

# 2024 - 2028 Consolidated Plan



City of Vancouver  
Economic Prosperity and Housing  
May 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.

*Copies of this document may be accessed online at:*  
<https://www.cityofvancouver.us/cdbg>

Approved by the City of Vancouver – City  
Council on May 6, 2024.

Approved by HUD – September 9, 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 the 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 received four comments during the Public Hearing held on Monday, May 6, 2024, and one additional email pertaining to the programs. These are included in the Appendix B attached to this document.

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

All comments and views expressed during the Public Comment period were accepted and included above.

**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

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

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

**Table 1 – Responsible Agencies**

### Narrative

The Department of Economic Prosperity and Housing (EPH) is responsible for the development of the 2024-2028 City of Vancouver Consolidated Plan. The City of Vancouver administers the CDBG funds received from HUD for activities that meet a national objective and HOME funds that are used to preserve and create affordable housing. These allocation-based grants support extremely low to moderate income persons within the limits of the City of Vancouver. EPH has carried out the primary functions related to the data collection, analysis, and preparation of the 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 decisions 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 our local Continuum of Care's decision-making body (CoC Steering Committee). The CoC Steering Committee has primary responsibility for ensuring that Homeless Management Information System (HMIS) is fully funded and encompasses appropriate policies and procedures.

#### **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**

During the January 2024 Steering Committee meeting, City of Vancouver staff was able to provide consultation with the CoC that serves the area. This consultation included a presentation of the plan development and an interactive conversation regarding community needs, plan goals and priorities for the 2024-2028 Consolidated Plan.

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

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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	National Development Council
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings. Anticipated outcomes are providing guidance on loan programs.
9	<b>Agency/Group/Organization</b>	Columbia River Mental Health
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for mental health programs and services.
10	<b>Agency/Group/Organization</b>	Community Services Northwest
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Addiction and Mental Health

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Lifeline Connections
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Addiction and Mental Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Involvement in Community Services Open House. This is anticipated to produce a better understanding of the work of Lifeline in the wider community.
12	<b>Agency/Group/Organization</b>	Evergreen Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are developing and maintaining home ownership programs.
13	<b>Agency/Group/Organization</b>	COUNCIL FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Hispanic Metropolitan Chamber
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Anticipated outcomes include better coordination between the various efforts for economic development in low-income areas of the City.
15	<b>Agency/Group/Organization</b>	Greater Vancouver Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Anticipated outcomes include better coordination between the various efforts for economic development in low-income areas of the City.
16	<b>Agency/Group/Organization</b>	Boys and Girls Clubs of Southwest Washington
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on community and youth involvement programs.
17	<b>Agency/Group/Organization</b>	WASHINGTON STATE HOUSING FINANCE COMMISSION
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Clark County Coalition of Service Providers
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Washington State Department of Commerce
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Broadband Needs of Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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. Additional participation occurred in monthly webinars with the Washington State Broadband Office (WSBO) in order to be involved in the state's plan to bring accessible and affordable internet access to all in Washington.

20	<b>Agency/Group/Organization</b>	Latino Community Resource Group
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	League of United Latin American Citizens
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Commission on Aging
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	Filipino American Association of Vancouver
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration on programming and housing for low income and special needs persons.
25	<b>Agency/Group/Organization</b>	Washington State University - Vancouver
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Needs of Housing
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
26	<b>Agency/Group/Organization</b>	211info
	<b>Agency/Group/Organization Type</b>	Regional organization Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Staff Consultation was completed with 211Info. The consultation consisted primarily of statistics based upon number of calls/contacts received and the topics to which their questions pertained.
27	<b>Agency/Group/Organization</b>	Proud Ground
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are developing and maintaining home ownership programs.

28	<b>Agency/Group/Organization</b>	Impact NW
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
29	<b>Agency/Group/Organization</b>	Evergreen Public Schools
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	YWCA Clark County
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SeaMar Community Health Center
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Addiction and Mental Health
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	SWEC - Southwest Washington Equity Coalition
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Equity and Inclusion
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for collaboration with focus on equity for historically underserved communities.
33	<b>Agency/Group/Organization</b>	SWACH - Southwest Washington Accountable Community of Health
	<b>Agency/Group/Organization Type</b>	Services-Health Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
34	<b>Agency/Group/Organization</b>	Thrive 2 Survive
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
35	<b>Agency/Group/Organization</b>	Community Foundation for Southwest Washington
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Equity and Inclusion
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
36	<b>Agency/Group/Organization</b>	Fourth Plain Forward
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Neighborhood Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
37	<b>Agency/Group/Organization</b>	Clark County Volunteer Lawyers Program
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Legal assistance for low-income persons



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
38	<b>Agency/Group/Organization</b>	PeaceHealth
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Community Health Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
39	<b>Agency/Group/Organization</b>	PEACE NW
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy Community needs for those with intellectual and/or developmental disabilities
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
40	<b>Agency/Group/Organization</b>	CBG Communications
	<b>Agency/Group/Organization Type</b>	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Broadband Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through recurring meetings. Anticipated outcomes are identifying the state of broadband internet access availability and digital equity within the City.

41	<b>Agency/Group/Organization</b>	Clark Regional Emergency Services Agency
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management
	<b>What section of the Plan was addressed by Consultation?</b>	Hazard Mitigation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation occurred through reoccurring meetings. Anticipated outcomes are identifying areas of needed improvement or areas of increased focus of funding.
42	<b>Agency/Group/Organization</b>	City of Vancouver
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Hazard Mitigation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the City Manager's office occurred through reoccurring meetings regarding (a) the Climate Action Framework actions with Affordable Housing connections and (b) the Homeless Assistance and Resource Team (HART). Anticipated outcomes are identifying areas of needed improvement or areas of increased focus of funding.

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

No agencies were intentionally excluded from the consultations 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	Clark County	The majority of efforts to improve public health and address homelessness are organized through the County, so close collaboration between the City and the County are essential.
Consolidated Plan	Clark County	The majority of efforts to improve public health and address homelessness are organized through the County, so close collaboration between the City and the County are essential.
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	The City of Vancouver will also support both rental and homeownership projects to community members who are at or below 80% AMI.
2023 PIT 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 meet the lowest income levels 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 a just and equitable transition to community-wide 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 public health and address homelessness are organized through the County, so close collaboration between the City and the County are essential.
Clark County Public Health's Strategic 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.

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Aging Readiness 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.

**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"> <li>• Support home ownership and wealth generation</li> <li>• Build new affordable housing for residents with low income</li> <li>• Create opportunities for new small businesses</li> <li>• Help keep current residents in their homes</li> <li>• Support existing small businesses</li> <li>• Support multi-generational single-family housing</li> <li>• Encourage housing production</li> <li>• Invest in community facilities</li> <li>• Invest in neighborhood improvements</li> <li>• Provide community services</li> </ul> Support children and families	No comments received or provided	All comments were accepted	N/A



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

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

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

The City of Vancouver is a story of change, growth, and diversity. Over the past 15 years the city has experienced unprecedented increases in its population, median income, and housing costs. Along with this growth has come a deficit in the number of available housing units.

In order to meet new and existing demands, Vancouver must add over 2,500 new housing units per year over the next ten years, with at least 1,000 new units affordable to households that earn less than 80% of the area median income. Vancouver has declared a state of emergency for affordable housing and resulting rise in homelessness. Housing costs have rapidly increased, with both rental and ownership costs far outpacing income growth in the city. Median home prices have increased 80% and average rents increasing 70% from 2011 to 2021.

Renters are nearly three times more likely to be cost burdened than homeowners, with 27% of renters severely cost burdened (spending more than 50% of their income on rent) and around 57% cost burdened (spending more than 30% of their income on rent) in the City as of 2021. This section identifies the housing needs of the population of the City of Vancouver. These needs assisted in defining the Consolidated Plan goal *to increase and preserve affordable housing opportunity for those most vulnerable and to increase homeownership opportunities*. The initiatives and programs that support this goal addressed in this section are Rental Unit Construction, Homeowner Housing Rehabilitation, Homeowner Housing Added, and Tenant Based Rental Assistance (TBRA).

HUD 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 Adjusted Median Family Income (HAMFI) is the statistical basis for HUD-related definitions of affordability. This number is calculated by HUD for the full Portland-Hillsboro-Vancouver MSA. This area consists of the seven counties of Clackamas, Clark, Columbia, Multnomah, Skamania, Washington, and Yamhill. In addition to Vancouver, Portland, and Hillsboro, other major cities include Beaverton, Gresham, McMinnville, and Oregon City. Vancouver, at 190,700 people, is currently the second largest city in the metro area, behind Portland. HAMFI is a statistic generated by HUD for purposes of determining the eligibility of applicants for certain federal housing programs. HUD determines HAMFI on an annual basis for each metropolitan area and Non-metropolitan County; adjusting for household size and other factors (this is also known as AMI).

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	19%
Households	63,785	80,754	27%
Median Income	\$47,950.00	\$73,626.00	54%

**Table 4 - 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 5 - 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 6 – 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 7 – 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 8 – 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 9 – 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 10 – Crowding Information – 1/2**

**Data Source:** 2013-2017 CHAS

**Table 11 – Crowding Information – 2/2**

**Data Source Comments:** 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.

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

Housing affordability impacts a range of Vancouver household types. 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.

**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**

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 description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

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

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

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 of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,540	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 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2013-2017 CHAS

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four 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 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2013-2017 CHAS

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four 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 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2013-2017 CHAS

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four 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 15 - 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 of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	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 16 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2013-2017 CHAS

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four 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 17 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2013-2017 CHAS

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four 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 18 – Severe Housing Problems 50 - 80% AMI**

2013-2017 CHAS

Data Source:

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four 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 19 – Severe Housing Problems 80 - 100% AMI**

2013-2017 CHAS

Data Source:

## 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%) have 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, Hispanic (34%), 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)

### 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 20 – 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

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

### Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	377	2,424	134	2,169	70	40	8

**Table 21 - 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

	Certificate	Mod-Rehab	Public Housing	Program Type				
				Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,769	12,301	10,190	12,557	9,306	10,994
Average length of stay	0	0	7	4	0	5	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	2	2	1	2	1	2
# Homeless at admission	0	0	0	30	0	2	28	0
# of Elderly Program Participants (>62)	0	0	71	666	69	593	3	0
# of Disabled Families	0	0	111	929	21	852	44	5
# of Families requesting accessibility features	0	0	377	2,424	134	2,169	70	40
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	285	1,995	106	1,789	56	37	5
Black/African American	0	0	42	280	18	246	11	2	2
Asian	0	0	22	83	4	78	0	0	1

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	9	29	1	28	0	0	0
Pacific Islander	0	0	19	37	5	28	3	1	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Data Source:** PIC (PIH Information Center) **Table 23 – Race of Public Housing Residents by Program Type**  
**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	27	109	5	93	5	5	1
Not Hispanic	0	0	350	2,315	129	2,076	65	35	7
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Data Source:** PIC (PIH Information Center) **Table 24 – Ethnicity of Public Housing Residents by Program Type**

## **Section 504 Needs Assessment:**

### **Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

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

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

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

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

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

### **Discussion**

No further discussion

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

According to the Clark County Homeless Action Plan, which includes the City of Vancouver, homelessness has increased significantly in the recent years. 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.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	140	270	0	0	0	0
Persons in Households with Only Children	5	2	0	0	0	0
Persons in Households with Only Adults	527	356	0	0	0	0
Chronically Homeless Individuals	169	134	0	0	0	0
Chronically Homeless Families	5	6	0	0	0	0
Veterans	32	23	0	0	0	0
Unaccompanied Child	5	2	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 25 - Homeless Needs Assessment**

**Alternate Data Source Name:**

2023 Point in Time Homelessness Count

**Data Source Comments:**

The City of Vancouver has no rural homeless.

