME-funded homeownership projects. HUD reviews and approves the provisions as part of the annual Action Plan process when homeownership activities are proposed.

The purpose of this section is to provide the resale policies for the City of Vancouver’s HOME Investment Partnerships Program. The City of Vancouver may use HOME funds for different types of programs to assist with single-family residences:

- Down Payment Assistance provided to first-time homebuyers;
- Acquisition and development assistance for developers of new single-family housing for ownership;
- Community Land Trust acquisition of a parcel of land under an existing single-family home to provide affordable ownership.

## GENERAL HOME PROPERTY RESTRICTIONS

For a homebuyer or homeowner to be eligible for HOME assistance, they must have a low to moderate income, at or below 80% of area median income, as provided by HUD. The household must be purchasing, constructing, or rehabilitating a home that they intend to maintain as their primary residence. Depending on the amount of HOME assistance provided to the residence, the property must remain affordable for the number of years indicated. If the property is sold during this time, or if it is no longer the primary residence of the household, the resale restrictions will be enforced.

HOME Assistance per-unit	Minimum period of affordability in years
Less than \$25,000	5
\$25,000 to \$50,000	10
More than \$50,000	15

Table 13: Affordability period per unit

## RESALE POLICY

The City of Vancouver’s Resale policies ensure that HOME-assisted units remain affordable throughout the entire affordability period. The resale method is used in cases where HOME funding is invested directly into a property, through a developer or nonprofit subrecipient. The HOME funds are used to reduce development or acquisition costs making the price of the home affordable to an eligible buyer.

Specific examples where the city would use the resale method for homeowner assistance include:

1. Providing HOME funds to acquire property to be developed or to acquire affordable owner units;
2. Providing HOME funds for site preparation or improvement, including demolition; and
3. Providing HOME funds for construction materials and/or labor.
4. Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Habitat for Humanity or a community land trust.

### **RESALE POLICY NOTIFICATION TO PROSPECTIVE BUYERS**

The resale policy is explained to prospective homebuyers prior to signing a contract to purchase a HOME-assisted unit. The prospective homebuyer will sign an acknowledgement stating that they understand the terms and conditions applicable to the resale policy as they have been explained. This document is included with the executed sales contract. (See attached Notification of Funding Requirements.)

### **ENFORCEMENT OF RESALE RESTRICTIONS**

The resale restrictions are enforced through the use of a HOME written agreement between the City and subrecipient; a deed of trust securing the City's HOME loan; and a covenant signed by the homebuyer or subrecipient at closing. These documents will specify:

1. The length of the affordability period (based on the dollar amount of HOME funds invested;
2. That the home remain the Buyer's principal residence throughout the affordability period; and
3. The conditions and obligations of the Owner should the Owner wish to sell before the end of the affordability period include:
  - a. The owner or subrecipient must contact the City of Vancouver in writing if intending to sell the home prior to the end of the affordability period;
  - b. The subsequent purchaser must earn no more than 80% of area median income for Vancouver, and occupy the home as their primary residence for the remaining years of the affordability period. (If the new purchaser requires any additional HOME assistance, the affordability period will be reset according to the amount of assistance provided); and
  - c. The sales price must be affordable to the subsequent purchaser. "Affordable" is defined as limiting the Principal, Interest, Taxes, and Insurance (PITI) amount to no more than 38% of a household's income who earns between 50% and 80% of the area median income for Vancouver.

- d. When there is a termination event (i.e. foreclosure or transfer in lieu of foreclosure), the City may authorize a community land trust (CLT) to temporarily acquire the property to preserve HOME affordability, and such acquisition will not be treated as a prohibited transfer so long as HOME resale restrictions remain in effect. The period of affordability is paused when the home sells to the CLT and resumes where it left off when the home is sold to another income-qualified buyer, at which point the affordability covenant must be revised to indicate the new end date for the period of affordability. The interim owner may not remove affordability restrictions or sell at market rate. During interim ownership, the entity may stabilize the property, complete necessary repairs, and market the home exclusively to income-eligible HOME buyers. Upon resale, the buyer must meet HOME income limits, the price must comply with HOME maximum resale limits, and affordability restrictions must remain recorded through the remainder of the affordability period. If the interim owner does not sell the home to a qualified homebuyer within 12 months, the HOME loan shall be repaid. All acquisitions require PJ approval, confirmation that restrictions remain in place, and ongoing PJ monitoring. Additional HOME funding may not be invested to sustain affordability.

Enforcement of the resale policy will end upon expiration of the affordability period. If at any time during or after the affordability period, a HOME-assisted community land trust home is removed from the land trust, the original HOME investment must be repaid by the subrecipient agency.

#### **AFFORDABILITY TO A RANGE OF BUYERS**

Using the resale method, the City will ensure continued affordability to a range of buyers, particularly those whose total household incomes is between 50 and 80% of area median income. Sales prices shall be set such that the amount of Principal, Interest, Taxes, and Insurance does not exceed 38% of a household's income who earns between 50% and 80% of the area median income. Subrecipients may provide additional subsidy to make the home affordable to buyers below 50% AMI.

#### **FAIR RETURN ON INVESTMENT**

The City of Vancouver resale restrictions ensure that the Owner receives a fair return on investment and that the home will continue to be affordable to households whose income does not exceed 80% of area median income.

The resale formula used by City of Vancouver provides a fair return to the homeowner at resale, based on an objective standard that is publicly accessible and can be easily measured, both at the time of initial purchase and at resale.

City of Vancouver uses an appraisal-based resale formula to achieve its dual goals of providing a fair return to the original homeowner/seller at resale and ensuring an affordable price to an income eligible purchaser.

