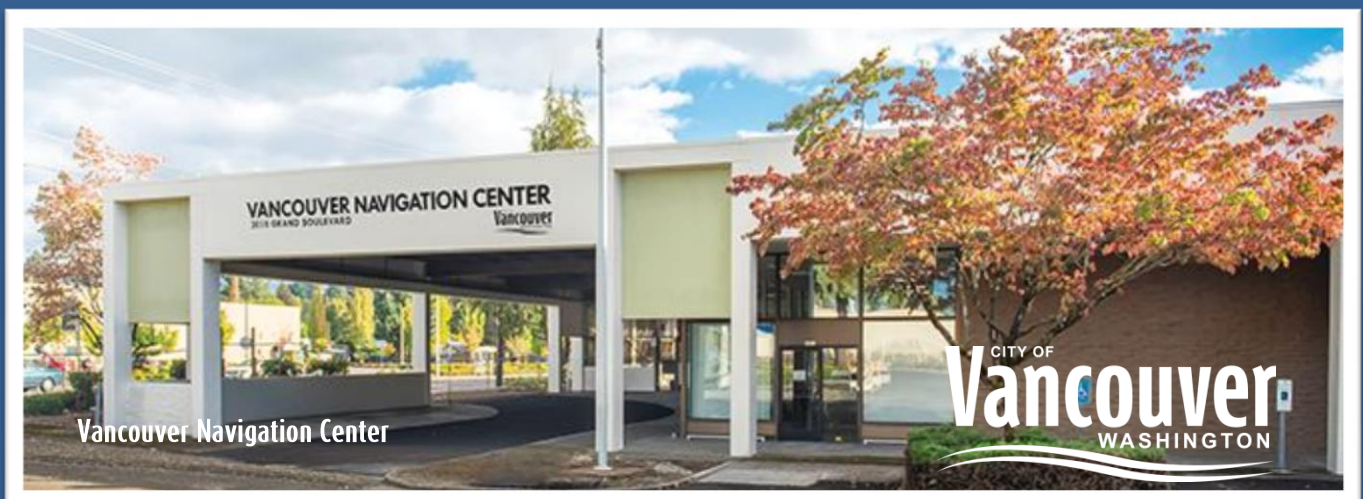


2019-2023 Consolidated Plan City of Vancouver



ACKNOWLEDGEMENTS



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Executive Summary

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

1. Introduction

The 2019-2023 Consolidated Plan for Housing and Community Development provides the US Department of Housing and Urban Development (HUD) with information on the City of Vancouver's intended use of funds for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The City allocates the annual funding from these programs to public, private or non-profit parties consistent with HUD program goals and requirements. CDBG program objectives include providing decent housing, creating suitable living environments, and expanding economic opportunities. HOME program objectives are to expand the supply of decent, safe, sanitary, and affordable housing.

Disclaimer

This Consolidated Plan layout is prescribed by the U.S. Department of Housing and Urban Development. In an effort to provide a more readable document for the public, the City has included cover pages for each section and a table of contents.

The data collected for this Consolidated Plan come from multiple sources. Due to the nature of the data collection process, various reports encompass different geographical areas including the City of Vancouver, Clark County, and the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA). The MSA encompasses four Oregon counties as well as Clark and Skamania in Washington. In addition, data used in the here has been collected over a period of years and is indicated in each citation.

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

After a review of housing market, community demographic, homeless needs, and economic development data and an evaluation of past performance in the City's HUD funded programs, the City has developed the following goals for the use of these funds:

- Affordable Housing
- Public Services
- Public Facilities and Infrastructure
- Economic Development

3. Evaluation of past performance

As Vancouver has grown in the past years, the City has progressed in implementing the strategies of the 2014-2018 Consolidated Plan. Information about the specific projects for the 2014-2018 Consolidated Plan are available in the City's past Action Plans and CAPER reports located at the City web site www.cityofvancouver.us.

Priority 1: Create, Maintain, and Support Affordable Housing

Affordability in the City of Vancouver's residential sector is created and maintained through a variety of CDBG/HOME programs run by the City's partner agencies. Each year Tenant-Based Rental Assistance, housing rehabilitation, first-time homebuyer programs, and new unit construction support several hundred households locally. Over a hundred new affordable housing units have been constructed since 2016.

Priority 2: Mitigation of Homelessness and Related Issues

As homelessness in the region has increased, the City has focused additional resources on providing support for the un-housed population and those at risk of homelessness. This support comes in the form of emergency shelter, food security, and case management. In the plan cycle, thousands of individuals accessed these services from the City of Vancouver and its partners every year.

Priority 3: Neighborhood and Community Revitalization

Revitalization represents a diverse array of priorities for public facilities. These projects have included renovations to clinics and shelters, accessibility improvements to sidewalks and other public spaces, and new facilities to supplement current Continuum of Care efforts. While the individual impact of these projects is often minor, they have benefited thousands of people in low-income areas.

Priority 4: Increase Economic & Job Development Opportunities

The City of Vancouver has surpassed the Economic Development goals laid out in the 2014-2018 Consolidated Plan. Overall, 173 businesses and 110 individuals received assistance from the City of Vancouver. Two local chambers of commerce utilized allotted funding to provide training and support to low-income entrepreneurs and small local businesses.

4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Two open houses, located at City Hall and the Firstenburg Community Center
- Advertised the locations of where the consolidation draft plans were available for the public at the final hearing (local libraries and Vancouver City Hall)
- Posted draft plans electronically on the City of Vancouver website

- Provided opportunity to comment on the plans at two formal meeting settings
- Published all meetings with the City Council in the local newspaper legal advertisement section.
- Targeted groups including Vancouver City Council members, coalition service provider agencies, public housing residents, and general interested parties
- Solicited comments from interested social service agencies
- Provided opportunity for people to comment through the City's Office of Neighborhoods weekly outreach communication
- Consolidated Plan goals on display during Vancouver Community Services Open House
- Presented the draft Consolidated Plan and Action Plan elements before the Vancouver City Council on April, 2019
- Advertised final public hearing schedule in the local newspaper
- Draft Plan displayed on City website for public comment
- Public Hearing at the Vancouver City Council meeting in May of 2019

5. Summary of public comments

Public comments on the goals and strategies of the plan tended to center around a similar theme of homeless prevention. Many comments expressed concern of reallocation of funding going from City of Vancouver from aiding the current homeless population to focusing on homeless prevention among vulnerable yet currently housed families. Additionally, suggestions of including health in our strategic goals were presented. Comments from the community open house expressed support for the agencies funded in the Action Plan while urging the City to improve mental health coverage for residents in need.

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

All comments and views regarding the specific language or scope of the proposed goals and strategies were accepted. The only comment not accepted was one that recommended the City take a more active role of advocating housing policy at the State level. As this not within the remit of City Community Development staff, this comment was not accepted.

7. Summary

Many of the challenges facing the City of Vancouver have remained the same or intensified in the last five years. The broadest goals of the Consolidated Plan have not changed significantly, and continue to reflect the current understanding of the best way to address certain issues. Through engagement with the community, the City of Vancouver developed the following goals for 2019-2023:

- Increase and preserve affordable housing opportunity for low-income households and people experiencing homelessness
- Reduce poverty, increase stability, and address homelessness through prevention for individuals and families, while supporting the existing City and community initiatives

- Increase economic opportunity by supporting small businesses
- Create and preserve buildings and spaces that serve the public

These goals will be further expanded, including outcome indicators, in the Strategic Plan chapter SP-45.

The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	VANCOUVER	Department of Community and Economic Development
HOME Administrator	VANCOUVER	Department of Community and Economic Development

Table 1 – Responsible Agencies

Narrative

The City of Vancouver administers the CDBG of HOME funds received from HUD for programs that provide resources to public services such as low-income housing development and minor home repair services to low- and moderate-income homeowners for low- and moderate-income people and families including those experiencing homelessness.

Additionally, these funds are used for public infrastructure improvements including parks, business loan administration, as well as neighborhood and business community revitalization projects.

Consolidated Plan Public Contact Information

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

1. Introduction

This section outlines the efforts taken by the City of Vancouver to engage the public and partner agencies in the Consolidated Planning process. Vancouver works with several dozen public and private organizations in areas such as housing, economic development, and public services. As the needs in the community far exceed the resources available to the City, it is important to include the community to foster consensus on the priority issues.

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

City of Vancouver staff works with the Council for the Homeless and area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 homeless service providers. Additionally, Vancouver enhances coordination of public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Accepts the responsibility of appointing commissioners to the Vancouver Housing Authority Board
- Works with other jurisdictions including Clark County and the Vancouver Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services
- Participates in coordinated efforts to serve shelter and services assisting homeless individuals and families
- Encourages City Council members to serve on the board of the Council for the Homeless and the Community Action Agency
- Encourages City staff participation in many of the committees that provide direction for 10 year plan to end homelessness
- Works with Continuum of Care providers and community members on Homelessness Ideas Taskforce to find additional ways to reduce homelessness

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

City of Vancouver staff serves on our local Continuum of Care's decision-making body (CoC Steering Committee). The CoC Steering Committee has primary responsibility for ensuring that Homeless

Management Information System (HMIS) is fully funded and encompasses appropriate policies and procedures, which were last updated in January of 2014. The CoC Steering Committee also works closely with Clark County (ESG recipient) to allocate funds and monitor outcomes.

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

City of Vancouver staff serves on our local Continuum of Care's decision-making body (CoC Steering Committee). A Vancouver City Council member serves on the Clark County Community Action Advisory Board which makes allocation decisions for ESG.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CLARK COUNTY DEPARTMENT OF COMMUNITY SERVICES
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Special Needs Facilities and Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings. Anticipated outcomes are identifying areas of needed improvement or areas of increased focus of funding.
2	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for public housing partnerships and increased services for public housing residents.
3	Agency/Group/Organization	Janus Youth Programs Inc.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying and increasing focus on housing and services for homeless youth.
4	Agency/Group/Organization	COLUMBIA NON-PROFIT HOUSING
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on new housing construction.
5	Agency/Group/Organization	SECOND STEP HOUSING
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on housing services.
6	Agency/Group/Organization	The Salvation Army
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on streamlining rental assistance programs.
7	Agency/Group/Organization	SHARE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for developing service programs for homeless and at risk persons.
8	Agency/Group/Organization	National Development Council
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings. Anticipated outcomes are providing guidance on loan programs.
9	Agency/Group/Organization	Columbia River Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for mental health programs and services.
10	Agency/Group/Organization	Community Services Northwest
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Involvement in Community Services Open House. This is anticipated to produce a better understanding the work of Community Services NW in the wider community.
11	Agency/Group/Organization	Lifeline Connections
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Involvement in Community Services Open House. This is anticipated to produce a better understanding of the work of Lifeline in the wider community.
12	Agency/Group/Organization	Evergreen Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are developing and maintaining home ownership programs.
13	Agency/Group/Organization	COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
14	Agency/Group/Organization	Hispanic Metropolitan Chamber of Commerce
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	HMCC will be attending the Community Services Open House and will have the opportunity to interact with the Consolidated Plan team. Anticipated outcomes include better coordination between the various efforts for economic development in low income areas of the City.
15	Agency/Group/Organization	Greater Vancouver Chamber of Commerce
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to take part in the Community Services Open House. Due to instability at the organization itself, the City of Vancouver is hoping to reestablish normal contact with this organization.
16	Agency/Group/Organization	COMMUNITY HOUSING RESOURCE CENTER
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on community and youth involvement programs.
17	Agency/Group/Organization	WASHINGTON STATE HOUSING FINANCE COMMISSION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through meetings and solicited comments regarding tax credit procedures and applications. Anticipated outcomes are identifying areas of opportunity for new tax credit financed housing for low income persons.

18	Agency/Group/Organization	Clark County Coalition of Service Providers
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income, homeless, and special needs persons.
19	Agency/Group/Organization	Washington State Department of Commerce
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
20	Agency/Group/Organization	Latino Community Resource Group
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
21	Agency/Group/Organization	League of United Latin American Citizens
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
22	Agency/Group/Organization	Commission on Aging
	Agency/Group/Organization Type	Services-Elderly Persons Other government - County
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
23	Agency/Group/Organization	AM-RU International Association
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.

24	Agency/Group/Organization	Filipino American Association of Vancouver
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
25	Agency/Group/Organization	Front and Centered
	Agency/Group/Organization Type	Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through email exchanges. The specific goal of this outreach was to better understand climate issues and initiatives that will pose increased risk to low- and moderate-income populations.
26	Agency/Group/Organization	Washington State University - Vancouver
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through email exchanges. The specific goal of this outreach was to better understand broadband access issues for low-moderate income households and learn about other agencies that are working on those issues.

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

None known

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	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 the 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 the County are essential.
Analysis of Impediments to Fair Housing Choice	City of Vancouver	Fair housing is a complement to the other goals of affordability and inclusion listed in the Consolidated Plan.

Table 3 – Other local / regional / federal planning efforts**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Vancouver staff work with Clark County Department of Community Services and other Clark County departments in the development and implementation of the Consolidated Plan and annual Action Plan. The City also coordinates with the State Department of Commerce regarding projects that use Housing Trust Fund dollars. In addition, City staff coordinates with the Washington State Housing Finance Commission regarding any applications for low-income Housing Trust Fund dollars.

Narrative (optional):

PR-15 Citizen Participation

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

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-profits	7/24/2018 Announcement of process	No comments received	N/A	
2	Public Meeting	Continuum of Care	8/7/2018 Only announcements	No comments received	N/A	
3	Public Meeting	Non-targeted/b road community Local partner agencies	8/10/2018 Members of local organizations and activist groups Two comments were made at the meeting.	Amend zoning and building codes to ease building of affordable housing, More resources are needed	All comments were accepted	

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)
4	Internet Outreach	Non-targeted/broad community	9/17/2018-5/6/2019 Eight comments were received from the online comment tool.	Some comments expressed reservation of the City's stated intention to focus on homelessness prevention rather than providing housing to people who are currently homeless. Other comments expressed support for the City's push for greater equity in the distribution of funds. Finally, comments expressed reservation with the citizen participation efforts in a variety of city initiatives besides the Consolidated Plan; that they were disjointed and created some confusion over what was actually being asked.	All comments were accepted	

OMB Control No: 2506-0117 (exp. 06/30/2018)

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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)
5	Internet Outreach	Minorities	5/1/2019 Two organizational responses.	Front and Centered pointed the City to a report on the share of the effects of climate change. In Vancouver, a session raised questions of the way extreme weather conditions will impact the ability of outdoor workers to earn money. WSU-Vancouver noted that while wireless has allowed more low income people to access the internet, they are also likely to run out of data quickly.	N/A	

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)
6	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	3/6/2019 About 150 people in attendance. 18 comments were made on the plan	Increased support for mental health services and people with disabilities, more affordable housing, more access to financial education. The full list of comments is included in the Appendix.	One comment suggested that the City of Vancouver should advocate to the legislature on housing policy. As this is not within the remit of Community Development Staff, this comment was not accepted.	https://www.cityofvancouver.us/sites/default/files/fileattachments/community_and_economic_development/page/1016/march62019openhousflyer.pdf
7	Public Hearing	Non-targeted/broad community	5/6/2019 2 comments were made on the plan. In addition to 2 community organizations, 5 city councilors were present.	Comments spoke in favor of the Action Plan and the Consolidated Plan, highlighting the effect the programs have had on at risk young people in the city.	N/A	https://www.cvtv.org/video/link/28331?start=880&stop=1549

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Data used for the Needs Assessment came from the 2013-2017 American Communities Survey (ACS), conducted by the US Census Bureau, and the 2011-2015 Comprehensive Housing Affordability Survey (CHAS). This data source is custom ACS data specifically tailored to meet the needs of HUD housing strategies.

