

Draft 2024 - 2028 Consolidated Plan



City of Vancouver
Economic Prosperity and Housing
April 2024



The 2024-2028 Consolidated Plan and the 2024 Action Plan is presented to you in a format that is prescribed by HUD. Data and narrative are entered into a federal database system called the Integrated Disbursement and Information System (IDIS) and the Action Plan report is then downloaded into a Word format. The templates in IDIS have a series of prescribed questions that align with the CDBG, HOME, and Consolidated Plan program regulations. The report you are reviewing is the result of that data entry process and is the prescribed and recommended format by HUD. If you have any questions about this format, please don't hesitate to contact Economic Prosperity and Housing. Thank you for your interest and time spent reviewing this report.

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<https://www.cityofvancouver.us/cdbg>

To be approved by the City of Vancouver –
City Council on May 6, 2024.

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EXECUTIVE SUMMARY

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

1. Introduction

This document is the Five-year Consolidated Plan for the City of Vancouver, which provides a vision, goals, and intentions for allocating federal housing and community development block grants provided by the U.S. Department of Housing and Urban Development (HUD).

Purpose of Consolidated Plan: A Consolidated Plan is required of any city, county or state that receives federal block grant dollars for housing and community development from HUD. The City of Vancouver receives two types of HUD funding as an annual entitlement: Community Development Block Grant and HOME Investment Partnerships Program.

Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for people with low to moderate income. Potential programs include housing rehabilitation, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers and public services.

HOME Investment Partnerships Program (HOME): The HOME program provides funding for the development and rehabilitation of affordable rental and ownership housing for households with low to moderate income. HOME funds can be used for activities that promote a suitable living environment, decent and affordable rental housing, and homeownership, including reconstruction, moderate or substantial rehabilitation, removal of architectural barriers and tenant-based rental assistance.

The purpose of the Consolidated Plan is:

- to identify the city's housing and community development needs, priorities, goals, and strategies; and
- to identify how funds will be allocated to housing and community development activities during the five-year period.

Annually, recipients of HUD block grant funds must prepare an Action Plan that details how funds will be spent in the current program year. This document combines the Five-year Strategic Plan with the 2024 Action Plan for the City of Vancouver.

2. Summary of Objectives and Outcomes

The Consolidated Plan consists of the following sections:

- **Process** - Describes the responsible agencies, consultation and citizen participation process undertaken to inform the development of the plan.
- **Needs Assessment** - Analyzes community needs related to affordable housing, special needs housing, community development and homelessness.
- **Market Analysis** - Examines the supply of affordable housing, the regional housing market and conditions that impact community needs.
- **Strategic Plan** - Identifies specific goals based on the highest priority needs informed by the Needs Assessment, Market Analysis, and consultation with the community.
- **Action Plan** – provides a concise summary of the actions, activities and programs that will take place during the program year.

Other local plans. The revision and development of local plans and policies has greatly impacted the structure of this Consolidated Plan. While the City of Vancouver will be submitting its final Comprehensive Plan to the State of Washington in the summer of 2025, the framework and preliminary findings have influenced the creation of the 2024-2028 goals.

In addition to the Comprehensive Plan, and the data and community feedback acquired during its process, several other plans have contributed to the establishment of the goals. These include the Clark County Homeless Action Plan, the 2023 Point in Time Count, the Vancouver Housing Authority Moving to Work Annual Plan, the Washington State Housing Action Plan, and the City of Vancouver Housing Action Plan.

Equity lens. Analyses persistently demonstrate that some populations, including communities of color and people with disabilities, experience disproportionately high housing cost burdens, are less likely to be homeowners, are disproportionately represented in the criminal justice system, have a school achievement gap and experience other disparities relative to health, wellbeing, wealth, income, and life outcomes. In deciding priorities, the City sought opportunities to address persistent historic imbalances, consider systemic causes and advance a more equitable and fair housing system.

Guiding principles. The development of priority needs was guided by:

- The urgency of the need. The City of Vancouver has assigned a high priority to projects that help address the needs of people experiencing homelessness.
- The size of the need. By the numbers, in Vancouver, 53% of renters are cost burdened, meaning they spend more than 30% of their income on housing. For households earning less than 80% AMI there is a shortage of over 5,000 units.
- The likelihood of the marketplace to address needs. The private market does not generally serve special needs households who require deeply affordable, often accessible units, coupled with supportive services. The private market also fails to accommodate households with less-than-perfect backgrounds, such as criminal histories, or poor or limited credit history. However, the private market can be a very effective partner in producing moderately priced housing through incentives.

- The ability to leverage resources to address needs. Leveraging other funds available with the funds in this Plan maximizes critical and scarce resources.
- The capacity of housing providers. Affordable housing is produced in Vancouver primarily through the entrepreneurial efforts of the area's non-profit housing developers. In deciding priorities, the City considered the types of housing that fall within the collective capacity of local housing providers to produce.
- The availability of resources to support the development of affordable housing in Vancouver. During this five-year Consolidated Plan, at least one major local resource to support affordable housing development will be available: the proceeds from the Affordable Housing Fund, which was approved by voters in 2023 for \$10 million per year over the next 10 years. Federal funds should be used strategically to support projects receiving local funds or to complement local resources by funding essential small projects that local funds cannot support. In choosing the best way to deploy HOME funds in this context, consideration will be given to the added complexity that federal funding brings to projects.

Following this framework and using equity as a guiding principle, during the Five-year Plan period, annual HUD funding will support four priorities most needed in the community: affordable housing, neighborhood equity and livability, household stability, and economic opportunity. It is important to acknowledge that the funding used to support these priorities may differ from year to year.

GOALS AND ACTION PLAN

The City of Vancouver has established the following 2024-2028 Goals, with a focus on equity and inclusion:

AFFORDABLE HOUSING: Creating affordable housing opportunities for those most vulnerable within the City of Vancouver.

Rental Housing

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

Homeownership

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

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

Public Services

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

Tenant Based Rental Assistance (TBRA)

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

Capacity Building

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

NEIGHBORHOOD EQUITY AND LIVABILITY: Creating inclusive and thriving community spaces that ensure access to resources and opportunities.

Public Facilities and Infrastructure Improvements

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

Equitable Development Strategies

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

ECONOMIC OPPORTUNITY: Promoting access to employment, entrepreneurship and small business resources, particularly to underserved communities.

Economic Development

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

3. Evaluation of past performance

At the end of each program year, the City provides a report to HUD and the community that summarizes its performance for the program year. This report is called the Consolidated Annual Performance Evaluation Report (CAPER).

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

Performance reporting meets three basic purposes:

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

In the 2022 CAPER, the summary of results from the 2019 – 2023 Five-Year Consolidated Plan included the following four-year outcomes: 108 rental units constructed, 32 single-family homes rehabilitated, 207 households assisted with rent, 724 small businesses assisted, 7,096 people benefited from new or improved public facilities, and 10,029 people received assistance from a public service program.

4. Summary of citizen participation process and consultation process

The City seeks to include public input in all stages of the development of the Consolidated Plan and Year One Action Plan. The effectiveness of this process is essential in delivering the proper services and programs to residents while ensuring that the overall direction of the work is consistent with the expectations of residents and is responsive to neighborhood concerns. The City works with nonprofit organizations to encourage participation of the people they work with, including people with low and moderate income, who are the beneficiaries of HUD-funded programs. Interpretive services are available at all meetings for those who request them.

5. Summary of public comments

The City will accept all comments and views on the Consolidated Plan and Annual Action Plan. In the final plan submitted to HUD, this section will summarize the public comments received during the comment period.

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

Not applicable during this first DRAFT period as it has not been previously viewed.

7. Summary

The City remains focused on listening to residents in order to ensure that the HUD HOME and CDBG funds are allocated in a way that benefits and impacts the lives of those with lower and moderate incomes.

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

City of Vancouver has sole responsibility for preparing the Consolidated Plan and administering each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

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

Consolidated Plan Public Contact Information

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CONSULTATION

PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section details the consultations and outreach that informed the recommendations and priorities of the Consolidated Plan.

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

The City works as a partner alongside Clark County, local service providers, neighborhoods and community leaders to continue to address the crisis of homelessness in our community. The Homeless Assistance and Resource Team (HART) serves as a resource to the community by addressing the impacts of unsheltered homelessness, both for those experiencing homelessness and for the entire community. By providing compassionate outreach and assistance, HART also serves as a point of contact for community members seeking a response related to issues/concerns about homelessness. The continued partnership with community organizations, public service agencies and government agencies assures successful investment of federal support within the City.

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 the 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. 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

The City of Vancouver does not receive nor allocate ESG funding. However, City staff consulted with CoC members to inform the Consolidated Plan on homeless needs during the January 2024 CoC Steering Committee meeting.

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	Organization	Clark County Community Services
	Organization Type	Other government - County
	Section of Plan 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 Organization was consulted, anticipated outcomes 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	Organization	Vancouver Housing Authority
	Organization Type	PHA
	Section of Plan addressed by Consultation	Public Housing Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Janus Youth
	Organization Type	Services - Housing Services-Children Services-homeless
	Section of Plan addressed by Consultation	Homelessness Needs - Unaccompanied youth
	How Organization was consulted, anticipated outcomes 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	Organization	Columbia Non-Profit Housing
	Organization Type	Services - Housing Services-homeless
	Section of Plan addressed by Consultation	Housing Need Assessment Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Second Step Housing
	Organization Type	Services - Housing
	Section of Plan addressed by Consultation	Housing Need Assessment
	How Organization was consulted, anticipated outcomes 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	Organization	The Salvation Army
	Organization Type	Housing Services-homeless
	Section of Plan addressed by Consultation	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans
	How Organization was consulted, anticipated outcomes 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	Organization	Share
	Organization Type	Services - Housing Services-Children Services-homeless
	Section of Plan 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 Organization was consulted, anticipated outcomes 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	Organization	National Development Council
	Organization Type	Services - Housing
	Section of Plan addressed by Consultation	Housing Need Assessment Economic Development
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Consultation occurred through reoccurring meetings. Anticipated outcomes are providing guidance on loan programs.
9	Organization	Columbia River Mental Health
	Organization Type	Services-Persons with Disabilities
	Section of Plan addressed by Consultation	Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Community Services Northwest
	Organization Type	Services-Persons with Disabilities Services-homeless
	Section of Plan addressed by Consultation	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Lifeline Connections
	Organization Type	Housing Services-Persons with Disabilities
	Section of Plan addressed by Consultation	Housing Need Assessment Homeless Needs - Chronically homeless Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Evergreen Habitat for Humanity
	Organization Type	Housing Services - Housing
	Section of Plan addressed by Consultation	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are developing and maintaining home ownership programs.
13	Organization	Council For The Homeless
	Organization Type	Services-homeless
	Section of Plan addressed by Consultation	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How Organization was consulted, anticipated outcomes 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	Organization	Hispanic Metropolitan Chamber
	Organization Type	Services-Education Services-Employment
	Section of Plan addressed by Consultation	Non-Homeless Special Needs Economic Development
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Anticipated outcomes include better coordination between the various efforts for economic development in low-income areas of the city.
15	Organization	Greater Vancouver Chamber of Commerce
	Organization Type	Services-Education Services-Employment
	Section of Plan addressed by Consultation	Economic Development
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Anticipated outcomes include better coordination between the various efforts for economic development in low-income areas of the city.
16	Organization	Boys and Girls Clubs of Southwest Washington
	Organization Type	Housing
	Section of Plan addressed by Consultation	Housing Need Assessment Public Housing Needs
	How Organization was consulted, anticipated outcomes 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	Organization	Washington State Housing Finance Commission

	Organization Type	Housing Other government - State
	Section of Plan addressed by Consultation	Housing Need Assessment
	How Organization was consulted, anticipated outcomes 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	Organization	Clark County Coalition of Service Providers
	Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Regional organization
	Section of Plan addressed by Consultation	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How Organization was consulted, anticipated outcomes 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	Organization	Washington State Department of Commerce
	Organization Type	Other government - State
	Section of Plan addressed by Consultation	Economic Development
	How Organization was consulted, anticipated outcomes 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	Organization	Latino Community Resource Group
	Organization Type	Services-Children Services-Education Services-Employment
	Section of Plan addressed by Consultation	Economic Development
	How Organization was consulted, anticipated outcomes 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	Organization	League of United Latin American Citizens
	Organization Type	Services-Children Services-Education Services-Employment
	Section of Plan addressed by Consultation	Non-Homeless Special Needs Economic Development
	How Organization was consulted, anticipated outcomes 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	Organization	Clark County Commission on Aging
	Organization Type	Services-Elderly Persons Other government - County
	Section of Plan addressed by Consultation	Non-Homeless Special Needs Economic Development
	How Organization was consulted, anticipated outcomes 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	Organization	Filipino American Association of Vancouver
	Organization Type	Services-Employment
	Section of Plan addressed by Consultation	Non-Homeless Special Needs Economic Development
	How Organization was consulted, anticipated outcomes 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	Organization	Washington State University - Vancouver
	Organization Type	Services-Education
	Section of Plan addressed by Consultation	Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.
25	Organization	211info
	Organization Type	Regional organization Foundation
	Section of Plan addressed by Consultation	Market Analysis
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Staff Consultation was completed with 211Info. The consultation consisted primarily of statistics based upon number of calls/contacts received and the topics there to which their questions pertained.
26	Organization	Proud Ground
	Organization Type	Housing Services - Housing Regional organization
	Section of Plan addressed by Consultation	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	How Organization was consulted, anticipated outcomes or areas for improved coordination	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are developing and maintaining home ownership programs.
27	Organization	Impact NW
	Organization Type	Services - Housing Services-Children Services-Elderly Persons Regional organization
	Section of Plan addressed by Consultation	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How Organization was consulted, anticipated outcomes 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.