**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):**

Specific data regarding “number of persons becoming and exiting homelessness each year,” and “number of days that persons experience homelessness,” is not included in the annual point in time count. However, based on community outreach services, previous point in time counts, and local resources, the number of persons experiencing homelessness is continuously increasing. Due to gaps in needed housing units and supportive services, the duration of time that a person experiences homelessness has increased as well. Of the 1,300 people experiencing homelessness during the 2023 point in time count, 344 were chronically homeless up fifty-four (54) percent from the previous year.

## **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/](http://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:**

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 not established a preference for a HOME TBRA activity for persons with a specific category of disabilities.

**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:**

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 Improvements:**

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.

The existing Vancouver Comprehensive Plan lays out a wide range of public infrastructure improvements for the next 20 years. Major non-housing priorities range for improved modes of transportation (cycling, Bus Rapid Transit), and wastewater treatment improvements. Many of these projects are funded and provided by the City's Public Works department or county-wide agencies like C-Tran.

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 infrastructure and improvements.

### **Describe the jurisdiction's need for Public Services:**

The City of Vancouver faces significant public service needs that no single agency can fully address. For example, the 2023 Notice of Funding Availability for CDBG funds highlighted this disparity: ten applications requested over \$475,000, but only \$250,000 was available. Applications and funding requests have been consistently 2.5 times greater than available funds. Previously, most CDBG funds were allocated to homelessness services. Going forward, while the City will continue to support homelessness services, it will also seek opportunities to other assistive services and projects. Research indicates that combining these services with permanent supportive housing offers a better chance for people to overcome homelessness.

### **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 the

living environment 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%
<b>Total</b>	<b>71,667</b>	<b>100%</b>

**Table 26 – 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%
<b>Total</b>	<b>34,292</b>	<b>99%</b>	<b>33,860</b>	<b>100%</b>

**Table 27 – 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.

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

According to the 2022 ACS data, there 82,941 households in the City of Vancouver and 80,754 units of housing, indicating 2,187 vacant properties and a vacancy rate of 4%. However, even though the vacancy rate has decreased, a lack of affordable housing for low-income households continues to exist. Households are renting down, resulting in fewer affordable units for lower income households. While Vancouver has been focused on increasing housing production and affordability for many years, the City has consistently fallen short of its goal of creating 2,500 housing units per year. Currently, the city has a shortage of over nine thousand units.

**Describe the need for specific types of housing:**

Deeply affordable rental units:

- Inventory of deeply affordable rental units decreased from 23% of the housing inventory in 2017 to 12% in 2022 according to ACS Housing Characteristics.

Preservation of rental units for low-income renters:

- Renters earning between \$25,000 and \$34,999 depend on a combination of the public sector (units with low to moderate subsidies and vouchers) as well as the private market, whose rents are less stable in tight markets.

Affordable homes to purchase

- The inventory of homes priced at less than \$320,000 is very limited. The most affordable homes are mobile homes, which carry high financing costs and high HOA fees.

**Discussion**

Between 2009 and 2022, Vancouver's population increased 19%. In contrast, the number of housing units in the city only increased from 70,005 to 80,754 a change of 15%. While the failure to match housing demand with increased supply is not the sole cause of the increased cost of housing in Vancouver, it is likely a contributing factor as the Vancouver housing development industry struggles to keep up with the growing popularity of the area.

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

### Introduction

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

### Cost of Housing

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

**Table 28 – Cost of Housing**

**Alternate Data Source Name:**

Multiple Listing Service (MLS)

Rent Paid	Number	%
Less than \$500	7,056	9.7%
\$500-999	12,454	50.0%
\$1,000-1,499	18,946	32.3%
\$1,500-1,999	21,403	5.5%
\$2,000 or more	19,895	2.7%
<b>Total</b>	<b>79,754</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

**Alternate Data Source Name:**

American Community Survey 2022 Data

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	7,375	No Data
50% HAMFI	6,245	3,625
80% HAMFI	9,850	7,530
100% HAMFI	No Data	5,215
<b>Total</b>	<b>23,470</b>	<b>16,370</b>

**Table 30 – Housing Affordability**

**Alternate Data Source Name:**

CHAS Data 2016 - 2020

**Data Source Comments:** 2016-2020 CHAS data reflects additional data of 2925 owners between 0-30% AMI and 4,115 renters at 80-100% AMI. These additions bring total renters in this chart to 27,858 and owners 19,295

### 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	1,264	1,231	1,456	1,699	1,876
Low HOME Rent	987	1,058	1,270	1,466	1,636

**Table 31 – Monthly Rent**

**Alternate Data Source Name:**

HUD FMR and HOME Rents 2023

### 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.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

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%
<b>Total</b>	<b>34,295</b>	<b>99%</b>	<b>33,860</b>	<b>99%</b>

**Table 32 - Condition of Units**

**Data** 2013-2017 ACS  
**Source:**

### 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%
<b>Total</b>	<b>34,296</b>	<b>100%</b>	<b>33,865</b>	<b>99%</b>

**Table 33 – Year Unit Built**

**Data** 2013-2017 CHAS  
**Source:**

## 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 34 – Risk of Lead-Based Paint**

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

## 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 35 - Vacant Units**

**Alternate Data Source Name:**  
American Community Survey 2018-2022 5 Year Est.

## Need for Owner and Rental Rehabilitation

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

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

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

## Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with

### LBP Hazards

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

**Discussion**

The City of Vancouver manages a housing rehabilitation program that assists low-income homeowners with basic repairs. This program addresses structural, weatherization, electrical, plumbing, and essential repairs up to \$35,000. Homes that were built prior to 1978 are presumed to have lead-based paint and are tested. When necessary, appropriate mitigation measures are completed. Interim controls and safe work practices are required during construction. The result of the lead hazard control program is a safer and healthier home to those who are most at risk.

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

### Introduction

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

The Vancouver Housing Authority has provided data regarding the total number of units and the vouchers available. That data is summarized in the table below. Data regarding accessible units is not maintained for vouchers as the VHA only tracks the information for buildings that they own.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	0	4,243	855	2,503	309	126	450
# of accessible units			30						
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

Table 36 – Total Number of Units by Program Type

Alternate Data Source Name:  
Vancouver Housing Authority PIC

### Describe the supply of public housing developments:

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

VHA currently has five Public Housing properties totaling 189 units.

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 37 - 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 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. People who are homeless in Vancouver also rely on other means, such as staying temporarily with friends and family or camping in their vehicles, on the streets or in parks and other places not meant for human habitation.

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

**Table 38 - Facilities and Housing Targeted to Homeless Households**



January 26, 2023

## Clark County, WA Housing Inventory Chart (HIC)

### Emergency Shelter

Non-permanent congregate beds or rooms where a household can reside. Supportive services are provided and focus on meeting the basic needs of the residents and addressing barriers to moving into permanent housing.

Agency Name	Shelter Name	Number of Beds	Population Type
Catholic Community Services of SW WA	Bertha Cain Baugh Place	80	Single Women and Couples 55 years +
Catholic Community Services of Southwest Washington	Bertha's Too	32	Single Women and Couples 55 years +
Family Promise of Clark County	Family Promise of Clark County	3	Families
Janus Youth Programs	Janus Oak Bridge Youth Shelter	3	Youth under 18
Living Hope	Hope Village	40	Singles and Couples
Outsiders Inn	Outsiders Inn St. Paul & WHO St. Paul	30	Single Men
Outsiders Inn	The Outpost Community	23	Singles and Couples
Share	Share - WHAT	18	Single Women
Share	Share Homestead	56	Families & Four Single Women Beds
Share	Share House	30	Single Men
Share	Share Orchards Inn	59	Families & Four Single Women Beds
YWCA Clark County	Safe Choice	19	Survivors of Domestic Violence (Singles and Families)

**393 Beds**

**Temporary/Seasonal/Severe Weather Emergency Shelter**

Time limited congregate beds, rooms or motel space where a household can reside overnight. Focus is on meeting the basic needs of the residents, especially during winter and severe weather.

Agency Name	Shelter Name	Number of Beds	Population Type
Council for the Homeless	Motel Vouchers	3	All Populations
Outsider's Inn	Satellite Overflow Shelter	29	All Populations
WHO-St Andrew	WHO ST. Andrew	36	Single Women, Couples, Families
YWCA	YWCA-Motel Vouchers	6	Survivors of Domestic Violence (Singles and Families)
Janus Youth	Janus Hotel Voucher Program	4	Youth headed households 18-24
Living Hope Church	Severe Weather Shelter	29	All Populations

**Total Vouchered Beds 13**

**Total Seasonal Facility Beds 94**

**Transitional Housing (TH)**

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

Agency Name	Shelter Name	Number of Beds	Population Type
Janus Youth Programs	Janus - Caples Terrace - YAHP	39	Youth headed households (18-24)
Open House Ministries	Open House Shelter	57	Families and 2-4 Single Women
Open House Ministries	Open House Shelter Annex	3	Families
Open House Ministries	Pinewood Terrace	34	Families
YWCA	YWCA – Transitional Housing	8	Families, Singles of Couples.
Share	Share Resident Transitional	22	Singles Adults
XChange Church	XChange- Transitional Housing	50	Singles and Couples

**213 Beds**

**Rapid Re-housing (RRH)**

Time limited rent assistance program in scattered site rental units paired supportive services for people exiting homelessness with medium to high levels of vulnerability. Household is able to remain in housing once program ends.