According to the 2013-2017 ACS data, there are 71,670 total housing units in Vancouver, of which 3,512 (5%) are vacant. According to the ACS, the 2017 median household income in Vancouver is \$55,593. HUD tracks the Area Median Income (AMI), a statistic generated to determine the eligibility of applicants for certain federal housing programs. HUD determines AMI on an annual basis for each metropolitan area and Non-metropolitan County, making adjustments for household size along with additional factors.

The HUD-defined AMI for Vancouver is listed at \$81,400. However, this number represents the median income for the entire Portland Metro area, which is considerably higher than that of just Vancouver (\$55,593).

Nearly half (49.7%) of renters in Vancouver pay more than 30% of their monthly income on housing, accounting for 16,395 households. These households are paying a median housing cost of \$1,055.

In addition 8,089 homeowners (23.7%) in Vancouver pay more than 30% of their monthly income on housing with a median home value of \$238,300. Overall, 36% of all households, representing 24,484 families and individuals, are paying more than 30% of their income in housing costs.

The following sections (NA-10 through NA-30) discuss the four housing problems as defined by HUD. These problems are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- Cost burden (More than 30% of income in housing costs)Severe cost burden (More than 50% of income in housing costs)Overcrowding (More than 1 person per room)Severe overcrowding (More than 1.5 persons per room)

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

Summary of Housing Needs

This section identifies the housing needs of the population of the City of Vancouver. These needs assisted in defining the Consolidated Plan goal *to increase and preserve affordable housing opportunity for low-income households and people experiencing homelessness*. The initiatives and programs that support this goal addressed in this section are Rental Unit Construction, Homeowner Housing Rehabilitation, Homeowner Housing Added, and Tenant Based Rental Assistance (TBRA).

HUD Adjusted Median Family Income (HAMFI) is the statistical basis for HUD-related definitions of affordability. This number is calculated by HUD for the full Portland-Hillsboro-Vancouver MSA. This area consists of the seven counties of Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill. In addition to Vancouver, Portland, and Hillsboro, other major cities include Beaverton, Gresham, McMinnville, and Oregon City. Vancouver, at 171,393 people, is currently the second largest city in the metro area, behind Portland. HAMFI is a statistic generated by HUD for purposes of determining the eligibility of applicants for certain federal housing programs. HUD determines HAMFI on an annual basis for each metropolitan area and Non-metropolitan County; making adjustments for household size and other factors (this is also known as AMI).

HAMFI/AMI limits for a four-person household in Portland-Vancouver for 2018 are:

- 100% AMI - \$81,400
- 80-100% AMI - \$65,120 to \$71,199
- 50-80% AMI - \$40,700 to \$65,119
- 30-50% AMI - \$24,420 to \$40,699

Demographics	Base Year: 2000	Most Recent Year: 2017	% Change
Population	144,265	171,393	19%
Households	60,312	68,158	13%
Median Income	\$41,618.00	\$55,593.00	34%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,750	9,315	14,185	7,960	26,205
Small Family Households	2,720	3,090	5,850	3,030	12,245

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	640	855	1,150	660	1,855
Household contains at least one person 62-74 years of age	1,945	1,575	2,505	1,585	5,590
Household contains at least one person age 75 or older	1,100	1,650	1,985	685	1,900
Households with one or more children 6 years old or younger	1,704	1,990	2,835	1,205	3,455

Table 6 - Total Households Table

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	240	410	195	115	960	30	0	10	15	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	120	230	90	510	0	0	15	4	19
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	325	350	500	155	1,330	15	105	100	85	305
Housing cost burden greater than 50% of income (and none of the above problems)	4,470	1,525	295	30	6,320	955	825	585	145	2,510
Housing cost burden greater than 30% of income (and none of the above problems)	590	3,495	3,260	410	7,755	290	635	1,900	1,240	4,065

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	280	0	0	0	280	150	0	0	0	150

Table 7 – Housing Problems Table

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,695	5,900	4,480	800	16,875	1,285	1,565	2,600	1,490	6,940
Having none of four housing problems	1,090	705	3,945	3,055	8,795	245	1,145	3,155	2,615	7,160
Household has negative income, but none of the other housing problems	280	0	0	0	280	150	0	0	0	150

Table 8 – Housing Problems 2

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	165	1,640	1,750	3,555	360	395	875	1,630
Large Related	165	475	150	790	0	50	290	340
Elderly	295	580	610	1,485	220	390	540	1,150
Other	120	1,260	970	2,350	50	105	315	470
Total need by income	745	3,955	3,480	8,180	630	940	2,020	3,590

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2011-2015 CHAS

Data Source
Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,930	580	60	2,570	345	330	180	855
Large Related	375	70	20	465	40	30	0	70
Elderly	1,010	635	155	1,800	420	300	240	960
Other	1,595	515	95	2,205	165	165	160	490
Total need by income	4,910	1,800	330	7,040	970	825	580	2,375

Table 10 – Cost Burden > 50%

Alternate Data Source Name:
2011-2015 CHAS

Data Source
Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	320	440	635	190	1,585	15	65	69	54	203
Multiple, unrelated family households	80	50	90	50	270	0	40	35	35	110
Other, non-family households	0	0	4	4	8	0	0	4	0	4
Total need by income	400	490	729	244	1,863	15	105	108	89	317

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2011-2015 CHAS

Data Source

Comments:

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

Table 12 – Crowding Information – 2/2

Data Source

Comments:

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

- Based on 2013-2017 ACS report C17017 estimate 4,656 (7% of all households) single person households had incomes below poverty level in Vancouver in 2017 (less than \$1,005 per month).
- Single person households make up 57% of the 8,154 people who experienced poverty in Vancouver in 2016.
- A majority of the single person households, 3,020 (65%) were women. However, this figure only represents those who have experienced poverty in the past 12 months.
- The presence of housing cost burden in the City of Vancouver is high even among households above the poverty line.

- To achieve an estimate of need in single-person households, the overall rate of single person households (30.5%) is applied to the Total Need by Income, as shown in Summary Tables 3 and 4.
- A total of 20,790 (32%) households are cost burdened and pay least 30% of their income in housing costs.
- Approximately 31% of cost burdened households are those that are single person households in need of housing assistance.

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

Disability

According to data from the 2017 ACS and the 2019-2023 Draft Analysis of Impediments to Fair Housing Choice, 23,351 people in Vancouver over the age of 16 (17% of the population) have some type of disability. A majority (71.7%) of people with a disability are not in the labor force, which accounts for 16,743 individuals. For persons with disabilities who are employed, 4,622 (68%) earn below 50% of AMI, indicating that households with disabilities are likely in need of housing assistance. As such, around 21,205 people with disabilities are likely to be in need of housing assistance due to low income.

Domestic Violence

The SafeChoice Shelter, run by Vancouver Housing Authority and the YWCA, is Vancouver's only shelter specifically designed for victims of domestic violence and sexual assault. In 2017, SafeChoice provided a total of 6,926 bed nights. According to the Vancouver Police department the Domestic Violence unit receives 4 requests a week roughly which equates to about 200-220 requests a year for housing assistance from victims of domestic violence and sexual assault.

What are the most common housing problems?

HUD identifies four major housing problems in the Consolidated Plan. These are cost burden, lack of complete kitchen facilities, lack of complete plumbing facilities, and overcrowding. Households that are considered cost burdened pay between 30-50% of their monthly income in housing costs. Severely cost burdened households pay more than 50% of their monthly income in housing costs. Overcrowding is defined as households that average 1-1.5 persons per room, while severely overcrowded households average more than 1.5 persons per room.

Cost burden is the most common housing problem in Vancouver, impacting a range of incomes.

- 8,750 (13% of Vancouver households) are extremely low-income (earn less than \$24,420 per year for a family of four) households. 5,425 extremely low-income households (62% of income group) spend more than 50% of their income on housing costs. This represents 8% of the 67,342

households in Vancouver. 9,315 (14% of Vancouver) households are classified as low-income (between \$24,420 and \$40,700 per year for a family of four). 2,350 low-income households (25% of income group) pay more than 50% of their income on housing costs. 14,185 (21% of Vancouver households) are moderate-income households (between \$40,700 and \$65,119 per year for a family of four). 880 moderate-income households (6% of income group) pay more than 50% of their income on housing costs. There are 3,184 (5%) households across all income levels experience either incomplete kitchen/plumbing facilities or overcrowding.

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

Housing affordability impacts a range of Vancouver household types. Particularly, single-parent households have higher rates of a least one housing problem.

- There are 12,160 single parent households in Vancouver, and 52% (6,370) experience at least one housing problem.
- In contrast, only 39% of the overall number of households in Vancouver experience at least one housing problem.
- Likewise, households with at least one elderly occupant (defined by HUD as anyone over age 62) are disproportionately more likely to experience a housing problem.
- There are 13,030 elderly households in Vancouver who earn below AMI.
- Of those, 6,730 (52%) experience at least one housing problem, much higher than the citywide rate of 39%.

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

Risk of Homelessness

The Council for the Homeless is an organization in Clark County that screens people for shelters and housing services. They actively record the common factors that put families and individuals at risk of living in emergency shelter or in an un-housed situation such as, job loss, sudden injury or illness, child care requirements, family instability (divorce, domestic violence), and mental/physical health challenges. Additionally, relatively low wages coupled with rising high housing costs contribute to increased risk of homelessness.

Rapid Re-Housing

Council for the Homeless has provided a list of the needs for families and individuals who are receiving Rapid Re-Housing (RRH) assistance. Rapid Re-Housing is an intervention designed to help individuals and

families that don't need intensive and ongoing supports to quickly exit homelessness and return to permanent housing.

- Affordable housing – Rents continue to rise quickly within the City. Some households are able to stabilize through RRH program for the length of their lease but then are displaced due to stark rent increases that are immediately destabilizing. On average, we see rents rise between \$100 and \$300 per new lease agreement annually.
- Above minimum wage job growth tracks- RRH households are in need of living wage jobs in order to effectively weather the increasing rents. Many of the service oriented, entry level jobs do not have a clear progressive path to increase responsibility and wages. For example, Certified Nurse Assistant (CNA) and flagging work pay above minimum wage, but opportunities to progress on a career track and increase wages are limited; therefore their wage growth is limited.
- Child care- There is a serious lack of child care options that accept public benefits and/or are affordable, especially for parents with children under the age of one. This makes it difficult for families, particularly single parents to work and if they do, they may not earn enough money to pay for the needed child care. In addition, increased nontraditional work hours limit child care options and are needed in order to accommodate parents who work swing and night shifts.
- Greater access to behavioral health medication prescribers- The community has a lack of behavioral health medication prescribers who accept Medicaid and/or Medicare. This may result in a gap initially obtaining, continuing or changing needed behavioral health medication. Not having needed medication can quickly destabilize a household, especially when they are waiting months for appointments.

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

The City of Vancouver does not provide estimates of at-risk populations.

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

According to HUD definitions, there are several factors that link people with an increased risk of homelessness. These include:

- Income of less than 30% of AMI
- Moving due to economic reasons more than twice in a 60 day period
- Living in another person's house,
- Overcrowding: Living in a small unit with more than 1.5 persons per room
- Exiting a publicly funded institution or system of care

Discussion

Housing affordability remains the chief housing need in Vancouver. According to the ACS, rents have risen by 20% since 2010, while median income has only risen 3% in the same period. Additionally, in Vancouver, the median year that structures were built is 1983, indicated a young housing stock that follows modern codes and does not have significant facility issues.

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

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

Introduction

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

This section examines the prevalence of housing problems in Vancouver based on race and income. The housing problems are cost burden (30% of income or more in housing costs), incomplete kitchen facilities, incomplete plumbing facilities, and overcrowding (more than 1 person per room). Under HUD definitions, a disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage point or more) than the income level as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,980	1,335	430
White	5,020	975	360
Black / African American	285	124	0
Asian	350	90	14
American Indian, Alaska Native	60	10	0
Pacific Islander	45	0	0
Hispanic	965	85	5
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,465	1,850	0
White	5,515	1,520	0
Black / African American	210	45	0
Asian	235	45	0
American Indian, Alaska Native	20	4	0
Pacific Islander	209	40	0
Hispanic	1,070	175	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,080	7,100	0
White	5,255	5,840	0
Black / African American	164	270	0
Asian	380	245	0
American Indian, Alaska Native	25	50	0
Pacific Islander	140	94	0
Hispanic	855	480	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,290	5,765	0
White	1,805	4,675	0
Black / African American	95	140	0
Asian	40	245	0
American Indian, Alaska Native	0	50	0
Pacific Islander	15	4	0
Hispanic	240	280	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four housing problems are:

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

Discussion

In Vancouver, 39,770 households earn below AMI. Of those households, 23,815 (60%) have at least one of the four housing problems. The presence of housing problems affects different racial and ethnic groups at different rates.

- Only 57% of African American and White households (754 and 17,595 respectively) experience one or more problems.
- In contrast, 75% of Hispanic and Pacific Islander households (3,310 and 409 respectively) experience at least one housing problem. At 15 percentage points higher than the city average, this indicates a disproportionate level of housing problems.
- At the lowest income levels, 0-30% AMI, Hispanic (91%) and Pacific Islander (100%) households both have disproportionately high rates of housing problems than the general population (80%).
- At 30-50% AMI, no group has disproportionately high rates of housing problems.
- At 50-80% AMI, Asian (61%), Pacific Islander (60%), and Hispanic (64%) households all have disproportionately high rates of housing problems compared to the citywide rate of 50%.

- At the highest income level studied, 80-100% AMI, Black/African-American (40%), Pacific Islander (79%), and Hispanic (46%) households all have disproportionately high rates of housing problems compared to the city rate of 29%.

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

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

Introduction

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

This section examines the prevalence of Severe Housing Problems in among racial/ethnic groups in Vancouver. Severe Housing Problems are defined by HUD as incomplete kitchen or plumbing facilities, more than 1.5 persons per room, and/or a Cost Burden of over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,110	2,210	430
White	4,350	1,650	360
Black / African American	215	190	0
Asian	310	130	14
American Indian, Alaska Native	55	15	0
Pacific Islander	35	10	0
Hispanic	895	155	5
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,335	5,980	0
White	2,460	4,575	0
Black / African American	120	135	0
Asian	95	190	0
American Indian, Alaska Native	0	25	0
Pacific Islander	74	175	0
Hispanic	470	780	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,925	12,260	0
White	1,430	9,670	0
Black / African American	19	415	0
Asian	40	585	0
American Indian, Alaska Native	4	70	0
Pacific Islander	85	154	0
Hispanic	260	1,075	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	640	7,320	0
White	480	5,995	0
Black / African American	0	235	0
Asian	20	265	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	20	0
Hispanic	145	375	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

*The four severe housing problems are:

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

Discussion

Severe housing problems as defined by HUD

1. Lack of complete kitchen facilities
2. Lack of plumbing facilities
3. More than 1.5 persons per room
4. Cost burden over 50% of income

Throughout the City of Vancouver, 12,010 households earning below median-income experience at least one severe housing problem. Within each income bracket, there are racial/ethnic groups that are experiencing a disproportionate rate of severe housing problems.

- For extremely low-income (0-30% AMI) households, 85% of Hispanic/Latino households experience at least one severe housing problem, compared with 70% of the jurisdiction as a whole.

- Among low-income (30-50% AMI) households, 47% of Black/African-American households experience at least one severe housing problem, compared with 36% overall.
- For moderate-income households (50-80% AMI) 36% of Pacific Islander households are experiencing at least one severe housing problem, as compared with 14% of the general population.
- At median-incomes (80-100% AMI, 28% of Hispanic households experience at least one severe housing problem, compared to 8% citywide.