28	Organization	Evergreen Public Schools
	Organization Type	Services-Children Services-Education
	Section of Plan addressed by Consultation	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.
29	Organization	YWCA Clark County
	Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education
	Section of Plan addressed by Consultation	Homeless Needs - Families with children Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.
30	Organization	SeaMar Community Health Center
	Organization Type	Services-Health
	Section of Plan addressed by Consultation	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.

31	Organization	Thrive 2 Survive
	Organization Type	Services-homeless Regional organization
	Section of Plan addressed by Consultation	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How Organization was consulted, anticipated outcomes 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.
32	Organization	Fourth Plain Forward
	Organization Type	Housing Services - Housing Regional organization
	Section of Plan addressed by Consultation	Housing Need Assessment Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.
33	Organization	Clark County Volunteer Lawyers Program
	Organization Type	Regional organization
	Section of Plan addressed by Consultation	Non-Homeless Special Needs
	How Organization was consulted, anticipated outcomes 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.

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

No agencies were intentionally excluded from the consultation for the development of this Consolidated Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Council for the Homeless	The 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.
Comprehensive Plan	City of Vancouver - Community Development	As the City develops its twenty-year vision and policy for the management of the growth and development of the community, the Consolidated Plan will provide a guide for the investment of HOME and CDBG funds to effectively support that vision.
2024 Housing Action Plan	City of Vancouver - Economic Prosperity and Housing	Support for affordable rental and homeownership projects.
2023 Point in Time Homeless Count	Council for the Homeless	The City prioritizes CDBG public service projects that implement local strategies.
Homeless Action Plan	Council for the Homeless	The City prioritizes CDBG public service projects that implement local strategies.
2024 Moving to Work Plan	Vancouver Housing Authority	The City's HOME Program prioritizes projects that serve households with income at or below 60% AMI.
Climate Action Framework	City of Vancouver - City Manager's Office	The City has adopted the Climate Action Framework to support an equitable transition to carbon neutrality by 2040 and to build the City's resilience to the impacts of climate change.
Developmental Disabilities Comprehensive Plan	Clark County	The majority of efforts to improve services for people with developmental disabilities are organized through the County, so close collaboration between the City and the County are essential.

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(l))

The metropolitan area has very strong individual forms of government and quasi-government agencies. Continued cooperation, coordination and communication is essential to the positive and effective delivery of services to the community. The City has strong and lasting ties to each of these agencies and strives to align and coordinate services throughout the region. The implementation of the Consolidated Plan has taken the State, County and City plans into account in all areas possible.

COMMUNITY PARTICIPATION

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

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

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

Additionally, the Consolidated Plan and Action Plan can be made available, upon request, in other languages. All Public Hearings and Comment Periods are advertised in the local newspaper of general circulation.

Community Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Online meeting	Community Action Advisory Board members	22 attendees	No comments received or provided	All comments were accepted	N/A
Online meeting	Continuum of Care providers	26 attendees represented the Steering Committee	No comments received or provided	All comments were accepted	N/A
City Council Workshop	Elected officials and Community members	<ul style="list-style-type: none"> • Support home ownership and wealth generation • Build new affordable housing for residents with low income • Create opportunities for new small businesses • Help keep current residents in their homes • Support existing small businesses • Support multi-generational single-family housing • Encourage housing production • Invest in community facilities • Invest in neighborhood improvements • Provide community services Support children and families	No comments received or provided	All comments were accepted	N/A

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
National Night Out community event	General public	<ul style="list-style-type: none"> • Support home ownership and wealth generation • Build new affordable housing for residents with low income • Create opportunities for new small businesses • Help keep current residents in their homes • Support existing small businesses • Support multi-generational single-family housing • Encourage housing production • Invest in community facilities • Invest in neighborhood improvements • Provide community services • Support children and families 	<ul style="list-style-type: none"> • Invest in green energy • Make the programs available to all groups regardless of SSN or TIN numbers 	All comments were accepted	N/A
Native American Youth and Family Center Homeownership event	Potential homebuyers	<ul style="list-style-type: none"> • Support home ownership and wealth generation • Build new affordable housing for residents with low income • Help keep current residents in their homes • Support multi-generational single-family housing • Encourage housing production • Invest in neighborhood improvements 		All comments were accepted	N/A

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
City Council Housing Forum	General public	<ul style="list-style-type: none"> • Support home ownership and wealth generation • Build new affordable housing for residents with low income • Create opportunities for new small businesses • Help keep current residents in their homes • Support existing small businesses • Support multi-generational single-family housing • Encourage housing production • Invest in community facilities • Invest in neighborhood improvements • Provide community services • Support children and families 	More interaction with community service groups	All comments were accepted	N/A

Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
Comprehensive Plan Housing Forum	General public	<ul style="list-style-type: none"> • Support home ownership and wealth generation • Build new affordable housing for residents with low income • Create opportunities for new small businesses • Help keep current residents in their homes • Support existing small businesses • Support multi-generational single-family housing • Encourage housing production • Invest in community facilities • Invest in neighborhood improvements • Provide community services • Support children and families 	Help existing small businesses mentor new businesses	All comments were accepted	N/A

Table 2 – Citizen Participation Outreach

NEEDS ASSESSMENT OVERVIEW

NA-05 Overview

Needs Assessment Overview

The Needs Assessment (NA) of the Consolidated Plan provides a profile of the City's population, median income, household demographics, housing problems, cost burden, and crowding. HUD Comprehensive Housing Affordability Strategy (CHAS) data, American Community Survey (ACS), and Census data were used to help assess the City's priority needs, which will form the basis for the Strategic Plan and the activities that will be supported with CDBG and HOME funding. A key goal of the Needs Assessment is to identify the unique needs of the City of Vancouver.

Needs Assessment Components

- NA-10 Housing Needs Assessment
- NA-15 Disproportionately Greater Need: Housing Needs
- NA-20 Disproportionately Greater Need: Severe Housing Problems
- NA-25 Disproportionately Greater Need: Housing Cost Burden
- NA-30 Disproportionately Greater Need: Discussion
- NA-35 Public Housing
- NA-40 Homeless Needs Assessment
- NA-45 Non-Homeless Needs Assessment
- NA-50 Non-Housing Community Development Needs

The Needs Assessment addresses "disproportionately greater need" for housing, severe housing problems, and housing cost burden. A disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

About CHAS data. In 1990, Congress passed the National Affordable Housing Act, which required state and local governments participating in HUD grant programs to prepare a Comprehensive Housing Affordability Strategy (CHAS). The CHAS served as the strategic guide for housing and community development activities. To support this analysis, HUD and the Census Bureau produced custom tabulations of 1990 Census data to provide grantees with information about housing needs and income levels. The CHAS was superseded in 1995 by the Consolidated Plan, but the custom census tabulations continue to be known as "CHAS" data. The CHAS data combine ACS microdata with HUD-adjusted median family incomes (HAMFI) to estimate the number of households that would qualify for HUD assistance. The CHAS data also incorporate household characteristics (such as race/ethnicity, age, family size, disability status) and unit characteristics (such as number of bedrooms and costs).

HUD-Adjusted Median Family Incomes (HAMFI). This is the median family income calculated by HUD for each jurisdiction to determine Fair Market Rents (FMRs) and HUD programs' income limits. HAMFI will not necessarily be the same as other calculations of median incomes (such as a simple Census number) due to a series of adjustments that are made. If the terms "area median income" (AMI) or "median family income" (MFI) used in the CHAS, assume it refers to HAMFI.

The Community Housing Affordability Strategy (CHAS) evaluates the conditions of families in the lower 50% of the Median Income for the area.

HOUSING NEEDS ASSESSMENT

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

Summary of Housing Needs

Income Definitions. HUD annually calculates estimates of median family income for every area of the country. These estimates are used to calculate various income limits, which are defined as percentages of median family income, and vary by the number of persons in a household. HUD calculations are based on census data and generally have a 3-year lag time from the census estimates.

Income level	Income percentage of median
Extremely low-income	30% HAMFI
Very low-income	>30% - 50% HAMFI
Low income	>50% - 80% HAMFI
Low- and middle-income	<100% HAMFI
Upper income	>100% HAMFI

The most relevant thresholds are 50% and 80% of HAMFI because most HUD programs base eligibility on these thresholds (which are referred to as "extremely low-income" and "low-income," respectively).

Demographics	Base Year: 2009	Most Recent Year: 2022	% Change
Population	160,826	190,700	18.57%
Households	63,785	80,754	21.01%
Median Income	\$47,950	\$73,626	34.87%

Table 3 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2018-2022 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,390	9,295	13,699	7,895	28,885
Small Family Households	2,265	3,070	5,444	3,340	13,975
Large Family Households	625	720	915	640	1,790
Household contains at least one person 62-74 years of age	1,870	1,695	2,645	1,690	6,400
Household contains at least one-person age 75 or older	1,400	1,870	1,905	675	1,920
Households with one or more children 6 years old or younger	1,375	1,839	2,515	1,370	2,830

Table 4 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	245	180	280	35	740	15	4	4	10	33
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	145	230	110	550	15	4	25	0	44
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	225	320	390	215	1,150	30	80	110	60	280
Housing cost burden greater than 50% of income (and none of the above problems)	3,945	2,035	240	4	6,224	1,160	790	464	95	2,509
Housing cost burden greater than 30% of income (and none of the above problems)	545	2,975	3,365	585	7,470	290	780	1,580	1,245	3,895
Zero/negative Income (and none of the above problems)	255	0	0	0	255	235	0	0	0	235

Table 5 – Housing Problems Table

Data Source: 2013-2017 CHAS

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	4,485	2,675	1,140	365	8,665	1,220	875	604	160	2,859
Having none of four housing problems	1,575	3,665	7,215	3,410	15,865	625	2,075	4,740	3,960	11,400
Household has negative income, but none of the other housing problems	255	0	0	0	255	235	0	0	0	235

Table 6 – Housing Problems 2

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,745	2,050	1,805	5,600	330	545	804	1,679
Large Related	405	480	180	1,065	105	95	54	254
Elderly	1,309	1,390	869	3,568	790	795	804	2,389
Other	1,525	1,605	1,130	4,260	280	210	405	895
Total need by income	4,984	5,525	3,984	14,493	1,505	1,645	2,067	5,217

Table 7 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

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	1,615	690	80	2,385	300	285	109	694
Large Related	340	115	30	485	105	25	14	144
Elderly	1,000	740	175	1,915	580	380	259	1,219
Other	1,385	655	60	2,100	225	120	85	430
Total need by income	4,340	2,200	345	6,885	1,210	810	467	2,487

Table 8 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

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	255	445	500	270	1,470	45	84	123	20	272
Multiple, unrelated family households	29	35	110	50	224	0	0	4	40	44
Other, non-family households	0	4	10	4	18	0	0	10	0	10
Total need by income	284	484	620	324	1,712	45	84	137	60	326

Table 9 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	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	NA	NA	NA	NA	NA	NA	NA	NA

Table 10 – Crowding Information – 2/2

Table 12 does not contain any tracked information from the 2013-2017 CHAS data and remains present as the Consolidated Plan is submitted in a format prescribed by HUD

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 women represent 17.9% of total households in the City of Vancouver, while 13.1% of the total households are single male.
- The presence of housing cost burden in the City of Vancouver is high even among households above the poverty line.

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: Current ACS data indicates that 14.5% of the population has a disability in the City of Vancouver. Those individuals 18-64 years of age with a disability is approximately 12.6%, however 36.4% of the residents over the age of 65 have a disability. For persons with disabilities who are employed, 4,326 (62%) earn below 50% of AMI, indicating that households with disabilities are likely in need of housing assistance. As such, around 20,965 people with disabilities are likely to be in need of housing assistance due to low income.

Domestic Violence, Dating Violence, Sexual Assault and Stalking: 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 2023, SafeChoice provided a total of 6,926 bed nights. According to the Vancouver Police department the Domestic Violence unit receives 6 requests a week roughly which equates to about 300-312 requests a year for housing assistance from victims of domestic violence and sexual assault.

What are the most common housing problems?