Agency	Program Name	Number of Beds	Population Type
Cowlitz Indian Tribal Health and Human Services	Cowlitz Tribe - RRH Independent Housing	11	Tribal Member
Council For The Homeless	HSC HSSP Evergreen RRH	31	Families with students
Impact NW	Impact NW - RRH	17	All Populations
Janus Youth Programs	Janus - Nest	18	Youth headed households (18-24)
Janus Youth Programs	Janus Nest 2 - City	24	Youth headed households (18-24)
Janus Youth Programs	Janus Nest 2 - County	4	Youth headed households (18-24)
Lifeline Connections	Lifeline Connections - ARP RRH	4	
Lifeline Connections	Lifeline Connections - COV RRH AHF	1	All Populations
Lifeline Connections	Lifeline Connections - TBRA County	14	All Populations
Salvation Army-	TSA - COV RRH AHF	6	All Populations
Second Step Housing	Second Step - TBRA	15	All Populations
Share	ASPIRE HOME - City	14	All Populations
Share	ASPIRE HOME - County	36	All Populations
Share	Share ESG-CV RRH 2	39	All Populations
Share	Share HEN RRH	114	People with a temporary or permanent disability, as determined by DSHS.
Share	Share Pros	25	All Populations
Share	Share RRH & HL	46	All Populations

YWCA	YWCA – ARPA RRH	34	Survivors of Domestic Violence (Singles and Families)
YWCA	YWCA – IYHP RRH	8	Survivors of Domestic Violence (Singles and Families)

**461 Beds**

### Permanent Supportive Housing (PSH)

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

Agency	Program Name	Type of Program	Number of Beds	Population Type
Vancouver Housing Authority	VHA - Isabella Court II	Site-based	85	Families
Columbia River Mental Health Services	CRMHS CBRA PSH	Scattered Site	7	Singles/Families
Community Services Northwest	CSNW CBRA PSH	Scattered Site	8	Singles/Couples
Community Services Northwest	CSNW PSH Northwest	Scattered Site	1	Singles/Couples
Community Services Northwest	CSNW PSH Northwest II	Scattered Site	12	Singles/Couples
Community Services Northwest	The Way Home	Scattered Site	14	Singles/Couples
Impact NW	Impact NW ARP PSH	Scattered Site	5	Singles/Couples
Impact NW	Impact NW - PSH	Scattered Site	8	Singles/Couples
Impact NW	Impact NW - PSH Local	Scattered Site	10	Singles/Couples
Janus Youth Programs	Janus Connections	Scattered Site	6	Youth headed Households (18-24)
Lifeline Connections	Lifeline Connections ARP PSH	Scattered Site	13	Singles/Families
Lifeline Connections	Lifeline Connections CBRA PSH	Scattered Site	9	Singles/Families
Share	Aspire - Story Street	Scattered Site	8	Families
Share	B2H4 HUD Match	Scattered Site	17	Families
Share	Bridging The Gap	Scattered Site	12	Families
Share	Share - ALTSA	Scattered Site	7	Singles

Share	Share - Lincoln Place	Site-based	30	Singles/Couples
Share	Share - Senior Program	Scattered Site	5	Singles/Couples over 55+
Share	Share Step Forward	Scattered Site	16	Singles/Couples
Housing Initiative, LLC	The Pacific	Site-based	18	Singles/Couples
Housing Initiative, LLC	The Meridian	Site-based	51	Singles/Couples
Vancouver Housing Authority	Central Park Place	Site-based	71	Singles/Couples
Vancouver Housing Authority	Central Park Place - VASH	Site-based	2	Qualifying Veterans - Singles/Couples
Vancouver Housing Authority	Freedom's Path - VASH	Site-based	40	Qualifying Veterans-Singles/Couples
Vancouver Housing Authority	VASH-HUD/VASH	Scattered Site	182	Qualifying Veterans-All Populations
Housing Initiative, LLC	Elwood	Site-based	44	Singles/Couples
Vancouver Housing Authority/Lifeline Connections/Sea Mar-CSNW	VHA - Merriwether	Site-based	27	Singles/Couples
Vancouver Housing Authority	VHA - Rhododendron Place	Site-based	22	Singles/Couples
<b>730 Beds</b>				

Additional information regarding Clark County Homeless Crisis Response System housing programs can be found at [System Dashboard](#) | [Council For The Homeless](#).



JANUARY 26, 2023

# Housing Inventory Chart

Clark County, WA



## Emergency Shelter

Non-permanent congregate beds or rooms where a household can reside. Supportive services are provided and focus on meeting the basic needs of the residents and addressing barriers to moving into permanent housing.

**393** year-round beds

## Transitional Housing

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

**213** beds

## Seasonal/Severe Weather

Time limited congregate beds, rooms or motel space where a household can reside overnight. Focus is on meeting the basic needs of the residents, especially during winter and severe weather.

**+107** beds added

## Permanent Supportive Housing

Permanent, affordable housing with intensive supports for households who are most vulnerable in the community.

**730** beds

## Rapid Re-housing

Time limited rent assistance program in scattered site rental units paired with supportive services for people exiting homelessness with medium to high levels of vulnerability. Household is able to remain in housing once program ends.

**461** beds

### Clark County Shelter Access Points

**Council for the Homeless Housing Hotline**  
360-695-9677

**YWCA Clark County SafeChoice 24/7 Crisis Hotline**  
Domestic Violence Survivors  
1-800-695-0167 or 360-695-0501

**Open House Ministries – A Family Shelter**  
360-737-0300

**Janus Youth Oak Bridge (Under age 18)**  
360-891-2634

### Housing Inventory Chart



**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**

Within the City of Vancouver, there is a focus on connecting homeless persons to the 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.**

Within the community, there are many non-profit agencies that provide services to meet the needs of chronically homeless individuals and families, families with children, veterans and their

families, and unaccompanied youth. Prevention services designed and targeted to meet the needs of homeless persons include:

- Council for the Homeless
- Share
- Living Hope, Live Love Center
- St. Luke's – San Lucas Episcopal Church
- VA HUD-VASH Homeless Housing Program
- Janus Youth
- YWCA
- Thrive2Survive
- Do Good Multnomah
- Outsiders Inn
- Impact NW
- The Salvation Army
- Open House Ministries
- Kleen Street
- Xchange Recovery
- Columbia River Mental Health

Other services include:

- Homeless Assistance and Resources Team (HART)
- Safe Stay Communities
- Road2Home
- Community Court Program
- Sanitation sites and mail service
- Talkin' Trash

Addressing chronic homelessness through transitional housing and rental assistance involves a multi-faceted approach aimed at providing stability and support for individuals who experience long-term or repeated periods of homelessness.

### **Transitional Housing**

1. **Short-Term Stability:** Transitional housing offers a temporary living arrangement for individuals experiencing chronic homelessness. This short-term stability is crucial for providing a safe and secure environment where individuals can focus on addressing their needs and planning for the future.
2. **Support Services:** Transitional housing programs often come with supportive services that address the root causes of chronic homelessness. These services may include case management, mental health and substance abuse treatment, life skills training.
3. **Connection to Resources:** Residents of transitional housing are often connected to additional community resources, such as job training programs, healthcare services, and legal assistance, which are critical for long-term stability.
4. **Creating a Pathway to Permanent Housing:** Transitional housing programs typically include a structured plan to help residents move from temporary accommodations to permanent housing. This can involve assistance with finding affordable housing and navigating the rental market.

## Rental Assistance

1. **Housing Choice Vouchers:** Vouchers help cover the cost of renting a home in the private market, allowing individuals to choose where they want to live.
2. **Rental Subsidies:** Direct rental subsidies to reduce the amount tenants must pay out-of-pocket. This can make it more affordable for individuals with very low incomes to secure and maintain permanent housing.
3. **Supportive Housing Models:** Rental assistance is often combined with supportive housing models, where rental subsidies are paired with on-site or accessible supportive services, helping individuals maintain their housing stability while receiving the support they need.
4. **Emergency Rental Assistance:** For those at risk of losing their current housing, emergency rental assistance programs can provide short-term help to cover overdue rent or prevent eviction, which is crucial for avoiding a return to homelessness.
5. **Long-Term Affordability:** Focusing on long-term rental affordability help individuals sustain their housing once they have moved into permanent housing.

## Combined Approach

By providing a combination of short-term stability, supportive services, and long-term rental assistance, partners within the City of Vancouver work together to address the complex needs of individuals experiencing chronic homelessness and help them achieve lasting housing stability.

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

### **Introduction**

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

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

### Elderly and Frail Elderly

The Vancouver Housing Authority provides service coordinators at their eight properties that specifically house seniors. The VHA service coordinators help residents sign up for benefits and keep them informed about community resources and services that help seniors remain active and independent.

The Clark County Commission on Aging highlights many of the housing issues relating to older populations, including aging in place, transportation, and access to healthcare.

### Disability

Reasonable accommodation for disability is a crucial aspect of housing for people with disabilities. Reasonable accommodations for a person with a disability may include installing handrails in showers, allowing service animals in otherwise no-pet buildings, and allowing the early termination of a lease with no financial penalty if a resident's disability means they are no longer able to complete the terms of the lease. As the potential types of accommodation vary depending on a variety of factors, the most important supportive housing need for the population with disabilities is to make sure fair housing laws are enforced.

### Addiction

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

### Persons with HIV & AIDS

The Housing Opportunities for Persons with AIDS (HOPWA) grants use general objectives to guide assistance:

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

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

Within the community, several agencies work alongside non-profit housing providers and the VHA to provide supportive housing. Agencies such as Lifeline Connections, Community Services Northwest, and Columbia River Mental Health Services (CRMHS) provides services for people returning from mental health institutions. As an example, CRMHS employs a full-time housing specialist who is available to all CRMHS clients in need of housing. Their role includes providing resource information, working with landlords on behalf of applicants, and providing case management support to assist clients in maintaining their housing.

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

Related to the Strategic Plan, the City of Vancouver will be providing housing and supportive service needs to persons who are not homeless but have other special needs is through rental assistance and housing support. Services in the next year will be provided through Share and Janus Youth Program's Nest Housing Services. The housing service funding provided in program year 2024 will allow the agencies to provide case management for clients receiving support who have needs beyond just housing assistance.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Land use planning policies and regulations such as zoning, impact fees and building codes/standards, affect the type, distribution, and amount of housing available in a community.

Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the Comprehensive Plan, the City of Vancouver will modify the existing zoning code to be reflective of the goals and policies that are being identified. Guiding questions that will be addressed will include:

- Housing
- Land Use, Development, and Infrastructure
- Equity and Opportunity

## 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.

### 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	13	12	-1
Construction	5,484	5,360	8	7	-1
Education and Health Care Services	12,846	15,825	18	21	3
Finance, Insurance, and Real Estate	4,546	4,697	6	6	0
Information	1,787	2,363	3	3	0
Manufacturing	8,189	7,516	12	10	-2
Other Services	3,050	3,192	4	4	0
Professional, Scientific, Management Services	6,969	8,892	10	12	2
Public Administration	0	0	0	0	0
Retail Trade	10,028	10,982	14	15	1
Transportation and Warehousing	3,595	1,714	5	2	-3
Wholesale Trade	4,828	4,223	7	6	-1
Total	70,967	74,116	--	--	--

**Table 39 - 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 40 - Labor Force**

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
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 41 – Occupations by Sector**

Data Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	63,956	71%
30-59 Minutes	20,318	23%
60 or More Minutes	5,291	6%
<b>Total</b>	<b>89,565</b>	<b>100%</b>

**Table 42 - Travel Time**

Alternate Data Source Name:  
ESRI 200023-10-17  
Data Source Comments:

## Travel time, including work from home

## 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 43 - 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 44 - Educational Attainment by Age**

**Data Source Comments:**

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	53,220
High school graduate (includes equivalency)	58,212
Some college or Associate's degree	63,888
Bachelor's degree	86,580
Graduate or professional degree	0

**Table 45 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

Washington State Educational Attainment

**Data Source Comments:** In 2020, 31.3 percent of Clark County residents aged 25 and older had a bachelors 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.

## Describe the workforce and infrastructure needs of the business community:

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

## Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any

**needs for workforce development, business support or infrastructure these changes may create.**

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

**Disaster Preparedness**

The City of Vancouver is part of the Regional Disaster Preparedness Organization, an intergovernmental group that works to build and maintain regional disaster preparedness capabilities in the Portland Metropolitan Area. While this organization heads most efforts in the region, that does not mean additional considerations cannot be taken in the Consolidated Plan. In the event of a natural disaster in the City of Vancouver, the City has the option of reallocating CDBG funds in during all stages of recovery, from immediate assistance to long-term rebuilding. HOME funds may be used to repair, rehabilitate or rebuild housing units damaged during a disaster, but cannot be used for other activities such as cleanup or restoration of non-housing services. Additionally, in the event of a natural disaster, the City of Vancouver can apply for CDBG-Disaster Relief funds.

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

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

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

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

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

WorkSource is a statewide partnership of state, local and nonprofit agencies that provides an array of employment and training services to job seekers and employers in Washington. One aspect of the City of Vancouver's CDBG program is the funding of small business assistance programs. Through agencies such as the Hispanic Metropolitan Chamber of Commerce and the

Greater Vancouver Chamber of Commerce, the City of Vancouver funds technical training for low-income or minority business owners.

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

Yes

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

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

**Discussion**

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

## **MA-50 Needs and Market Analysis Discussion**

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

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

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

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

### **Environmental Concerns**

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

According to the National Integrated Drought Information System, Vancouver is experiencing abnormally dry weather in the spring of 2019. Additionally, the report indicates that abnormally dry and drought conditions have become more frequent in the state. While Vancouver's economy is somewhat insulated from immediate needs for water, the wider regional economy requires significant amounts. Worsening drought conditions have the potential to negatively affect quality of life and economic success, through more expensive goods and more frequent wildfires.

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

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

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

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

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

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

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

**Are there any community assets in these areas/neighborhoods?**

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

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

**Are there other strategic opportunities in any of these areas?**

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

## **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.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Currently, there are eleven internet providers within the City of Vancouver. Services include fiber, cable, satellite, DSL, fixed wireless and 5G based internet.

## 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.

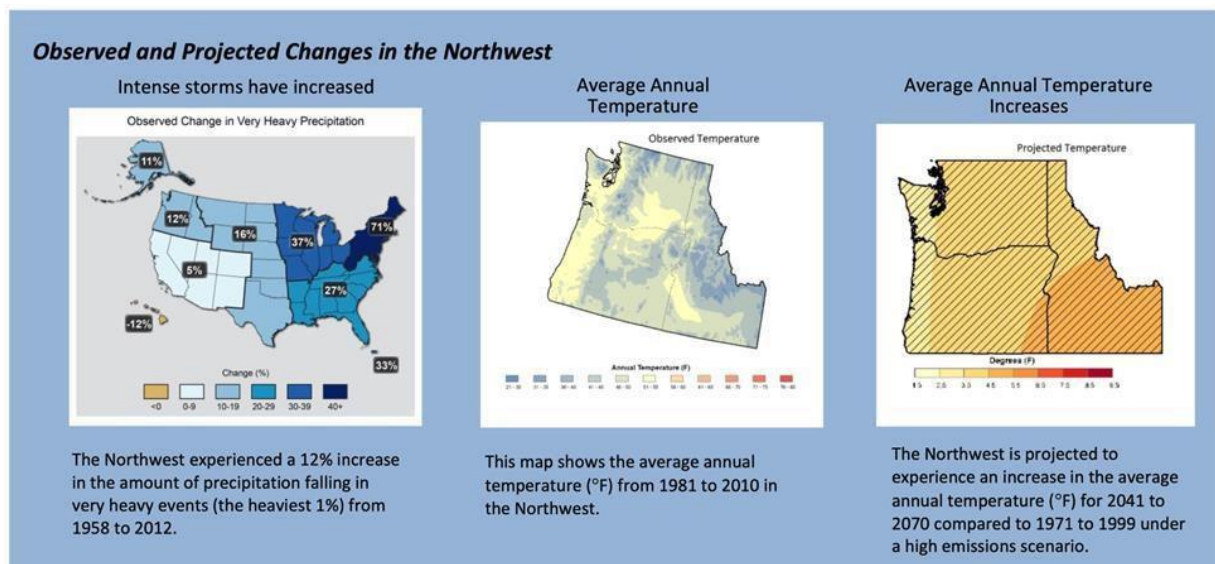
**Warming Temperatures** - Temperature records show that the Vancouver region is experiencing long-term warming, and models indicate that this trend is expected to continue in the future., and recent years have set records for extreme single-day temperatures as well. Extended, deadly heat waves are becoming 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

**Table 46 – Priority Needs Summary**

<b>1</b>	<b>Priority Need Name</b>	Increase and preserve affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	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
	<b>Geographic Areas Affected</b>	City of Vancouver
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Increase and preserve affordable housing opportunity for those most vulnerable. Provide increased homeownership opportunities.
	<b>Basis for Relative Priority</b>	While the median household income has increased, affordability in Vancouver continues to be a major issue. Median rents have risen 60% since 2012 while median incomes have only risen 35%, leaving an increasing number of people facing unsustainable cost burdens.
<b>2</b>	<b>Priority Need Name</b>	Reduce poverty and increase household stability
	<b>Priority Level</b>	High
	<b>Population</b>	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 Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Vancouver
	<b>Associated Goals</b>	Housing Stability, Poverty Reduction
	<b>Description</b>	Reduce poverty and homelessness by increasing household stability. To increase capacity of local community-based providers

	<b>Basis for Relative Priority</b>	Based on the annual Point in Time counts, the number of people who are unsheltered continue to increase 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	<b>Priority Need Name</b>	Safe and inclusive community spaces
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low. Low, Moderate, Middle Large Families Families with Children, Elderly, Public Housing Residents, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS Victims of Domestic Violence, Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Vancouver
	<b>Associated Goals</b>	Neighborhood Equity and Livability
	<b>Description</b>	Create inclusive and thriving community spaces that ensure access to resources and opportunities.
	<b>Basis for Relative Priority</b>	While public facilities and infrastructure are an allowed use of funds, many public infrastructure services are already provided by the City of Vancouver's general fund.
4	<b>Priority Need Name</b>	Increase economic opportunity
	<b>Priority Level</b>	High
	<b>Population</b>	Low, Moderate, Middle, Large Families, Families with Children Public Housing Residents, Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Vancouver
	<b>Associated Goals</b>	Economic Opportunity
	<b>Description</b>	Provide training and opportunities to entrepreneurs and small businesses.
	<b>Basis for Relative Priority</b>	Rents and daily expenses continue to rise in Vancouver. To ensure that people are able to handle increased costs, incomes, particularly among the lowest earners, need to increase through better jobs.

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Tenant Based Rent Assistance (TBRA) is a critical resource for meeting the short-term needs of households experiencing homelessness. The number of households that can be served with TBRA is limited by the area's rapidly rising rents and low vacancy rates. TBRA does not address the long-term need to invest in the city's housing stock nor create new affordable housing opportunities.
TBRA for Non-Homeless Special Needs	Many members of the non-homeless special needs population report high housing costs and difficulty with self-care. The population of Vancouver is aging, indicating increased need for supportive services for people with special needs.
New Unit Production	While the housing market has shown signs of slowing, population growth and stagnant incomes mean that there is still significant demand for new housing, particularly in more affordable parts of town. There is a shortage of units affordable for low-income households, which requires more investment to address.
Rehabilitation	The rate of homeownership among low-income households is low in the City of Vancouver. As Vancouver's rehab program specifically targets low-income homeowners, the small number of households eligible for rehabilitation loans means that the program is not likely to expand.
Acquisition, including preservation	The increase in the supply of affordable housing is critical for the community. Partnerships with developers and non-profit agencies encourage the acquisition of existing supply.

**Table 47 – Influence of Market Conditions**

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

### **Introduction**

Since 2003, Vancouver has received a direct allocation of Community Development Block Grant funds from HUD. In 2009, Vancouver began receiving an annual allocation of HOME Investment Partnership funding directly from HUD. The City is responsible for administration of these programs in compliance with the HUD regulations and requirements and has responsibility for the final allocation of funds for program activities. The PY2024 Annual Allocation for the HOME program was awarded in the amount of \$717,517.27, however, the "Annual Allocation" field in IDIS does not support cents in its entry. Annual awards are awarded based on the actual annual allocation provided.

### **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	1,438,547	100,000	80,000	1,618,547	6,154,188	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. Year 1 available funds reflect an additional amount of prior year resources. These funds were added to the PY2024 availability due to various projects expending less at the end of their contract than anticipated. These remaining funds will be redistributed based on applications received. It is not anticipated that this source of funding will continue over the remaining four years. Program Income is anticipated to remain similar as loan repayment will continue to occur.