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

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

Introduction:

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

This section breaks down the previous discussion of housing problems in Vancouver from NA-15 and NA-20 to specifically discuss housing cost burden by race and ethnicity. It examines all populations that are disproportionately affected by housing cost burden. According to HUD, a population is disproportionately burdened if their costs are 10 percentage points higher than the overall rate of the city.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	42,030	14,205	9,713	459
White	34,780	10,605	7,415	390
Black / African American	870	440	315	0
Asian	2,045	740	415	14
American Indian, Alaska Native	205	45	39	0
Pacific Islander	440	240	104	0
Hispanic	2,500	1,725	1,045	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2011-2015 CHAS

Data Source Comments:

Discussion:

In Vancouver, there are 14,205 households who pay between 30-50% of their income in housing costs, which represents 22% of the City's population.

- Only the Hispanic population, where 33% of households (1,725) pay between 30-50% of their income in housing cost, is disproportionately affected by Housing Cost Burden (compared to a city-wide average of 22%).
- 9,713 households pay over 50% of their income in housing costs, accounting for 15% of the City's population.

- No race/ethnicity is disproportionately affected by Severe Housing Cost Burden.

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

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

Based on HUD definitions of housing problems and disproportionate impacts indicated in sections NA-15 and NA-20, the associated data tables indicate Vancouver racial and ethnic minority households reported higher rates of housing problems, although specifics vary at different income levels:

- Among extremely low-income households (0%-30% of median), Hispanic, Native American and Pacific Islander households reported disproportionately higher rates of housing problems, and of severe housing problems. 91% (965 of 1,050 households) of extremely low-income Hispanic and 100% (45 of 45) of extremely low-income Pacific Islander households reported housing problem, in comparison to 80% of extremely low-income households citywide.
- 78% and 85% of extremely low-income Native American and Pacific Islander households reported severe housing problems, compared to 70% citywide.
- Among low-income households (30%-50% AMI), no race/ethnicity had a disproportionately higher rate of Housing Problems than the population as a whole.
- At the same income level, Black/African American households have a disproportionately high rate of severe housing problems, at 47% compared to 36% citywide. This indicates that low-income Black/African-American households are more likely to be severely cost burdened or severely overcrowded than other groups of the same income.
- Among moderate income households (50%-80% AMI), Hispanic, Asian and Pacific Islander households reported disproportionate rates of housing problems, at 64%, 61% and 60% respectively, while the city rate is 50%.
- Pacific Islander households have a disproportionately high rate of severe housing problems, with 36%, compared to 14% citywide.
- Among median-income households (80%-100% AMI), Hispanic, Pacific Islander, and African American households have disproportionately high rates of housing problems, at 46%, 79% and 40% respectively, compared to 29% citywide.
- Hispanic households have a disproportionately high rate of severe housing problems, at 28% compared to the citywide rate of 8%.

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

Levels of education, one of the major contributors to long-term financial stability, are an area of significant disparity among different races/ethnicities in Vancouver.

- According to ACS data, across the city, 90% of the adult population has graduated high school or higher.
- 27% of the population has a bachelor's degree or higher.

- In contrast, only 66% of the Hispanic population has graduated high school, and only 13% has attained a bachelor's degree or higher.
- Only 11% of the Pacific Islander population has attained a bachelor's degree or higher.

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

Vancouver's increasingly diverse population is relatively broadly distributed. Overall, 27% of the city's population is some race/ethnicity other than non-Hispanic White, and three Block Groups, Block 427.001 in Harney Heights, 411.111 in Bagley Downs, and 410.052 in Fruit Valley, have a non-White population of more than 50%. Those areas also have the highest Hispanic populations in the city, each over 40%.

NA-35 Public Housing – 91.205(b)

Introduction

This section identifies the status and needs of publicly-supported housing in the City of Vancouver. The City of Vancouver partners with the Vancouver Housing Authority (Public Housing Authority) to help meet the housing needs of low- and moderate-income individuals and families. The following information has been provided by the Vancouver Housing Authority. The VHA is no longer taking applications for a waiting list.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	2,815	562	1,874	180	57	142

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:
Vancouver Housing Authority PIC
Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,775	14,092	15,289	13,431	15,598
Average length of stay	0	0	0	9	3	11	3	4
Average Household size	0	0	0	2	2	2	1	3
# Homeless at admission	0	0	0	386	67	100	180	24
# of Elderly Program Participants (>62)	0	0	0	994	254	629	63	1
# of Disabled Families	0	0	0	999	146	669	81	10
# of Families requesting accessibility features	0	0	377	2,424	134	2,169	70	40
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:
Vancouver Housing Authority PIC
Data Source Comments:

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	2,286	458	1,509	146	46	127
Black/African American	0	0	0	285	39	225	8	5	8
Asian	0	0	0	93	93	61	0	2	2
American Indian/Alaska Native	0	0	0	52	52	30	3	4	4
Pacific Islander	0	0	0	81	26	49	5	0	1
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
Vancouver Housing Authority PIC
Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	165	39	109	8	6	3
Not Hispanic	0	0	0	2,650	523	1,765	172	51	139

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:
Vancouver Housing Authority PIC

Data Source Comments:

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

The VHA does not currently have any public housing units or a public housing waiting list. Currently there are 4 applicants out of 600 on the Housing Choice Voucher tenant-based list and 63 out of 8152 applicants on the site-based Housing Choice Voucher Project-Based lists who have identified a need for an accessible unit.

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

The most immediate need for Housing Choice Voucher holders is greater availability of affordable rental units.

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

Based on the high levels of Housing Cost Burden identified in previous sections, the need for affordable units is the most pressing for both the population in publicly-supported housing and the population as a whole.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Clark County Homeless Action Plan, which includes the City of Vancouver, homelessness has increased significantly in the recent years. The total homeless population counted by the Point in Time (PIT) count has increased by 14% from 2014 to 2018, while the unsheltered homeless population has increased 72% in the same time period. Advocates argue that the PIT counts represent only a small percentage of the total homeless population. The Council for the Homeless in Clark County also uses Homeless Management Information System (HMIS) data to improve measurements.

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

Nature and Extent of Homelessness: (Optional)

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

Data Source

Comments:

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

Based on the HMIS data provided by the Council for the Homeless, in 2017 there were 871 families in need of housing assistance in Clark County. Additionally, there were 42 veteran families in need of housing assistance.

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

According to HMIS data, 69% of the homeless population is White, 13% is Black/African American, 8% is Native Hawaiian/Other Pacific Islander, 5% is Other Multiracial, 4% are American Indian or Alaskan Native, 1% is Asian, and 1% refused to answer. Additionally, 12% of the homeless population is Hispanic, 88% is not.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on PIT counts of 2018, there were estimated to be 265 in emergency shelter and 156 in transitional housing, for a total of 421 people. Additionally, there were 374 people without shelter, an increase of 105 from the same count in 2017.

Discussion:

The PIT homelessness count in Vancouver has increased steadily over the past five years, up from 693 in 2013 to 795 in 2018. Additionally, the unsheltered population has doubled while the sheltered population has decreased. To some extent, this is a result of a shift in priorities from shelters to a 'housing first' model, but the increase in need indicates that more efforts and resources should be

allocated to address issues at all levels, from immediate shelters to transitional housing to a housing first model.

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

Introduction:

According to the 2013-2017 ACS, 14% of Vancouver households live below the poverty line. While these households are not in emergency need for housing, it is possible that they still have needs that put them at risk for displacements. For example, housing and living expenses, including assistance with paying rent, and other support services such as, transportation, medical care, day care and living assistance. There are certain populations that are considered susceptible to additional challenges, such as persons over 62, persons with mental, physical, or development disabilities, and people with substance abuse problems, people with HIV/AIDs and other groups often have specific needs because of their circumstances. Many individuals and households facing these issues also have low- or very low-incomes.

Describe the characteristics of special needs populations in your community:

The 2017 ACS examines the types of disabilities and rates found in Vancouver. The most prevalent disability is ambulatory disability, which represents 7.7% of the population. Cognitive disabilities are the second most common form of disability at 7.0%. Those that have hearing difficulty as a disability compromise 4.3% of the population, while 2.5% with vision difficulty. Additionally 6.9% of the population have independent living difficulty, and 3.3% have self-care difficulty.

Overall, 14.7% of the population has at least one disability. Since a person can have multiple disabilities, the rates of each individual disability added together does not accurately reflect the total population. Among people under 18 years old, 5% of the population have some disability, and among the population 65 years and older, 41% of the population has a disability.

Under Washington state law, health services, particularly those relating to mental health and development disabilities belong to the jurisdiction of county and state, rather than city governments. The Clark County Developmental Disabilities Comprehensive Plan (2016-20) estimates that there are approximately 8,478 children and adults countywide with developmental disabilities (2% of county population).

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

Housing needs for persons with disabilities vary depending on the disability. However, common needs include adult family homes and other supervised or group living for persons unable to live independently. People with disabilities are much less likely to be in the labor force than the able-bodied population. According to the 2013-2017 ACS, of the 23,351 Vancouver residents over 16 with a disability, 16,743 (72%) are not in the labor force. Additionally, median earnings (also known as net

income) for people with disabilities are much lower, standing at \$22,194 compared to \$33,555 for the population without disabilities. Affordable housing options are crucial in supporting the population with disabilities. Support service needs for persons with disabilities include medical assistance, living assistances, employment training and referral, along with other services.

Housing needs for persons with alcohol or substance abuse problems are primarily for recovery or transitional facilities. Service needs include medical, counseling, and employment assistance.

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

According to the Washington State HIV Surveillance Report dated November 2016 there were 606 persons in Clark County living with HIV. New cases of HIV/AIDS in Clark County continue to be diagnosed, with 118 HIV cases diagnosed between 2012 and 2016.

The Washington State Department of Health notes that the City of Portland has been receiving the regional allocation of Housing Opportunities for Persons With AIDS (HOPWA) funds for distribution within the 7-county metropolitan area which has included Clark County since 1994. The Clark County Health Department receives resources to provide financial assistance to persons with AIDS and persons who are HIV-positive. They also provide case management, support services, housing assistance to allow the person to transition in place (obtain rental assistance allowing them to stay in their existing housing unit).

The following general objectives are used to guide assistance provided under the HOPWA grants:

- Increase the availability of decent, safe and affordable housing for lower-income persons with HIV/AIDS.
- Create and support affordable housing units for persons with HIV/AIDS by matching HOPWA resources through community planning for comprehensive housing strategies.
- Create partnerships and innovative strategies among state and local governments and community based non-profit organizations to identify and serve the housing and supportive services needs of persons with HIV/AIDS.

Discussion:

As nearly 15% of the city population has some disability, this creates a significant need for accessible housing to ensure that all citizens are able to move around in their own homes. These reasonable

accommodations for disability play a significant role in relations between tenants and landlords, and can represent any number of modifications to the property, including:

- Assigning an accessible parking space for a person with a mobility impairment
- Permitting a tenant to transfer to a ground-floor unit
- Adjusting a rent payment schedule to accommodate when an individual receives income assistance
- Adding a grab bar to a tenant's bathroom
- Permitting an applicant to submit a housing application via a different means
- Permitting an assistance animal in a "no pets" building for a person who is deaf, blind, has seizures, or has a mental disability

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

Describe the jurisdiction's need for Public Facilities:

One of the four goals outlined in the 2019-23 Consolidated Plan is to: Create and preserve buildings and spaces that serve the public.

According to the 2017 Clark County Community Needs Assessment Report, the most prioritized health issues were:

- Mental health and mental health services
- Chronic disease and related health behavior
- Substance abuse
- Access to affordable health care
- Access to affordable oral health

According to the Clark County Homeless Action Plan 2019-2022, needs specifically relating to homelessness were access to showers, laundry machines, and restroom facilities.

The Vancouver Comprehensive Plan lays out a wide range of public facility improvements for the next 20 years. Major non-housing priorities range for improved modes of transportation (cycling, Bus Rapid Transit), wastewater treatment improvements, and new fire stations.

How were these needs determined?

In 2017, the City of Vancouver partnered with research firm ETC Institute to conduct a survey of the Vancouver population to determine citizen priorities for the future delivery of public services and infrastructure. The survey received responses from 577 randomly selected households in the City. Clark County, as the leading provider of community services in the realms of health and homelessness, also conducted a Community Needs Assessment in 2017, these results were used to assist with the analysis of needs in the City of Vancouver. This survey received 1,165 responses.

Additionally, wider public facility needs are identified in the Vancouver Comprehensive Plan 2011-2030. The plan is continuously accepting amendments based on the performance and zoning.

Clark County's Homeless Action Plan informs the community of the homelessness programs available in the region. The information for this report came from surveys of community residents, service providers, and individuals experiencing homelessness. In total, the County received 806 responses to the survey; 111 from service providers, 653 from community members, and 42 from individuals experiencing homelessness.

Describe the jurisdiction's need for Public Improvements:

In addition to public facilities, the 2017 City of Vancouver Community Survey also asked citizens to rate the need for public improvements. The City received 577 survey responses, more than the expected 400 responses. According to the Community Survey:

- 544 (94.32%) thought it was important or extremely important to maintain the streets in the city.
- 423 (73.39%) thought it was important or extremely important to have services that will plan for transportation options (bike, pedestrian, auto).
- 94% agreed that maintaining streets is one of the top five most important city services/functions.
- 423 (73%) thought that planning for transportation options (bike, pedestrian, auto) was important or extremely important.

Many of these projects are funded and provided by the City's Public Works department or county-wide agencies like C-Tran.

How were these needs determined?

These needs were determined through the 2017 Vancouver Community Survey and the 2017 Clark County Community Needs Assessment.

Describe the jurisdiction's need for Public Services:

One of the goals of the Consolidated Plan is to: Reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing City and community initiatives.

The City of Vancouver conducted a Community Needs Assessment in preparation for the Consolidated Plan. This assessment found that 14% of the population of Vancouver lives below the federal poverty level, while an additional 22% earn up to 200% of the poverty level. This means over a third of Vancouver's population live on less than \$4,000 per month, while the regional HUD-defined Fair Market Rent for four-bed house is \$2,327, more than half of that income.

According to the City of Vancouver Community Survey- Digital Campaign:

- 429 (74.36%) thought it was important or extremely important to provide services for people in need.

- On a 5 point scale, the mean rating for the importance of the various services for people in need was a 4.2.
- Services for people in need were one of the five city services with the lowest satisfaction level.
- 456 (79%) thought providing services for people in need was important or extremely important.

In addition to the City of Vancouver Community Survey, Clark County also conducted a Community Needs Assessment in 2017, specifically addressed to people who identify as low-income. It received 1,165 responses, of which 56% residing in a zip code at least partially in Vancouver city limits. According to the Clark County Community Needs Assessment Report of 2017:

- 198 respondents (17%) cited the need for access to substance abuse/mental health treatment for adults, and 140 (12%) for youth.
- Behavioral health issues, such as addiction and mental health challenges, can be both a cause and a condition of poverty.
- These challenges may lead someone to fall into poverty or may be a coping mechanism for someone struggling with the trauma poverty can cause.
- 70 (6%) identified a need for access to emergency hygiene facilities (e.g. showers, toilets) for adults, and 105 (9%) for youth.
- 291 (25%) identified a need for case management in adults and 280 (24%) for youth. Case management provides a clear understanding of the differences between generational and situational poverty in order to determine the depth of services a household needs.

How were these needs determined?

The needs identified in this section were determined by results from the 2017 Vancouver Community Survey) and the Community Needs Assessment in 2017.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market analysis contained in section MA-50 of this report was developed by the City of Vancouver staff, primarily using data from the American Community Survey, CHAS, Vancouver Housing Authority and additional sources cited in the following tables. This section examines the housing market in Vancouver, including the number, condition, and price of units in the city. Additionally, this section discusses non-housing factors, including public service provision and an economic portrait of the City of Vancouver.

