

DRAFT



2023

**HOME
ARP**



**Allocation
Plan**

a substantial amendment to the 2021 Annual Action Plan

Economic Prosperity and Housing Department

February 1, 2023

To request language translations or other accommodation please email cityinfo@cityofvancouver.us.

Introduction

Congress appropriated \$5 billion in American Rescue Plan (ARP) funds to be administered through the HOME Investment Partnerships Program to benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. The types of activities that can be undertaken with this funding include:

- (1) development and support of affordable housing,
- (2) tenant-based rental assistance,
- (3) supportive services; and
- (4) acquisition and development of non-congregate shelter.

The City of Vancouver received notification of its **\$2,496,110** HOME-ARP award in September 2021. This funding is granted through the U.S. Department of Housing and Urban Development (HUD). HUD regulations at 24 CFR part 92, CPD Notice 21-10 Requirements for the Use of Funds in the HOME-ARP Program, and this allocation plan guide the use of this funding for Vancouver.

Consultation Process

In October 2021, the City of Vancouver developed an online survey and requested feedback from the community and service providers. The survey asked respondents to prioritize eligible activities and qualifying populations. The survey questions and results are attached as Appendix A of this plan.

Organizations consulted include a variety of homeless and social service providers in Vancouver as well as housing developers, Veteran organizations, Neighborhood Associations and By and For agencies that serve disadvantaged populations. Over 300 stakeholders were invited to comment on the development and content of the plan.

In addition, the City of Vancouver hired an intern to interview residents at the city's Safe Stay Community and their feedback was incorporated into this plan.

A draft of the HOME-ARP Allocation Plan was emailed to stakeholders and the public for review and input. The organizations listed below are a representative summary of the agencies consulted.

Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
CDM Caregiving Services	Elderly disabled services	Email outreach and online survey	
Clark County Public Health	Local government	Email outreach and online survey	
Clark County Veterans Advisory Board	Veteran service provider	In-person board meeting 5/12/22	Accepted presentation of information
Columbia River Mental Health	Mental health services	Email outreach and online survey	
Community Action Advisory Board	Clark County CSBG and homeless funding board	Virtual board meeting 5/4/22	Accepted presentation of information
Consumer Voices are Born	Mental health services	Email outreach and online survey	
Council for the Homeless	CoC Convener	Email outreach and online survey	Point in Time data and housing inventory
Fair Housing Center of Washington	Fair Housing	Email outreach	
Hispanic Metropolitan Chamber	Small business assistance	Email outreach and online survey	Included in survey results
Janus Youth	Homeless service provider for youth	Email outreach and online survey	
Lifeline Connections	Recovery and housing service provider	Email outreach and online survey	Included in survey results
Noble Foundation	BIPOC nonprofit	Email outreach and online survey	
Outsiders Inn	Homeless service provider	Email outreach and online survey	
Partners in Careers	Veteran service provider	Email outreach	
Second Step Housing	CHDO, housing provider	Email outreach and online survey	
Share	Homeless service provider	Email outreach and online survey	
Vancouver Housing Authority	Public housing authority	Email outreach	
Vancouver Neighborhood Associations	Community	Email outreach and online survey	Included in survey results
Veterans Administration	Veteran Homelessness Program	Email outreach and online survey	
Volunteer Lawyers Program	Civil Rights	Email outreach and online survey	
Xchange Recovery	Homeless and recovery services	Email outreach and online survey	
YWCA Clark County	DV shelter operator	Email outreach and online survey	

Public Participation

Following community consultation and input, Vancouver drafted this HOME-ARP plan.

The draft HOME-ARP plan was available for 30-day public review and comment and emailed to stakeholders February 1, 2023. The plan is published on the city's website, described in a press release and advertised through social media channels by the Communications team.

The City Council will review and approve the plan prior to submission to HUD. Public comment will be accepted at a Public Hearing on February 27, 2023 at 6:30 pm.

Applications for a portion of the HOME-ARP funding will be open in October and due in December 2022, along with the annual CDBG and HOME entitlement funding that the city administers. Programs recommended for HOME-ARP funding will be included in the public comment and public hearing process with the 2023 regular project applications. Council generally reviews and approves project funding in spring each year.

Efforts to broaden public participation

The online survey requested input on each of the Qualifying Populations for HOME-ARP funding and also described all of the eligible activities. The City shared this plan through social media and advertised to a broad stakeholder list, which includes a diverse array of stakeholders such as faith partners, homeless service providers, housing developers, by and for agencies, Veteran service providers, school districts, senior advocates, and neighborhood associations.

Summary of comments and recommendations received through the public participation process

A summary will be provided at the end of the public comment period. The narrative responses received through the online survey are attached to this plan.

Summary of comments or recommendations not accepted and the reasons why

All comments received will be accepted.

Needs Assessment and Gaps Analysis

While HOME-ARP funding is similar to HOME entitlement funding in some ways, one major difference is the eligibility of households that receive assistance. Regular HOME funding sets income limits for assistance based on household size and the area median income. HOME-ARP assistance does not have income qualifications but is used to assist people who belong to a “qualifying population” (QP). The QPs for HOME-ARP assistance are:

1. Homeless households, as defined by HUD. Homeless households are individuals and families who lack a fixed, regular, or adequate nighttime residence.
2. Households at risk of homelessness. At risk of Homelessness is defined as households who earn 30% of area median income (AMI) or less and lack sufficient resources or support networks to stay housed.
3. Households fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking. This includes people who reasonably believe that there is a threat of imminent harm due to dangers or life-threatening conditions that relate to violence against them that has either taken place within their primary residence or has made them afraid to return or remain in their housing.
4. Other populations include households that require services to prevent homelessness and those who are at greatest risk of housing instability. These are households who have been previously qualified as homeless and are currently housed but receiving financial assistance to stay housed or households with very low-income who are severely cost burdened or at risk of homelessness based on certain conditions defined by HUD.
5. Veterans or families with a veteran who also meet one or more of the above definitions.