By far, the most common housing problem is a cost burdened household. HUD guidelines indicate that households paying more than 30% of their income on housing experience "cost burden" and households paying more than 50% experience "severe cost burden." In Vancouver, roughly 57% of all households are cost burdened with 27% of these households experiencing severe cost burdening.

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, childcare requirements, family instability (divorce, domestic violence), and mental/physical health challenges. Additionally, relatively low wages coupled with raising 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 – The issue of rising rents and its impact on housing stability is a significant concern. Affordable housing is a critical component in preventing homelessness and ensuring the well-being of individuals and families. From January to December 2022 alone, rents had increased 4.8%
- Above minimum wage job growth tracks- The need for living wage jobs is a critical aspect of addressing homelessness and ensuring the financial stability of households. To tackle this issue, it's important to consider strategies that promote job growth, wage increases, and career progression, especially for service-oriented and entry-level positions.
- The shortage of affordable and accessible childcare options, particularly for parents with children under the age of one, poses a significant challenge for families, especially single parents. Addressing this issue requires a multifaceted approach to ensure that parents have reliable and affordable childcare solutions that accommodate nontraditional work hours.
- Greater access to behavioral health medication prescribers- The shortage of behavioral health medication prescribers who accept Medicaid and/or Medicare is a significant barrier to mental health care accessibility. Delays in appointment times can result in the lack of needed medication which can quickly destabilize a household.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a 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

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 supply and affordability remain the primary needs in Vancouver. According to the ACS, rents have risen by 60% since 2012, while median income has only risen 28% in the same period.

Additionally, in Vancouver, the median year that structures were built is 1992, indicated a young housing stock that follows modern codes and does not have significant facility issues.

HOUSING PROBLEMS

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

Introduction. This section assesses households with disproportionately greater housing need compared to the population in that income level as a whole. CHAS data shows Vancouver households by race, ethnicity and income level and their level of housing problems. The four housing problems, as defined by HUD, are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) Cost Burden greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more housing problems	Has none of the four housing problems	Has no income, but no other housing problem
Jurisdiction as a whole	6,540	1,360	490
White	4,805	1,095	445
Black / African American	380	10	0
Asian	275	75	14
American Indian, Alaska Native	35	4	4
Pacific Islander	25	0	0
Hispanic	779	135	20

Table 11 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more housing problems	Has none of the four housing problems
Jurisdiction as a whole	7,310	1,990
White	5,400	1,685
Black / African American	190	80
Asian	185	70
American Indian, Alaska Native	0	0
Pacific Islander	135	39
Hispanic	1,125	99

Table 12 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more housing problems	Has none of the four housing problems
Jurisdiction as a whole	6,694	7,005
White	5,175	5,750
Black / African American	124	115
Asian	219	245
American Indian, Alaska Native	40	75
Pacific Islander	45	65
Hispanic	860	600

Table 13 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more housing problems	Has none of the four housing problems
Jurisdiction as a whole	2,360	5,535
White	1,725	4,390
Black / African American	75	145
Asian	74	285
American Indian, Alaska Native	0	0
Pacific Islander	95	25
Hispanic	259	410

Table 14 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

Discussion

This section discusses the income categories in which a racial or ethnic group has a disproportionately greater need.

0-30% AMI. At this income level, no racial or ethnic subpopulation was disproportionately affected by housing problems (including at least one of the four housing problems). However, each group had a very high proportion of their population with need.

30-50% AMI. At this income level, disproportionate housing problems affect the City's Hispanic population, with needs of 12 percentage points higher than the jurisdiction as a whole.

50-80% AMI. At this income level, disproportionate housing problems affect the City's Hispanic population, with needs of 9 percentage points higher than the jurisdiction as a whole.

80-100 % AMI. Disproportionate housing needs exist for Pacific Islanders (49 percentage points higher than the city overall) and, much less severely, for Asian (9 percentage points) households.

SEVERE HOUSING PROBLEMS

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

Introduction. This section assesses the severe housing need of households that have disproportionately greater need in comparison to the needs of that category of need as a whole. CHAS data shows Vancouver households by race, ethnicity and income level and the severe housing problems they are experiencing. The four severe housing problems, as defined by HUD, are: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than 1.5 people per room, and 4) Cost Burden greater than 50%.

0%-30% of Area Median Income

Severe Housing Problems	Has one or more severe housing problems	Has no severe housing problems	No income, but no other housing problems
Jurisdiction as a whole	5,705	2,200	490
White	4,105	1,800	445
Black / African American	315	75	0
Asian	260	85	14
American Indian, Alaska Native	24	15	4
Pacific Islander	25	0	0
Hispanic	739	170	20

Table 15 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Severe Housing Problems	Has one or more severe housing problems	Has no severe housing problems
Jurisdiction as a whole	3,550	5,740
White	2,680	4,415
Black / African American	55	220
Asian	90	165
American Indian, Alaska Native	0	0
Pacific Islander	45	134
Hispanic	525	699

Table 16 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more severe housing problems	Has no severe housing problems
Jurisdiction as a whole	1,744	11,955
White	1,350	9,575
Black / African American	14	225
Asian	44	420
American Indian, Alaska Native	4	110
Pacific Islander	45	65
Hispanic	239	1,225

Table 17 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more severe housing problems	Has no severe housing problems
Jurisdiction as a whole	525	7,370
White	320	5,800
Black / African American	0	220
Asian	10	355
American Indian, Alaska Native	0	0
Pacific Islander	0	115
Hispanic	169	495

Table 18 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

Discussion

In Vancouver, 39,279 households earn below the area median income. Of those households, 22,904 (58%) have at least one of the four housing problems. The presence of severe housing problems affects different racial and ethnic groups at different rates.

- 43% of African American and White households (769 and 17,105 respectively) experience one or more severe problems.
- In contrast, 77% of Hispanic and Pacific Islander households (3,323 and 300 respectively) experience at least one housing problem. At 19 percentage points higher than the city average, this indicates a disproportionate level of housing problems.
- At the lowest income levels, 0-30% AMI, Hispanic (85%) and Pacific Islander (100%) households both have disproportionately high rates of housing problems than the general population (82%).
- At 30-50% AMI, Hispanic households (92%) has a disproportionately high rate of housing problems compared to an average of 73.4% of the remaining population.
- At 50-80% AMI, Hispanic (59%) households all have disproportionately high rates of housing problems compared to the citywide rate of 48%.
- At the highest income level studied, 80-100% AMI, Pacific Islander (79%), households all have disproportionately high rates of housing problems compared to the city rate of 30%.

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. This section assesses the cost burden of households that have disproportionately greater burden in comparison to the needs of that category of need as a whole. CHAS data is presented below, showing households by race, ethnicity and income level and the housing cost burden they are experiencing in Vancouver. HUD defines housing cost burden as paying more than 30% of a household’s income toward housing. Severe housing cost burden is when a household pays more than 50% of its income toward housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	44,760	13,220	9,674	515
White	36,795	10,080	7,445	470
Black / African American	675	395	365	0
Asian	2,119	504	379	14
American Indian, Alaska Native	200	55	24	4
Pacific Islander	400	185	80	0
Hispanic	3,155	1,560	1,024	20

Table 19 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

Efforts to provide affordable housing options, increase access to homeownership opportunities, and implement measures to prevent severe cost burdens are crucial for promoting equitable housing outcomes in Vancouver.

1. Renters vs. Homeowners: Renters are nearly three times more likely to be cost burdened than homeowners. This suggests that the cost burden issue is more prevalent among renters in Vancouver.
2. Overall Cost Burden: Approximately fifty-three percent (53%) of households in Vancouver are cost burdened, meaning they spend more than 30% of their income on housing costs. This indicates a widespread problem with housing affordability in the city.
3. Ethnic Disparities:
 - Black households: They are twenty percent (20%) more likely to be cost burdened compared to the average household in Vancouver.
 - Native American households: They are twelve percent (12%) more likely to be cost burdened compared to the average household.
4. Severity of Cost Burden:
 - Black households: They are thirty percent (30%) more likely to be severely cost burdened, meaning they spend more than fifty percent (50%) of their income on housing costs. This indicates an even greater level of financial strain on Black households in Vancouver.

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.

At the same income levels, the Hispanic and Pacific Island communities are disproportionately impacted by housing problems.

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, 91.3% of the adult population has graduated high school or higher.
- 31.2% of the population has 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, 26.5% 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 Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			VASH				Family Unification Program	Disabled*	
# of units vouchers in use	0	0	177	2,863	141	2,015	258	100	349

Table 20 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			VASH				Family Unification Program		
Average Annual Income	0	0	\$9,029	\$12,363	\$12,657	\$11,977	\$14,711	\$10,960	
Average length of stay <i>(not tracked by VHA)</i>									
Average Household size	0	0	2	2	2	2	1	3	
# Homeless at admission	0	0	89	62	40	4	17	1	
# of Elderly Program Participants (>62)	0	0	45	842	54	651	135	2	
# of Disabled Families	0	0	129	1557	75	1,310	148	24	
# of Families requesting accessibility features <i>(not tracked by VHA)</i>									
# of HIV/AIDS program participants <i>(not tracked by VHA)</i>									
# of DV victims <i>(not tracked by VHA)</i>									

Table 21 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
VASH	Family Unification Program	Disabled*							
White	0	0	156	2,189	110	1,476	217	85	301
Black/African American	0	0	13	353	13	274	30	8	28
Asian	0	0	0	73	6	58	1	1	7
American Indian/Alaska Native	0	0	6	58	3	37	4	5	9
Pacific Islander	0	0	2	100	9	78	7	1	5

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

Table 22 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
VASH	Family Unification Program	Disabled*							
Hispanic	0	0	21	186	10	135	13	15	13
Not Hispanic	0	0	156	2,581	131	1,784	245	85	336

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

Table 23 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment:

Describe the needs of public housing tenants and applicants on the waiting list for accessible units: Tenants are seeking more units with accessible features and at the same time, there is a shortage of ADA units - particularly affordable ones. On the voucher side, even when an affordable unit becomes available it is costly, and tenants often become delinquent on payments or face eviction within the first year of occupying them. After the first year, rent may increase by \$120-390 per month, thus even with subsidy, people are unable to pay increasing rental rates.

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

- Services – such as addiction services, mental health services, job assistance, and childcare for those who have children.
- Access to medical care in order to stay in their homes as they age.
- A cap on rent increases – those on fixed incomes are choosing between food/medical care and rent/utilities. Often, they fall behind and then are not able to locate housing because of resulting poor rental history. Subsidies make a difference but, in many cases, do not make living affordable under these circumstances.

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

- VHA states those needs are largely the same except that the population at large is also needing housing or housing assistance, since the community is seeing the unhoused rates increase alongside rents.
 - Further, even if a household can afford rent, housing barriers are steep. Deposits can be as high as \$5,000 and requirements to rent (e.g. clean rental history for five years, strong credit scores, income three times unit rent) are unattainable for many households.

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. Annually, the Council for the Homeless organizes a Point In Time (PIT) Count, as required by HUD to attempt to locate and record every person experiencing homelessness on a certain day. The PIT count is understood to be an underestimate of the homeless population since it does not account for the transitory nature of homelessness. Annual data, which better account for the movement of people in and out of homelessness, are significantly larger; between 2 and 10 times more than a point in time.

The total homeless population counted by the Point in Time count has increased by 9% from 2022 to 2023, while the unsheltered homeless population has increased 8% in the same time period. The Council for the Homeless 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):

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

Included in the 1,300 people experiencing homelessness in Clark County on January 26, 2023, were 134 families with children (an increase of 10% from 2022) and 52 Veterans (an increase of 21% from the previous year). Of those families with children, 43 were unsheltered and 91 were in emergency or transitional shelter.

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

Thirty one percent (31%) of the individuals experiencing homelessness were people of color:

- 11% Hispanic/Latinx
- 9% Native Hawaiian/Pacific Islander
- 5% Multiple races
- 7% Black/African American
- 3% American Indian/Alaska Native
- 1% Asian

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2023 PIT Results:

- 1300 people were experiencing homelessness;
- 672 people were unsheltered;
 - 8% increase from previous year;
- 428 people were in an emergency shelter;
 - 10% increase from previous year;
- 200 people were in transitional housing;
 - 9% increase from previous year ;
- 31% of those experiencing homelessness were people of color;
- 40% of those experiencing homelessness were women and 59% men;
- The totals include 134 families with children, 82 young adults (ages 18-24), 7 unaccompanied minors (under 18), 110 seniors over age 62, and 52 veterans.

Discussion:

The 2022 Homeless Crisis Response System Report (www.councilforthehomeless.org/annual-system-data-2022/) provided by Council for the Homeless, well stated the issue and the local impact:

“A careful review of the performance measure of our local homeless response efforts tells us the HCRS (Homeless Crisis Response System) is having success identifying people who need help; and for those fortunate enough to enter programs and receive services, helping them achieve long-term stability and not return to homelessness.