The resale formula stipulates that the homeowner, should they choose to sell, will be able to sell the home for the original price paid, plus 25% of any increase in the combined appraised value of the home and the land during the time of ownership. Additionally, at resale, the homeowner is allowed to receive an equity “credit” for qualified capital improvements made, as follows:

- 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
- 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home’s useful life (i.e., roof, furnace, electrical system).

### **FAIR RETURN AT RESALE EXAMPLE**

An example of application of the resale formula, using hypothetical market conditions:

#### **At initial purchase:**

\$250,000	Market value of land and improvements, as determined by appraisal at initial purchase
<u>(\$ 70,000)</u>	HOME affordability subsidy
\$180,000	Purchase price of home paid by homebuyer

#### **At resale – 10 years later:**

\$310,000	Market value of land and improvements, as determined by appraisal at time of resale
\$60,000	Increase in value of land and improvements from initial purchase to resale, as determined by appraisal (\$310,000 - \$250,000 = \$60,000)

#### **Equity earned by homeowner/seller at resale:**

\$15,000	Homeowner’s appreciation, per resale formula ( $\$60,000 \times 25\% = \$15,000$ )
\$12,500	Credit for qualified capital improvements made by homeowner
<u>\$33,846</u>	Equity earned by homeowner by amortization of mortgage after 10 years <sup>1</sup>
\$61,346	Total equity earned by homeowner/seller at resale (\$15,000 share of appreciation + \$12,500 credit for qualified capital improvements + \$33,846 equity earned through mortgage amortization)

#### **Sale price to next buyer:**

\$207,500	Purchase price paid by incoming low-income homebuyer: \$180,000 (initial affordable purchase price) plus \$15,000 (paid to original homeowner as share of appreciation) plus \$12,500 (paid to original homeowner as a credit for capital improvements).
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In this example, the City determined that the sales price would have to be between \$150,000 and \$250,000 (amount of mortgage principal, interest, taxes and insurance of not more than 38% of the gross monthly income for a household between 50% and 80% of area median income). The home – a property that now has an appraised market value of \$310,000 – is sold to an eligible low-income household for an affordable price of \$207,500 without requiring investment of additional subsidies.

By using a market rate (fee simple) appraisal conducted by an independent, state-licensed appraiser to establish the value of the property prior to the initial purchase of the home, the City of Vancouver follows the standard practice for all real estate purchase transactions. By obtaining a new market rate fee simple appraisal, upon notice of intent to sell by the homebuyer, the City ensures that standard methods for determining property values are always used. In this way, market values are easily measured, professionally determined, and publicly accessible. No subjective judgments are made by the City or the homeowner as to what constitutes value and how value is determined.

<sup>1</sup> Assuming 5%, fixed-rate, 30-year mortgage loan of \$179,500 to original homeowner.

**CITY OF VANCOUVER  
CDBG/HOME HOMEBUYER PROGRAM  
NOTIFICATION OF FUNDING REQUIREMENTS**

This notification is provided to \_\_\_\_\_ (Homebuyer) who is purchasing a home located at \_\_\_\_\_ (Property) with the assistance of Community Development Block Grant (CDBG) and/or HOME Investment Partnerships (HOME) program funding awarded to \_\_\_\_\_ (Agency). City of Vancouver CDBG and HOME funds are administered through City of Vancouver, by and through the HOME Investment Partnerships Program, P.O. Box 1995, Vancouver, WA 98668-1995.

THEREFORE, IT IS MUTUALLY AGREED as follows:

1. City of Vancouver is providing \$ \_\_\_\_\_ of CDBG and/or HOME funds in the form of a loan to Agency to assist Homebuyer in the acquisition of Property.
2. The U.S. Department of Housing and Urban Development (HUD) Affordability Period (24 CFR Part 92.254(4)) is \_\_\_\_\_ years, from the date the deed is signed.
3. Homebuyer will follow all applicable City HOME Resale and primary residency provisions as outlined in the Agency Land Lease and City of Vancouver HOME Policies and Procedures.
4. If the homebuyer wishes to refinance their first mortgage during the Affordability Period, they must follow the City's required refinancing request process, as follows:
  - a. Refinancing Requests
    - i. Homebuyer must submit a written refinancing request.
    - ii. Requests will be reviewed by City staff and approved only if consistent with program requirements and the City's underwriting standards.
  - b. Conditions for Approval. All of the following conditions must be met:
    - i. The refinance does not increase risk or diminish the City's security position;
    - ii. The City's HOME lien remains fully enforceable in its original amount;
    - iii. The new loan improves the homebuyer's financial position (e.g., lowers the monthly payment, reduces the interest rate, shortens the loan term, or otherwise enhances affordability) and does not increase total secured debt beyond the original purchase amount. Refer to the City's Refinancing Policy for CDBG and HOME Funded Loans;
    - iv. No cash-out proceeds are taken by the borrower, except as approved for essential home repairs or closing costs;
    - v. The borrower continues to occupy the property as their principal residence; and
    - vi. The new loan term does not extend beyond the HOME affordability period or the original first mortgage term, whichever is shorter.
  - c. Refinance Documentation
    - i. Homebuyer must provide:
      1. Proposed loan terms and estimated settlement statement;
      2. Current title report;
      3. Recent appraisal or valuation summary; and
      4. Written explanation of purpose and benefit of the refinance.
    - ii. City staff will review the documents to ensure the refinance meets the above criteria and that the HOME investment remains protected. All decisions and supporting materials must be documented in the permanent project file.

By signing below, the Homebuyer understands and agrees to the terms contained in this notification.

\_\_\_\_\_  
Homebuyer Signature

\_\_\_\_\_  
Date



City Hall | 415 W. 6th St. | Vancouver, WA 98660 | [cityofvancouver.us](http://cityofvancouver.us)