This HOME-ARP plan will evaluate the size and demographic composition of these qualifying populations within Vancouver and assess their unmet needs. This plan will also assess any gaps within the city’s current shelter programs, housing inventory and homeless service delivery system.

Current data, including the 2022 point in time count and housing inventory, along with information collected by consultation is presented on the following pages to quantify the individuals and families in the QPs and their need for additional housing, shelter, or services.

Size And Demographics of Qualifying Populations (QPs) Within Vancouver

QP #1: Homeless as defined in 24 CFR 91.5: lacking a fixed, regular, adequate nighttime residence such as emergency shelter, exiting an institution or someplace not designed for people to live. Households are also considered to be homeless if they will imminently lose their housing and have no other housing or support networks. Youth under age 25 are considered homeless if they are considered homeless in another federal act or have had no housing or unstable housing in the past 60 days and can be expected to continue in such status for an extended period because of history or conditions.

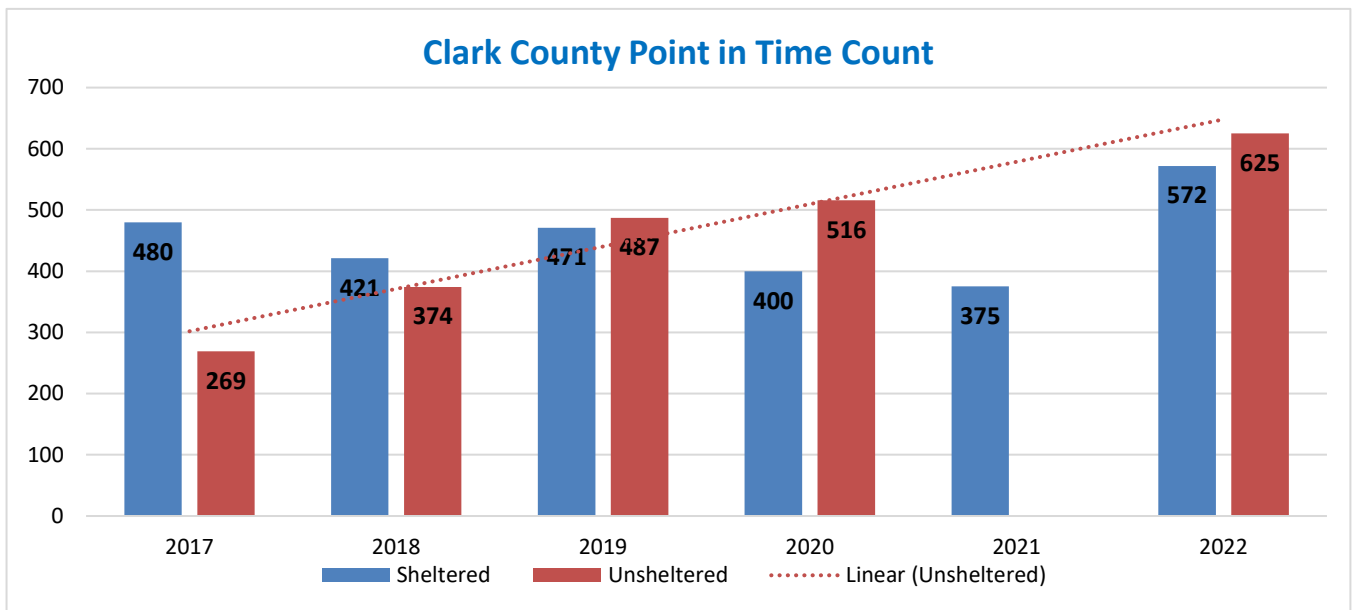
Annually, HUD requires a Point in Time count of people who are homeless from jurisdictions nationwide. The Council for the Homeless coordinates and reports the Point in Time count. This year, the count was conducted on February 24. Although the data collected by the Point in Time is county-wide, most of the unsheltered population is within Vancouver city limits because of service availability. The 2021 Point in Time was limited due to COVID; people who were unsheltered were not counted last year. **In 2022, a total of 1,197 individuals were counted in emergency shelter, transitional housing or living outside.**

Part 1: Homeless Population	Sheltered		Unsheltered	Unsheltered
	Emergency	Transitional	2022	2020
Number of Families with Children (Family Households):	36	40	46	66
Number of Households <u>without</u> Children:	225	78	392	286
Number of Households <u>without</u> Adults (nobody over 17 years old):	3	0	18	2
1. Number of Persons in Families with Children:	140	101	150	199
Number of persons (under age 18)	73	56	80	104
Number of persons (Age 18-24)	7	8	0	1
Number of persons (over Age 24)	60	37	70	94
2. Number of Single Individuals and Persons in Households <u>without</u> Children:	246	82	457	315
Number of persons (Age 18-24)	19	20	20	15
Number of persons (over Age 24)	227	62	437	300
3. Number of Persons in Households <u>without</u> Adults (nobody over 17 years old):	3	0	18	2
Total Persons (Lines 1, 2 & 3):	389	183	625	516

Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Unsheltered
	Emergency	Transitional	2022	2020
a. Chronically Homeless Individuals	124	0	95	120
b. Chronically Homeless Families	1	0	0	1
c. Persons in Chronically Homeless Families	4	0	0	2
d. Veterans - Male	13	1	22	31
e. Veterans - Female	5	0	2	1
f. Veterans – Gender Non-Conforming	0	0	0	1
g. Senior citizens (aged 62 or older)	48	11	37	37

Notes:

1. People in Emergency Shelter increased 83% due to 1) substantial increase in number of shelter beds, 2) existing shelters at capacity after social distancing restrictions eased, and 3) the PIT count occurred on a Severe Weather night, so additional overflow beds were occupied
2. People in Transitional Housing increased 13% from 2021.
3. Number of Seniors aged 62 or older increased 243% due to prioritizing that population for the new Bertha’s Place shelters.
4. Unsheltered people increased 21% from the 2020 count. No unsheltered count occurred in 2021.
5. Chronically Homeless Individuals decreased 21% from 2020 and Veterans decreased 27% from 2020.
6. Unsheltered Families decreased 30% from 2020.