The inflow of newly homeless people appears to be heavily driven by the lack of affordable housing; increasingly higher costs of rent and move-in expenses; stagnant wages; and higher costs of living. This is exacerbated by challenges including accessing mental, physical and behavioral healthcare. Lack of access to streamlined systems of care perpetuates cycles that ultimately lengthen and complicate efforts to assist people.”

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

Introduction:

According to the 2018-2022 ACS, 12.7% of Vancouver households live below the poverty line. While all 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:

According to national prevalence formulas, in 2020, 3% of the populations have 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 (2021-2025) estimates that there are approximately 9,060 children and adults countywide with developmental disabilities (1.8% 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.

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 December 2023 there were 895 persons in Clark County living with HIV. New cases of HIV/AIDS in Clark County continue to be diagnosed, with 123 HIV cases diagnosed between 2018 and 2022.

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.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City of Vancouver has established a preference for homelessness as a prioritized population for TBRA activities.

Discussion:

As nearly 15% of the city population has some disability, this creates a need for accessible housing to ensure that all residents are able to move around in their own homes. 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 and Public Improvements:

One of the four priorities outlined in the 2024-2028 Consolidated Plan is: Neighborhood Equity and Livability which will help create inclusive and thriving community spaces that ensure access to resources and opportunities.

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 State has not yet issued guidance for the completion of a new plan, and this remains the most recent information available.

The existing 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. As previously indicated, the Comprehensive Plan is being revised and will be completed June 2025. Future Consolidated Plans will reflect these changes to the community plan.

How were these needs determined?

The City of Vancouver continues to hold community events and workshops that request input from the Vancouver population to determine priorities for the future delivery of public services and infrastructure.

Clark County, as the leading provider of community services in the realms of health and homelessness, also conducts a Community Needs Assessment every three years. These results are used to assist with the analysis of needs in the City of Vancouver. 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.

The 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, there were 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 Services:

In addition to public facilities, the 2022 City of Vancouver Community Priorities Survey also asked citizens to rate the need for public improvements. The City’s consultant received 400 survey responses, According to the Community Priorities Survey:

- 266(66%) thought it was a high or very high priority to maintain the streets in the city.
- 231(58%) thought it was important or extremely important to have services that will plan for transportation options (bike, pedestrian, auto) and would support public investment in this priority.

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?

According to the 2020 Clark County Community Needs Assessment Report, the most prioritized overall needs were:

- Housing assistance
- Food assistance
- Asset building
- Mental health support
- Employment services

Additional Community Needs:

As the economy continues to recover from the impacts of the pandemic, marginalized communities have been left behind due to systemic barriers and lack of access. While Vancouver has a range of local Community Based Organizations (CBOs) offering services to historically disadvantaged communities, many of these agencies have only one or two staff, who are often volunteers, and have limited capacity to expand programs and services to increase their impact.

Because these CBOs provide vital and trusted resources to people who won't reach out to larger organizations, enhancing the long-term stability and capacity of these organizations is critical to closing the gap in quality of life and access to opportunity to these communities. These organizations need stable and predictable support over a number of years to build the required organizational infrastructure to pursue and manage public funding from a variety of sources required to expand programs and services to meet community needs.

The City plans to allocate 5 years of dedicated CDBG funding during the 2024-2029 Consolidated Plan, to support the creation and implementation of a collaborative capacity building program for a cohort of promising CBOs serving Vancouver communities. Using the CDBG activity, "Technical Assistance to Build Nonprofit Capacity," Vancouver proposes to allocate up to \$250,000 per year over the 5-year plan period to assist 3 to 5 CBOs to increase their capacity to carry out neighborhood revitalization or economic development activities. Only agencies that are expected to carry out a CDBG-eligible activity will be assisted with capacity building. The agencies that would benefit from this funding would all meet a national objective by serving people with low to moderate income.

To allow sufficient time for organizations to make the operational improvements necessary for long-term stability, the program will provide at least five years of financial support. Funding amounts may vary by year according to assistance and support provided to each organization and may taper over the five-year period as organizations develop increased financial independence.

Outcomes anticipated include:

- enhanced support and service delivery to underserved communities
- empowerment of disadvantaged communities
- improved organizational management resulting in the ability to compete for, and administer, public funding
- organizational sustainability
- increased networking and collaboration
- increased quality of service delivery and reporting

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

The evolution of the City of Vancouver, much like other communities in the region, reflects broader trends in urban development, demographic shifts, and socioeconomic changes. Over the years, various factors have contributed to the dynamic nature of housing in Vancouver, with challenges such as diverse housing needs, affordability issues, and unequal access to housing persisting.

Vancouver has seen shifts in the types of housing demanded by its residents. The city has experienced population growth, changes in family structures, and an influx of newcomers, all of which contribute to diverse housing needs. Meeting the demand for affordable and suitable housing for different demographics, including families, young professionals, and seniors, has been an ongoing challenge.

Vancouver has faced well-documented challenges related to housing affordability. The City's housing supply has not kept up with its growth, leading to significant price increases, making it difficult for many residents, particularly households with lower income, to access housing. This issue has led to discussions and initiatives aimed at addressing affordability, including the implementation of the Housing Action Plan, with policies and measures to increase the supply of affordable housing.

Access to housing has not been equal, and disparities are particularly evident among low-income families and communities of color. Historical and systemic factors, including discriminatory housing practices and income inequality, have contributed to these disparities. Efforts to address these issues involve a combination of policy interventions, community engagement, and affordable housing initiatives to create more inclusive and equitable access to housing.

Over the years, community organizations and advocacy groups in Vancouver have played a crucial role in highlighting housing issues and pushing for policy changes. These efforts aim to ensure that the voices of marginalized communities are heard, and that policies are developed with a focus on inclusivity and social justice.

The City of Vancouver has implemented various policies and initiatives to address housing challenges. This includes zoning changes, density bonuses, and affordable housing flexibilities to encourage the development of diverse housing options. Additionally, the city has engaged in long-term planning strategies to accommodate population growth while striving to maintain a balance between economic development and social equity.

The challenges related to housing in Vancouver and similar urban areas are complex and multifaceted. Ongoing collaboration among government entities, community organizations, and residents remains crucial to addressing these persistent issues.

Housing is not just about providing shelter; it encompasses a bundle of services and amenities that individuals and families value. This includes factors such as proximity to job opportunities, shopping centers, recreational facilities, quality schools, and public services. Analyzing housing needs requires an understanding of the diverse range of services that people seek in their living environment.

Due to the complexity of housing needs and the diverse range of services desired, households often face trade-offs and sacrifices. For instance, a family may need to compromise on the size

of their home to afford proximity to a good school or may choose a location with less green space for better job opportunities. Balancing these trade-offs requires careful consideration of priorities and financial constraints.

Residents consider a multitude of factors when choosing where to live. Proximity to jobs, childcare, good schools, transportation options, safety, community amenities, and the overall neighborhood atmosphere all play a role in decision-making. Understanding the interplay of these factors is crucial for policymakers and urban planners in developing housing strategies that align with the preferences and needs of the community.

Affordability is a central consideration for households when making housing decisions. The cost of housing, including mortgage or rent payments, utilities, and property taxes, must align with the financial capacity of residents. Achieving affordability while meeting other desired criteria can be a significant challenge, especially in areas with high housing costs.

The specific characteristics of the housing itself, such as size, conditions, and accessibility features, also influence housing choices. Different households have varying needs, such as ADA accessibility for individuals with disabilities, preferences for low-maintenance options, or considerations related to the long-term sustainability of the home.

The sense of community and the overall neighborhood environment are critical factors influencing housing decisions. Residents often seek a sense of belonging, community amenities, and a safe and vibrant neighborhood. Understanding and addressing these intangible aspects are essential for creating thriving communities.

Housing needs are dynamic and can change over time. Life events, economic conditions, and evolving family structures can all impact the requirements individuals have for their housing. Policies and strategies must be flexible enough to adapt to these changing needs.

In summary, the complexity of analyzing housing needs stems from the multifaceted nature of the services people seek in their living environment, the necessity for trade-offs, and the dynamic factors influencing decision-making. Addressing these challenges requires a holistic approach that considers not only the physical aspects of housing but also the broader community and neighborhood context. Policymakers, planners, and stakeholders must collaborate to develop solutions that are responsive to the diverse and evolving needs of residents.

Housing markets function at a regional scale, which makes it challenging for individual jurisdictions to adequately address issues without regional partnerships. Vancouver is part of the rapidly growing Clark County region, within the broader Portland metropolitan area. Vancouver is highly accessible to communities to the south, including the City of Portland, and to the other fast-growing Clark County cities, such as the Ridgefield, La Center, Battle Ground and Camas.

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	4,490	6%
2-4 units	8,835	12%
5-19 units	9,890	14%
20 or more units	8,589	12%
Mobile Home, boat, RV, van, etc.	1,803	3%
Total	71,667	100%

Table 24 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0%	1,500	4%
1 bedroom	648	2%	6,950	21%
2 bedrooms	5,629	16%	15,985	47%
3 or more bedrooms	27,940	81%	9,425	28%
Total	34,292	99%	33,860	100%

Table 25 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

During the current Consolidated Plan cycle, the City of Vancouver has assisted 377 units with CDBG and HOME funding. Of those assisted, 207 were recipients of Tenant Based Rental Assistance (TBRA) and 37 households were low- and moderate-income homeowners. The City assumes that all TBRA beneficiaries would be homeless without access to TBRA assistance.

According to Clark County’s draft 2022 CAPER, 210 households were assisted by CDBG and HOME funding designed for affordable housing.

Since 1986, the Washington State Housing Trust Fund has distributed nearly \$2 billion in housing funding throughout the state. This funding has helped build or preserve more than 58,600 affordable housing units statewide. Of that funding, 33% went to King County, 37% to other urban counties, and 30% to rural counties.

In 2016, voters in Vancouver passed a property tax increase to form the Affordable Housing Fund and this initiative was renewed by the voters in 2023. This fund is to be used for housing construction and preservation, shelter improvements, and rental assistance. Since its creation,

the Affordable Housing Fund has contributed to the production of 934 units and assisted 1873 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.

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: 2012	Most Recent Year: 2023	% Change
Median Home Value	174,000	477,000	174%
Median Contract Rent	1,070	1,711	60%

Table 26 – Cost of Housing

Data Source: Redfin and CoStar

Rent Paid	Number	%
Less than \$500	7056	8%
\$500-999	12,454	16%
\$1,000-1,499	18,946	24%
\$1,500-1,999	21,403	27%
\$2,000 or more	19,895	25%
Total	79,724	100.0%

Table 27 - Rent Paid

Data Source: 2022 ACS 1-Year Estimates

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
0-30% HAMFI	7,375	2,925
30-50% HAMFI	6,245	3,625
50-80% HAMFI	9,850	7,530
80-100% HAMFI	4,115	5,215
Total	27,585	19,295

Table 28 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,650	1,776	2,204	2,809	3,254
High HOME Rent	1264	1,231	1,456	1,699	1,876
Low HOME Rent	987	1,058	1,270	1,466	1,636

Table 29 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Overall, within the City of Vancouver, the number of households with lower income levels is much higher than the number of units available for people of those incomes.

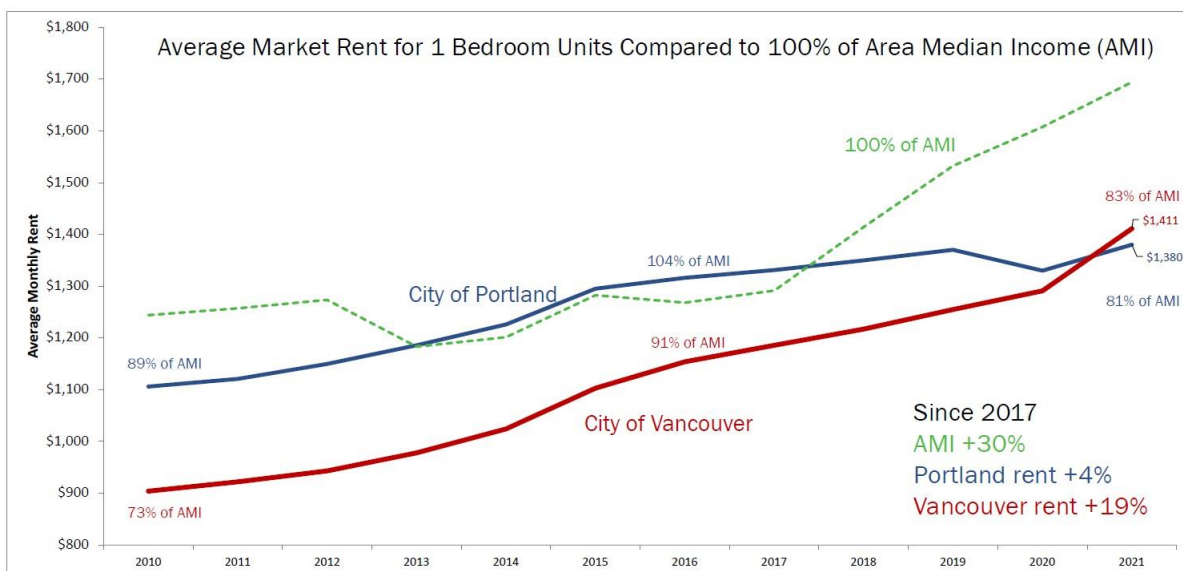
How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability in Vancouver is likely to decrease slightly or remain constant. As of August 2023, the median rent in the Portland-Vancouver-Hillsboro Metropolitan area is up about 4% from the same point the previous year. Unless employment and earnings start growing more rapidly, it is likely that affordability will remain low and the number of rent burdened households will remain high.