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

Introduction

This section examines the conditions of the housing market in the City of Vancouver. According to the 2017 ACS, there are 71,670 housing units in the city. Single-family detached housing makes up the largest segment of housing, with 38,060 units or 53% of the market. This rate is much lower than the wider metro area (61.8%) and the United States as a whole (61.6%). The majority (81%) of owned units are 3 or more bedrooms, while the highest numbers of rented units (47%) are two bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	38,060	53%
1-unit, attached structure	4,491	6%
2-4 units	8,835	12%
5-19 units	9,892	14%
20 or more units	8,589	12%
Mobile Home, boat, RV, van, etc	1,803	3%
Total	71,670	100%

Table 26 – Residential Properties by Unit Number

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	189	0%	2,651	7%
1 bedroom	1,094	3%	14,218	43%
2 bedrooms	11,628	34%	31,946	95%
3 or more bedrooms	53,899	161%	18,339	55%
Total	66,810	198%	67,154	200%

Table 27 – Unit Size by Tenure

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

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

According to the 2017 CAPER, the City of Vancouver assisted 140 units with CDBG and HOME funding. Of those units 120 were targeted at Tennant Based Rental Assistance (TBRA). The City assumes that all

TBRA beneficiaries would be homeless without access to TBRA assistance. Additionally, 20 assisted units were targeted at low- and moderate-income homeowners.

According to Clark County's draft 2017 CAPER, 111 households were assisted by CDBG and HOME funding designed for affordable housing. Some of these households were cooperative projects with the City of Vancouver.

The Washington State Housing Trust Fund distributes nearly \$60 million per year in housing funding throughout the state. Of that funding, 33% went to King County, 37% to other urban counties, and 30% to rural counties. Currently, there is one major project funded by the Housing Trust Fund in Vancouver which will produce 49 units.

In 2016, voters in Vancouver passed a property tax increase to form the Affordable Housing Fund. This fund is expected to raise \$42 million over seven years for housing construction and preservation, shelter improvements, and rental assistance. In the first year of funding, the Affordable Housing Fund contributed to the production of 199 units and assisted 273 households with immediate housing needs.

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

At this time, the VHA anticipates that all of their Project-Based Section 8 units will remain as such for the foreseeable future.

The Washington State Finance Commission monitors all housing projects that are supported by Low-Income Housing Tax Credits, which are used to incentivize development of affordable housing. Currently, the affordability periods for three buildings, totally 225 units, will end within this Consolidated Plan cycle. Previously, these were priced to be affordable to residents who make 60% of AMI. It is likely that these units will return to market-rate.

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

There are 68,158 households in the City of Vancouver. According to the 2017 ACS data, there are 71,670 total units in the city, indicating 3,512 vacant properties and a vacancy rate of 5%. However, even though the vacancy rate has increased, a lack of affordable housing for low-income households persists. According to the US Census Bureau's quarterly Vacancy and Homeownership data, the overall vacancy rate in the Portland-Vancouver-Hillsboro Metropolitan area was 4.7% in the third quarter of 2018, the most recent data available. For the 8,750 households making 30% or less of AMI, there are only 1,790 units that can be rented for less than 30% of that income. There are only 9,835 units that are affordable to people making 100% or less of AMI.

Describe the need for specific types of housing:

To determine the need for specific housing types, city staff looked at demographics with the most restrictions on mobility and income, specifically the elderly population. According to the ACS, the number of people 60 years old or over living alone has increased from 12,522 in 2010 to 17,023 in 2016, representing 47% of the over 60 population. The Commission on Aging in Vancouver and Clark County is pursuing a policy of Aging in Place, as highlighted in their 2012 Aging Readiness Plan. This policy requires housing options that meet the needs of the aging population, such as easy to access services without a car, as the physical and cognitive limitations brought on by aging will impact livability. As a result, smaller, more centrally located housing is required to properly house the 65 and older population that is increasingly living alone.

Discussion

Between 2010 and 2016, Vancouver's population increased 6%. In contrast, the number of housing units in the city only increased 1%. While the failure to match housing demand with increased supply is not the sole cause of the increased cost of housing in Vancouver, it is likely a contributing factor as the Vancouver housing development industry struggles to keep up with the growing popularity of the area.

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

Introduction

This section examines the cost of housing in Vancouver. Housing costs in the City have been a significant concern for many years, and will continue to be one of the major issues in this Consolidated Plan cycle. Overall Vancouver's housing stock is in sound condition and priced below housing in other jurisdictions in the Portland-SW Washington region, but remains unaffordable to increasing number of local residents.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	140,800	238,300	69%
Median Contract Rent	598	925	55%

Table 28 – Cost of Housing

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Rent Paid	Number	%
Less than \$500	2,618	10.1%
\$500-999	16,926	69.1%
\$1,000-1,499	10,926	17.7%
\$1,500-1,999	1,841	2.2%
\$2,000 or more	899	1.0%
Total	33,210	100.0%

Table 29 - Rent Paid

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,790	No Data
50% HAMFI	1,855	905
80% HAMFI	5,760	2,705
100% HAMFI	No Data	785
Total	9,405	4,395

Table 30 – Housing Affordability

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,131	1,234	1,441	2,084	2,531
High HOME Rent	919	986	1,184	1,360	1,498
Low HOME Rent	712	763	916	1,058	1,181

Table 31 – Monthly Rent

Alternate Data Source Name:

HUD FMR Rents April 2019

Data Source Comments:

Is there sufficient housing for households at all income levels?

The number of households with lower income levels is much lower than the number of units available for people of those incomes. According to the 2017 ACS, there are 13,223 extremely low-income households (earning less than \$25,000), yet only 1,790 units affordable to households at that income level.

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

Assuming market conditions stay the same, the affordability in Vancouver is likely to decrease slightly or remain constant. The median rent in the Portland-Vancouver-Hillsboro Metropolitan area for a 2-bedroom apartment was \$1338 in August 2018, up about 3% from the same point in the previous year. However, unless employment and earnings start growing more rapidly, it is likely that affordability will remain low.

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

The current Area Median Rent for a 2-bedroom unit is \$1338, while the Fair Market Rent for the same unit is \$1,325. HOME rents range from \$916 to \$1,184. These rates are generally comparable. It should be noted that these rates cover the entire Portland Metro Area, and potentially reflect a much higher market rate than just for the City of Vancouver.

Discussion

Since 2015, the increase in rent price in Vancouver has begun to slow and potentially level out. According to the ACS, median contract rents rose from \$833 per month in 2015 to \$868 per month in

2016, an increase of 4%. However, since 2010 rents have risen by 20%, while median income has only risen 3% in the same period. As such, affordability issues will continue until rent prices begin to decrease and incomes rise significantly.

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

Introduction

This section looks at the condition of housing in the City. The majority (93%) of housing was built after 1950, and is generally in good condition. The median date of house construction in Vancouver is 1983, indicating a relatively new housing stock.

Definitions

Vancouver's Municipal Code defines standards for building condition in Title 17.

Substandard condition: A building that violates any provision of this chapter or other chapters in VMC title 17 to the extent that the building constitutes an imminent threat to the health, safety or welfare of the building's occupants or neighboring community. A substandard building is unfit for human habitation.

Substandard condition but suitable for rehabilitation: A building with a sound basic structure for which the cost of rehabilitation, plus any outstanding mortgage, does not exceed 100 percent of the market value after rehabilitation and the cost is reasonable as determined by rehabilitation specialists. There may be an exception in the case of a homeowner who has urgent needs or is working with another public funder (i.e. weatherization).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,677	22%	15,349	45%
With two selected Conditions	166	0%	1,403	4%
With three selected Conditions	9	0%	157	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,455	77%	17,034	50%
Total	34,307	99%	33,943	99%

Table 32 - Condition of Units

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,058	15%	6,538	19%
1980-1999	12,128	35%	13,573	40%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	12,788	37%	11,267	33%
Before 1950	4,324	13%	2,482	7%
Total	34,298	100%	33,860	99%

Table 33 – Year Unit Built

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,112	50%	13,749	41%
Housing Units build before 1980 with children present	1,984	6%	2,910	9%

Table 34 – Risk of Lead-Based Paint

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	3,323	0	3,323
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Alternate Data Source Name:

Zipatlas Data

Data Source Comments:

Need for Owner and Rental Rehabilitation

The Clark County Assessor's office uses a system in which single-family residential units receive a rating of condition based on the exterior of the building. Residential properties are physically inspected and valued once every six years. Although an exterior assessment may not provide an accurate evaluation it is generally indicative of the overall condition of the building.

- "Fair" is defined as: "Much repair needed. Deferred maintenance is obvious. Several items need repair or replacement. Many items need refinishing or overhauling."
- "Badly worn" is defined as: "Structure is physically deteriorated, most components in need of repair or replacement."

Based on the annually updated building condition data from the Clark County Assessment office, 5,089 residential structures in the county were found to be "fair" or "badly worn". This represents about 3.6% of single family residential structures inspected.

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

Lead-based paint hazards occur in houses that were built before 1979 and particularly with children under 6 years old. The 2011-15 CHAS data estimates that, in Vancouver, there are 1,984 owner-occupied households and 2,910 renter-occupied households that were built before 1979 and have children present. However, there is no data that specifically tracks the income of city residents with the age of their dwelling. As a result, it is only possible to produce a rough estimate.

Overall in the city, 28% of family households are classified as low- or moderate-income. Additionally, lower income households are more likely to live in older, pre-1979 areas of the city. As such, a broad estimate indicates that around 1,500 low-to moderate-income families are potentially exposed to lead-based paint hazards.

Discussion

The City of Vancouver manages a housing rehabilitation program that assists low-income homeowners with basic repairs. This program addresses structural, weatherization, electrical, plumbing, and essential repairs up to \$25,000. Homes that were built prior to 1978 are presumed to have lead-based paint and are tested. When necessary, appropriate mitigation measures are completed. Interim controls and safe work practices are required during construction. The result of the lead hazard control program is a safer and healthier home to those who are most at risk.

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

Introduction

The City of Vancouver partners with the Vancouver Housing Authority (Public Housing Authority) to help meet the housing needs of low- and moderate-income individuals and families. The following information has been provided by the Vancouver Housing Authority. Currently the

Vancouver Housing Authority owns and manages 811 housing units throughout Clark County. These units include 179 low-rent public housing units, 122 Section-8 Rental Assistance Demonstration (RAD) units, 203 Section 8 New Construction units, and 307 nonprofit units. The Vancouver Housing Authority continually strives to maintain, upgrade, and improve the physical condition of Vancouver and Clark County's publicly supported units.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	2,815	562	1,874	180	57	142
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Alternate Data Source Name:

Vancouver Housing Authority PIC

Data Source Comments:

Describe the supply of public housing developments:

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

The VHA currently does not have any public housing. However, a 28 unit public housing development is currently under construction in Vancouver, which is expected to be completed in late 2019.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

Several of the Vancouver Housing Authority's larger Project-Based Section 8 units are currently seeking funding for restoration projects in 2019. The renovations include accessibility improvements, heating and ventilation, and seismic retrofits. The VHA has identified four of its properties, accounting for 288 units, in acute need of renovation. Most of these are specifically designed for senior and assisted living.

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

VHA does not currently have any public housing.

Discussion:

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

Introduction

Vancouver uses HOME and CDBG funds to provide housing and services to people who are experiencing homelessness in addition to homelessness prevention. These funds are allocated to projects, such as including emergency shelters, case management and supportive services for women with children and street outreach.

Vancouver participates with the Council for the Homeless and area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 homeless service providers. The information below is provided from the community HMIS system administered by the Council for the Homeless.

Vancouver enhances coordination of public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Appointing the commissioners to the Vancouver Housing Authority Board
- Working with other jurisdictions including Clark County and the Vancouver Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services
- Continued participation in coordinated efforts for shelter and services assisting homeless individuals and families

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	94	0	210	52	0
Households with Only Adults	64	0	64	372	0

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Chronically Homeless Households	0	0	0	424	0
Veterans	0	0	0	219	0
Unaccompanied Youth	17	0	8	13	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:
2018 Point in Time Homeless Count
Data Source Comments:

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

Vancouver has a variety of providers that work to support homelessness services, some of which are delivered by other local governments and some by regional non-profits.

Health Services

Clark County operates the Public Health District in the region. They provide a list of free and low-cost health resources available in the county, as well as a harm reduction program for drug users.

Additional, health services are provided by Sea Mar and the Vancouver Free Clinic.

Mental Health Services

City of Vancouver works with the two licensed mental health agencies in the community, Community Services Northwest and Columbia River Mental Health Services. Both of these agencies provide services to people who are experiencing homeless and have mental health staff available at the shelters.

Employment Services

There are several programs targeted to low-income people of which, people who are experiencing homelessness have access to participate in. For example, Clark College's WorkFirst programs offer the Job Skills Training program for low-income parents through computer-based workshops delivered in the Pathways Center to increase employment readiness. The Pathways Center at Clark College provides support services that aid in the retention, completion and transition of Transitional Studies students. By providing computer access, technology assistance, and connections to college and community partners, students can achieve their personal, academic, and professional goals.

Clark College WorkFirst Free Tuition Program helps Temporary Assistance to Needy Families (TANF) participants pay for classes that will increase their wage potential. Integrated Basic Education and Skills Training (I-BEST) programs provide 10 or 20 week-long training which blends job specific training in demand fields with basic education support classes.

Partners in Careers (PIC) is a non-profit that offers job training, support services and job placement to people experiencing homelessness as well as other challenges. PIC has specific programs for homeless veterans, refugees, and at-risk youth.

WorkSource is a statewide partnership of state, local and nonprofit agencies that provides an array of employment and training services to job seekers and employers in Washington.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

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

Introduction

The City of Vancouver continues to work with partners through the Continuum of Care, Clark County, United Way, Vancouver Housing Authority (VHA), the faith based community, food banks and many other social service providers to develop multiple funding resources and partnerships. These services benefit many different people with special needs.

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

Elderly and Frail Elderly

The Vancouver Housing Authority runs eight subsidized housing properties specifically targeting seniors, which offer service coordinators. According to the VHA, their service coordinators help residents sign up for benefits and keep them informed about community resources and services to help seniors remain active and independent.

Additionally, the Clark County Commission on Aging highlights many of the housing issues relating to older populations, including aging in place, service access for people who can no longer use a car, and access to healthcare.

Disability

Reasonable accommodation for disability is a crucial aspect of housing for people with disabilities. Potential reasonable accommodations for a person with a disability might include installing handrails in showers, allowing service animals in otherwise no-pet buildings, and allowing the early termination of a lease with no financial penalty if a resident's disability means they are no longer able to complete the terms of the lease. As the potential types of accommodation vary depending on a variety of factors, the most important supportive housing need for the population with disabilities is to make sure fair housing laws are enforced. According to data from HUD and the Washington State Human Rights Commission, failure to provide reasonable accommodation is the largest fair housing complaint in Vancouver and SW Washington.

Addiction

Various agencies in the City provide supportive housing for people suffering substance addictions, such as Lifeline Connections. In addition to addiction treatment, Lifeline provides general wellness services, tobacco-free housing, and clinicians who can support recovery efforts.

Persons with HIV & AIDS

The following general objectives are used to guide assistance provided under the Housing Opportunities for Persons with AIDS (HOPWA) grants:

- Increase the availability of decent, safe and affordable housing for lower income persons with HIV/AIDS
- Create and support affordable housing units for persons with HIV/AIDS by matching HOPWA resources through community planning for comprehensive housing strategies
- Create partnerships and innovative strategies among state and local governments and community based non-profit organizations to identify and serve the housing and supportive services needs of persons with HIV/AIDS

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

The City of Vancouver partners with Columbia River Mental Health Services (CRMHS) to provide services for people returning from mental health institutions. CRMHS employs a full-time housing specialist who is available to all CRMHS clients in need of housing. Their role includes providing resource information, working with landlords on behalf of applicants, and providing case management support to assist clients in maintaining their housing at the SRO. In addition, our Community Support Team works with individuals who are being discharged from hospitals and need a higher level of care and housing support. CRMHS has also applied to add housing to their CMHC license; as soon as their application to the state is processed, they will contract with Amerigroup, which provides state funding for Foundational Community Supports (FCS) supportive housing services. Finally, CRMHS is collaborating with the Vancouver Housing Authority to manage Rhododendron Place, a new supportive housing facility for persons with serious mental illness that will begin accepting applicants sometime in the fall of 2019.