In 2021, Council for the Homeless (CFTH) reported that 2,149 (68.2%) of people who were homeless in the Clark County Homeless Management Information System reported their last permanent residence was within the city limits of Vancouver. Most people who are homeless are from the city or reside in the city because of its larger population and its better access and variety of social services. CFTH reports that of the 6,285 people who experienced homelessness in 2021, 2,519 (40%) were people of color, 1,708 (27%) were children under 18 and 834 (13%) were seniors. The CFTH also reports that 501 people were homeless due to fleeing domestic abuse.

QP #2: At risk of Homelessness, as defined in 24 CFR 91.5: households with an annual income below 30% of median family income that do not have sufficient resources or support networks; and has moved more than 2 times in 60 days; living with someone else because of economic hardship; current housing will end in 21 days; lives in a hotel or motel not paid by charitable or government programs; lives in overcrowded housing or is exiting an institution or system of care.

HUD provides housing data for the City of Vancouver, compiled from the Census, called Comprehensive Housing Affordability Strategy (CHAS) data for use in planning. **The most recent numbers are from 2015-2019 and show a total of 9,990 households living in Vancouver who earn less than 30% of area median income.** This is a combination of renters (7,220) and homeowners (2,770). Of these households, 7,895 are cost burdened (paying more than 30% of their income toward housing costs) and 6,655 are severely cost burdened (paying more than 50% of their income toward housing costs). For renters, housing cost is gross rent (contract rent plus utilities), and for owners the housing cost includes mortgage payment; utilities; association fees; insurance; and real estate taxes.

Although it is unknown whether these households have access to sufficient support networks or have moved frequently, high housing cost and low income are two factors that readily lead to housing instability and put a household at risk of homelessness. CHAS data also provides information about households with housing problems. There are four housing problems tracked, including incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room (overcrowded) and cost burdened.

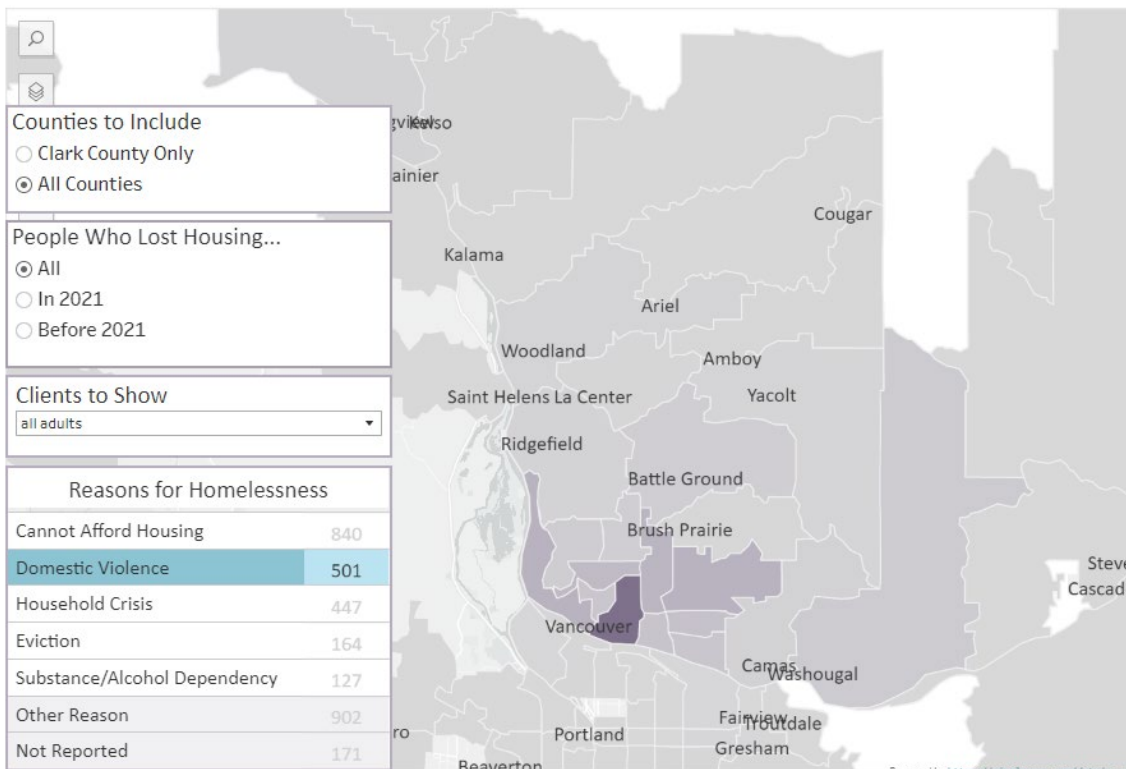
Council for the Homeless also indicates that 6,787 households sought assistance with housing through the Housing Hotline in 2021, more than doubling the 3,323 callers seeking housing assistance in 2020.

QP #3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD. For HOME-ARP, this population includes any household that is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Domestic violence, dating violence, sexual assault, and stalking are defined in 24 CFR 5.2003. Human Trafficking includes both sex and labor trafficking, as outlined in the Trafficking Victims Protection Act of 2000.

The YWCA is primary provider of shelter for domestic violence survivors. SafeChoice is a gender inclusive domestic violence shelter that provides emergency shelter for victim-survivors leaving abusive relationships. Survivors, their children, and their pets may stay in the secure shelter and have access to 24-hour advocacy support during their stay. Over 90% of participants have incomes at or below 30% AMI. In 2019, SafeChoice served approximately 75 adults and 115 children. In addition, SafeChoice staff respond to roughly 8,500 calls to the 24-hour crisis hotline, engage over 200 youth in multi-session evidence-based prevention, and promote awareness, education and outreach to another 3,000 individuals annually.

The YWCA also participates in meetings of the Human Trafficking Task Force for Clark County. This is a collaborative effort with community partners to end labor and sex trafficking in southwest Washington. The task force is made up of Clark County and Vancouver police, Children & Family Services, the Children’s Justice Center and Juvenile Court as well as service providers. The task force provides education and support services for active missing and exploited people in and around Clark County. According to the Washington State Attorney General’s Office, Washington state is prone to human trafficking because of its international border, abundance of ports, vast rural areas and dependency on agricultural workers. Vancouver, being near Interstate-5 and Oregon state, is part of a trafficking circuit.