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

While rents within Vancouver have continued to grow over the past 10 years and in 2020, exceeded the rents in Portland. Recently a rent survey was completed to increase the HUD Fair Market Rent calculation as the posted standard calculation was too low for the area.

Average market rent for 1 bedroom units higher in Vancouver than Portland



Source: CoStar, HUD

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 1992, 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	7,675	22%	15,345	45%
With two selected Conditions	165	0%	1,405	4%
With three selected Conditions	0	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,455	77%	17,035	50%
Total	34,295	99%	33,860	99%

Table 30 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built	Year Unit Built			
	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,059	15%	6,540	19%
1980-1999	12,124	35%	13,570	40%
1950-1979	12,788	37%	11,270	33%
Before 1950	4,325	13%	2,485	7%
Total	34,296	100%	33,865	99%

Table 31 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,113	50%	13,755	41%
Housing Units build before 1980 with children present	6,275	18%	2,150	6%

Table 32 – Risk of Lead-Based Paint

Data 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	3,310	0	3,310
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 33 - Vacant Units

Alternate Data Source Name:

2018-2022 ACS Estimates

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 937 housing units throughout Clark County. These units include 189 low-rent public housing units, 212 Section-8 Rental Assistance Demonstration (RAD) units, 207 Section 8 New Construction units, and 306 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									
	Certifica te	Mod- Rehab	Public Housing	Vouchers					
				Total	Proje ct - based	Tenant -based	Special Purpose Voucher		
							VASH	Family Unification	Disabled *
# of units vouchers available	0	0	0	4,243	855	2,503	309	126	450
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

VHA currently has five Public Housing properties totaling 189 units.

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 five properties that have Public Housing funds are in good overall condition.

Public Housing Condition

Public Housing Development	Average Inspection Score
Caples Terrace	99
Englund Manor	95
The Meridian	99
The Elwood	92
Tenny Creek Assisted Living	99

Table 42 - Public Housing Condition

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

None at this time.

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

VHA's Public Housing units are relatively new or have been through recent renovations providing modern amenities and aesthetics. VHA continues improving living environments with site-specific projects and programs tailored to unique populations. Our senior properties provide programs to engage residents socially and provide daily living services while our permanent supportive housing properties offer programs to engage residents with services to help maintain their housing and promote their ability to move beyond the property if they desire.

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

Introduction

The City of Vancouver utilizes HOME and CDBG funds, while Clark County contributes ESG 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.

The City partners 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 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

The following listed beds do not include 461 beds of Rapid Re-Housing program availability for people exiting homelessness with medium to high levels of vulnerability. Please reference the attachment for the Council for the Homeless inventory report.

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)	118	0	102	151	0
Households with Only Adults	253	0	72	349	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	224	0
Unaccompanied Youth	3	4	39	6	0
DV Survivors	19	6	0	0	0
All Populations	0	97	0	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

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.

The City of 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 PeaceHealth, Sea Mar and the Vancouver Free Clinic.

Mental Health Services: Community Services Northwest and Columbia River Mental Health Services 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. Additionally, Next provides similar services for 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.

Please see the Inventory Report attached to this document for a complete list of facilities that meet the needs of people who are homeless.

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 5.1% to 4.3% as of November 30, 2023. Additionally, the median household income has increased between the 2013-2017 ACS and the 2018-2022 ACS data from \$55,593 to \$73,626 (US \$75,149).

According to the Washington Employment Security Department, “Clark County has had a strong recovery from the COVID-19 recession, stronger than the nation, Washington state, Oregon, Portland metro and Seattle metro. While it will always ride the waves of national business cycles, its long-term prospects look very good. While maintaining a diversified manufacturing base, it has diversified in professional services, and its relatively small software industry has started to expand. Its transportation connections, effective port districts, low-cost power and educated workforce bode well for the future.”

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	701	141	1	0	-1
Arts, Entertainment, Accommodations	8,944	9,211	12	12	0
Construction	5,484	5,360	7	7	0
Education and Health Care Services	12,846	15,825	17	20	3
Finance, Insurance, and Real Estate	4,546	4,697	6	6	0
Information	1,787	2,363	2	3	1
Manufacturing	8,189	7,516	11	10	-1
Other Services	3,050	3,192	4	4	0
Professional, Scientific, Management Services	6,969	8,892	9	11	2
Public Administration	0	0	0	0	0
Retail Trade	10,028	10,982	13	14	1
Transportation and Warehousing	3,595	1,714	5	2	-3
Wholesale Trade	4,828	4,223	6	5	-1
Total	70,967	74,116	--	--	--

Table 45 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	87,541
Civilian Employed Population 16 years and over	81,285
Unemployment Rate	7.13
Unemployment Rate for Ages 16-24	20.27
Unemployment Rate for Ages 25-65	4.77

Table 46 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People Median Income
Management, business and financial	18,600
Farming, fisheries and forestry occupations	3,755
Service	9,390
Sales and office	19,520
Construction, extraction, maintenance and repair	7,104
Production, transportation and material moving	4,740

Table 47 - Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
Work at home	10,632	12%
< 30 Minutes	53,324	60%
30-59 Minutes	20,318	23%
60 or More Minutes	5,291	5%
Total	89,565	100%

Table 48 - Travel Time

Data Source: ESRI 20023-10-17

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	5,255	520	3,105
High school graduate (includes equivalency)	15,290	1,415	5,820
Some college or Associate's degree	26,275	1,800	7,570
Bachelor's degree or higher	20,020	640	3,825

Table 49 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

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 50 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Average* Earnings in the Past 12 Months

Educational Attainment	Average* Earnings in the Past 12 Months
Less than high school graduate	\$53,220
High school graduate (includes equivalency)	\$58,212
Some college or Associate's degree	\$63,888
Bachelor's degree or higher	\$86,580

Table 51 – Average* Earnings in the Past 12 Months

*IDIS table requests Median Earnings, however, that data was unavailable with most recent ACS

Data Source: Washington State Employment Security Department/ DATA Division

In 2020, 31.3 percent of Clark County residents aged 25 and older had a bachelor's degree or higher. That was lower than the nation (32.9 percent) and state (36.7 percent). As Clark County has continued to attract more managerial and professional jobs, the county's educational attainment has moved closer to the state and nation.

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.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Broadband access in communities helps provide economic growth, improved educational opportunities, access to better healthcare, greater employment opportunities, improving public safety, and increased global competitiveness for businesses.

The term broadband commonly refers to high-speed Internet access that is always on and faster than the traditional dial-up access. Broadband includes several high-speed transmission technologies such as: digital subscriber line (DSL), cable modem, fiber, wireless, satellite, and broadband over powerlines (BPL).

Research among Organization for Economic Co-operation and Development (OECD) countries shows that a 4 Mbps increase in household broadband speed is associated with a roughly 4 percent increase in household income. Research shows that businesses who begin utilizing broadband increase their employees' labor productivity of an average 5 percent in the manufacturing sector and 10 percent in the services sector. The current standard for broadband in the U.S. is internet with a 25 Mbps (Megabits per second) download speed. Though Netflix says it needs only 5 Mbps to stream video, the 25 Mbps threshold is intended to satisfy the different needs, high-quality downloads, video communication, and multiple demands of a single household's network.

In December 2017, HUD published the final rule, "Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing." HUD is actively working to bridge the digital divide in low-income communities served by HUD by providing helping with the expansion of broadband infrastructure to low- and moderate-income communities. The final ruling requires installation of broadband infrastructure at the time of new construction or substantial rehabilitation of multifamily rental housing that is funded or supported by HUD. Additionally, CDBG entitlement communities are required to provide an analysis of the needs of the broadband needs of housing occupied by low- and moderate-income households. The most recent FCC findings indicate that the City of Vancouver has a 91% accessibility rating, meaning that even if direct access isn't available in a housing unit, residents are able to access the internet outside in 91% of the city.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Vancouver is already experiencing increased natural hazard risks associated with climate change, and the severity and frequency of these changes is expected to increase in the future. The primary hazards are extreme heat, changing precipitation patterns, wildfires, and extreme weather events.

Warming Temperatures

Temperature records show that the Vancouver region is experiencing long-term warming, and models indicate that this trend is expected to continue in the future, and recent years have set records for extreme single-day temperatures as well. Extended, deadly heat waves are becoming more common with high nighttime temperatures exacerbating impacts to human health. Average annual temperatures are expected to rise another 4.7-10 degrees by the end of the century.

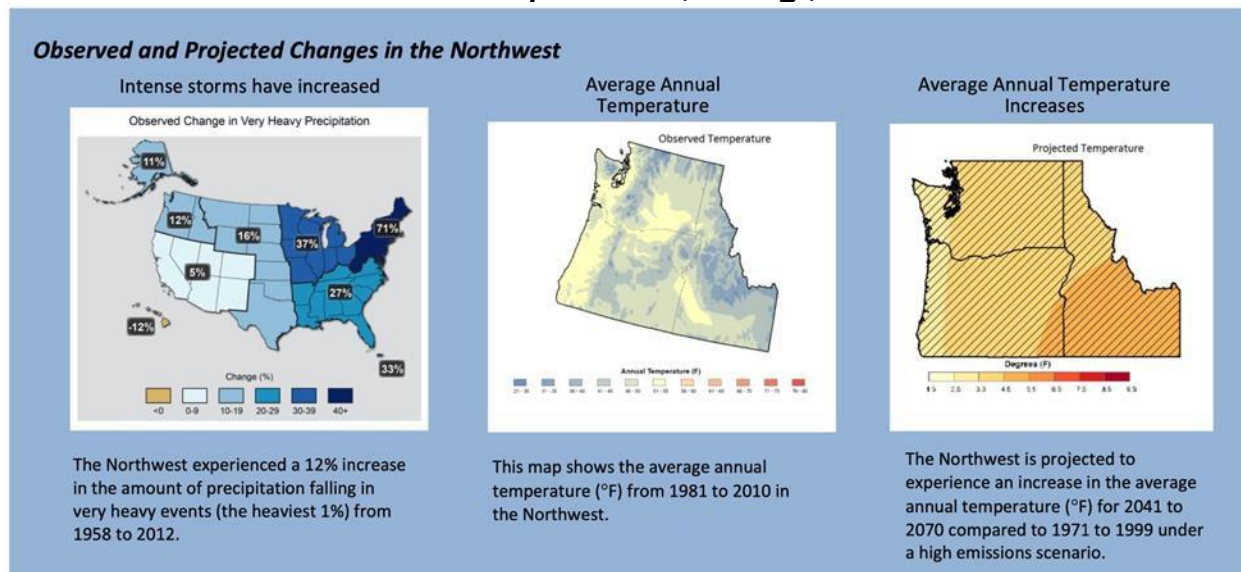
Wildfires and Smoke

Increasing temperatures, summer droughts, and reduced snowpack have heightened the risk of severe wildfires and extended the duration of the wildfire season. Large fires in the forestlands surrounding the Vancouver region have resulted in frequent heavy smoke events that exceed hazardous levels for all groups, but which present particular dangers for vulnerable residents.

Precipitation

Weather records and forecasting models indicate that Vancouver is experiencing a trend of drier summers and winters with more intense rain events. Larger "atmospheric rivers," for example, have caused increased flooding and heavy winds.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.



Low- to moderate-income (LMI) residents are most at risk due to living in housing vulnerable to the conditions of natural hazard risk associated with climate change.

LMI residents are at particular risk to extreme heat. The majority of older residences in Vancouver were built without air conditioning, as the area had historically enjoyed mild summers. Residents who either do not have the financial resources to add air conditioning to their home or who reside in multifamily buildings where they are not able to make changes to their HVAC are thus often without respite now, as summer temperatures have increased, and extreme heat events have become more common.

The increasingly common wildfires in the region create additional risks for LMI residents, who are less likely to live in structures with tight building envelopes or high-efficiency air filtration systems (either as an integrated component of their HVAC system or as stand-alone appliances) to protect indoor air quality when wildfire smoke creates hazardous breathing conditions. Low- to moderate-income residents are more likely to have occupations that require them to be outdoors more frequently.

Housing for LMI residents is more likely to be in areas affected by flooding events, which as noted above have become increasingly common as the result of changing precipitation patterns. According to FEMA Flood Insurance Rate mapping, several of the city's lowest-income neighborhoods are located in areas identified as having elevated risks of riverine flooding.