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	717,517	20,000	172,372	909,889	3,639,556	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. Year 1 available funds reflect an additional amount of prior year resources. These funds were added to the PY2024 availability due to various projects expending less at the end of their contract than anticipated. These remaining funds will be redistributed based on applications received. It is not anticipated that this source of funding will continue over the remaining four years. Program income is anticipated to increase as a result of loan repayments.

**Table 48 - 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.

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 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, 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. As the City does not distribute funding until all other funding is secure, this allows the City to more easily pivot and redistribute funding if an agency is not able to secure funding in time.

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	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
VANCOUVER HOUSING AUTHORITY	PHA	Public Housing Rental	Region
COUNCIL FOR THE HOMELESS	Non-profit organizations	Homelessness Rental	Region
Share	Non-profit organizations	Homelessness	Region
Fourth Plain Forward	Non-profit organizations	Non-homeless special needs Rental public services	
Proud Ground	Non-profit organizations	Ownership	Region
Evergreen Habitat for Humanity	Non-profit organizations	Ownership	Region
Hispanic Metropolitan Chamber	Regional organization	Economic Development public services	Region
YWCA Clark County	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Janus Youth	Non-profit organizations	Homelessness public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Thrive 2 Survive	Non-profit organizations	Homelessness public services	Region

**Table 49 - 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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	-
Legal Assistance	X	X	-
Mortgage Assistance	-	-	-
Rental Assistance	X	X	X
Utilities Assistance	X	X	-
<b>Street Outreach Services</b>			
Law Enforcement	X	X	-
Mobile Clinics	X	X	-
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	-
Child Care	X	-	-
Education	X	-	-
Employment and Employment Training	X	X	-
Healthcare	X	X	X
HIV/AIDS	X	X	-

Life Skills	X	-	-
Mental Health Counseling	X	X	-
Transportation	X	X	-
<b>Other</b>			
Housing Case Management	X	X	-

**Table 50 - 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 of Vancouver's 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 rest of the community. HART's role is to provide compassionate outreach and assistance to folks living unsheltered, and also serve as a point of contact for community members seeking a response related to issues/concerns about homelessness.

The community uses outreach services as the primary tool to engage people who are chronically homeless and unaccompanied youth. There is a drop-in center for unaccompanied youth where case managers can start building trust relationships. People who are chronically homeless are connected to permanent supportive housing; families with children to rapid re-housing; and unaccompanied youth to rapid re-housing and transitional housing. Outreach workers, assessment staff, and case managers all work with these populations to ensure that they are accessing mainstream services. The Veteran Affairs Medical Center provides outreach services, housing, and medical services for veterans.

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	Goal Outcome Indicator
1	Affordable Housing	2024	2028	Affordable Housing Homeless		Increase and preserve affordable housing	CDBG: \$512,500 HOME: \$4,180,685	Rental units constructed: 160 Household Housing Unit  Rental units rehabilitated: 50 Household Housing Unit  Homeowner Housing Added: 10 Household Housing Unit  Homeowner Housing Rehabilitated: 35 Household Housing Unit  Direct Financial Assistance to Homebuyers: 10 Households Assisted  Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Housing Stability, Poverty Reduction	2024	2028	Affordable Housing Homeless		Reduce poverty and increase household stability	CDBG: \$1,025,000	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted  Homeless Person Overnight Shelter: 200 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 250 Beds  Homelessness Prevention: 50 Persons Assisted
3	Neighborhood Equity and Livability	2024	2028	Non-Housing Community Development		Safe and inclusive community spaces	CDBG: \$340,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
4	Economic Opportunity	2024	2028	Non-Housing Community Development		Increase economic opportunity	CDBG: \$3,355,235	Businesses assisted: 600 Businesses Assisted

**Table 51 – Goals Summary**

## Goal Descriptions

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

**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 Involvements**

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?**

No

**Plan to remove the 'troubled' designation**

Not applicable.



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

### **Barriers to Affordable Housing**

Land use planning policies and regulations such as zoning, impact fees and building codes/standards, affect the type, distribution, and amount of housing available in a community. Federal Fair Housing Act (FHAA) sets the framework that all levels of government are responsible for not “making unavailable” housing for certain protected classes, as established by the act. This applies to land use and zoning regulations because of their direct impact on the type, distribution, and amount of housing available in a community.

As part of the Comprehensive Plan, the City of Vancouver will modify the existing zoning code to be reflective of the goals and policies that are being identified. Guiding questions that will be addressed will include:

- Housing
- Land Use, Development, and Infrastructure
- Equity and Opportunity
- 

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

#### **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 through local AHF funds. 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 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 homeless 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. The 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 County'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 regional homeless response, 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 LMI 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 LMI persons.

**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 low- to moderate-income residents and reducing poverty. The focus is to help low- to moderate-income residents have stable and safe housing, to reduce the risk of homelessness, and provide assistance for those who are unhoused to have stable housing.

## 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 subrecipients 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 and timeliness activities.

**Monitoring Visits:** The City conducts an annual visit or desk monitoring of all subrecipients. 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. The PY2024 Annual Allocation for the HOME program was awarded in the amount of \$717,517.27, however, the “Annual Allocation” field in IDIS does not support cents in its entry. Annual awards are awarded based on the actual annual allocation provided.

#### 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	1,438,547	100,000	80,000	1,618,547	6,154,188	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. Year 1 available funds reflect an additional amount of prior year resources. These funds were added to the PY2024 availability due to various projects expending less at the end of their contract than anticipated. These remaining funds will be redistributed based on applications received. It is not anticipated that this source of funding will continue over the remaining four years. Program Income is anticipated to remain similar as loan repayment will continue to occur.

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	717,517	20,000	172,372	909,889	3,639,556	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. Year 1 available funds reflect an additional amount of prior year resources. These funds were added to the PY2024 availability due to various projects expending less at the end of their contract than anticipated. These remaining funds will be redistributed based on applications received. It is not anticipated that this source of funding will continue over the remaining four years. Program income is anticipated to increase as a result of loan repayments.

**Table 52 - 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**

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.

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 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, 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. As the City does not distribute funding until all other funding is secure, this allows the City to easily pivot and redistribute funding if an agency is not able to secure funding in time.

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.

## 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
<b>1</b>	Affordable Housing	2024	2028	Affordable Housing Homeless		Increase and preserve affordable housing	CDBG: \$102,500 HOME: \$836,137	Direct Financial Assistance to Homebuyers: 13 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 55 Households Assisted
<b>2</b>	Housing Stability, Poverty Reduction	2024	2028	Affordable Housing Homeless		Reduce poverty and increase household stability	CDBG: \$205,000	Public service activities other than Low/Moderate Income Housing Benefit: 2305 Persons Assisted
<b>3</b>	Economic Opportunity	2024	2028	Non-Housing Community Development		Increase economic opportunity	CDBG: \$671,047	Businesses assisted: 233 Businesses Assisted
<b>4</b>	Neighborhood Equity and Livability	2024	2028	Non-Housing Community Development		Safe and inclusive community spaces	CDBG: \$340,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Direct Financial Assistance to Homebuyers Tenant-based rental assistance / Rapid Rehousing
2	<b>Goal Name</b>	Housing Stability, Poverty Reduction
	<b>Goal Description</b>	Public service activities other than Low/Moderate Income Housing Benefit: 2,305 Persons Assisted
3	<b>Goal Name</b>	Economic Opportunity
	<b>Goal Description</b>	Microenterprise and Capacity Building
4	<b>Goal Name</b>	Neighborhood Equity and Livability
	<b>Goal Description</b>	Entitlement set-aside for repayment of Section 108 debt service

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Vancouver organizes a volunteer committee comprised of community and City program staff members to prioritize annual application funding. The committee 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 that are included under each project type are included as an attachment to this Action Plan.

The City has established two set-asides for funding 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 envisioned as 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 partner with community-based organizations to operate it.

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 only one or two staff. The staff, who are often volunteers, 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 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
<b>Housing Stability, Poverty Reduction</b>					
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
<b>Neighborhood Equity and Livability</b>					
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.
<b>Economic Opportunity</b>					
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
<b>Affordable Housing</b>					
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	HOM E	Establish new permanently affordable homeownership units through affordability subsidies
Proud Ground	Permanently Affordable Housing	\$200,000	3 Households	HOM E	Permanently affordable homeownership opportunities for first-time homebuyers
<b>Program Administration</b>					
City of Vancouver	Program administration	\$252,000 \$76,000		CDBG HOM E	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
- Project review committee weighted scoring analysis

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2024 Housing Stability, Poverty Reduction
	<b>Target Area</b>	
	<b>Goals Supported</b>	Housing Stability, Poverty Reduction
	<b>Needs Addressed</b>	Reduce poverty and increase household stability
	<b>Funding</b>	CDBG: \$205,000
	<b>Description</b>	Reduce poverty and homelessness by increasing household stability. To increase capacity of local community-based providers
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,305 persons who are survivors of domestic violence, foster and kinship caregivers, and people experiencing homelessness.
	<b>Location Description</b>	City of Vancouver
2	<b>Planned Activities</b>	Each year, 15% of the City's annual CDBG allocation is utilized to support non-profit organizations providing public services in the community. Among the activities planned in PY2024, shelter operating expenses, health and wellness outreach events, case aides and housing search/barrier reduction coaching and case management for people experiencing homelessness will be provided with CDBG funds.
	<b>Project Name</b>	2024 Neighborhood Equity and Livability
	<b>Target Area</b>	
	<b>Goals Supported</b>	Neighborhood Equity and Livability
	<b>Needs Addressed</b>	Safe and inclusive community spaces
	<b>Funding</b>	CDBG: \$340,000
	<b>Description</b>	Support for inclusive and thriving community space that ensures access to resources and opportunities for community members.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1000 individuals will benefit from the community space that is available.
	<b>Location Description</b>	Fourth Plain Commons

	<b>Planned Activities</b>	CDBG Entitlement funds will be utilized to provide repayment of the Section 108 loan that supported the creation of Fourth Plain Commons.
<b>3</b>	<b>Project Name</b>	2024 Economic Opportunity
	<b>Target Area</b>	
	<b>Goals Supported</b>	Economic Opportunity
	<b>Needs Addressed</b>	Increase economic opportunity
	<b>Funding</b>	CDBG: \$671,047
	<b>Description</b>	Provide training and opportunities to entrepreneurs and small businesses.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	260 Households
	<b>Location Description</b>	City of Vancouver
	<b>Planned Activities</b>	The CDBG funds will be used to provide technical assistance, business services, microenterprise development and training to small businesses, Native contractors and community based organizations.
<b>4</b>	<b>Project Name</b>	2024 Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Increase and preserve affordable housing
	<b>Funding</b>	CDBG: \$102,500 HOME: \$836,137
	<b>Description</b>	Increase and preserve affordable housing opportunity for those most vulnerable. Increase homeownership opportunities.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	68 households will be assisted with CDBG and HOME funds.
	<b>Location Description</b>	City of Vancouver

	<b>Planned Activities</b>	Through the investment of CDBG and HOME funds, tenant based rental assistance will be provided and affordable homeownership will be supported.
5	<b>Project Name</b>	2024 Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$300,000 HOME: \$73,752
	<b>Description</b>	Funds utilized to support the administration and management of the CPD grant programs awarded to the City of Vancouver. The City of Vancouver applies a portion of the received Program Income to program administration as allowed under 24 CFR 92.207. As a result of this application, the percentage of both CDBG and HOME admin calculated by HUD may appear to be greater than the allowed 20% and 10% respectively. This calculated percentage is based on only the annual allocation non-inclusive of applied PI percentage.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	The maximum allowed allocation of twenty (20) percent of the annual allocation and received program income will be utilized for CDBG program administration. Additionally, the maximum allowed allocation of ten (10) percent of the annual allocation and received program income will be utilized for HOME administration.