The Council for the Homeless provides data on the number of people who lost their housing in 2021. **Domestic Violence was one of the top reasons for homelessness in 2021, with 501 households reporting that as the cause for losing their housing.**



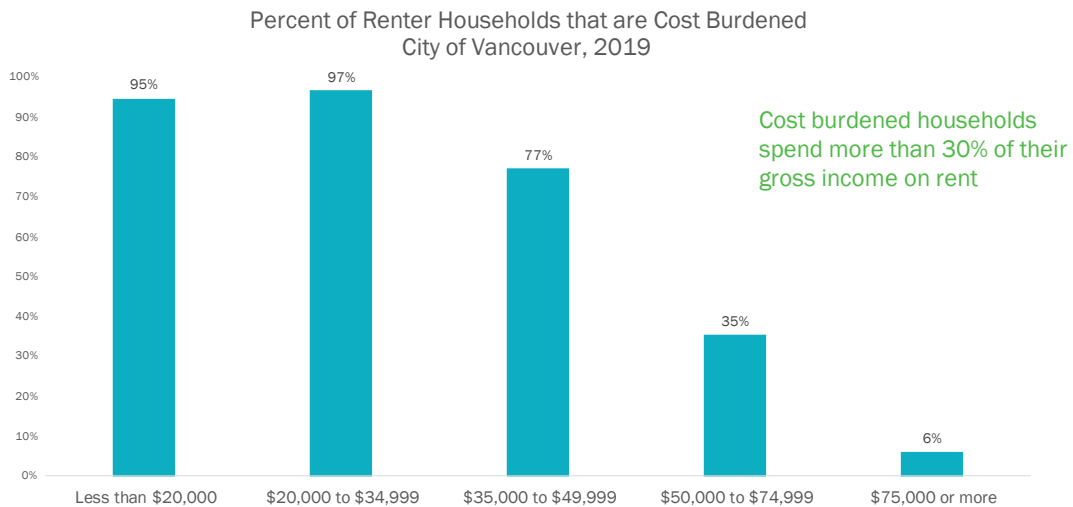
QP #4: Other Populations where providing supportive services or assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability. If a household does not qualify under one of the above populations, they may still be assisted if they: have previously been homeless, are currently housed due to temporary assistance and need additional assistance to stay housed; or earn at or below 30% of AMI and are severely cost burdened, OR have income at or below 50% AMI, and meet one of the conditions of "At risk." Veterans and Families that meet the criteria for one of the qualifying populations described above are also eligible to receive HOME-ARP assistance.

HUD provides housing data for the City of Vancouver, compiled from the Census, called Comprehensive Housing Affordability Strategy (CHAS) data for use in planning. The most recent numbers are 2015-2019. Households with lower incomes have a greater housing cost burden, with two-thirds of households earning less than 30% of area median income being extremely cost burdened by housing (paying more than 50% of their income for housing costs):

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	7,895	6,655	9,990
Household Income >30 to <=50% HAMFI	7,625	2,610	10,585
Household Income >50 to <=80% HAMFI	6,950	550	16,730
Household Income >80 to <=100% HAMFI	1,215	160	8,875
Household Income >100% HAMFI	970	75	26,330
Total	24,655	10,055	72,510

This graph produced by EcoNorthwest shows income levels in a different manner and indicates that nearly 100% of households earning less than \$35,000 in Vancouver are cost burdened by housing.

51% of renter households are cost burdened in Vancouver



Source: Census ACS, 2019 1 year sample

Veterans

Veteran status is documented through the Point In Time count, with the 2022 count showing 36 Veterans who were homeless on one day. Council for the Homeless also coordinates a Veteran By Name List (VBNL) workgroup that meets monthly to case conference Veterans who are homeless and coordinate outreach with Veteran service providers. There are 83 Veterans on average who were active on the VBNL in the last 12 months. Vancouver has a history of strong support for Veterans with a Portland-VA medical campus that includes two Veteran housing developments, and the Clark County Veterans Assistance Center, that serves Veterans with a range of needs, including housing.

Unmet housing and service needs of qualifying populations, including but not limited to:

- **Sheltered and unsheltered homeless populations;**
- **Those at risk of homelessness;**
- **Other families requiring services or housing assistance to prevent homelessness; and,**
- **Those at greatest risk of housing instability or in unstable housing situations:**

The 2021 Homeless Crisis Response System Report recommended the following initiatives to address unmet housing and service needs in the community:

- **Increase permanent housing options.** Clark County needs more housing that is affordable for those below 50% of the median income, with particular focus on those below 30%. This includes further diversifying housing options, including small homes, du-/tri-/four-plexes, studios, utilization of motels, and accessory dwelling units (ADUs). Increase funding for supportive services that assist people in remaining housed.
- **Increase housing program capacity within the HCRS.** Accomplishing this would close the gap between those in need who are eligible for a housing program, and the number of housing program openings.
- **Expand the Homeless Management Information System (HMIS) database.** Ensure that all publicly funded programs that support people moving out of homelessness are entering data into HMIS in order to track the overall system outcomes and program successes.
- **Improve homeless youth tracking.** Leverage the Anchor Community Initiative project to create a by-name list and coordinated entry process for unaccompanied youth experiencing homelessness.
- **Prioritize finding housing for veterans and people experiencing chronic homelessness.** Support the Built for Zero initiative so that veterans and those who have experienced homelessness the longest are the top two housing priorities.
- **Break down silos between systems of care.** The only way to end homelessness is through intentional collaborations among those organizations that serve people experiencing homelessness. Silos prevent us from helping people with complex social, health, and housing needs.
- **Implement anti-racist practices in the Homeless Crisis Response System.** These include emphasizing relationships with, and investing in, agencies and organizations that are By and For people who identify as BIPOC.