Recent tree canopy mapping also identified a dearth of tree canopy and greenspace in several low-income neighborhoods, putting these areas more at risk for "urbanized" flooding that results from intense bouts of precipitation in over-paved areas with sparse natural surfaces for infiltration.

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 provides \$10 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.

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

Geographic Area

There are no geographic priority areas within the City. All services are provided within the city limits.

General Allocation Priorities

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

The current needs are spread throughout the community; however, the Fourth Plain Corridor is an area of focus for the City's Comprehensive Plan.

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

Priority Needs

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, Mentally Ill, Chronic Substance Abuse, Veterans, Victims of Domestic Violence, Unaccompanied Youth 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	City of Vancouver
	Associated Goals	Affordable Housing
	Description	Increase and preserve affordable housing opportunity for those most vulnerable. Increasing homeownership opportunities for low- and moderate-income families.
	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 the effects of 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
	Geographic Areas Affected	City of Vancouver
	Associated Goals	Household Stability
	Description	Reduce poverty and homelessness by increasing household stability as well as increasing the capacity of local community-based providers.
	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 are 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 Underserved Communities
	Geographic Areas Affected	City of Vancouver
	Associated Goals	Economic Opportunity
	Description	Provide training and opportunities to entrepreneurs and 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 and Facilities
	Priority Level	Moderate
	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, 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, Non-housing Community Development
	Geographic Areas Affected	City of Vancouver
	Associated Goals	Neighborhood Equity and Livability
	Description	Create inclusive and thriving community spaces that ensure access to resources and opportunities
	Basis for Relative Priority	Many public infrastructure services are already provided by the City of Vancouver's general fund, however, the investment in Public Facilities remains a priority.

Table 34 – Priority Needs Summary

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)	There is a high need for decent, affordable housing within the city. TBRA is a temporary solution and does not address permanent affordability or increase inventory. Additionally, due to rising rents in the region, the number of households that can be assisted with a limited number of resources is decreasing annually. TBRA is currently administered by multiple non-profit partners
TBRA for Non-Homeless Special Needs	Due to the aging population, increasing rents and difficulty with self-care, the need of supportive services within the City has increased. TBRA is currently administered by multiple nonprofit partners to assist this population.
New Unit Production	The City continues to support the production of both single-family and multi-family affordable housing within Vancouver. The City’s population continues to grow, and housing supply has not kept pace with the growth.
Rehabilitation	The City is committed to ensuring that the existing stock of housing is safe and livable for people with low to moderate income. The City continues to seek partnerships with developers, contractors, and non-profits to assist with needed housing repairs and updates.
Acquisition, including preservation	The City leverages Affordable Housing Funds, Washington State Housing Trust Fund and federal Low-Income Housing Tax Credit programs to help support, develop and preserve affordable housing projects in the City.

Table 35 – Influence of Market Conditions

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

Introduction

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	Administration and planning, Public Services, Public Facilities and Infrastructure, Economic Development, Capacity Building	1,392,000	120,000	380,000	1,892,000	6,048,000	CDBG funds support priorities and goals established throughout this consolidated plan, 20% is used for administration and planning.
HOME	Public-federal	Administration and planning, acquisition, rehabilitation of existing single family and multi-family units, TBRA	657,000	20,000	521,672	1,198,672	2,708,000	HOME funds support housing priorities and goals established throughout this consolidated plan, 10% is used for administration and planning.

Table 36 - 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.

Leveraging funds is both a federal and local requirement in the financing of projects. By local policy, in addition to the required federal match, all funds necessary for a project must be committed within 12 months of the award and documents will not be executed until all funding is confirmed. Matching contributions can include private, in-kind donations or state funds from sources such as the Washington State Housing Trust Fund or Low-Income Housing Tax Credits.

In 2016, voters approved a \$42 million property tax levy to support Affordable Housing through 2023. In 2023 voters renewed the levy for an additional 10 years, providing approximately \$10 million dollars per year. These funds will support construction and preservation of long-term multi-family housing, provide temporary shelter to persons experiencing homelessness and provide rental assistance to assist qualified households.

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

Discussion

The City is creating an inventory of land owned by the City that may be available for development. Currently, the downtown redevelopment plan, the Heights redevelopment and the Affordable Housing Fund assist with affordable housing development. Future projects may be supported by the use of this available land determinate on developer interest and activity.

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	Homelessness Non-homeless special needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	City of Vancouver
Vancouver Housing Authority	PHA	Public Housing	Clark County
Council For the Homeless	Subrecipient	Homelessness	Clark County
Various Non-Profit Organizations	Subrecipients – determined by annual application and award	Public Services, Public Facilities, Capacity Building, Homelessness, Home Ownership, Economic Development	City of Vancouver and Clark County

Table 37 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As a result of the recent global pandemic, the influx of COVID related funds has created a unique situation with the allocation and spending of federal funds. The requirements and spending of the CV funds had previously resulted in many of the CDBG funds to remain unused or delayed in use. With the expiration of these funds, more public and private funds will be needed to fill these gaps.

The City is committed to ensuring that residents who are at the highest risk of becoming homeless are able to maintain their stable housing. By utilizing CDBG and HOME funds for resources, community members are able to avoid eviction and housing insecurity.

The City is working hard to increase services by supporting smaller agencies that are currently a part of the community and seeking to expand their services. Community outreach and communication has expanded the number and type of agencies that are seeking funds through CDBG during the recent application cycle. Reallocation of unused funds and increases to existing high-performing agencies assists with the timeliness requirements of the federal funds.

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	X	X	-
Mobile Clinics	-	X	-
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	X	-
HIV/AIDS	-	-	X
Life Skills	X	X	-
Mental Health Counseling	X	X	-
Transportation	X	X	-
Other			
Housing Case Management	X	X	-

Table 38 - 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 City’s Homeless Assistance and Resources Team (HART) provides outreach and referrals to appropriate services for individuals experiencing homelessness, conducts assessments of encampments for cleanup and sanitation needs.

Since 2021, the City has opened four supportive Safe Stay Communities. These communities provide individuals living unsheltered within the city with climate controlled, dry and secure surroundings where they have access to high-quality, compassionate, life-saving supportive services while they work to transition out of homelessness. Additionally, the City established a safe location for people living in their vehicles to park. The site has parking spaces for 50 vehicles and serves more than 80 people.

The delivery of these services, and others, would not be possible without the support and participation of community members and non-profits. Volunteers, outreach personnel, and non-profit organizations work together to meet the needs of people who are homeless in the community.

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.

One of the greatest strengths of the service delivery system in the City of Vancouver is community commitment and lived experience. The services described above are provided by several agencies within the community. One of the greatest gaps is the availability of funding and the limits set on the amount of CDBG funds that can be committed to public services. An increase of the 15% cap on services would make it possible to make a larger impact on those in the community that need assistance.

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.

To overcome gaps in the system, the City will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, address barriers associated with implementing activities, and coordinate efforts. Funding gaps will exist. The City will continue to search for additional funding, leveraging resources and efficiently administering programs. Likewise, increased coordination between providers can lead to more efficient program delivery.

The City is actively exploring ways to provide more services (and grow capacity of providers) to support individuals and families who require assistance outlined in the priority needs.

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 (TBD)	Goal Outcome Indicator (TBD)
1	Affordable Housing	2024	2028	Affordable Housing	Citywide	Increase supply of affordable housing; expand affordable housing options for special needs populations; preserve multifamily units; expand homeownership opportunities; and preserve single-family units.		Rental units constructed: 160 Household Housing Unit Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 35 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted
2	Household Stability	2024	2028	Public Services; Affordable Housing; Capacity Building	Citywide	Reducing poverty and homelessness by increasing household stability through assistance, education and support		Public service activities other than Low/Moderate Income Housing Benefit: 20,550 Persons Assisted

3	Neighborhood Equity and Livability	2024	2028	Public Facilities and Infrastructure Improvements	Citywide	Acquire, construct, or rehabilitate public facilities benefiting eligible populations. Acquire and/or rehabilitate existing facilities to house persons with special needs Improve existing facilities designed to provide services to seniors.		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
4	Economic Opportunity	2024	2028	Economic Development; Support of Equitable Development Strategies	Citywide	Provide economic opportunities; create new jobs and increase income to stabilize communities; support household stabilization and mitigate displacement for households at-risk.		Businesses assisted: 600 Businesses Assisted

Table 39 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase supply of affordable housing; Expand affordable rental housing options for special needs populations; Preservation of existing multifamily units; Expand homeownership opportunities; Preservation of existing single-family units.
2	Goal Name	Household Stability
	Goal Description	Reducing poverty and homelessness by increasing household stability through assistance, education, and support
3	Goal Name	Neighborhood Equity and Livability
	Goal Description	Acquire, construct, or rehabilitate public facilities benefiting eligible populations. Acquire and/or rehabilitate existing facilities to house persons with special needs Improve existing facilities designed to provide services to seniors.
4	Goal Name	Economic Opportunity
	Goal Description	Provide economic opportunities to households with low and extremely low-income to create new jobs and increase income to stabilize communities via tools such as incubators, microenterprise assistance, and wrap-around business development; Support household stabilization and displacement mitigation strategies for households at- risk of displacement and to support existing communities.

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)

Throughout the 2024-2028 Consolidated Plan, it is estimated that the City of Vancouver will provide affordable housing to 355 extremely low-income, low-income, and moderate-income families through construction, acquisition, rehabilitation and tenant based rental assistance.

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)

This is not applicable to the Vancouver Housing Authority (VHA).

Activities to Increase Resident Involvement

The VHA provides resident involvement opportunities through the Resident Advisory Board (RAB) and volunteer activities. The RAB is a group of residents that have Housing Choice Vouchers or live in Public Housing. These residents provide feedback the VHA's Moving to Work Annual Plan and any significant changes to the Plan. Currently, the RAB is meeting virtually.

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

The VHA is not designated as a troubled agency.

Plan to remove the 'troubled' designation.

Not applicable.

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

Barriers to Affordable Housing

Many areas of local government policy can have a negative impact on housing supply and 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 fee waivers to offset the administrative costs of development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Vancouver has ordinances requiring a 45-day notice of rent increase, a 60-day notice to vacate and also protections on tenant 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 property tax was effective starting in 2017 and was renewed by voters in 2023. It is funded by property levy paid by both residential and commercial property owners and is capped at \$10 million per year for ten years. The fund is used to increase Vancouver's supply of affordable housing, preserve existing homes, and prevent homelessness through rental assistance, temporary shelter, and services.

The City of Vancouver recently expanded its housing tax exemption program along transit lines across the City. The Multi-Family Housing Tax Exemption (MFTE) Program allows for an 8 or 12-year tax exemption of the taxes against the value of newly constructed or rehabbed residential units.

SP-60 Homelessness Strategy – 91.215(d)

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

The City will continue to work with the Continuum of Care and local partners in reaching the homeless population and assessing their needs. The City will provide short-term emergency assistance to people with low income who are facing an immediate risk of becoming homeless. Additionally, the City will support projects and activities that will help transition persons experiencing homelessness to permanent housing.

Addressing the growing impacts of homelessness is a top priority at the City of Vancouver. While Clark County remains the lead agency in addressing the systemic issue of homelessness in the region, the City has implemented a homeless response plan to address its immediate impacts to community health, cleanliness, and safety, including:

- Garbage, trash and clutter in public spaces
- Residents living in tents/vehicles in public rights-of-way
- Livability concerns for the unhoused, including the removal of barriers to accessing services

In addition, the City's Homeless Assistance & Resource Team (HART) provides outreach and referrals to individuals experiencing homelessness, conducts assessments of encampments for clean-up.

Safe Stay communities within the City provide individuals living unsheltered within the city warm, dry and secure surroundings where they have access to supportive services while transitioning out of homelessness.

Additional services such as safe parking zones, camp cleanups, sanitation sites, trash pickup, mail service, and the Affordable Housing Fund (AHF) all are efforts the City is undertaking to mitigate the impacts of homelessness.

Addressing the emergency and transitional housing needs of homeless persons.

On November 3, 2023, the City declared an emergency related to homeless and the Vancouver City Council ratified the emergency declaration on November 6, 2023. Additional information regarding this declaration can be found [on the City website](#). This declaration, along with the addition of a fourth Safe Stay location, are designed to assist with the housing needs of people who are homeless.

Clark County administers the state allocation of homeless funding that benefit area homeless individuals and providers. However, the reduction and prevention of homelessness is a stated goal in the Consolidated Plan.

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 partners 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 the homelessness system. This means a focus on helping people quickly gain stable housing then offering supportive services they need to thrive. For chronically homeless individuals, permanent supportive housing uses the housing first model and for families with children rapid re-housing uses 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 to succeed.

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 individuals. 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 people with low-income to multiple agencies providing housing, health, social services, employment, education, and youth services. 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, 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.