For youth exiting institutions, the State of Washington is working to improve reentry practices. In 2016, the governor signed Executive Order 16-05, which directs state agencies to reduce recidivism and increase public safety with stronger transition programs, to insure that more men and women can build lives based on jobs rather than on crime. Housing assistance is considered a key component of reentry case management.

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

The main way that the City of Vancouver will be providing housing and supportive service needs to persons who are not homeless but have other special needs is through rental assistance and housing support for Lifeline Connections. Lifeline is a non-profit organization that provides supportive services for behavioral health and substance abuse recovery in SW Washington. The housing service funding provided in 2019 will allow the agency to provide case management for clients receiving support who have needs beyond just housing assistance.

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

The City of Vancouver is planning on funding services and TBRA for Lifeline Connections, which provides housing and services to people with mental health issues and those recovering from substance abuse.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

HUD publications highlight several areas of local government policy that can have a negative impact on housing affordability. These include zoning (lot coverage, density standards, set-backs, lot size, parking minimums), impact fees, and building codes and standards.

While the City of Vancouver is working on changing some aspects of zoning to encourage more housing supply, it remains behind cities like Portland and Minneapolis in this regard. Single-family zoning still makes up a majority of zoned residential land in the city. Additionally, set-backs, parking minimums and lot coverage restrictions continue to add artificial limitations to the amount of land available for development, particularly in central areas of town where it is less necessary to own a car.

While Vancouver does have impact fees for development, multi-family projects that provide at least 20% of units that are affordable to lower income households can apply for Tax Exempts to offset the administrative costs of development.

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

Introduction

This section examines the economic and development context of the City of Vancouver. The issues addressed in this section serve to frame the wider context of housing and community development in the city. Compared to the more recent Consolidated Plan, unemployment in Vancouver has continued to decrease, from 8.4% to 5.1%. Additionally, the median household income has increased between the 2008-2012 and 2013-2017 ACS data from \$49,271 to \$55,593 (US \$57,652).

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	377	87	0	0	0
Arts, Entertainment, Accommodations	8,295	6,884	10	9	-1
Construction	5,779	2,691	7	4	-3
Education and Health Care Services	16,373	23,457	20	31	11
Finance, Insurance, and Real Estate	6,028	5,152	7	7	0
Information	1,769	2,605	2	3	1
Manufacturing	9,410	6,622	12	9	-3
Other Services	3,849	2,350	5	3	-2
Professional, Scientific, Management Services	9,252	6,903	11	9	-2
Public Administration	2,980	4,170	4	6	2
Retail Trade	9,360	8,182	12	11	-1
Transportation and Warehousing	5,647	2,018	7	3	-4
Wholesale Trade	2,167	3,611	3	5	2
Total	81,286	74,732	--	--	--

Table 39 - Business Activity

Alternate Data Source Name:
American Communities Survey 2013-2017

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	87,633
Civilian Employed Population 16 years and over	81,354
Unemployment Rate	7.10
Unemployment Rate for Ages 16-24	13.30
Unemployment Rate for Ages 25-65	6.10

Table 40 - Labor Force

Alternate Data Source Name:
American Communities Survey 2013-2017
Data Source Comments:

Occupations by Sector	Number of People
Management, business and financial	27,048
Farming, fisheries and forestry occupations	33
Service	15,724
Sales and office	19,518
Construction, extraction, maintenance and repair	7,439
Production, transportation and material moving	11,557

Table 41 – Occupations by Sector

Alternate Data Source Name:
American Communities Survey 2013-2017
Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	50,421	67%
30-59 Minutes	19,231	26%
60 or More Minutes	5,377	7%
Total	75,029	100%

Table 42 - Travel Time

Alternate Data Source Name:
American Communities Survey 2013-2017
Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,256	518	3,103

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	15,287	1,416	5,820
Some college or Associate's degree	26,270	1,801	7,569
Bachelor's degree or higher	20,665	641	3,823

Table 43 - Educational Attainment by Employment Status

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	222	683	827	1,399	971
9th to 12th grade, no diploma	2,385	2,091	1,898	1,979	1,470
High school graduate, GED, or alternative	5,240	6,883	5,251	10,389	6,705
Some college, no degree	4,954	7,870	6,397	11,236	6,662
Associate's degree	1,176	2,916	2,649	4,644	1,972
Bachelor's degree	1,047	4,932	4,243	7,595	4,243
Graduate or professional degree	42	1,617	2,022	4,096	3,148

Table 44 - Educational Attainment by Age

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,947
High school graduate (includes equivalency)	31,169
Some college or Associate's degree	34,473
Bachelor's degree	50,652
Graduate or professional degree	61,686

Table 45 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

American Communities Survey 2013-2017

Data Source Comments:

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

The largest employment sector in Vancouver is Education/Health Services, making up around 20% of employment in the city, with hospitals and school districts being the major employers. Additionally, retail and services make up other large sectors, ahead of manufacturing.

Describe the workforce and infrastructure needs of the business community:

Local workforce needs identified by the business community include increased K-12 achievement in STEM (science, technology, engineering, mathematics) subjects, and increased higher education rates. Infrastructure needs identified include improved rail and freight access, particularly to the Port of Vancouver facilities, and extending full urban transportation and utility services throughout to allow various larger developable industrial sites to become “shovel ready”.

Broadband Access

According to the ACS and the Federal Communication Commission’s Fixed Broadband Deployment map, Vancouver has generally good access to broadband internet.

- Overall, 65% of households earning less than \$20,000 per year have access to internet
- Of all households earning between \$20,000 and \$75,000, 83% have access to internet
- 100% of Vancouver’s population lives in areas with at least 3 internet providers with at least 25 Mbps download speed.

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

The regeneration of the Vancouver Waterfront continues to be a major focus of development in the city, with the mixed-use buildings of the neighborhood, including offices, hotels and restaurants, likely to become a new employment center in the city.

Disaster Preparedness

The City of Vancouver is part of the Regional Disaster Preparedness Organization, an intergovernmental group that works to build and maintain regional disaster preparedness capabilities in the Portland Metropolitan Area. While this organization heads most efforts in the region, that does not mean additional considerations cannot be taken in the Consolidated Plan.

In the event of a natural disaster in the City of Vancouver, the City has the option of reallocating CDBG funds in during all stages of recovery, from immediate assistance to long-term rebuilding. HOME funds may be used to repair, rehabilitate or rebuild housing units damaged during a disaster, but cannot be

used for other activities such as cleanup or restoration of non-housing services. Additionally, in the event of a natural disaster, the City of Vancouver can apply for CDBG-Disaster Relief funds.

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

Vancouver has a slightly higher rate of high school completion than the national average (90% vs 87%), but slightly lower rate of college completion (27% vs. 31%), the ACS indicates that Vancouver's workforce is generally on par with national averages. With significant employment opportunities in the fields of Education and Health Care Services, which generally require more advanced education, Vancouver needs more educated people to fill the jobs in the area.

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

Clark College's WorkFirst programs offer the Job Skills Training program for low-income parents through computer-based resources and workshops delivered in the Pathways Center to increase employment readiness. WorkFirst also offers a Free Tuition Program, which helps Temporary Assistance to Needy Families (TANF) participants pay for classes that will increase their wage potential. The Integrated Basic Education and Skills Training (I-BEST) programs provide 10 or 20 week-long training which blends job specific training for in demand fields with basic education support classes.

Partners in Careers is a non-profit that offers job training, support services and job placement to people experiencing homelessness as well as other challenges. PIC has specific programs for homeless veterans, refugees, and at-risk youth.

WorkSource is a statewide partnership of state, local and nonprofit agencies that provides an array of employment and training services to job seekers and employers in Washington.

One aspect of the City of Vancouver's CDBG program is the funding of small business assistance programs. Through agencies such as the Hispanic Metropolitan Chamber of Commerce and the Greater Vancouver Chamber of Commerce, the City of Vancouver funds technical training for low-income or minority business owners.

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

Yes

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

Vancouver is part of the regional CEDS through Greater Portland Inc., a regional consortium serving the bi-state region. The CEDS emphasizes regional strengths of creative workers, leadership in sustainability, international trade and export, a vibrant local small business culture, and industry clusters in clean technology, traditional and advanced manufacturing, athletic and outdoor gear and apparel, and computer electronics and software. As part of the CEDS Strategic Plan, Vancouver has set up Innovation Partnership Zones in Downtown Vancouver and East Vancouver. Additionally, the City of Vancouver works in conjunction with the Columbia River Economic Development Council (CREDC) to advance economic vitality through public-private partnerships.

Discussion

Due to Vancouver's proximity to the Portland Metro area, the city has traditionally had a fewer number of jobs per capita in comparison. Many workers commute to Oregon for employment. The higher available income in Portland is understood to outweigh the cost of commuting. The increased income potentially improved Vancouver residents' ability to afford housing. Impetus to invest in strong long employment within the City of Vancouver is evident.

MA-50 Needs and Market Analysis Discussion

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

The primary housing problem in Vancouver is excessive cost burden. The problems of overcrowding and lack of kitchen or plumbing facilities play a limited role. Data for individual areas and all income categories within Vancouver is not available through the CHAS. The percentage of households in selected areas that have more than one problem could not be determined. Therefore data from the American Community Survey (2013-17 Selected Housing Characteristics, DP04), that shows data for individual census tracts and all income group is used. ACS data on the percentages of individual housing problems draw attention to the following particular areas:

- Census Tract 411.08 (Vancouver Mall Neighborhood), where 9.9% of households do not have complete kitchen facilities and 69% of renting households pay more than 30% of their monthly income in rent.
- Census Tract 417 (Fourth Plain Village), where 6.8% of households have more than 1 person per room, and 52% of renter households pay more than 30% of their monthly income in rent.
- Census Tract 413.22 (Northwest Cascade Park), 7% of the households have incomplete kitchen facilities, 8% of households have more than 1 person per room, 1.6% of households with incomplete plumbing facilities, and 52% of renter households pay more than 30% of their monthly income in rent.
- Census Tract 418 (Rose Village), 2.6% of households have incomplete kitchen facilities, 0.6% of households have incomplete plumbing facilities, 6.3% of households have more than 1 person per room, and 60% of renter households pay more than 30% of their income in rent.

The City of Vancouver uses HUD's unofficial guideline of concentration as area where the relative prevalence of an impact, is more than 20% higher than the citywide prevalence of that impact. Applying this definition to individual housing problems, Census Tracts reported housing costs burdens more than 20 percentage points above the citywide averages.

Environmental Concerns

According to the FEMA Flood Mapping, the geography of Vancouver's waterways and development patterns means that the only areas of predominantly low and moderate income households that are threatened by flooding are those in the Fruit Valley neighborhood, Census tract 410.05. This census tract has a 0.2% Annual Chance Flood Hazard. As water levels rise, these areas will potentially require investment to mitigate future flooding hazards.

According to the National Integrated Drought Information System, Vancouver is experiencing abnormally dry weather in the spring of 2019. Additionally, the report indicates that abnormally dry and drought conditions have become more frequent in the state. While Vancouver's economy is somewhat

insulated from immediate needs for water, the wider regional economy requires significant amounts. Worsening drought conditions have the potential to negatively affect quality of life and economic success, through more expensive goods and more frequent wild fires.

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

The City of Vancouver uses HUD's unofficial guideline defining concentration as existing with the proportion of an individual racial or ethnic category or adverse impact exceeds 20 percentage points of that groups overall percentage of the citywide population. Vancouver's population is currently 73% non-Hispanic White, 12% Hispanic, 3% Black, 5% Asian, 1% American Indian/Alaskan Native, 2% Pacific Islander, and 5% multi-racial.

Vancouver's population is relatively broadly distributed in terms of race and ethnicity, though the minority populations in the city have been growing in recent years. As such, there are a number of census tracts with a concentration of minorities.

- Census Tract 411.11 (Bagley Downs) is the only census tract in Vancouver without a majority White non-Hispanic population, and is 32% Hispanic, 4% Black/African-American, 2% Native, and 3.5% Pacific Islander. Additionally, 36% of the population is below 50% AMI.
- Census Tract 410.05 (Fruit Valley) has the highest concentration of families below 50% AMI and is also 28.8% Hispanic, 6.6% Black/African-American, and 1% Native.
- Census Tract 427 (Harney Heights) is 30% Hispanic, 4.2% Pacific Islander, and 36% of the population is below 50% AMI.

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

Census Tracts 427 and 411.11 are along Fourth Plain Blvd in central Vancouver, with predominantly late 20th century multi-family and smaller single family housing that includes many of the affordable units in the community. Fourth Plain is a significant transportation and commercial corridor.

Census Tract 410.05 is located between the railroad tracks and Vancouver Lake. It mainly consists of single-family homes, as well as a significant amount of industrial and agriculture land.

Are there any community assets in these areas/neighborhoods?

Tracts 411.11 and 427 are along the Fourth Plain corridor, which has significantly improved transportation capacity as a result the Vine Bus Rapid Transit line. This corridor connects the tracts to Vancouver Mall and downtown Vancouver.

Tract 410.05 has received investment in recent years to produce a new elementary school along Fruit Valley Road.

Are there other strategic opportunities in any of these areas?

The area that includes Tracts 411.11 and 427 is being targeted as part of the Fourth Plain Forward initiative to strengthen the enterprises along the corridor. Fourth Plain Forward is a grassroots non-profit business association created by the City to support local business development. Fourth Plain Forward operates within the International District and promotes a multicultural inclusive environment and is a CDBG grant recipient to fund their store front façade improvement program. This initiative is focused on strengthening and growing small businesses, creating opportunities for entrepreneurs, improving the corridor's safety and appearance, and promoting equitable and inclusive development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Vancouver's Five-Year Strategic Housing and Community Development Strategic Plan outlines the ways in which federal housing and community development funds will be used to respond to the needs of the community. The plan is based on an assessment of the community needs as identified in this plan as well as related plan and policy documents. Targeted CDBG and HOME funds will be used to address needs and act as leverage for other funding. In the case of housing construction, the HOME funds are a very small percentage of the funding, with the majority of funding available on successful Washington Low Income Housing Tax Credits applications. Additional money for housing construction is provided by Affordable Housing Fund, the voter-approved property tax increase that will provide \$6 million per year for housing construction and rehabilitation, shelter improvements, and rental assistance. The City has very limited resources available for direct services. The City will work with other funding agencies to target the CDBG funding where they can be used most effectively. The City will also explore a small business loan program during the next program year.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

The City of Vancouver does not have specific geographic priority areas.

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Increase and preserve affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing
	Description	Increase and preserve affordable housing opportunity for low-income households and people who are homeless.
	Basis for Relative Priority	Affordability in Vancouver continues to be a major issue. Median rents have risen 20% since 2010 while median incomes have only risen 3%, leaving an increasing number of people facing unsustainable cost burdens.

2	Priority Need Name	Reduce poverty, increase stability
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Public Services
	Description	Reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing community initiatives and target funding to align with City strategic planning efforts.
	Basis for Relative Priority	Based on the annual Point in Time counts in the 5 years since 2013, the number of people who are unsheltered has doubled while the number of people with shelter has dropped as some shelters have reduced their capacity or closed. The needs of the un-housed population in Vancouver is greater than ever, and as the cost of living within the City of Vancouver has risen, more funding is required to simply maintain the same level of service.