## **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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 54 - 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.

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

**Table 55 - 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 56 - 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 Nest program serves a high-needs population that requires intensive case management to become self-sufficient. The activities of case management with The Nest includes apartment search, conversational coaching for landlords and employees, job skills, resume development, job search, school enrollment, parenting lessons, referrals to community partners and other participant-centered activities.

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. The program staff will assess household needs and facilitate access to the services and resources necessary for long-term housing stabilization. With the support of a RRH case manager and housing navigator, clients create a set of short-term, mid-term, and long-term goals for the purpose of maintaining housing with a focus on increasing income, decreasing costs, and ultimately transitioning off the program by achieving self-sufficiency. To reduce the number of days that a household experiences homelessness once enrolled in the program, the program's housing navigator will accompany clients to view rentals and provide rental



application assistance to expedite the process of securing housing 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. Neither Proud Ground nor Evergreen Habitat for Humanity own the homes that are purchased; however, they act as a buyers agent during the purchase transaction.

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 was 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. In addition to the funds received by HUD, the City will provide substantial investment with local funds obtained through the Affordable Housing Fund.

### **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 HART team does daily outreach to people living outside. The City will also continue to partner with nonprofit partners conducting outreach as well as the Council for the Homeless' Housing Solutions Center, which is the coordinated entry system for Vancouver. The City also partners with community non-profits to provide street outreach and needs assessments to the people experiencing homelessness and addiction and/or behavioral health challenges through multiple programs. Agencies such as XChange, Council for the Homeless and Housing Connector 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 Homeless Assistance & Resource Team (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) was 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 home 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 off the street, temporary shelters, fleeing domestic violence or transitioning from mental health institutions.

Renters in the city of Vancouver continue to face increased housing insecurity due to the health 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 homelessness.

The City supports housing production for families experiencing homeless through the Proud Ground and Evergreen Habitat for Humanity Acquisition projects that will provide a total of 13 affordable units for households experiencing low-income and 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 Homelessness Prevention Consortium, which brings together a number of local agencies that work to prevent homelessness through short-term rental assistance. This assistance specifically targets vulnerable people who might have a temporary crisis, such as losing a job, a sudden illness, or the breakdown from a relationship. Additionally, this assistance is open to anyone who qualifies. The provision of several months of rental assistance is a much more cost-effective way to prevent homelessness in contrast to providing services to people who have an eviction on record and are currently experiencing homelessness.

HOME-funded rental assistance will be used to help eligible households fill gaps in income that might occur as the result of serious illness, relationship breakdown, or other emergency circumstances.

Vancouver and Clark County established an Ending Community Homelessness committee. 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**

In addition to the services provided through CDBG public services, HOME-ARP funds will provide Homeless Supportive Services to two agencies.

The Coordinated Outreach target population is individuals and households that are experiencing homelessness and residing in Safe Stay and Safe Park sites. This project defines a household as experiencing homelessness if they are an individual or family that lacks a fixed, regular, and adequate nighttime residence; will imminently lose their primary nighttime residence; and/or unaccompanied youth under 25 years of age or families with children. program focuses on the unhoused individuals and families and looks to assist 80 people.

Housing Connector, while active in several other metropolitan areas, is new to the Vancouver area. The program will deploy housing navigators alongside case managers to assist with digital navigation on-site at Safe Stay and Safe Park sites. These navigators and case managers will help residents assess their readiness for a long-term housing unit, assist them in signing up and navigating their platform access, and begin their housing search. Housing Stability plans will be implemented to ensure that residents understand their financial status and prepared for the budget required for a housing unit. Move-in needs can also be addressed for these residents. It is estimated that 125 individuals will be assisted through this funding.

## **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 in 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**

1. Update the City’s Comprehensive Plan to establish citywide housing and density goals and strategies
2. Update code to remove artificial barriers to density and additional housing types
3. Update single family zoning to achieve naturally affordable housing through broad allowance for middle housing options, especially for first-time homeowners

**Direct Investment**

1. Renew 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. Reorient 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. Utilizing both HOME and CDBG funds, Janus Youth will provide rental assistance to homeless youth aging out of foster care while Share will provide rapid re-housing services to individuals and families experiencing homelessness. Council for the Homeless will provide diversion assistance along with a separate program that will provide motel vouchers for households experiencing 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

Beginning in 2024, 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

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

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

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

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

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

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

- Providing HOME funds to acquire property to be developed or to acquire affordable owner units;
  - Providing HOME funds for site preparation or improvement, including demolition; and
  - Providing HOME funds for construction materials and/or labor.
  - Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Habitat for Humanity or a community land trust.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
    - 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
    - 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home's useful life (i.e., roof, furnace, electrical system).Supporting documents for these guidelines can be found with Plan Documents on the City's website Federal Housing Programs -The City of Vancouver, WA .
  4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

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

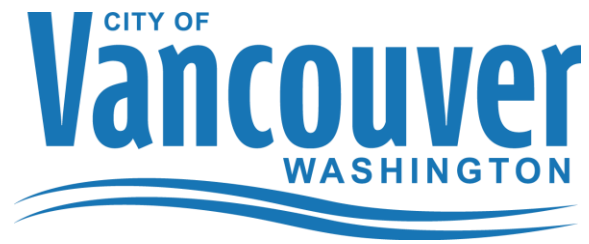
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services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

The City is not preferencing households with disabilities.

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

This is not applicable to the activities planned for PY2024.

## HOME-ARP



2023

HOME  
ARP



Allocation  
Plan

**a substantial amendment to the 2021 Annual Action Plan**

**Economic Prosperity and Housing Department**

March 1, 2023

To request language translations or other accommodation please email [cityinfo@cityofvancouver.us](mailto:cityinfo@cityofvancouver.us).

## Introduction

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

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

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

## Consultation Process

In October 2021, the City of Vancouver developed an online survey and requested feedback from the community and service providers. The survey asked respondents to prioritize eligible activities and qualifying populations. A total of 91 survey responses were received. The survey questions and results are attached as Appendix A of this plan.

After the initial survey was conducted, there was a staff transition and in March 2022, the collected survey results were reviewed and the survey was sent to additional community organizations to gather further input. Organizations consulted include a variety of homeless and social service providers in Vancouver as well as housing developers, Veteran organizations, Neighborhood Associations, the Vancouver Housing Authority, Community Based Organizations that serve disadvantaged populations and agencies serving people who are elderly or living with a physical or mental disability. Over 300 stakeholders were invited to comment on the development and content of the plan.

In addition to the survey and email requests for feedback, in May 2022, staff presented at a Veterans Advisory Board meeting and a Community Action Advisory Board meeting to share HOME-ARP uses and eligible populations.

In July 2022, the City of Vancouver hired an intern to interview people who were homeless and staying at the city's Safe Stay Community; the feedback collected from these residents was also incorporated into this plan.

After the HOME-ARP Allocation Plan was drafted it was emailed again to all stakeholders and the public for further review and feedback. In addition to the survey and email requests for comment, City staff had additional phone and online meetings with some of the providers to discuss service gaps, potential projects for funding and processes for prioritizing households for HOME-ARP funding.

## Organizations Consulted

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Bridgeview Resource Center	Addressing the needs of people with very low income	Email outreach and online survey	Contributed to QP2 and 4 Needs Assessment
CDM Caregiving Services	Addressing the needs of people with disabilities	Email outreach and online survey	Contributed to QP2 and 4 Needs Assessment
Clark County Community Services	Public agency addressing needs of people who are homeless, people with disabilities, veterans, people fleeing violence, and people with very low income	In person and regular email communication	Community Needs Assessment, poverty data, homeless needs, QPs 1 - 4
Clark County Public Health	Public agency addressing needs of people with disabilities and people with very low income	Email outreach and online survey	Extreme Renter Cost Burden map, QP2 and 4
Clark County Veterans Advisory Board	Veterans' groups	In-person meeting 5/12/22	High need for housing, including homelessness assistance
Clark County Veterans Assistance Center	Veterans' groups	Email outreach and online survey	High need for rental assistance for Veterans
Coalition of Service Providers	Continuum of Care	Email outreach and online survey, regular meeting attendance	High need for homeless services, especially mental healthcare, agency capacity building, system navigation, more outreach
Columbia River Mental Health	Addressing the needs of people with disabilities	Email outreach and online survey	Mobile mental health treatment and outreach for people living outside
Community Action Advisory Board	Public agency addressing needs of people who are homeless and people with very low-income	Virtual meeting 5/4/22	Community Needs Assessment top 5 needs: housing assistance, food assistance, asset building, mental health support and employment services
Community Mediation Services	Fair Housing organization	Email outreach and online survey	High need for eviction prevention as state and federal rent assistance ends
Consumer Voices are Born	Addressing the needs of people with disabilities and people with very low income	Email outreach and online survey	Peer support and resources for people with behavioral health needs
Council for the Homeless	Continuum of Care and homeless service provider	Email outreach and online	Homeless Action Plan, needs assessment, housing hotline data and



		survey, regular online meetings	PIT data informed HOME-ARP Plan
Evergreen Habitat for Humanity	Affordable housing developer	Email outreach and online survey	Need for affordable housing for people with low income
Fair Housing Center of Washington	Fair Housing organization	Email outreach	Reached out twice, received no response
Family Promise of Clark County	Homeless service provider	Email outreach and online survey	Focus on family homelessness and prevention services
Friends of the Children	Addressing the needs of people with very low income	Email outreach and online survey	Mentors help resolve generational poverty – youth prevention
Hispanic Metropolitan Chamber	Addressing the needs of people with very low income	Email outreach and online survey	Developing/growing income helps stabilize
Impact NW	Continuum of Care, homeless service provider	Email outreach and online survey	Housing assistance and case management needs
Janus Youth	Continuum of Care, Homeless service provider	Email outreach and online survey	High need for shelter and housing assistance for youth
Lifeline Connections	Homeless service provider	Email outreach and online survey	Housing assistance with recovery & treatment services
LULAC Council 47013	Civil rights organization	Email outreach and online survey	High need for food and housing assistance in Latino community
Mercy Corps	Addressing the needs of people with very low income	Email outreach and online survey	Employment supports, credit repair, technical assistance to start microenterprises
NAMI SW Washington	Addressing the needs of people with disabilities	Email outreach and online survey	Mental health wellness, outreach/services needed
Noble Foundation	Civil rights organization	Email outreach and online survey	BIPOC support & outreach for housing/services
Outsiders Inn	Homeless service provider	Email outreach and online survey	Safe Stay operator, service needs of people who are homeless
Partners in Careers	Veterans' groups	Email outreach and online survey	Employment services and Veterans programming
PEACE NW	Addressing the needs of people with disabilities	Email outreach and online survey	Housing resources and technologies needed for people with developmental disabilities, 30% AMI