Lead poisoning is the most significant and prevalent disease of environmental origin among children living in the United States. Despite considerable knowledge and increased screening and intervention efforts, lead exposures remain prevalent. Environmental lead is a toxic substance that is affecting the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. High levels of lead can cause many health problems by damaging the brain, nervous system, and kidneys. Lead poisoning can cause decreased intelligence, behavioral and speech problems, anemia, decreased muscle and bone growth, poor muscle coordination, and hearing damage.

Increased lead exposure and increased body burden of lead remains a significant problem for children in the United States. Lead is an environmental toxicant that may cause adverse health effects to the nervous, hematopoietic, endocrine, renal, and reproductive systems. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults and many children who are exposed to lead do not exhibit any signs that they have the disease. Any signs or symptoms the child may have could be mistaken for other illnesses and the child goes undiagnosed. The developing nervous system of children is particularly more susceptible to the effects of lead. The underdeveloped blood-brain barrier in young children increases the risk of lead entering the developing nervous system resulting in neurobehavioral disorders. Blood lead levels (BLLs) at any detectable level have been shown to cause behavioral and developmental disorders, therefore no safe blood lead level in children has been identified. It is increasingly important for continued childhood lead poisoning prevention education and awareness.

Lead-contaminated water, soil, and paint have been recognized as potential sources of children's lead exposure. Dust from deteriorating lead-based paint is considered to be the largest contributor to the lead problem. Until the 1950s, many homes were covered inside and out with leaded paints. Lead began to fall from favor in the 1950s but was still commonly used until it was banned from use in homes after 1977. Because of the long-term use of lead-based paints, many homes in the United States contain surfaces with paint, which is now peeling, chalking, flaking, or wearing away. The dust or paint chips contain high levels of lead that easily find ways into the mouths of young children. A particular problem has emerged due to the large number of homes with lead-based paints which are now undergoing renovations. Often the dust created by this work has high lead levels which are readily absorbed by the children's developing bodies.

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

For this plan's purposes, the number of units built before 1980 occupied by households serves as the baseline of units that contain lead-based paint hazards. The current data listed in the table Risk of Lead-Based Paint Hazard list housing units built before 1980 with children present as 40% for rental housing and 31% for owner-occupied.

CDC's Childhood Lead Poisoning Prevention Program compiles blood lead surveillance data for children 16 years of age or under who were tested at least once since January 1, 1997. The national surveillance system is composed of de-identified data from state and local health departments. The State of Washington does not have any recent data listed in the CDC database for any years in the National Childhood Blood Lead Surveillance Data or the Childhood Lead State Surveillance Data. Children who receive Medicaid assistance are required to receive a blood lead test at 12- and 24-months age (or between 36 and 72 months if earlier tests are missed) as part of early periodic screening requirements; however, not all Medicaid-enrolled children receive the required blood lead test.

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

The City of Vancouver's CDBG projects, which require lead-based paint actions, are generally limited to housing rehabilitation and tenant based rental assistance (TBRA). The housing rehabilitation process involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. CDBG housing rehabilitation projects do not require ongoing lead-based paint maintenance. Lead-based paint activities apply to all homes built before 1978.

The City has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing rehabilitation program have lead-based paint requirements integrated into their contract for services with the homeowner.

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

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

While Clark County is the lead agency on homeless response and poverty reduction, the City plays a supportive role by collaborating on projects and initiatives that address homelessness and its impacts. The City's Plan for Unsheltered Homelessness provides a framework of goals for improving economic development and reducing poverty.

The City's anti-poverty goals include:

- Reducing the number of Vancouver residents living in poverty during the Consolidated Plan period
- Ensuring all residents, including those in poverty, have a safe place to live, access to affordable housing options, and increased job opportunities.
- Providing supportive and stabilizing services to better equip individuals for housing and employment retention. Increasing the availability of living wage jobs is a large factor in reducing the poverty level.

The following strategies will support the expanded economic opportunities.

Improve access to affordable housing. The City will improve access to affordable housing options for low- and moderate-income persons. The City will help create more livable neighborhoods through street improvements and parks. Additionally, the City will work with area partners to create homeownership opportunities and improved access to affordable rentals for people with low to moderate income.

Reduce and prevent homelessness. The City is committed to providing support and services for the prevention and reduction of homelessness. The City will provide short-term emergency assistance to homeowners and renters that are at risk of homelessness. The City will also provide short-term assistance to homeless persons to transition to permanent housing.

The City will work with community service providers to identify gaps in services and coordinate programming to leverage funding.

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

The City's plan for utilizing HUD funds is focused on improving the lives of people with low to moderate income in the community. The focus is to help people have stable and safe housing, reduce the risk of homelessness, and provide assistance for those who are unhoused. The City also sets aside funding each year to ensure that economic development programs are funded to help people create and grow income through microenterprise assistance.

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 will work closely with HUD to ensure that all statutory requirements are being met and that information being reported in the City's CAPER is accurate and complete. Additionally, the City will participate in online and onsite HUD training regularly.

The goal of monitoring is to encourage the completion of projects within the contract period while ensuring that project objectives are met. Monitoring is an ongoing, two-way communication process between the City and recipients. Successful monitoring involves frequent telephone contacts, written communications, analysis of reports and audits, and periodic meetings.

Monitoring is the principal means by which the City:

- Ensures that HUD-funded programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations.
- Assists subrecipients in improving their performance, developing or increasing capacity, and augmenting their management and technical skills.
- Stays abreast of the efficacy and technical areas of HUD HOME, CDBG and CDBG-CV programs.
- Documents the effectiveness of programs administered by the subrecipients.

The City performs a risk assessment of subrecipients to identify which agencies require comprehensive monitoring. High-risk subrecipients include those that are:

- New to the CDBG or HOME program;
- Experience turnover in key staff positions or change in goals or directions;
- Encountering complaints and/or bad press;
- Previous compliance or performance problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings;
- Carrying out high-risk activities (economic development, job creation, etc.);
- Undertaking multiple CDBG-funded activities for the first time

The City, HOME, and CDBG subrecipients are held accountable to program goals through a range of monitoring, pre-contract meetings, and timeliness activities.

Monitoring Visits: The City conducts an annual visit or desk monitoring of all subrecipients on a staggered, risk-based schedule. On-site visits may include an on-site interview, inspection of financial and client records relating to the funding provided, evaluation of the subrecipients performance, analysis of the strengths and weaknesses of the program, assurance that activities comply with the Action Plan, and a report by the subrecipients of any needs, such as technical assistance or areas for program enhancement.

Evaluating Performance: Performance is measured against the goals identified in the initial subrecipient agreement. During the annual monitoring visit, the subrecipient has an opportunity to explain how goals and objectives for the year were achieved or why their goals were not reached. A follow-up letter to each subrecipient concludes the annual monitoring visit process. The letter summarizes the findings of the visit, and a copy is kept on file for reference.

Financial Management: Financial management oversight activities are also conducted each time a subrecipient makes a reimbursement request. City staff verifies that the subrecipient has started their program and is progressing toward their goals before approving a reimbursement request. Subrecipients also must submit the appropriate documentation to be reimbursed.

Data Management: The City updates the program and financial information in the Integrated Disbursement and Information System (IDIS) every month to meet HUD's Timeliness requirements. The City obtains program information from the quarterly reports received from the subrecipients.

ANNUAL GOALS AND OBJECTIVES

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.

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	1,392,000	120,000	380,000	1,892,000	6,048,000	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	657,000	20,000	521,672	1,198,672	2,708,000	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.

Table 40 - 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. The City 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 2024 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 \$2,451,444 in HOME match in the 2022 CAPER.

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

In the coming years, the City of Vancouver will be overseeing the redevelopment of public land in multiple areas of the city. Recently, Fourth Plain Commons which combines a community resource hub, small business incubator, and affordable housing was made possible from the Affordable Housing Fund. The Heights, an area formerly recognized as the Tower Mall area, is currently under development and will be a vibrant, walkable, mixed-use neighborhood. Amenities such as stores, restaurants, parks, schools, and transit stations are all within a twenty-minute walk. The Waterfront and Gateway areas reconnect the Columbia River to the city's historic core and promise to provide a unique area to expand the community and support the plan.

Discussion

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

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	2024	2028	Affordable Housing Homeless	Citywide	Affordable Housing	CDBG: \$102,500 HOME: \$750,000 HOME-ARP: \$300,000	Direct Financial Assistance to Homebuyers: 13 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 260 Households Assisted
2	Housing Stability, Poverty Reduction	2024	2028	Affordable Housing Homeless	Citywide	Housing Stability, Poverty Reduction	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 2305 Persons Assisted
3	Economic Opportunity	2024	2028	Non-Housing Community Development	Citywide	Economic Opportunity	CDBG: \$650,000	Businesses assisted: 233
4	Neighborhood Equity and Livability	2024	2028	Non-Housing Community Development	Citywide	Neighborhood Equity and Livability	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted

Table 41 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve affordable housing options for low and low-moderate income households and people who are experiencing homelessness. Typical uses: Direct Financial Assistance to Homebuyers, Tenant-based rental assistance / Rapid Rehousing
2	Goal Name	Housing Stability, Poverty Reduction
	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. Typical uses: Public service activities other than Low/Moderate Income Housing Benefit
3	Goal Name	Economic Opportunity
	Goal Description	Increase economic opportunities by supporting microenterprises and community-based organizations. Typical uses: Microenterprise and Capacity Building
4	Goal Name	Neighborhood Equity and Livability
	Goal Description	Create and preserve buildings and spaces that serve the public. Typical uses: Construction, maintenance and rehab costs for buildings that provide services to low-income residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

Vancouver organizes a volunteer committee comprised of community members and City staff to prioritize annual application funding. The committee's application scores guide the prioritization of projects. Prioritized applications are then presented to Vancouver City Council. The following section describes proposed projects for funding, subject City Council approval, and the resources available in the annual allocation. This Action Plan is consistent with the statutory goals outlined in the strategies and the priority needs listed in the 2024-2028 Consolidated Plan. A detailed list of activities included under each project type is attached to this Action Plan.

The City has established two set-asides utilizing CDBG funds. The first will provide installment payments to the Section 108 loan for the Fourth Plain Commons (FPC) project. FPC is a mixed-use project located on Fourth Plain Boulevard at 2200 Norris Road. FPC includes affordable housing on the upper floors and a flexible community-serving space on the ground floor. The ground floor community spaces are flexible areas where the Fourth Plain community can gather, hold events, and access services. The following elements are included in the community space:

- A commercial kitchen incubator to launch and support emerging food-based businesses
- A shared office space to co-locate services to make it easier for residents and businesses to access resources
- A community event space that can be rented for festivals, birthdays, trainings, and other events
- A public plaza with infrastructure to support a Vancouver Farmer's Market satellite market

This project is a collaboration between the Vancouver Housing Authority (VHA) and the City of Vancouver. The VHA owns and operates the housing on the upper floors, and the City owns the ground floor space and partners with community-based organizations to operate the community center.

The Section 108 loan was approved for \$4,199,000 under grant number B-20-MC-53-0013. The annual repayment, in the amount of \$340,000, will begin being drawn this year.

The second set-aside, Capacity Building, will allocate \$250,000 to assist Community Based Organizations (CBO's) with increasing their

capacity to carry out neighborhood revitalization or economic development activities.

As the economy continues to recover from the impacts of the pandemic, marginalized communities have been left behind due to systemic barriers and lack of access. While the City has a range of local CBO’s offering services to historically disadvantaged communities, many of these agencies have very limited staff or operate strictly with volunteers. These agencies have limited capacity to expand programs and services to increase their impact, due to this barrier.

Because these CBOs provide vital and trusted resources to the communities they serve, enhancing the long-term stability and capacity of these organizations is critical to closing the gap in quality of life and access to opportunity. These organizations need stable and predictable support over several years to build the required organizational infrastructure to pursue and manage public funding from a variety of sources required to expand programs and services to meet community needs.

Projects

Agency	Project Name	Funding Award	Number Served	Funding Source	Project Description
Housing Stability, Poverty Reduction					
YWCA Clark County	DV Emergency Shelter Operations	\$50,000	120 Persons	CDBG	Shelter Operating Expenses will serve survivors and families who are homeless due to domestic violence
Thrive2Survive	Thrive2Survive	\$50,000	2,000 Persons	CDBG	Health and Wellness Outreach Events for our low-income and homeless community
Fosterful	In-home Case Aids	\$30,000	100 Persons	CDBG	Case Aides to support under-resourced Foster and Kinship Caregivers
Council for the Homeless	Dynamic Diversion	\$75,000	85 Persons	CDBG	Housing search and barrier reduction coaching and case management for people experiencing homelessness
Council for the Homeless	Coordinated Outreach	\$200,000	80 Households	HOME ARP \$200,000	Provide outreach services to households in the City of Vancouver in partnership with Safe Stay and Safe Park sites.