3	Priority Need Name	Increase economic opportunity
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Public Housing Residents Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	Increase economic opportunity by supporting small businesses.
	Basis for Relative Priority	Incomes in Vancouver have only risen at a rate of 3% since 2010. To insure that people are able to handle increased housing costs, incomes, particularly among the lowest earners, need to increase through better jobs.
4	Priority Need Name	Create and preserve public infrastructure
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Public Facilities and Infrastructure
	Description	Create and preserve buildings and spaces that serve the public.
	Basis for Relative Priority	Many public infrastructure services are already provided by the City of Vancouver's general fund.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rent Assistance (TBRA) is a critical resource for meeting the short-term needs of households experiencing homelessness or at risk of homelessness. The number of households that can be served with TBRA is limited by the area's rapidly rising rents and low vacancy rates. TBRA does not address the long-term need to invest in the city's housing stock nor create new affordable housing opportunities. However, short term TBRA is increasingly being used to prevent homelessness as the result of a crisis.
TBRA for Non-Homeless Special Needs	Many members of the non-homeless special needs population report high housing costs and difficulty with self-care. The population of Vancouver is aging, indicating increased need for supportive services for people with special needs.
New Unit Production	While the housing market has shown signs of slowing, population growth and stagnant incomes mean that there is still significant demand for new housing, particularly in more affordable parts of town. There is a shortage of units affordable for low-income households, which requires more investment to address.
Rehabilitation	The rate of homeownership among low-income households is low in the City of Vancouver. As Vancouver's rehab program specifically targets low-income homeowners, the small number of households eligible for rehabilitation loans means that the program is not likely to expand.
Acquisition, including preservation	During the next Consolidated Plan cycle, the first privately-owned Low-Income Tax Credit housing units will have their agreements expire and will thus be free to transition to market rate housing. As such, more affordable housing will need to be acquired to offset the amount lost.

Table 48 – Influence of Market Conditions

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

Introduction

Since 2003, Vancouver has received a direct allocation of Community Development Block Grant funds from HUD. In 2009, Vancouver began receiving an annual allocation of HOME Investment Partnership 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 section below regarding "Expected Amount Available Remainder of Con Plan" is an estimate based on 2018 funding levels.

In 2016, Vancouver passed Proposition 1, a property tax increase that is designated for affordable housing construction and preservation, homelessness prevention, and rental assistance. The tax runs until 2023 and is expected to raise \$6 million per year for affordable housing projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,240,677	100,000	76,958	1,417,635	6,326,540	The City of Vancouver strongly encourages leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. The amount of leveraged funds is expected to go up as projects move forward, especially for housing construction projects. Agencies leverage CDBG funds with other public social service dollars and private donations.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	646,431	0	51,860	698,291	2,793,164	The City of Vancouver strongly encourage leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. The amount of leveraged funds is expected to go up as projects move forward, especially for housing construction projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,000,000	0	0	6,000,000	30,000,000	The AHF comes from a voter-approved local property tax levy designed to construct and maintain affordable housing.

Table 49 - Anticipated Resources

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

Vancouver has taken action to assist other agencies and organizations in applying for available funds and leveraging other resources to implement housing strategies and programs. Vancouver works with representatives from the private lending community, financial experts, and

private and non-profit housing developers and consultants who can provide technical expertise in packaging development proposals. The City also works with the Department of Commerce and Housing Finance Commission for housing projects which they fund. Vancouver has submitted letters of support and verification of consistency for project applications, which support the goals and objectives that are found in the Housing and Community Development Plan.

The 2019 CDBG and HOME applications strongly encourage leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. Currently, applications for CDBG and HOME will leverage nearly \$35,000,000 in matching funds, through a combination of tax credits, private donations, state trust funds, and the Vancouver Affordable Housing Fund.

The City of Vancouver reported an excess of \$7,935,079 in leveraged funding in the 2017 CAPER.

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

In late 2018, the City of Vancouver opened a day center for people experiencing homelessness in a facility owned by the City and on City property. This will allow people experiencing homelessness a place to spend time, secure their belongings, and give them opportunities to work with case managers and use computer resources.

Over the next several years, the City of Vancouver will be overseeing the redevelopment of public land in what is known as the Tower Mall area. This area of central Vancouver has historically been underserved by investment. The extent of CDBG/HOME investment in this area is yet to be determined.

Discussion

Vancouver has had significant success with securing matching funds for funded projects. As the City does not distribute funding until all other funding is secure, this allows the City to more easily pivot and redistribute funding if an agency is not able to secure funding in time.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Vancouver	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
VANCOUVER HOUSING AUTHORITY	PHA	Public Housing Rental	Region
SHARE	Non-profit organizations	Homelessness	Region
COUNCIL FOR THE HOMELESS	Non-profit organizations	Homelessness Rental	Region
Columbia River Mental Health	Non-profit organizations	Non-homeless special needs public services	Region
The Salvation Army	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities public services	Region
SECOND STEP HOUSING	Non-profit organizations	Homelessness Public Housing Rental	Region
Community Services NW	Non-profit organizations	Homelessness public services	Region
Impact NW	Non-profit organizations	Homelessness Public Housing Rental	Region
JANUS YOUTH	Non-profit organizations	Homelessness public services	Region

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of the institutional system for delivering Consolidated Plan are the cohesiveness and working history within and among the City of Vancouver, the Vancouver Housing Authority, and local non-profits and community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

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

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

Table 51 - Homeless Prevention Services Summary

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

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. There is a drop-in center for unaccompanied youth where case

managers can start building trust relationships. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid re-housing; and unaccompanied youth to rapid re-housing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services. The Veteran Affairs Medical Center provides outreach services, housing, and medical services for veterans.

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

The main strength of the service delivery system is that it covers all the necessary sub-populations and types of services that are necessary to prevent and end homelessness. However, the main weakness is that there is not sufficient amount of each type of service to meet the needs.

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

The homelessness system is working closely with the faith-based community in an effort to increase the amount of rapid re-housing resources that are available. We are also working with hospitals and other systems of care in an effort to increase the amount of housing first style permanent supportive housing that is available.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2019	2023	Affordable Housing Public Housing Homeless		Increase and preserve affordable housing	CDBG: \$2,257,500 HOME: \$3,168,240	Rental units constructed: 165 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
2	Public Services	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development		Reduce poverty, increase stability	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 29715 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Economic Development	2019	2023	Non-Housing Community Development		Increase economic opportunity	CDBG: \$447,500	Businesses assisted: 150 Businesses Assisted
4	Public Facilities and Infrastructure	2019	2023	Homeless Non-Housing Community Development		Create and preserve public infrastructure	CDBG: \$2,862,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 21375 Persons Assisted

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve affordable housing opportunity for low-income households and people who are experiencing homelessness.
2	Goal Name	Public Services
	Goal Description	Reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing community initiatives and target funding to align with City strategic planning efforts.
3	Goal Name	Economic Development
	Goal Description	Increase economic opportunity by supporting small businesses.

4	Goal Name	Public Facilities and Infrastructure
	Goal Description	Create and preserve buildings and spaces that serve the public.

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

Between the construction of new units and continued support for tenants through existing affordable housing opportunities, the City of Vancouver estimates that 533 families will be provided affordable housing during this Consolidated Plan period.

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

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

Currently there does not appear to be a need.

Activities to Increase Resident Involvements

VHA provides resident involvement opportunities through our Resident Advisory Board and volunteer activities coordinated through our Resident and Employee Services Department.

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

No

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

HUD publications highlight several areas of local government policy that can have a negative impact on housing affordability. These include zoning (lot coverage, density standards, set-backs, lot size, parking minimums), impact fees, and building codes and standards.

While the City of Vancouver is working on changing some aspects of zoning to encourage more housing supply, it remains behind cities like Portland and Minneapolis in this regard. Single-family zoning still makes up a majority of zoned residential land in the city. Additionally, set-backs, parking minimums and lot coverage restrictions continue to add artificial limitations to the amount of land available for development, particularly in central areas of town where it is less necessary to own a car.

While Vancouver does have impact fees for development, multi-family projects that provide at least 20% of units that are affordable to lower income households can apply for Tax Exempts to offset the administrative costs of development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In 2015 an affordable housing task force was initiated by Vancouver City Council. The task force recommendations to protect vulnerable renters resulted in adoption of three new ordinances that became effective October 21, 2015. Vancouver now has ordinances requiring a 45-day notice of rent increase, a 60-day notice to vacate and also protections aimed at discrimination of certain sources of income such as Social Security, Veteran's benefits, Temporary Assistance to Needy Families (TANF) or Aged, Blind and Disabled (ABD) benefits.

In 2016 the City established a voter approved tax to create an affordable housing fund to serve very low-income families and individuals (earning up to 50% AMI). The new property tax was effective starting in 2017. It will be paid by both residential and commercial property owners and will be capped at \$6 million per year for seven years. The fund will be used to increase Vancouver's supply of affordable housing, preserve existing homes, and prevent homelessness through rental assistance, temporary shelter, and services.

The City is also investigating changes to the local zoning code that will:

- Amending Human Service Facility ordinance to reduce facility placement barriers
- Relax regulations on accessory/secondary dwelling units (Effective September 6, 2017)
- Allow duplexes and triplexes in single family zoning districts
- Allow low-income and specialty housing in commercial zones
- Allow single room occupancy / dormitory style housing
- Allow smaller cottage type dwellings.

The City of Vancouver provides a unique opportunity for developers to assist in meeting the needs for housing in two specific areas: Vancouver City Center and the Fourth Plain Corridor. The Multi-Family Housing Tax Exemption (MFTE) Program allows for an 8, 10 or 12-year tax exemption for the approved value of newly constructed or rehabbed residential units. In PY 2017 five projects used the MFTE program creating 215 new affordable units.

SP-60 Homelessness Strategy – 91.215(d)

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

Two specific programs funded by the City of Vancouver, Share Outreach and Council for the Homeless, are directly focused on outreach for homeless persons. Partner organizations also participate in a variety of other outreach strategies to engage people who are experiencing homelessness and connect them to needed resources and services.

SHARE Outreach program:

Share Outreach is a program that works with hard to reach and hard to serve homeless individuals each year. SHARE Outreach clients can come for daily living services including setting up voice mail boxes, accepting client mail, as well as providing clothing, hygiene products, a limited amount of daily showers, and laundry services. Outreach workers go into the community to provide services to clients. Case managers meet with clients on a one to one basis to assist them in accessing existing social services, stable housing situations or to help with needs they may have. Much of the case workers time is used to focus on addressing issues pertaining to mental illness, alcohol and chemical dependencies. The Outreach program recorded 144 contacts in program year 2017.

Council for the Homeless:

The Council for the Homeless conducts a countywide “one day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT. The PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law. On the same day as the Point in Time count the Community hosted “Project Homeless connect” where services were made available including haircuts, housing leads, job assistance, counseling, foot washing, clothing, dental care, and access to social service programs.

The Council for the Homeless is a one stop intake and coordination program for over 40 service providers with the goal of preventing and ending homelessness in Clark County, Washington. The Council collaborates with social service providers, government, faith communities, educators, businesses and more to identify and implement solutions to homelessness. The Council operates the Housing Solutions Center, which includes the Housing Hotline, placing people in available emergency shelter, assessments for housing programs and rental assistance to prevent homelessness, navigation to access other community resources, working with landlords, and community voicemail. The Council administers the Homeless Management Information system (HMIS), which collects homeless service data used to monitor trends and evaluate strategies. The Council also coordinates the emergency winter overflow shelter known as the Winter Hospitality Overflow. The Council for the Homeless reported 5,085 persons served in program year 2017.

Another 2017 initiative was the acquisition of the Grand Boulevard Day Center. The City of Vancouver purchased a 25,000 sq. ft. building in January 2018. The City plans to renovate the structure and site to accommodate the new center. The center is expected to be open in the fall of 2018. The Day Center provides a dry, warm, place for homeless persons to be during the daytime. A range of services including personal belonging storage, mail, phone charging stations, and restrooms are available. Additionally, the day center will provide on-site support services including case management, mental health counseling, job search and training assistance, transportation assistance, and support groups.

Addressing the emergency and transitional housing needs of homeless persons

The City of Vancouver continues to allocate funding for nonprofit organizations in the delivery of services and emergency and transitional housing. The Council for the Homeless and SHARE programs provide support services for shelters and transitional housing. The SHARE outreach program assists people by helping them access existing social services. The Council inputs “intake” data into HMIS and assists people in finding emergency shelter and navigating access to other community resources.

Vancouver funded several Tenant Based Rental Assistance providers including the SHARE-ASPIRE, Janus Youth, and the Salvation Army programs to provide transitional housing opportunities. Housing services case management was also funded through Second Step Housing, Janus Youth, and the Salvation Army.

The City again provided funding to Janus Youth Programs for staffing of the Oaks program providing case management services for children and youth ages 9 to 17 that come into crisis shelter placement at Oak Bridge. These shelters play an essential role in the community network of services as they are the only option for runaway youth, homeless youth and/or at risk youth in crisis on the streets in Vancouver. Case Managers provide crisis intervention; work to clarify the youth’s needs and the family’s needs, and identify resources in the community to provide ongoing support for both youth and family (IDIS 737). The program served a total of 145 people in PY 2017.

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

Vancouver participates with the Council for the Homeless and area service providers to enhance the community’s comprehensive Continuum of Care (CoC) system to end homelessness. The CoC is currently focusing on incorporating a housing first philosophy into our homelessness system. This means a focus on helping people quickly gain stable housing and then offer them the supportive services they need to thrive. For chronically homeless individuals this means permanent supportive housing which uses the housing first model and for families with children it means rapid re-housing with a progressive

engagement model. The CoC is also working on creating more transitional housing opportunities for unaccompanied youth.

Specific local projects to help avoid homelessness include TBRA and Housing services programs. The Janus youth programs are specifically focused on youth by providing emergency shelter, case management and TBRA for youth "aging out" of the foster care system. The Nest program provides intensive case management for high-risk, higher-needs youth who have aged out of the foster care system but still need support in order to succeed. During PY 2017, 16 people made use of the more intensive case management services offered.

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

City Staff participates in the Coalition of Service Providers, which is a consortium of nonprofit agencies, businesses, community groups, and government agencies, as well as homeless and formerly homeless people. The group identifies critical gaps in service, prioritizes needs and plans for solutions. Prevention, diversion and discharge planning are included in the Clark County Homeless Action Plan.

The Council for the Homeless Housing Solutions Center helps connect low-income individuals and families with multiple agencies providing housing, health, social services, employment, education, or youth needs. Specific local projects to help avoid homelessness include funded TBRA and housing services programs. The Janus youth programs are specifically focused on youth by providing emergency shelter, case management and TBRA for youth including those "aging out" of the foster care system.

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

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

An estimated forty percent of homes built prior to 1978 contain some lead-based paint. In order to make housing safe for low-income residents Vancouver conducted two lead-based paint inspections and risk assessments in PY 2017. One indicated no lead present and one was mitigated and brought into compliance through clearance examinations for the housing rehabilitation program.

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

The Vancouver housing rehabilitation and Tenant Based Rental Programs are available only to low-income persons who would typically not have funding to mitigate lead-based paint hazards.

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

The listed actions above are currently designated in the Vancouver TBRA and Housing Rehabilitation Policies and Procedures manuals.

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

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

Vancouver works with Clark County to alleviate poverty. Clark County receives the majority of funds to help people in need. The City/County antipoverty strategies focus on the goal of increasing self-sufficiency of low-income individuals and families.