Analysis of current resources available to assist qualifying populations, including shelter, supportive services, TBRA, and affordable and permanent supportive housing

The following housing availability numbers are taken from the Housing Inventory Chart produced by the Council for the Homeless on February 24, 2022. These numbers include TBRA programs (that operate as Rapid Re-housing) as well as the other affordable housing and shelter services available in Clark County.

Emergency Shelter: Non-permanent congregate beds. Supportive services focus on meeting the basic needs of the residents and addressing barriers to moving into permanent housing.

Population Type	Beds
Noncongregate beds	117
Families	150
Youth under 18	5
Single Men	60
Single Women	26
DV Survivors (Singles/Families)	10
Total	368 beds

Safe Stay Noncongregate Alternative

Safe Stay – Pallet Homes with Services	80
Safe Parking – cars/trailers/RVs	55
Total	135

Rapid Re-housing: Time-limited rent assistance paired with supportive services for people with medium to high vulnerability. Household can remain in housing once program ends.

Population Type	Units
All Populations	159
Tribal Member	11
Youth (18-24)	44
Survivors of Domestic Violence	16
People with a disability	121
Total Units	351

Temporary/Severe Weather Emergency Shelter: Time limited congregate beds or motel space where households can reside overnight, especially during winter and severe weather.

Shelter Type	Vouchers/Beds
Youth Motel Vouchers	10
Motel Vouchers	25
Severe Weather/Overflow	84
Total Vouchers/Beds	35/84

Transitional Housing: Time limited site-based housing paired with supportive services for people with low to medium vulnerability. Household must exit the housing once program ends.

Population Type	Beds
Youth- 18 – 24	39
Families	89
Families, singles, couples	7
Single adults	24
Singles and couples	28
Total Beds	187

Permanent Supportive Housing: Permanent affordable housing with intensive supports for people who are most vulnerable in the community.

Type	Units	Population Type
Scattered site	79	Singles/Couples
6 Site-based developments	224	Singles/Couples
Scattered site	6	Youth (18-24)
Scattered site	37	Families
Site-based	85	Families
Scattered site	5	Over 55+
2 Site-based developments	42	Veterans
Scattered site	182	Veterans
Total Units	660	

Identified gaps within the current shelter and housing inventory as well as the service delivery system

Vancouver struggles with having enough affordable rental options for households with rental barriers or low income. In March 2022, an affordable housing workshop was presented to City Council that provided data on housing supply, market economics, and policy levers. EcoNorthwest researched the affordable housing issues faced by Vancouver and found that Clark County's population has grown twice as fast as any other county in the metro area and it has one of the lowest housing units to household ratios in the state. The consultant shared that Vancouver had underproduced 4,000 units through 2019, which is approximately 3 years of planned growth. The report also indicated that there was a current deficit of over 5,000 units for people earning less than 80% of area median income.

Other concerns for affordability include a national decline in production of smaller, entry-level homes. The percentage of new homes built that are less than 1,400 square feet is near a 50-year low. Vancouver could benefit from adding more housing choice in the form of middle-housing types, such as townhomes, cottages, duplexes and tri-plexes.

Recommendations for increasing housing supply and affordability include:

- maximize development in high density corridors
- encouraging more naturally affordable middle-housing units
- prioritize areas for development that have high economic mobility and transit
- update codes to remove barriers to density and other housing types
- consider flexible local investment to achieve affordability
- provide incentives to lower the cost of higher density development
- maintain predictable fees and requirements for developers, streamline review

While the current service delivery system covers most sub-populations and services needed to prevent and end homelessness, resources are not scaled to the extent needed. The Homeless Action Plan calls for increased mobile outreach, strengthening prevention and diversion practices, leveraging community resources and increasing housing options, both for transitional and permanent housing.

When talking with Safe Stay Community residents about their barriers to housing stability, many talked about the need for strengthened services and increased case management consistency and availability. Vancouver has benefitted from affordable housing levy funding that builds affordable housing, provides rental assistance, and supports emergency shelter programs. Supportive services funding is limited and primarily offered through county document recording fees and Community Service Block Grant. Vancouver used CDBG-CV funding for increased public services because the CDBG cap was waived. Now that waivers are ending, Vancouver still sees a high need for public services, especially those focused on people who are homeless and those most at risk of becoming homeless.

Needed supportive services include outreach and referral, behavioral health treatment, limited rental assistance to stabilize in housing, employment and education programs to increase household income, and legal services to remove barriers to housing entry. Other supportive services, like increased case management, are also needed to support people as they get accustomed to and stabilized in new housing.

Demographics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of other populations as established in the HOME-ARP Notice

The City of Vancouver is experiencing a housing crisis that has led to instability and an increased risk of homelessness for all residents, especially the populations identified in the HOME-ARP Notice. The City has a significant demand for rental units, especially for households with low-income. As of July 2021, the *Columbian* reported that 4,900 people moved to the City of Vancouver in 2020 which further placed a strain on the rental market and led to staggering rent increases. In 2011, the average rent for a two-bedroom apartment in the city of Vancouver was \$684 per month, and the *Columbian* reported that this has increased to \$1,343 in 2020. The low vacancy rates combined with rising rents and stagnant wages has led to an increased risk of homelessness.

Additionally, due to COVID-19, many households have experienced loss of income or illness that has led to housing insecurity. Approximately half of all renters in Vancouver are considered cost-burdened (spend 30% or more of their income on housing) (2020 ACS 5-Year Estimates). Moreover, domestic violence, mental and physical health challenges, the inability to gain or sustain stable employment, generational poverty, and loss of system support by those leaving institutions are all characteristics that have been linked with instability and increased risk of homelessness.

The City of Vancouver recognizes the importance of housing in fostering a healthy and livable community. Vancouver is committed to promoting safe, affordable housing and reducing homelessness through the City's funding, partnership, and policy efforts.

Priority needs for qualifying populations

Through the HOME-ARP planning process, the City of Vancouver confirmed both affordable housing and mitigation of homelessness as priority needs. The City consulted with constituents and stakeholders through surveys and consultations, and the identified needs are consistent with Vancouver's top two priorities in its 2019-2023 Consolidated Plan:

Priority 1: Create, Maintain, and Support Affordable Housing

Affordability in the City of Vancouver's residential sector is created 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 households locally.