Restored and Revived	Addressing the needs of people with disabilities	Email outreach and online survey	Mentorship and programs for people who are in recovery and need housing assistance and supports
Salvation Army	Homeless service provider	Email outreach and online survey	Rental assistance for people at-risk of homelessness QP2
Second Step Housing	Homeless service provider and housing developer	Email outreach and online survey	Provide housing and rental assistance for single parents and those fleeing domestic violence. QPs 1 – 4
Share	Homeless service provider	Email outreach and online survey	Homeless needs assessment, shelter provider QP1
Vancouver Housing Authority	Public housing authority	Email outreach, telephone, online meetings	High need for affordable housing and vouchers QPs 1 - 4
Vancouver HART Team	Public agency addressing the needs of people who are homeless	Regular online meetings	Need for services such as employment, case management, rent assistance for residents in Safe Stay and Safe Park Communities
Vancouver Neighborhood Associations	Community	Email outreach and online survey	See attached survey responses
Vancouver School District	Community	Online meetings	Rental assistance and homeless supports very high need, 1,300 students are homeless in district
Veterans Administration	Veterans' groups and homeless service provider	Email outreach and online survey	Housing and needs for Veterans who are homeless or low-income
Volunteer Lawyers Program	Addressing the needs of people who are homeless and those with very low-income Fair housing organization	Email outreach and online survey	Need for eviction prevention and landlord tenant mediation for QPs 2 and 4, legal services and housing for QP1
Xchange Recovery	Homeless service provider	Email outreach and online survey	Street outreach and medicine as well as behavioral health services and rental assistance for those living outside
YWCA Clark County	Domestic Violence service provider	Email outreach and online survey	Need for motel vouchers for those looking to escape domestic violence

## Summary of Feedback

The feedback received indicated the urgent need for more affordable housing options and the importance of comprehensive support services. Organizations consulted recognize that simply providing housing is not enough to address the underlying causes of homelessness. Support services should include mental health and recovery treatment, employment assistance, and access to education and training as well as other supports based on individual needs. Combining holistic services and case management along with housing assistance helps enable a successful transition to permanent housing stability. Feedback also emphasized the need for adequate funding and community collaboration.

## Public Participation

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

The draft HOME-ARP plan was available for public review and comment **February 1, 2023**. The comment period was longer than 30 days, accepting comments through Friday, **March 3, 2023** at 5 p.m. The plan was emailed to the stakeholder mailing list, which includes service providers and neighborhood organizations, published on the city's website, described in a press release, and advertised through the city's social media channels by the Communications team.

The City Council reviewed the plan prior to submission to HUD. Public comment was accepted during a Public Hearing on **February 27, 2023** at 6:30 p.m. City Council meetings are held in the evenings and allow both in-person and remote attendance and public comment. Public testimony regarding any item on the agenda is accepted during City Council Regular Session. Public hearings on individual items are advertised in advance. City Council also accepts written public comment prior to meetings. Audio and visual accommodations are available upon request at all meetings. Meetings are also broadcast on CVTV with live closed captioning available.

In anticipation of the HOME-ARP Plan being approved by HUD, the City of Vancouver accepted some applications for a portion of the HOME-ARP funding as part of the 2023 funding round with awards finalized in May and funding available in July. The HOME-ARP Plan is submitted as a substantial amendment to the 2021 Action Plan and any HOME-ARP funding awards will be contingent upon this plan being approved by HUD.

The 2023 application process began in October 2022. In February 2023, applications were reviewed and scored by a volunteer committee. Proposed HOME-ARP funding awards will be included in the public comment and public hearing process with the 2023 CDBG and HOME entitlement awards, however it is noted throughout the process that HOME-ARP funding is separate from the 2023 entitlement funding and its use is dictated by the HOME-ARP Plan.

### Efforts to broaden public participation

The City shared the draft HOME-ARP plan online and advertised to a broad stakeholder list, including a diverse array of stakeholders such as faith partners, homeless service providers, housing developers, community based organizations, Veteran service providers, school districts, senior advocates, and neighborhood associations. A press release was sent and Clark County Today published an article on February 3, 2023. The Columbian newspaper also featured an article on February 8, 2023. Clark County Today also featured a brief podcast on Spotify and iVoox, the leading podcast platform in Spanish, requesting feedback on the City's HOME-ARP Plan.

Requests for review and comment on draft HOME ARP Plan:

- Clark County Today, February 3, 2023: <https://www.clarkcountytoday.com/news/city-of-vancouver-seeking-public-review-and-comment-on-draft-home-arp-plan-for-homelessness-assistance/>
- The Columbian Newspaper, February 8, 2023: <https://www.columbian.com/news/2023/feb/08/vancouver-seeks-comment-on-american-rescue-plan-grant-proposals/>

- Clark County Today podcast, February 3, 2023: <https://podcasters.spotify.com/pod/show/clarkcountytodaynews/episodes/City-of-Vancouver-seeking-public-review-and-comment-on-draft-Home-ARP-Plan-for-Homelessness-Assistance-e1ue89u>
- Ivoox podcast, February 3, 2023: [https://www.ivoox.com/en/city-of-vancouver-seeking-public-review-and-comment-audios-mp3\\_rf\\_102536994\\_1.html](https://www.ivoox.com/en/city-of-vancouver-seeking-public-review-and-comment-audios-mp3_rf_102536994_1.html)
- Notice of HOME-ARP funding availability, September 30, 2022: <https://flashalert.net/id/CityofVancouver/157950>

#### **Summary of comments and recommendations received through the public participation process**

One email comment was received February 3, 2023, stating support for the proposed HOME-ARP Plan and the high need for services and non-congregate shelter in the community due to COVID.

#### **Summary of comments or recommendations not accepted and the reasons why**

All comments received were accepted.

## Needs Assessment and Gaps Analysis

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

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

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

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

## Size And Demographics of Qualifying Populations (QPs) Within Vancouver

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

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

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

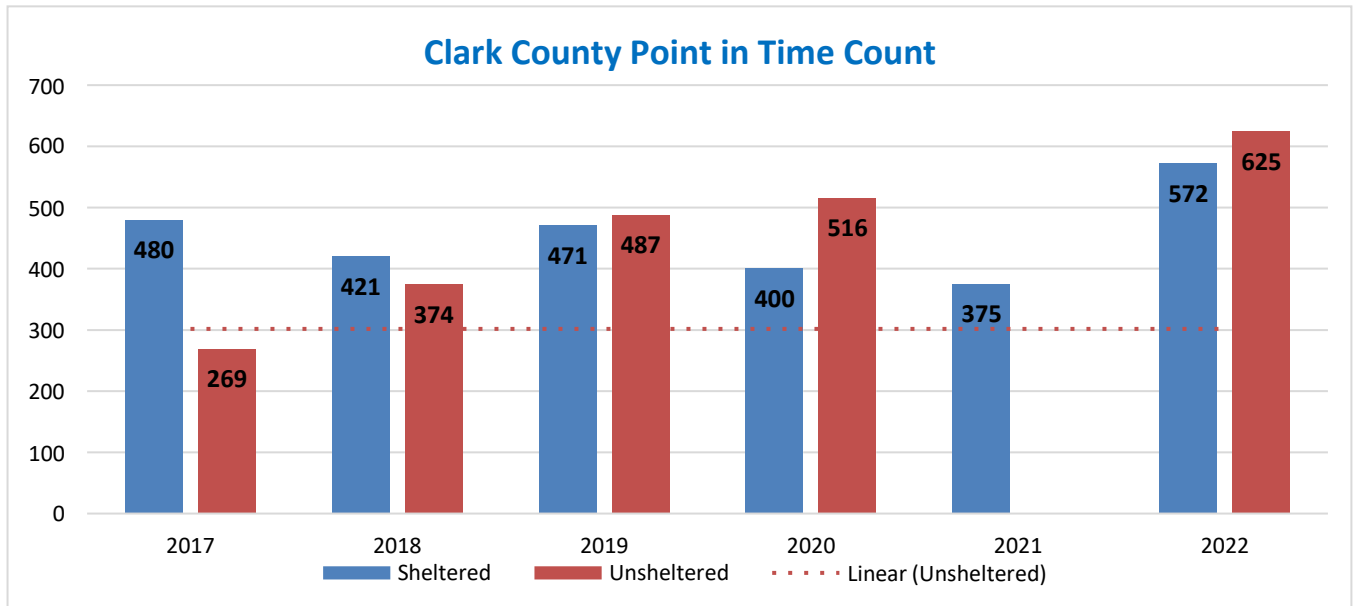
<b>Total Persons</b> (Lines 1, 2 & 3):	<b>389</b>	<b>183</b>	<b>625</b>	<b>516</b>
<b>Part 2: Homeless Subpopulations</b>	<b>Sheltered</b>		<b>Unsheltered 2022</b>	<b>Unsheltered 2020</b>
	<b>Emergency</b>	<b>Transitional</b>		
a. Chronically Homeless Individuals	124	0	95	120
b. Chronically Homeless Families	1	0	0	1
c. Persons in Chronically Homeless Families	4	0	0	2
d. Veterans - Male	13	1	22	31
e. Veterans - Female	5	0	2	1
f. Veterans – Gender Non-Conforming	0	0	0	1
g. Senior citizens (aged 62 or older)	48	11	37	37

#### Point in Time Count Notes

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



6. Unsheltered Families decreased 30% from 2020.



In 2021, **Council for the Homeless (CFTH) reported that 2,149 (68.2%) people who were homeless in the Clark County Homeless Management Information System reported that their last permanent residence was within the city limits of Vancouver.** Most people who are homeless are from the city or reside in the city because of its larger population and better access to a variety of social services.