Housing Connector	Housing Equity and Access	\$100,000	125 Households	HOME ARP \$100,000	Mitigation funding for stability support in partnership with Safe Stay and Safe Park sites
Agency	Project Name	Funding Award	Number Served	Funding Source	Project Description
Neighborhood Equity and Livability					
Council for the Homeless	CFTH Building Acquisition & Rehabilitation	\$300,000	2,500 Persons	CDBG	Acquiring and rehabilitating a building for Housing Solutions Center and Administration.
Economic Opportunity					
Hispanic Metropolitan Chamber	Hispanic Small Business TA	\$135,000	52 Households	CDBG	Small business development centers providing bilingual technical assistance and business services
Micro Enterprise Services of Oregon	Microenterprise Assistance	\$90,000	45 Households	CDBG	Business POD - Business Pathways to Opportunity and Development Program
Fourth Plain Forward	Business Development Program	\$100,000	86 Households	CDBG	Business incubator, asset building programs, microenterprise development and business technical assistance
NW Native Chamber	TA Native Small Business & Entrepreneurs	\$75,000	20 Households	CDBG	Clean Energy Construction program that trains Native contractors to provide no-cost home retrofits
TBD	Capacity Building	\$250,000	5 Agencies	CDBG	Enhancing the long-term stability and capacity of small local community-based organizations
Affordable Housing					
Janus Youth Programs, Inc.	The Nest Housing Services	\$202,500	25 Households	HOME \$150,000 CDBG \$52,500	Tenant based rental assistance and housing case management for youth
Share	Affordable Housing and Stability Program	\$350,000	30 Households	HOME \$200,000 CDBG \$50,000	Tenant based rental assistance and housing case management

Evergreen Habitat for Humanity	Clark County Affordable Housing Program	\$200,000	10 Households	HOME	Establish new permanently affordable homeownership units through affordability subsidies
Proud Ground	Permanently Affordable Housing	\$200,000	3 Households	HOME	Permanently affordable homeownership opportunities for first-time homebuyers
Program Administration					
City of Vancouver	Program administration	\$252,000 \$76,000		CDBG HOME	Funding for staff to plan, administer and report on the CDBG and HOME programs.

Table 42 - Project Information

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

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 43 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Discussion

No additional 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. HOME funds will be utilized to support homeownership and TBRA, while CDBG funds will be utilized for TBRA housing services and diversion.

One Year Goals for the Number of Households to be Supported	
Homeless	55
Non-Homeless	13
Special-Needs	0
Total	68

Table 44 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	13
Total	68

Table 45 - One Year Goals for Affordable Housing by Support Type

Discussion

The goals above include two projects for rental assistance and housing services: (1) Janus Youth’s The Nest TBRA, and (2) Share's Affordable Housing and Stability Program. The Nest TBRA program consists of long-term rental assistance with intensive case management focused on life skills and connection to mental health for 25 individuals. The Affordable Housing and Stability Program provides rapid re-housing services for individuals and families experiencing homelessness at the time of assessment by Council for the Homeless for 30 households.

Additionally, the above goals include two housing projects: (1) Proud Ground Permanently Affordable Housing and (2) Evergreen Habitat for Humanity’s Clark County Affordable Housing Program. The homeownership program consists of acquiring 13 units in to support households earning less than 60% area median income (AMI) with a preference for households experiencing homelessness.

In addition to these HUD-related housing goals, the City of Vancouver’s Affordable Housing Fund (AHF) supports the production, rehab, and acquisition of affordable housing units for residents earning under 50% AMI. Through the City’s 2024 AHF application process \$9.5 million is available to allocate. There were 26 applications received, and funds totaling over \$28.5 million were requested.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

VHA continues improving living environments with site-specific projects and programs tailored to unique populations. Our senior properties provide programs to engage residents socially and provide daily living services while our permanent supportive housing properties offer programs to engage residents with services to help maintain their housing and promote their ability to move beyond the property if they desire.

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

To encourage more engagement in the work of the VHA, residents are encouraged to participate on the VHA Resident Advisory Board (RAB). The RAB meets to discuss and provide input on VHA initiatives. The VHA also has a Resident Commissioner who serves on the VHA Board of Commissioners. The Resident Commissioner must be housed in public housing or receive a Section 8 Housing Choice Voucher. Homeownership is encouraged for households in Public Housing and Family Self-Sufficiency programs. Family Self-Sufficiency (FSS) participants create a plan to use training, education, and other community resources to become self-sufficient within five years. As part of the FSS program any increase in the tenant's share of rent due to increases in income are paid into an escrow account that becomes available to the participant upon successful completion of their plan. Many participants use the escrow account for down payment on a home.

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

The VHA is not a troubled housing authority; it is rated as a high-performing agency by the U.S. Department of Housing and Urban Development.

Discussion

No further discussion

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

Introduction

The City of Vancouver continues to fund activities through service providers focused on reducing and ending homelessness for all segments of the population. The City will also continue to collaborate with the Council for the Homeless and Continuum of Care providers to prevent and end homelessness.

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's Homeless Assistance and Resource Team (HART) does daily outreach to address the impacts of unsheltered homelessness. The City will also continue to partner with nonprofit agencies conducting outreach, as well as Council for the Homeless' Housing Solutions Center, which is the coordinated entry system for the area, including Vancouver.

The City also partners with community non-profits to provide street outreach and needs assessments to people experiencing homelessness and addiction and/or behavioral health challenges through multiple programs. Agencies such as Thrive2Survive, and Council for the Homeless are all examples of the successful community outreach that has happened within the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Vancouver will use other funding (Affordable Housing Fund) to support temporary shelters.

In 2021, the City's HART developed a comprehensive plan to utilize city-owned sites for people experiencing homelessness. The City hired a Homeless Response Coordinator to implement this plan and on December 15, 2023, the fourth of five planned Safe Stay Communities (SSC) opened in the City of Vancouver. The SSC are temporary housing communities that consists of 20 2-bed modular units and provides transitional housing to 40 people experiencing homelessness. These locations provide greater access to services, increased stability, and safe, healthy, and humane living conditions to support transitioning out of homelessness.

The sites are open to any member of the Vancouver community that is experiencing unsheltered homelessness, with a focus on those experiencing chronic homelessness. Potential residents of the SSC are referred by community outreach teams, complete an application, and go through a review process by the site operator prior to moving into the community. Each community has 24/7 on-site staffing and residents are expected to engage in support services and other activities offered by both the site operator and community social service providers.

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 funds 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 care system to develop life skills and achieve independent housing through case management and rental assistance. All rental assistance programs funded by the City prioritize transitioning individuals out of homelessness. One hundred percent of the households served are projected to be unhoused, residing in temporary shelters, chronically homeless, fleeing domestic violence or transitioning from institutions.

Renters in the City of Vancouver continue to face increased housing insecurity due to the continued impacts of COVID-19 and skyrocketing rents. In response, the City has utilized its HOME allocation to support two TBRA service programs to transition and stabilize households that are experiencing or at risk of homelessness.

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 continued to work within an agreement with the AHF Prevention Consortium, which brings together several local agencies that work to prevent homelessness through short-term rental assistance. This assistance specifically targets vulnerable populations who might have a temporary crisis leading to housing insecurity. Additionally, this assistance is open to anyone who qualifies. 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.

Vancouver and Clark County established an Ending Community Homelessness Organization (ECHO). According to state law, counties are the lead agencies to address homelessness. Homelessness in Clark County has been a prominent issue in the community. City Council and city staff through the HART team are engaged operationally. The City's role is to support Clark County in providing Homeless Crisis Response services. The City endeavors to keep the places frequented by residents experiencing homelessness as safe and healthy as possible. Priority items for City Council discussion with this group include the issue of chronic homelessness and those that need immediate shelter.

Discussion

No additional discussion

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

Introduction:

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

To meet new demand and close the deficit within 10 years, Vancouver must:

- *Increase annual housing production to at least 2,500 new housing units.*
- *Including 750 new housing units per year affordable to households earning 80% or less of the area median income.*

Achieving this increase in housing production will require implementation of a wide range of policies and programs to spur additional private and public development and accelerate the pace of change in the community. Many of these actions, such as land use reform or process improvements, lie within the administrative powers of the city and have the potential to stimulate the production of thousands of units of privately funded, market rate housing. Achieving the target production of new affordable units will require new programs and new sources of funding to maximize the investment available, including the addition of funding streams beyond “traditional” affordable funds.

Additionally, many households are still recovering from the pandemic and struggling with rapidly rising costs as inflation increases. Increased costs, loss of income, or illness can quickly lead to housing insecurity. Approximately half of all renters in Vancouver are considered cost-burdened (spending 30% or more of their income on housing). The City recognizes the importance of housing and fostering a healthy and livable community. Vancouver is committed to promoting safe, affordable housing and reducing homelessness through funding, partnership, and policy efforts.

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 Housing Action Plan calls for 14 strategies in four areas to increase the number of new housing units and impact housing affordability.

Land Use

4. Update the City’s Comprehensive Plan to establish citywide housing and density goals and strategies
5. Update code to remove artificial barriers to density and additional housing types

6. Update single family zoning to achieve naturally affordable housing through broad allowance for middle housing options, especially for first-time homeowners

Direct Investment

1. 2023 Renewal of Affordable Housing Fund Levy
2. Seek high leverage investments to maximize units and households served
3. Pursue strategic land acquisition
4. Explore additional investments- System Development Charge (SDC) waivers, Multifamily Tax Exemption (MFTE) Fee-in-lieu, etc.
5. Explore development of homeownership programs

Incentives

1. 2023 updates to MFTE to prioritize density and expand eligibility to high density corridors and districts
2. Align infrastructure investments with high density corridors
3. Offer additional incentives for density – lower parking minimums, additional height, etc.

Process

1. Evaluate development review processes to ensure consistency and efficiency, and reduce costs and time burden where appropriate
2. Establish clear guidance and timelines on new policies (e.g., green building requirements)
3. Explore process incentives like pre-approved Accessory Dwelling Unit (ADU) designs that meet code requirements

Discussion:

No further discussion.

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

Several projects proposed for funding under the 2024 Action Plan address the goal of meeting underserved needs. Janus Youth will provide rental assistance to youth experiencing homelessness. Council for the Homeless will provide diversion assistance for households experiencing literal homelessness. Thrive 2 Survive will host community events, bringing resources to and meeting the needs of people experiencing or at risk of homelessness.

Actions planned to foster and maintain affordable housing

The City of Vancouver utilizes the Multi-Family Tax Exemption (MFTE) program authorized by state RCW 84.14, to encourage new private multi-family development and redevelopment within designated target areas to accommodate future population growth and encourage affordable housing. This program exempts project owners from the new construction tax value cost, for residential development.

This program has undergone a significant update with 9 new proposed target areas and a revision to the tax incentives to better incentivize housing affordability and density.

The City of Vancouver also uses the Affordable Housing Fund (AHF), a voter approved levy, to fund projects that benefit very low-income households within the city who earn less than 50% of area median income. The City will make funding available to community partners for projects and programs that:

- Build and preserve long-term affordable housing in Vancouver
- Provide temporary shelter to people experiencing homelessness
- Provide rental assistance and services to help households avoid eviction or access a rental unit

In 2023, voters elected to renew the AHF levy, and it is anticipated that it will collect \$10 million per year over 10 years, for a total of \$100 million for affordable housing and homelessness assistance.

Actions planned to reduce lead-based paint hazards

The City continues to require lead-based testing for houses during housing quality and safety inspections and for any rental assistance units and rehabilitation work on structures built before 1978.

Actions planned to reduce the number of poverty-level families

The City of Vancouver continues to fund various assistance from rapid rehousing and homelessness prevention, substance use recovery, new and rehabilitated affordable housing units, and business

assistance to help stabilize at risk populations and move them toward self-sufficiency.

Actions planned to develop institutional structure

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

City of Vancouver Council members are also participants of the Community Action Advisory Board which awards various community funding to nonprofit agencies for homelessness prevention and other basic services. The City also participates in the coordination of homeless services, job training and housing programs through the Continuum of Care and Community Action Advisory Board.

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

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

Discussion:

No further discussion.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

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

Other CDBG Requirements

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

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

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

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

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

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

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

1. Providing HOME funds to acquire property to be developed or to acquire affordable owner units;
 2. Providing HOME funds for site preparation or improvement, including demolition; and
 3. Providing HOME funds for construction materials and/or labor.
 4. Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Habitat for Humanity or a community land trust.
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 housing unit must be made available for subsequent purchase only to qualified low-income buyers who will use the house as their principal residence. "Low-income" mean a household income not exceeding 80% of the area median income as established by HUD, adjusted for household size, at the time of home purchase. Each subsequent buyer, during the HOME Affordability Period, shall not pay more than 35% of the gross income of a household at 80% of area median income for mortgage payments including principal and interest, property taxes, and homeowner's property insurance.

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

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

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

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

- 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
 - 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home's useful life (i.e., roof, furnace, electrical system).
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

Preference is made to households experiencing literal homelessness.

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

The City is not preferencing households with disabilities.

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

City of Vancouver

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