The following actions were taken in an effort to achieve this goal:

- Supported programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless;
- City Council members and other city staff members serve on various nonprofit agency boards including service providers, economic development companies and chambers of commerce.
- Assisted in the development of the 10 year plan to end homelessness. The plan is used as the guiding document to provide House Bill 2060, 2163 and 1359 funds for homeless activities;
- City of Vancouver Council members are participants of the Community Action Advisory Board which awards various community funding to nonprofit agencies for homelessness prevention and other basic services.
- Continued to support nonprofits in the delivery of basic services through the City of Vancouver CDBG and general fund for emergency shelter, transitional case management, food, and low-income energy assistance and weatherization programs.
- Continue to fund programs and projects that support The Ending Homelessness Plan goals.
- Over the past year the Clark County Asset Building Coalition has undergone the process of strategic planning to realign mission and actions. The Clark County Asset Building Coalition seeks to increase the ability of families and individuals, who are low- to moderate-income, to increase their assets. The coalition works toward this goal through an interconnected network of resources providers who offer programs that help households move out of poverty. In addition our coalition serves as a platform for various stakeholders in the community to promote asset building. Current efforts include funding an IDA program utilizing PY2016 funds. Specific efforts over the past year have focused on:
 - Building awareness of community financial education and asset building programs through community trainings. Coalition partners come together and train case workers, resource navigators and program staff at local nonprofit organization about the programs and resources available. The training has been very effective way to connect these resources to the individuals and families in need, increasing our community presence.

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

The City of Vancouver coordinates the activities related to reducing poverty with the affordable housing plan. The affordable housing projects funded include a variety of social services designed to move

families and individuals into self-sufficiency. Through rental assistance and housing services, the City of Vancouver is able to provide temporary and targeted assistance to vulnerable households to support a long-term return to self-sufficiency. In addition to these specific activities, the City participates in the coordination of social services, job training and housing programs through the Continuum of Care, Community Action Advisory Board, Workforce development along with other planning groups.

SP-80 Monitoring – 91.230

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

The City of Vancouver executes contracts for all of its CDBG and HOME activities. These contracts meet the applicable program and federal requirements. The City monitors contracts for compliance with these program requirements, including general management, performance goals, financial management, data collection, reporting, eligibility determinations, non-discrimination, fair housing, affirmative marketing, labor compliance, etc.

Program staff is responsible for monitoring program activities to assure timely use of the funds and compliance with HUD regulations and guidelines in implementing program activities under the programs. Basic tools used to accomplish this include:

- Contractual obligations of grant recipients
- On-site monitoring
- Reports
- Audits

The City has adopted HOME monitoring procedures to ensure that HOME funds are used consistent with the program requirements. The monitoring objectives are:

- Ensuring compliance with HOME, other regulations
- Ensure production and accountability
- Provide a basis for program and project performance evaluations
- Increase communication between the City and sub-recipients, CHDOs and Recipients
- Improve program design and processes

The HOME monitoring includes project based risk assessment, as well as required property and record inspections. Annual monitoring of each HOME assisted unit and of the Tenant Based Rental assisted is required by HOME rules and is implemented by the City. This risk assessment includes both a desktop assessment as well as an in-person assessment if the project is deemed to be especially high risk.

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

Expected Resources

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

Introduction

Since 2003, Vancouver has received a direct allocation of Community Development Block Grant funds from HUD. In 2009, Vancouver began receiving an annual allocation of HOME Investment Partnership 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 section below regarding "Expected Amount Available Remainder of Con Plan" is an estimate based on 2018 funding levels.

In 2016, Vancouver passed Proposition 1, a property tax increase that is designated for affordable housing construction and preservation, homelessness prevention, and rental assistance. The tax runs until 2023 and is expected to raise \$6 million per year for affordable housing projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,240,677	100,000	76,958	1,417,635	6,326,540	The City of Vancouver strongly encourages leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. The amount of leveraged funds is expected to go up as projects move forward, especially for housing construction projects. Agencies leverage CDBG funds with other public social service dollars and private donations.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	646,431	0	51,860	698,291	2,793,164	The City of Vancouver strongly encourage leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. The amount of leveraged funds is expected to go up as projects move forward, especially for housing construction projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homebuyer assistance Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	6,000,000	0	0	6,000,000	30,000,000	The AHF comes from a voter-approved local property tax levy designed to construct and maintain affordable housing.

Table 53 - Expected Resources – Priority Table

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

Vancouver has taken action to assist other agencies and organizations in applying for available funds and leveraging other resources to implement housing strategies and programs. Vancouver works with representatives from the private lending community, financial experts, and private and non-profit housing developers and consultants who can provide technical expertise in packaging development proposals. The City

also works with the Department of Commerce and Housing Finance Commission for housing projects which they fund. Vancouver has submitted letters of support and verification of consistency for project applications, which support the goals and objectives that are found in the Housing and Community Development Plan.

The 2019 CDBG and HOME applications strongly encourage leveraging funds by awarding additional priority rating points based on the amount of committed matching funds. Currently, applications for CDBG and HOME will leverage nearly \$35,000,000 in matching funds, through a combination of tax credits, private donations, state trust funds, and the Vancouver Affordable Housing Fund.

The City of Vancouver reported an excess of \$7,935,079 in leveraged funding in the 2017 CAPER.

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

In late 2018, the City of Vancouver opened a day center for people experiencing homelessness in a facility owned by the City and on City property. This will allow people experiencing homelessness a place to spend time, secure their belongings, and give them opportunities to work with case managers and use computer resources.

Over the next several years, the City of Vancouver will be overseeing the redevelopment of public land in what is known as the Tower Mall area. This area of central Vancouver has historically been underserved by investment. The extent of CDBG/HOME investment in this area is yet to be determined.

Discussion

Vancouver has had significant success with securing matching funds for funded projects. As the City does not distribute funding until all other funding is secure, this allows the City to more easily pivot and redistribute funding if an agency is not able to secure funding in time.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2019	2023	Affordable Housing Public Housing Homeless		Increase and preserve affordable housing	CDBG: \$451,500 HOME: \$633,648	Rental units constructed: 26 Household Housing Unit Rental units rehabilitated: 47 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
2	Public Services	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development		Reduce poverty, increase stability	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 5943 Persons Assisted
3	Economic Development	2019	2023	Non-Housing Community Development		Increase economic opportunity	CDBG: \$89,500	Businesses assisted: 39 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities and Infrastructure	2019	2023	Homeless Non-Housing Community Development		Create and preserve public infrastructure	CDBG: \$572,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4275 Persons Assisted

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	
2	Goal Name	Public Services
	Goal Description	
3	Goal Name	Economic Development
	Goal Description	
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

This section of the report indicates how the proposed 2019 Action Plan projects relate to the Consolidated Plan goals and objectives. The City of Vancouver organizes a volunteer committee comprised of City staff and community members to prioritize applications. Recommendations to the Vancouver Council are prioritized and based on a maximum dollar amount. Staff negotiates contracts based on agency budget needs and available funding. The projects section describes proposed programs, initiatives, and activities that will be undertaken, given the resources available in the proposed budget.

Projects

#	Project Name
1	CDBG Public Services
2	CDBG Public Facilities
3	CDBG Housing Services
4	HOME Tenant Based Rental Assistance
5	HOME Housing Construction
6	CDBG Housing Projects
7	CDBG Economic Development
8	CDBG Administration
9	HOME Program Administration

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

1	Project Name	CDBG Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Reduce poverty, increase stability
	Funding	CDBG: \$246,000
	Description	Gang prevention program serving high-risk youth. Staffing for a one-stop access point to housing, services and shelters. Street outreach to connect people who are homeless with shelter and services. Intensive shelter case management serving youth who are homeless. Culturally specific health education and services provided through a community health worker program. Includes \$100,000 pre-award.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 5,943 people will be served, including: 0-30% AMI: 5,575 31-60% AMI: 350 61-80% AMI: 18
	Location Description	Services available citywide.

	Planned Activities	<p>Gang Prevention and youth mentorship</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)(A)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(e)</p> <p>Matrix code: 05D-Youth Services</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p> <p>Culturally-specific community health workers:</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)(A)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(e)</p> <p>Matrix code: 05-Other Public Services</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p> <p>Street outreach to connect people who are homeless with shelter and services:</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)(A)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(e)</p> <p>Matrix code: 05-Other Public Services</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p> <p>Staffing for a one-stop access point to housing, services and shelters:</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)(A)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(e)</p> <p>Matrix code: 05X-Housing Information and Referral Services</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p>
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2	Project Name	CDBG Public Facilities
	Target Area	
	Goals Supported	Public Facilities and Infrastructure
	Needs Addressed	Create and preserve public infrastructure
	Funding	CDBG: \$362,500
	Description	Elevator improvements to existing men's homeless shelter. Accessibility improvements to facilitate easier access to community services at Skyline Crest. Acquisition and rehabilitation of TBD existing building to be used as overnight homeless shelter. Includes \$105,000 pre-award.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 4,275 people will be served, including: 0-30% AMI: 2,840 31-60% AMI: 1,085 61-80% AMI: 350
	Location Description	Share House Elevator: 1115 W 13th St, Vancouver WA Shelter Acquisition/Rehabilitation: Location to be determined Skyline Crest Accessibility: 500 Omaha Way, Vancouver WA

3	Planned Activities	<p>Elevator improvements to existing men's homeless shelter</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(c)</p> <p>Matrix code: 03C -</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p> <p>Acquisition and rehabilitation of TBD existing building to be used as overnight homeless shelter</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(c)</p> <p>Matrix code: 03C -</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p> <p>Accessibility improvements to facilitate easier access to community services at Skyline Crest</p> <p>CDBG Eligibility</p> <p>National Objective: 570.208(a)(2)(i)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.201(c)</p> <p>Matrix code: 05D -Youth Services</p> <p>Objective Category: Create suitable living environments</p> <p>Outcome Category: Availability / Accessibility</p>
	Project Name	CDBG Housing Services
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Increase and preserve affordable housing
	Funding	CDBG: \$163,000

	Description	Case management for households receiving tenant based rental assistance or living in HOME-funded units.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 Households will be served, including: 0-30% AMI: 35 31-60% AMI: 10 61-80% AMI: 5
	Location Description	Services available citywide.
	Planned Activities	Case management for households receiving HOME tenant based rental assistance or living in HOME funded units. CDBG Eligibility National Objective: 570.208(a)(3)(iii) National Objective Code: LMH Eligibility Citation: 570.201(k) Matrix Code: 14J-Housing Services Performance Objective: Provide Decent Housing Performance Outcome: Availability/Accessibility
4	Project Name	HOME Tenant Based Rental Assistance
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Increase and preserve affordable housing
	Funding	HOME: \$333,648
	Description	Rental assistance for individuals and families earning up to 60% AMI.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 Households will be served, including: 0-30% AMI: 35 31-60% AMI: 10 61-80% AMI: 5
	Location Description	Available citywide

	Planned Activities	<p>Assistance for households earning up to 60% AMI.</p> <p>Activity: Tenant Based Rental Assistance</p> <p>Eligibility Citation: 92.205 (a)(1)</p> <p>Performance Objective: Provide Decent Housing</p> <p>Performance Outcome: Affordability</p>
5	Project Name	HOME Housing Construction
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Increase and preserve affordable housing
	Funding	HOME: \$300,000
	Description	Development of estimated 99 units of affordable rental housing serving low-income households, including 73 units constructed by Mercy Housing, a registered CHDO. Includes \$100,000 pre-award.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	<p>An estimated 99 households will be served, including:</p> <p>0-30% AMI: 50</p> <p>31-60% AMI: 49</p>
	Location Description	
6	Planned Activities	<p>New Construction of rental units:</p> <p>HOME Activity: Housing-New Construction</p> <p>Eligibility Citation: 92.205 (a)(1)</p> <p>Performance Objective: Provide Decent Housing</p> <p>Performance Outcome: Affordability</p>
	Project Name	CDBG Housing Projects
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Increase and preserve affordable housing
	Funding	CDBG: \$288,500
	Description	<p>Downpayment assistance for low-income households to purchase homes that will be held as permanently affordable in community land trust. Land acquisition for development of affordable homeownership units.</p> <p>Rehabilitation of up to 52 existing multifamily affordable units.</p>

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 53 households will be served, including: 0-30% AMI: 47 households 31-60% AMI: 4 households 61-80% AMI: 2 households
	Location Description	Homes will be located within City of Vancouver. Specific addresses TBD.
	Planned Activities	Land acquisition: CDBG Eligibility National Objective: 570.208(a)(2)(A) National Objective Code: LMC Eligibility Citation: 570.201(k) Matrix Code: 01-Housing Services Performance Objective: Provide Decent Housing Performance Outcome: Affordability Down-payment assistance: CDBG Eligibility National Objective: 570.208(a)(2)(B) National Objective Code: LMH Eligibility Citation: 570.201(n) Matrix Code: 13- Performance Objective: Provide Decent Housing Performance Outcome: Affordability
7	Project Name	CDBG Economic Development
	Target Area	
	Goals Supported	Economic Development
	Needs Addressed	Increase economic opportunity
	Funding	CDBG: \$89,500
	Description	Technical assistance to individuals seeking to start or expand a small business in the City of Vancouver. Facade program to improve Fourth Plain business district storefronts. Includes \$30,000 pre-award.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 39 businesses will be served, including: 0-30% AMI: 5 31-60% AMI: 4 61-80% AMI: 30
	Location Description	Available citywide.
	Planned Activities	<p>Small Business Assistance</p> <p>CDBG Eligibility:</p> <p>National Objective: 570.208(a)(2)(iii)</p> <p>National Objective code: LMCMC</p> <p>Eligibility Citation: 570.201(o)</p> <p>Matrix code: 18C ED: Micro-Enterprise Assistance</p> <p>Objective Category: Creating Economic Opportunities</p> <p>Outcome Category: Availability / Accessibility</p> <p>Façade program to improve Fourth Plain business district storefronts</p> <p>CDBG Eligibility:</p> <p>National Objective: 570.208(a)(2)(i)(B)</p> <p>National Objective code: LMC</p> <p>Eligibility Citation: 570.202(a)(3)</p> <p>Matrix code: 13 E: Rehab of publicly or privately owned Com/Ind buildings</p> <p>Objective Category: Creating Economic Opportunities</p> <p>Outcome Category: Sustainability</p>
8	Project Name	CDBG Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$268,135
	Description	Program administrative costs.National objective: 570.208(d)(4)Eligibility Citation:570.206Matrix Code: 21A-General Program Administration
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	HOME Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$64,643
	Description	Program administration costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

The City of Vancouver no longer allocates HUD resources based on Geographic Priority Areas.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Vancouver does not distribute funding based on Geographic Priority Areas.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The goals below are estimates based on 2019 program year project proposals.

One Year Goals for the Number of Households to be Supported	
Homeless	6,388
Non-Homeless	5,566
Special-Needs	0
Total	11,954

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	81
The Production of New Units	103
Rehab of Existing Units	85
Acquisition of Existing Units	3
Total	272

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

Discussion

A significant number of the households supported are the result of outreach and referral organizations, such as the Housing Solutions Center and the Skyline Crest Community Center.

AP-60 Public Housing – 91.220(h)

Introduction

This section describes what actions the grantee will take in the given program year to carry out the public housing portion of the Strategic Plan. It identifies the manner in which the plan will address the needs of public housing during the program year.

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

While the City of Vancouver does not plan on funding any new publicly-supported housing during the next year, the City will be funding rehabilitation activities on currently existing publicly-supported housing and non-profit housing, as well as the development of 26 new non-profit owned housing units that will be affordable for families earning less than 50% AMI.

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

The VHA continues to have a resident advisory board that participates in annual planning and several resident councils at different sites. The VHA operates the Housing Choice Voucher Homeownership program and also has on average three or four Family Self Sufficiency graduates move directly into homeownership each year.

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

N/A

Discussion

With the advent of the Affordable Housing Fund, it appears that the agencies that specifically develop housing are focusing their efforts on that fund, rather than CDBG/HOME funding. As such, organizations that focus on services and facilities have become the more significant applicants for HUD-provided funds.

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

Introduction

The Clark County *2019-2022 Homeless Action Plan* establishes a county-wide strategy and lays out best practices aimed at ending homelessness in the county.