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 access these services from the City of Vancouver and its partners.

The City of Vancouver is experiencing a housing crisis that has particularly impacted qualifying populations including people and families experiencing low-income, people with a history of chronic homelessness, people fleeing domestic violence, and people experiencing addiction and illness. In response to this crisis, in 2021, Vancouver implemented city-supported alternative shelter campsites (Safe Stay Communities) that house 20 – 40 people in modular shelter units. These sites include on-site management and limited supportive services for residents.

People living at the Safe Stay Community indicated that wrap-around supports from service providers and case managers were necessary to stabilize in permanent housing. They stated that inconsistent communication with case managers made it harder to locate resources, including suitable housing. They also shared that it can be jarring and lonely to move into a housing unit independently when someone has been used to a tight-knit support network with other people living outside. Mental health issues can also be caused or exacerbated by the stress of living outdoors in survival mode.

To address these priority needs, Vancouver seeks to utilize HOME-ARP funds to deliver supportive services, including rental assistance, for people experiencing homelessness. These services will be provided to all Qualifying Populations with a preference for those who are living in city-supported campsites. By offering supportive services, including short-term rental assistance, the City aims to increase the capacity of these alternative shelters, allowing households to receive the additional resources and support they need to move from emergency shelter to permanent housing and freeing up shelter space for other people living outside.

Determination of the level of need and gaps in shelter and housing inventory and service delivery systems based on the data presented

The level of needs and gaps in the City's shelter and housing inventory and delivery systems were identified through available data and consultation with community residents and service providers. In February 2022, the Council for the Homeless conducted the annual Point in Time Count. The PIT Count identified 1,197 people who were homeless, either sheltered or unsheltered. Through consultation with service providers, the City identified a need for increased shelter capacity. The City also used housing data from the 2015-2019 American Community Survey and Clark County rent data reported by The Columbian in this plan.

The City of Vancouver hired an intern to collect data and interview people living in Safe Stay sites to get qualitative and subjective information about conditions leading to homelessness and barriers to becoming and remaining housed. Residents from the Safe Stay communities reported that being homeless is very stressful and creates mental health issues and drug reliance because of the anxiety over safety and security. They reported being harassed by other people and being treated rudely at the hospital. They also reported trouble navigating resources in the community and an inconsistency with case manager support. They requested access to wi-fi, more social activities, job fairs and counseling, as well as help with other services such as car maintenance.

The City of Vancouver is fortunate to have an Affordable Housing Levy that is funded through property taxes and supports construction and preservation of affordable housing as well as rental assistance and temporary shelter services. A big gap between the standard CDBG and HOME funding and the Affordable Housing levy, is supportive services. Supportive services are only available through CDBG public service funding, which is capped at 15% of the annual entitlement, approximately \$175,000 per year. Each year, the majority of the CDBG public service funding is awarded to homeless supportive services.

HOME-ARP Activities

Method for soliciting applications for funding and/or selecting developers, service providers, or subrecipients

Vancouver released its 2023 CDBG and HOME applications on October 3, 2022. HOME-ARP activities will be eligible under the annual application process and will be considered with applications for entitlement funding. All applications received are reviewed by staff to ensure eligibility and compliance with the Consolidated Plan. A Scoring Committee reviews applications and presentations and all applications received are ranked by their average score.

After review by the Scoring Committee and made available for public comment, the applications and Acton Plan are formally approved by City Council. Highest scoring applications within each category are fully funded and a lower scoring application may receive partial funding, or no funding based on availability.

Not all HOME-ARP funding will be allocated during the 2023 application process and HOME-ARP funding will be made available in subsequent years' application processes.

Vancouver will not administer any HOME-ARP activities directly.

If administrative funds were provided to a subrecipient or contractor, identify and describe its role and responsibilities in administering the HOME-ARP program

Vancouver is not providing administrative funds to a subrecipient or contractor.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$2,121,694	85%	N/A
Non-Congregate Shelter	\$0		N/A
Tenant Based Rental Assistance (TBRA)	\$0	0%	N/A
Affordable Rental Housing Development	\$0	0%	N/A
Non-Profit Operating	\$0	0%	5%
Non-Profit Capacity Building	\$0	0%	5%
Administration and Planning	\$374,416	15%	15%
Total HOME ARP Allocation	\$2,496,110		

Characteristics of the shelter and housing inventory, service delivery system, and needs identified in the gap analysis which provide a rationale for the plan to fund eligible activities

Although there is a high need for all the activities that are eligible under HOME-ARP, Vancouver has very limited funding for **supportive services**, with approximately \$175,000 per year in CDBG Public Services funding. Supportive services were the highest ranked activity on the community survey, followed closely by rental assistance. Rental assistance will be provided as an eligible support through the Supportive Services category rather than the Tenant-Based Rental Assistance (TBRA) activity.

Non-congregate shelter has successfully been developed recently at two Safe Stay communities, with a third site identified and planned to open in early 2023. The City of Vancouver may build up to four or five Safe Stay communities, which could add to a total of 100 non-congregate beds, depending on location availability and provider capacity. The first two Safe Stays have been successful in stabilizing people and engaging them in services needed to become permanently housed.

Vancouver is unique in that it has ongoing **TBRA programs** provided by multiple subrecipients who have a strong understanding of the HOME TBRA requirements and the homeless system goals. Vancouver has modeled its TBRA policies to support a rapid-rehousing program model for people who are literally homeless. Agencies serve different subpopulations such as families, youth, chronically homeless, and people who are engaged in treatment for substance use or mental health conditions. Vancouver will continue to support TBRA providers through CDBG and HOME entitlement funding. All TBRA providers serve households who are assessed and referred by the Housing Solutions Center, the coordinated entry system.

Vancouver primarily undertakes **Affordable Rental Housing Development** through its local Affordable Housing Fund levy, which provides \$6M per year for housing, rental assistance, and temporary shelter services. Vancouver voters are being asked to replace this levy when it expires at the end of 2023 and begin a levy generating \$10M per year for 10 years in 2024. This replacement levy will be considered on the February 2023 Special Election ballot.

Preferences

Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).

Vancouver will give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations

Vancouver will have a preference for people who are homeless and transitioning from Safe Stay Communities to permanent housing. Service providers who are awarded HOME-ARP funding will be asked to provide onsite services at Safe Stays and/or conduct specific in-person outreach to households staying at these shelters as well as at the City's Safe Park. Additional support from community providers is needed at these Safe Stay sites because the agencies operating each site are relatively new to this work and still building staff capacity and experience. No Qualifying Populations will be limited from receiving supportive services through HOME-ARP.

Vancouver's preference will be implemented through its application process which will provide an additional 5 points (out of 100) for homeless services. The application also asks agencies to identify their outreach plan for services to people staying at the Safe Stay communities if a homeless service is proposed. Contract outcomes and outreach metrics for Safe Stay-specific services will be negotiated with each subrecipient based on the type of program or service awarded.

Using a preference will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the needs assessment and gap analysis

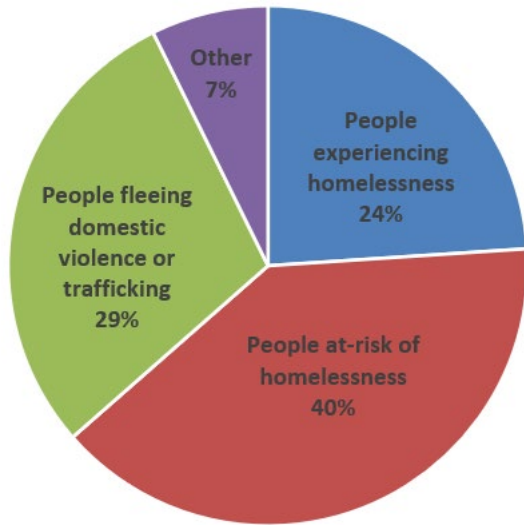
By providing additional capacity for wraparound services, including rental assistance, households currently experiencing homelessness will receive additional resources and support to stabilize in permanent housing.

How HOME-ARP funds will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference

Vancouver will continue to serve other qualifying populations, such as those who are at-risk of homelessness, those fleeing violence or trafficking, and other populations at risk of homelessness or housing instability through Affordable Housing Fund rental assistance, Affordable Housing Fund homeless services, and HOME entitlement TBRA awards. Other qualifying populations will also access HOME-ARP funds through subrecipients as available. Although subrecipients will ensure that their services are readily available and accessible to Safe Stay residents, the city anticipates that services will also be provided at agency sites through coordinated entry and other referral partners.

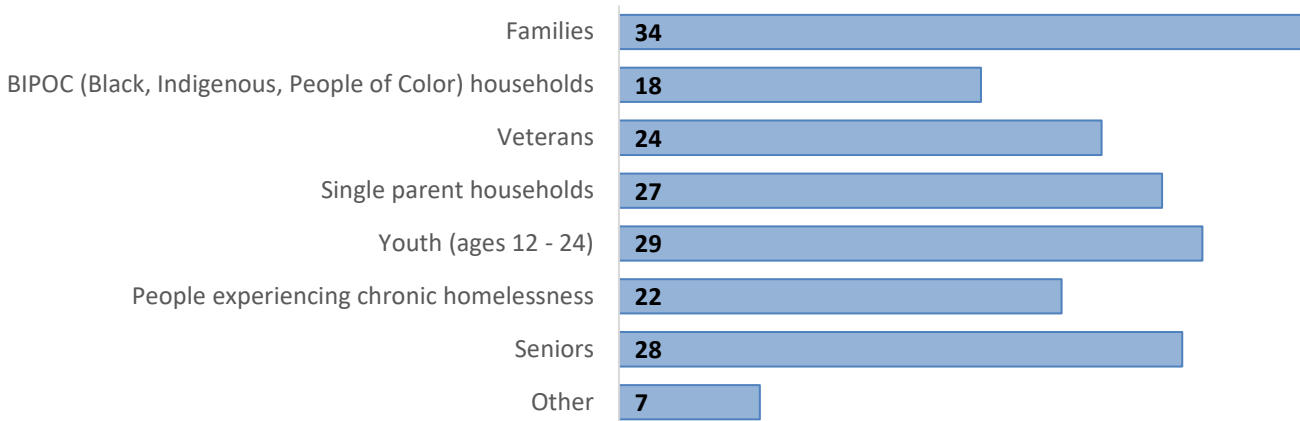
APPENDIX A
HOME ARP COMMUNITY SURVEY QUESTIONS AND RESULTS
10-28-2021

1. Of the qualifying populations identified by HUD for this funding, which should the City prioritize?



People experiencing homelessness (including people living in city-supported campsites)	23
People who are at-risk of homelessness	38
People who are fleeing domestic violence or trafficking	28
Other	7
<ul style="list-style-type: none"> • <i>People with behavioral health disorders</i> • <i>All of the above</i> • <i>Families - people regardless of population set that include children or caring for aging parents</i> • <i>All three</i> • <i>Any of the above who have not refused REHAB/MEDS for addiction or mental illness</i> • <i>Water cut offs due to past non-payment</i> • <i>Remove the illegal campsites</i> 	