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

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

The City of Vancouver will continue to partner with Share's Outreach program and Council for the Homeless' Housing Solutions Center, which are the two major local organizations that conduct outreach to the current homeless population. Additionally, the City of Vancouver will work through the newly opened Navigation Center to better organize assessment and outreach. The Navigation Center is a building that is open during the day and allows people who are experiencing homelessness a place to stay dry and warm as well as access a variety of services and case management.

Addressing the emergency shelter and transitional housing needs of homeless persons

Homeless advocacy agencies in Vancouver estimate that the city requires a minimum of 50 additional shelter beds to address the needs of the unsheltered population. In order to meet this need, Vancouver Affordable Housing Non-Profit, the development affiliate of the Vancouver Housing Authority, has proposed the acquisition and rehabilitation of a new shelter. Within the next year we will identify the site and begin planning the new shelter. Construction is expected to begin in 2020.

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

The City of Vancouver is funding several organizations that assist people who are currently experiencing homelessness and are transitioning to permanent housing and independent living. The programs funded at Janus Youth are designed to assist homeless youth and young people exiting the foster home system to develop life skills and achieve independent housing through case management and rental assistance. TBRA, housing services, and unit rehabilitation from Second Step Housing will also assist households experiencing homelessness transition into independent living.

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

The City of Vancouver has entered into an agreement with the Homelessness Prevention Consortium, which brings together a number of local agencies that work to prevent homelessness through short-term rental assistance. This assistance specifically targets vulnerable people who might have a temporary crisis, such as losing a job, a sudden illness, or the breakdown from a relationship. Additionally, this assistance is open to anyone who qualifies. The Consortium asserts that the provision of several months of rental assistance is a much more cost effective way to prevent homelessness in contrast to providing services to people who have an eviction on record and are currently experiencing homelessness. HOME-financed rental assistance will be used to help low-income households plug gaps in income that might occur as the result of serious illness, relationship breakdown, or other emergency circumstances.

Discussion

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

Introduction:

The City of Vancouver recognizes that public funds alone are not enough to provide affordable housing to all citizens. As such, the City is working to improve the ability of private developers to provide housing that is affordable to as many people as possible.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Vancouver is currently reviewing its land use code in order to promote more flexibility in housing options in residential zones. The proposed changes include the addition of new higher density zones as well as allowances for more housing types in single-family zones.

Discussion:

Addressing the barriers to affordable housing has involved significant examination of case studies of nearby cities in Washington and Oregon. Additionally, these changes will involve continued consultation with both developers and residents to ensure that the transition moves smoothly.

AP-85 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 a very important funding component.

Actions planned to address obstacles to meeting underserved needs

Some project funding this year, particularly the community health worker program and accessibility improvements, look to address underserved areas in our community. Additionally, culturally specific community health workers have been pioneered in other communities but not yet in Vancouver. Supporting this program has the potential to produce new, positive outcomes for previously neglected populations and communities of color who need access to these services.

Actions planned to foster and maintain affordable housing

Through a combination of HOME and Affordable Housing Fund grants, the City of Vancouver is working with several local agencies to regenerate currently affordable housing and acquire further units that will be held as part of a community land trust to remain affordable in the long term. Additionally, the City of Vancouver offers Multifamily Tax Exemption and Impact Fee Waivers to encourage private developers to build affordable housing.

Actions planned to reduce lead-based paint hazards

The City of Vancouver will continue to fund housing rehabilitation for low-income housing and conduct Housing Quality Standards inspections for housing units supported through Tenant-Based Rental Assistance. Any house that was built before 1978 is tested for lead-based paint, and mitigation efforts are undertaken as part of rehabilitation.

Actions planned to reduce the number of poverty-level families

The City of Vancouver continues to fund economic development activities, particularly among historically marginalized populations such as the Hispanic population and recent immigrants. These activities will focus on technical assistance and business education.

Actions planned to develop institutional structure

The City of Vancouver is working on policies to preserve legacy best practices and promote concrete processes so that institutional knowledge is preserved as individuals retire or change positions.

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

The City of Vancouver is planning a Community Services Open House, which will feature 30 local organizations coming together to meet with city residents, share their organizations' goals and methods, and educate the community on their different roles. This event will also coincide with City efforts to improve public consultation for the Analysis of Impediments to Fair Housing Choice.

Discussion:

The City of Vancouver has a wide variety of programs and initiatives prepared for the coming year to address community development needs. The advent of the Affordable Housing Fund has allowed the City to diversify funding priorities into new and innovative programs, expanding the impact that CDBG and HOME funding can have on the community.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	98.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(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 dictated 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 has no new HOME projects that require resale or recapture guidelines.

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:

The City of Vancouver has no new HOME projects that require resale or recapture guidelines.

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.

Attachments

Appendix B – Public Comments on Consolidated Plan

All comments came from the Community Services Open House, which took place on March 6th, 2019 at the Vancouver Community Library. All comments are recorded as written.

Affordable Housing

- Most important of all
- Landlord education re: nondiscrimination to housing stability program and affordability
- Housing for women in abuse relationships
- Continue to fund the continuum of housing by providing funding for permanent homeownership opportunities for families that are low to moderate income
- Increase affordable rooms to rent to people on fixed income and/or with disabilities by educating and assisting people to become landlords

Public Services

- Support the Homeless Service System
- Advocacy to legislatures to increase empathy and awareness in policy development around housing
- Utilities – saving programs with Clark (e.g)
- Excellent!! Activities to reduce poverty
 - Free mental health for homeless
 - Drug rehab services free
 - DV training and follow-up with victims – free
- Education for social service agencies to best serve in areas of
 - Mental health
 - Chemical dependences
 - Disabled
 - DV victims
- Public service means more government staff – means higher taxes
- Financial Literacy classing starting at the high school level to promote healthy financial habits from an early age
- Provide matching savings program to incentivize savings habits and help low income families achieve different goals such as car purchase, education, homeownership, home repair.
- We are meeting need of low income and vulnerable as well as we can. The mental health need of middle class is in need
- Advocating for reducing displacement by guaranteeing potentially displaced people similarly priced long term leases in new development

Economic Opportunity

- Fund individual development accounts to increase folks savings and provide technical support to help them be successful
- Recognize new businesses @ public events (free advertising)
- Support local small businesses to grow

Public Facilities

- Continue support of local nonprofits
- More accessibility for wheelchair access – in public restrooms as well as entrance to various facilities
- Improve public facilities, more housing and treatment options
- Fourth Plain Forward
- Visible evidence of handicap sidewalk access and more walkability is happening in my neighborhood!!!

Grantee Unique Appendices

Affidavit of Publication

STATE OF WASHINGTON)

) ss:

County of Clark)

) The Columbian Publishing Co

Name City of Vancouver - L
Address PO Box 1995
City Vancouver, WA 98668 1995

Reference: 70251
PN COBG Action Plan/Consolidat

I, the undersigned say,

That I am over the age of eighteen and not interested in the above entitled matter; that I am now, and at all times embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under proceeding No. 802006715; that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, To wit:

PUBLISHED ON 3-Apr-19
TOTAL COST: \$457.32
FILED ON: March 29th, 2019

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Signature: _____

NOTICE OF HEARING
2019-2022 CONSOLIDATED PLAN
2019 COBG AND HOME ACTION PLAN
NOTICE IS HEREBY GIVEN TO interested parties appearing in person or by mail to appear before City Council on the following date and time for the purpose of reviewing and discussing the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan.

Public Hearing Date: Monday, May 6, 2019 at 7:00 PM
Hearing Location: City of Vancouver Council Chambers, 415 West 5th Street, Vancouver, WA 98660
The purpose of the public hearing is to hear and discuss the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan.

The purpose of the public hearing is to hear and discuss the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan. The purpose of the public hearing is to hear and discuss the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan.

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2019-2022 Consolidated Plan priorities:
AFFORDABLE HOUSING: Increase and preserve affordable housing opportunities for low-income households and people who are homeless.
PUBLIC SERVICES: Reduce poverty, increase stability, and create and improve opportunities for individuals and families to access public services and improve their quality of life.

PUBLIC FACILITIES AND INFRASTRUCTURE: Upgrade and improve public facilities and infrastructure.

The purpose of the public hearing is to hear and discuss the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan. The purpose of the public hearing is to hear and discuss the proposed 2019-2022 Consolidated Plan and 2019 COBG and HOME Action Plan.

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2019 COBG and HOME Action Plan priorities:
AFFORDABLE HOUSING: Increase and preserve affordable housing opportunities for low-income households and people who are homeless.
PUBLIC SERVICES: Reduce poverty, increase stability, and create and improve opportunities for individuals and families to access public services and improve their quality of life.

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 2011 data
	List the name of the organization or individual who originated the data set. US Census
	Provide a brief summary of the data set. Demographic data
	What was the purpose for developing this data set? Updates 2009 data provided
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? As comprehensive as 2009 data
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 1-year
	What is the status of the data set (complete, in progress, or planned)? complete
2	Data Source Name PHA provided data
	List the name of the organization or individual who originated the data set. Vancouver Housing Authority (Public Housing Authority)
	Provide a brief summary of the data set.
	What was the purpose for developing this data set? Providing current up to date information
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is Citywide.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?

	What is the status of the data set (complete, in progress, or planned)?
3	Data Source Name 2013 Point in Time Homelessness Count
	List the name of the organization or individual who originated the data set. Council for the Homeless
	Provide a brief summary of the data set. The Council for the Homeless conducts a county-wide “one-day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT. PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law.
	What was the purpose for developing this data set? Needs assessment, planning, accomplishment tracking
	Provide the year (and optionally month, or month and day) for when the data was collected. One day in January 2013
	Briefly describe the methodology for the data collection. Volunteers search City by assigned quadrants to locate and connect with homeless persons.
	Describe the total population from which the sample was taken. Individuals that are encountered on the specified day by contact in the field.

	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Sheltered -Emergency: An individual or family staying at a facility which provides short term shelter (usually less than 90 days.)</p> <p>Sheltered – Transitional: An individual or family staying in a program that provides short to medium term housing (usually up to 24 months). Beginning in 2013, this category only includes people in transitional housing programs who must move to housing in the private rental market at the end of the program. Prior to 2013, this category included people in transitional housing programs that provided temporary rental assistance to people staying in housing in the private rental market. People in this type of transitional housing program are no longer counted as “sheltered in transitional housing” in the Point in Time count.</p> <p>Unsheltered: An individual or family living in a place not meant for human habitation such as a car or on the street.</p> <p>Temporarily living with family or friends: Individuals or family staying with family or friends because they cannot afford housing of their own. This is often referred to as being doubled up. People in this category are considered to be at-risk of homelessness but are not counted as homeless.</p> <p>Chronically homeless: An individual or family with a disabling condition and has been homeless for a year or more, or at least four times within the past three years. Once in transitional housing, an individual or family is no longer considered chronically homeless.</p> <p>Respondent demographic data includes:</p> <p>Chronically Homeless Individuals, Chronically Homeless Families, Persons in Chronically Homeless Families, Severely Mentally Ill, Chronic Substance Abuse, Veterans – Male, Veterans – Female, Persons with HIV/AIDS, Victims of Domestic Violence, Physically Disabled, Seasonal Agricultural Workers, Persons with both substance use and mental health problems, Age</p>
4	<p>Data Source Name</p> <p>Homeless Management Information System HMIS</p> <hr/> <p>List the name of the organization or individual who originated the data set.</p> <p>Council for the Homeless</p> <hr/> <p>Provide a brief summary of the data set.</p> <p>HMIS is a web based data management tool that provides client and service tracking and reporting. Communities that receive federal funding for homeless programs and services are required to track their data in HMIS.</p> <hr/> <p>What was the purpose for developing this data set?</p> <p>HMIS provides comprehensive case history and improves coordination and communication between service providers. HMIS helps the community evaluate programs and direct resources. Data is used to illustrate needs, trends and gaps and evaluate programs and direct resources.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Note that data the percentages represent 100% of the clients who answered these demographic questions. However, not all clients answer every question.</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>On-going</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>In progress</p>
5	<p>Data Source Name</p> <p>Washington Office of Financial Management Data</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Washington Office of Financial Management</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
6	<p>Data Source Name</p> <p>2011 ACS Data</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
7	<p>Data Source Name ACS 2010-2012</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
8	<p>Data Source Name Zipatlas Data</p>
	<p>List the name of the organization or individual who originated the data set. Percentage of vacant homes</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>

	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
9	Data Source Name 2010 Census- On the Map Data
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
	What time period (provide the year, and optionally month, or month and day) is covered by this data set?
	What is the status of the data set (complete, in progress, or planned)?
10	Data Source Name 2018 Point in Time Homeless Count
	List the name of the organization or individual who originated the data set. Clark County Council for the Homeless
	Provide a brief summary of the data set. The Council for the Homeless conducts a county-wide “one-day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT. PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law.
	What was the purpose for developing this data set? Needs assessment, planning, accomplishment tracking

	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>One day in January 2018</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Volunteers search City by assigned quadrants to locate and connect with homeless persons.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>Individuals that are encountered on the specified day by contact in the field.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>Sheltered -Emergency: An individual or family staying at a facility which provides short term shelter (usually less than 90 days.)</p> <p>Sheltered – Transitional: An individual or family staying in a program that provides short to medium term housing (usually up to 24 months). Beginning in 2013, this category only includes people in transitional housing programs who must move to housing in the private rental market at the end of the program. Prior to 2013, this category included people in transitional housing programs that provided temporary rental assistance to people staying in housing in the private rental market. People in this type of transitional housing program are no longer counted as “sheltered in transitional housing” in the Point in Time count.</p> <p>Unsheltered: An individual or family living in a place not meant for human habitation such as a car or on the street.</p> <p>Temporarily living with family or friends: Individuals or family staying with family or friends because they cannot afford housing of their own. This is often referred to as being doubled up. People in this category are considered to be at-risk of homelessness but are not counted as homeless.</p> <p>Chronically homeless: An individual or family with a disabling condition and has been homeless for a year or more, or at least four times within the past three years. Once in transitional housing, an individual or family is no longer considered chronically homeless.</p> <p>Respondent demographic data includes:</p> <p>Chronically Homeless Individuals, Chronically Homeless Families, Persons in Chronically Homeless Families, Severely Mentally Ill, Chronic Substance Abuse, Veterans – Male, Veterans – Female, Persons with HIV/AIDS, Victims of Domestic Violence, Physically Disabled, Seasonal Agricultural Workers, Persons with both substance use and mental health problems, Age</p>
11	<p>Data Source Name</p> <p>ACS 13-17</p>
	<p>List the name of the organization or individual who originated the data set.</p>

	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>
12	<p>Data Source Name American Communities Survey 2013-2017</p> <p>List the name of the organization or individual who originated the data set. US Census</p> <p>Provide a brief summary of the data set. Demographic data</p> <p>What was the purpose for developing this data set? Updates 2013 data provided</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? As comprehensive as 2013 data</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 5-year</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
13	<p>Data Source Name 2011-2015 CHAS</p> <p>List the name of the organization or individual who originated the data set. HUD, Census</p>

	<p>Provide a brief summary of the data set.</p> <p>Housing-specific demographic data</p>
	<p>What was the purpose for developing this data set?</p> <p>Update of 2013 CHAS data</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>All of the City of Vancouver</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2011-2015</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
14	<p>Data Source Name</p> <p>Vancouver Housing Authority PIC</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
15	<p>Data Source Name</p> <p>HUD FMR Rents April 2019</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>

	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>
16	<p>Data Source Name</p> <p>2015 Longitudinal Employer-Household Dynamics</p>
	<p>List the name of the organization or individual who originated the data set.</p>
	<p>Provide a brief summary of the data set.</p>
	<p>What was the purpose for developing this data set?</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p>