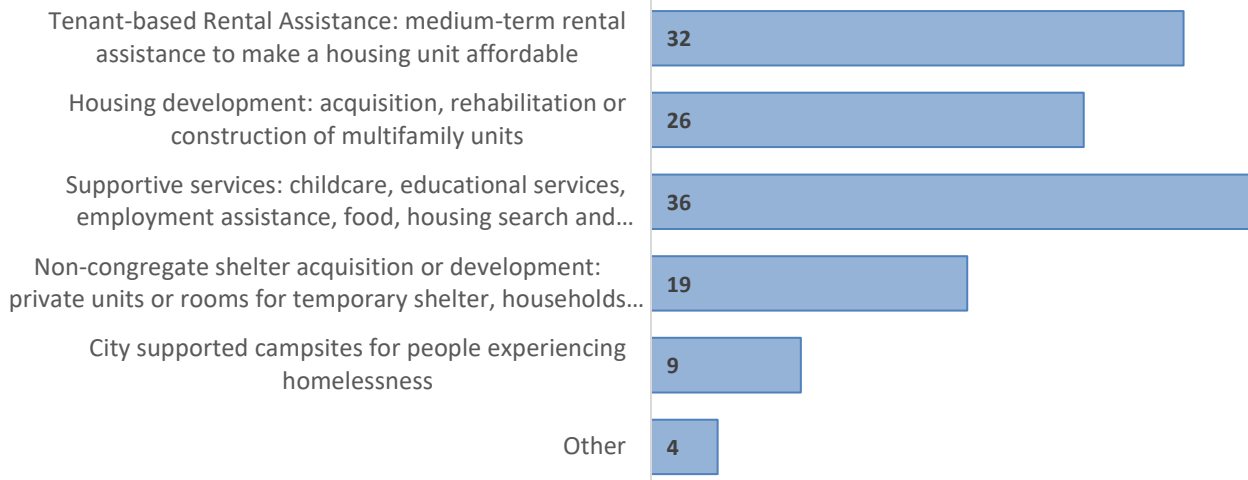
2. Are there subpopulations that you would like to see prioritized for homelessness assistance?



Other:
<ul style="list-style-type: none"> • <i>LGTBQIA+ people</i> • <i>Children</i> • <i>Outreach should reach underserved populations, but assistance should be available to all experiencing housing instability</i> • <i>Any of the above who have not refused REHAB/MEDS/ REGS for addiction or mental illness</i> • <i>Disabled</i> • <i>Poor people of any color age or gender</i> • <i>Remove the illegal campsites</i>

APPENDIX A (continued)
HOME-ARP COMMUNITY SURVEY QUESTIONS AND RESULTS

3. Of these eligible activities to serve qualifying populations, should any be prioritized?



Other
<ul style="list-style-type: none"> • <i>Employment services specifically/connection to employment</i> • <i>Tiny homes</i> • <i>Provide domestic violence shelters, 'poor farms' and mental institutions like in former generations! This would leave just the criminals and addicts to deal with (rehab or incarceration).</i> • <i>Remove the illegal campsites</i>

4. Please share any additional comments or feedback about the City's use of these funds.

- Please consider partnering with the workforce development council, Workforce Southwest Washington, as we can co-invest together and make a bigger impact.
- the questions are very difficult. So many priorities in our community.
- All of these groups are important; however queer/nonbinary and trans people experience a much higher rate of homelessness than most other populations. Please ensure they are included.
- We are no longer in a housing 'crisis'. We are facing an emergency. Something needs to be done. Now. The 'wait and see' approach has passed. Help get these folks off the streets, off drugs and throw the violent ones in jail or rehab. Do something
- This needs to be spent efficiently and the city cannot acquire properties or manage them efficiently. Give cash rental assistance to those who are already housed so they can remain housed. Priority should be given to seniors and veterans. Often the least helped. Children have multiple resources and don't need help from this program
- I lost my home of 20 years because I could no longer afford the taxes. I now share a home with my son! I would like to see all the above happen, but if property taxes keep going up we will be homeless ourselves.
- We need to get people safe, warm, fed and indoors so they can continue on a path to independence.
- Drug free and alcohol free

APPENDIX A (continued)
HOME-ARP COMMUNITY SURVEY QUESTIONS AND RESULTS

- Housing is a temp fix. The money should be focused on long term solutions - solving the reasons people become or stay homeless. You can house all the homeless on the street today, but there will always be more homeless everyday if the reasons are not solved. No point wasting money on just housing/funneling them to sanctioned camps
- I hope that these funds can be used to assist family housing, something that is sustainable for them.
- If this is one-time money we should use it to create permanent affordable housing.
- Would like to see a sequential plan to go from random homeless to city supported to non-congregate to low cost housing to mainstream. Each step needs the next goal and actions required to get there laid out. I like the analogy of "Kedging" from one goal to the next.
- Invest in things that will last longer than the funding span. Campsites are not long lasting and are a waste of money.
- Permanent affordable housing
- I am appalled that refugees and illegals are housed/fed/doctored/employed/ etc etc etc etc even though our own homeless CITIZENS are being assaulted/raped/robbed/degraded/even dying on the streets. We need to get our own house in order before allowing in any MORE needy people! This is so obvious that the motivation of our government is NOT the citizens!!!!!!!!!!!! Corporations and wealthy investors are being allowed to buy up and gentrify all the formerly affordable houses that needy families want to buy! Our needy citizens are then forced to be renters, but competing for very few rooms with zillions of new legal and illegal immigrants every year!!!!!! Our government should not be allowed to flood our country with new people (voters) when we don't even have enough affordable housing and living wage jobs for OURSELVES!!!!!!!!!!!!!! Until we have our financial house in order again and WE THE PEOPLE CHOOSE to resume being generous to VETTED LEGAL immigrants, this needs to be stopped!
- I will soon be homeless thanks to a large rent increase at the end of the moritorium and my (slightly autistic) son is having a hard time finding work. By early November we will lose our internet, auto insurance, telephones and then our power. My disability check now only covers rent and one tank of gas and I can't find anywhere less expensive and fit to live in.
- A lot of your citizens are going to have their water shut off and it will become a city-wide crisis
- Please be wise with that money and make the right decision.
- Would like to see those outside with chronic homelessness assisted to secure housing and case management. Though I find all populations above to be critical, I feel there is more assistance for those who are currently housed, needing temporary assistance, and for families/single parents, and seniors.
- Please consider more funding for programs for youth 14-23 and housing
- This is a complex problem with hard to select who should have priority
- Remove the illegal campsites, You really can't do much with 2.1 mill. How much is over head, You will be over charged by contractors, Have too many people standing around on projects, I have seen it happen. "Oh that's Not my job" excuse. Spend it right and spend it well.