CFTH reports that of the total 6,285 people who experienced homelessness in 2021:

- 2,519 (40%) were people of color,
- 1,708 (27%) were children under 18,
- 834 (13%) were seniors, and
- 501 people were homeless due to fleeing domestic abuse

As the unsheltered homeless population continues to grow each year, it is clear that there is not enough affordable housing or shelter capacity to serve people needing it. A range of services are needed, depending on the unique needs of each household. Needed services may include emergency, transitional, and permanent housing supports, access to school or childcare, connection to public benefits, employment services, reunification services, and/or health care, including behavioral health.

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

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

<b>Income by Cost Burden (Owners and Renters)</b>	<b>Cost burdened &gt; 30%</b>	<b>Severely Cost burdened &gt; 50%</b>	<b>Total</b>
Household Income <= 30% HAMFI	7,895	6,655	9,990

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

<b>Income by Housing Problems Renters and Owners</b>	<b>Household has at least 1 of 4 Housing Problems</b>	<b>Household has no Housing Problems OR cost burden not available, no other problems</b>	<b>Total</b>
Renters Income <= 30% HAMFI	5,975	1,245	7,220
Owners Income <= 30% HAMFI	1,980	785	2,770

As indicated by the CHAS data, there are **a combined total of 7,955 renter and owner households earn less than 30% AMI and have a housing problem** such as incomplete kitchen or plumbing, overcrowding or experiencing cost burden living in Vancouver.

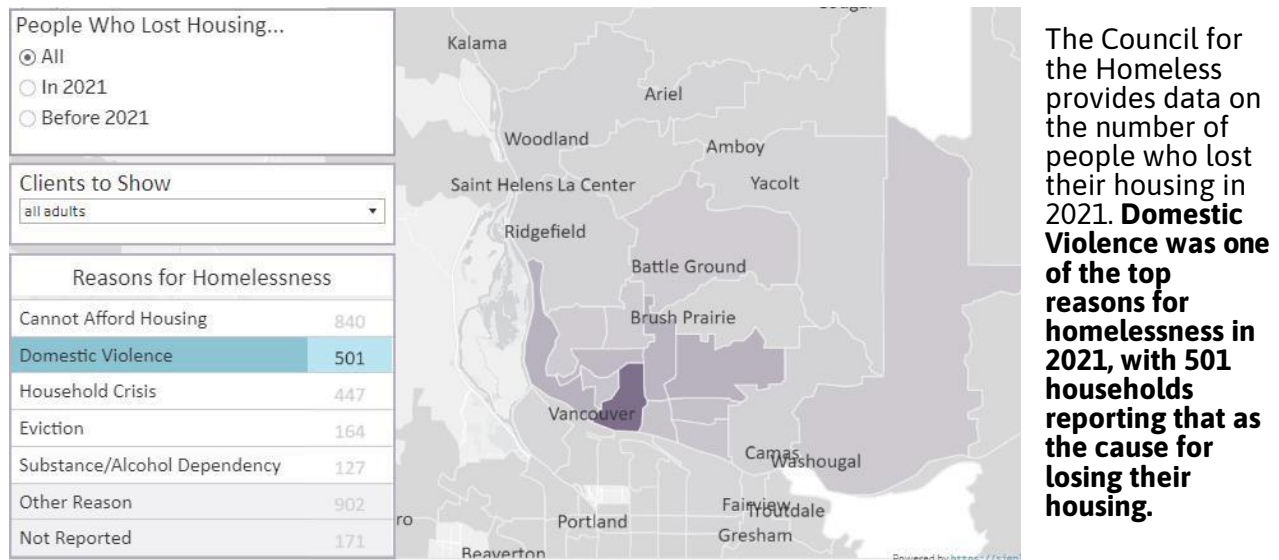
Council for the Homeless indicates that **6,787 households sought assistance with housing** through the Housing Hotline in 2021, more than doubling the 3,323 callers that sought housing assistance in 2020.

The City has well documented the lack of affordable housing units available. As rental rates increase, people with very low income are priced out of housing or may find a large or unexpected expense puts them at risk of losing their housing. People at risk of homelessness may need rapid rehousing or prevention rental assistance as well as supportive services as identified and requested by the household. There are a variety of potential services needed. Households may need assistance to gain or increase income, treat physical or behavioral health needs, or case management to connect with local landlords and help address a household's housing barriers such as bad credit or criminal background.

**QP #3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD.**

For HOME-ARP, this population includes any household that is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Domestic violence, dating violence, sexual assault, and stalking are defined in 24 CFR 5.2003. Human Trafficking includes both sex and labor trafficking, as outlined in the Trafficking Victims Protection Act of 2000.

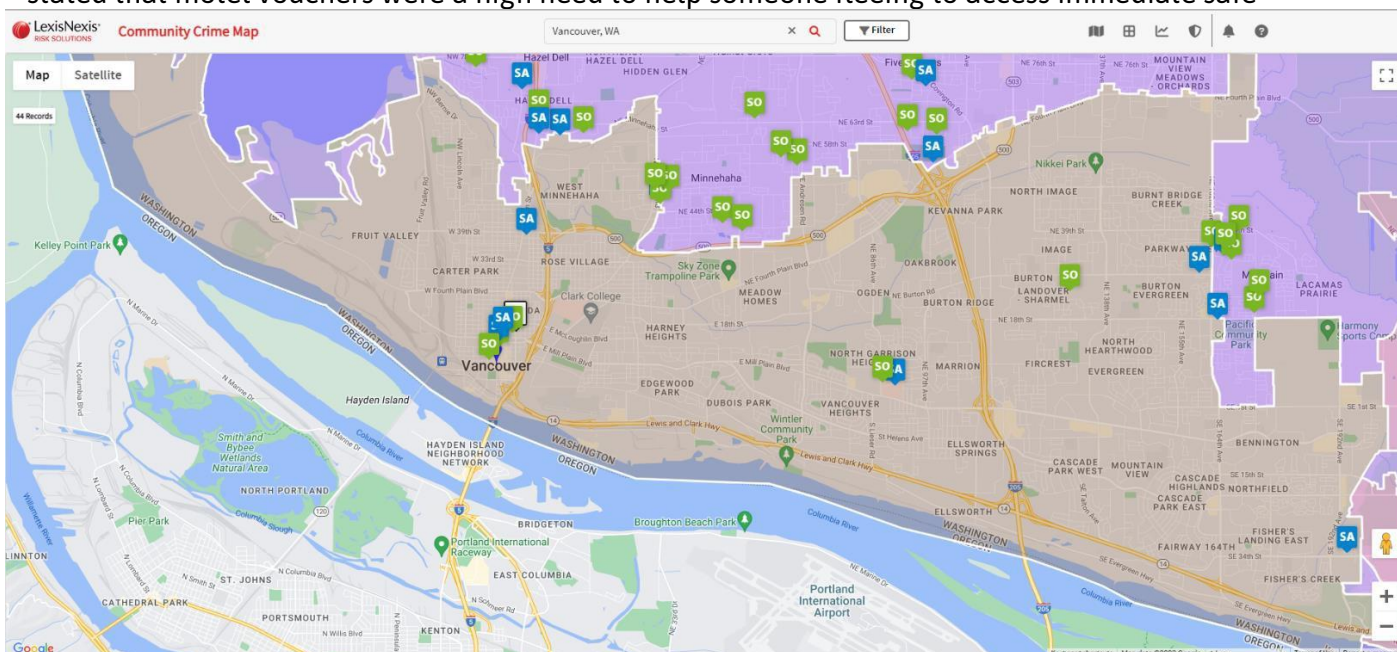
The YWCA is primary provider of shelter for domestic violence survivors. SafeChoice is a gender inclusive domestic violence shelter that provides emergency shelter for victim-survivors leaving abusive relationships. Survivors, their children, and their pets may stay in the secure shelter and have access to 24-hour advocacy support during their stay. Over 90% of participants have incomes at or below 30% AMI. In 2019, SafeChoice served approximately 75 adults and 115 children. In addition, SafeChoice responds to roughly 8,500 calls to the 24-hour crisis hotline, engage over 200 youth in multi-session prevention, and promote awareness, education and outreach to another 3,000 individuals annually. With only 10 emergency shelter beds and 16 rapid rehousing beds dedicated to survivors, our community is nowhere close to meeting the housing needs of this qualifying population.



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

Rapid rehousing is an extremely high need for individuals and families fleeing or attempting to flee violence who are experiencing homelessness. To prevent survivors from returning to unsafe environments, survivors also need supportive services like housing case management, safety planning, behavioral health treatment and/or credit counseling and other legal assistance or

advocacy to assist with maintaining safety and stability once housing is secured. The YWCA stated that motel vouchers were a high need to help someone fleeing to access immediate safe



and private shelter. Unfortunately, HUD determined that this would not be an eligible use of HOME-ARP funding.

The Community Crime Map (<https://www.cityofvancouver.us/police/page/crime-map>) shows approximately 44 crimes that were reported in Vancouver in 2022 for Sexual Assault or Sexual Offense. No kidnapping/ human trafficking or “family offense” crimes shown through this site for 2022.

However, The Columbian Newspaper recently reported that, “The **Vancouver Police Department had 14 reported human trafficking offenses from 2020 through 2022**, according to VPD data. Of these, only three led to an arrest, and only one resulted in a trafficking conviction.

Michelson, a member of Clark County’s Human Trafficking Task Force, said these numbers are “absolutely not” a reflection of the amount of trafficking in the area.

People buy and sell sex every day in Clark County, said Robin Miller, a case manager for Janus Youth Programs, which provides outreach services and case management to the county’s youth who have experienced commercial sexual exploitation of children. It happens within families, in schools, on the streets, at the mall, in churches and — now, most commonly — online, Miller said.

The National Human Trafficking Hotline identified 337 trafficking victims in Washington in 2021. Studies show that women and girls of color and LGBTQ+ people are more likely to be trafficked than other demographic groups.”

In addition, this article states that there is no treatment center on the western side of the state that can accept youth who have been sex trafficked. A Receiving Center with mental health and substance use assessment and trauma-focused therapy is only available in Spokane and since May 2022, 16 trafficked youth from Clark County have been accepted and stabilized by this

facility. No organization on the west side of the state has agreed to provide services and this is a high need, as well as victim support through the judicial process.

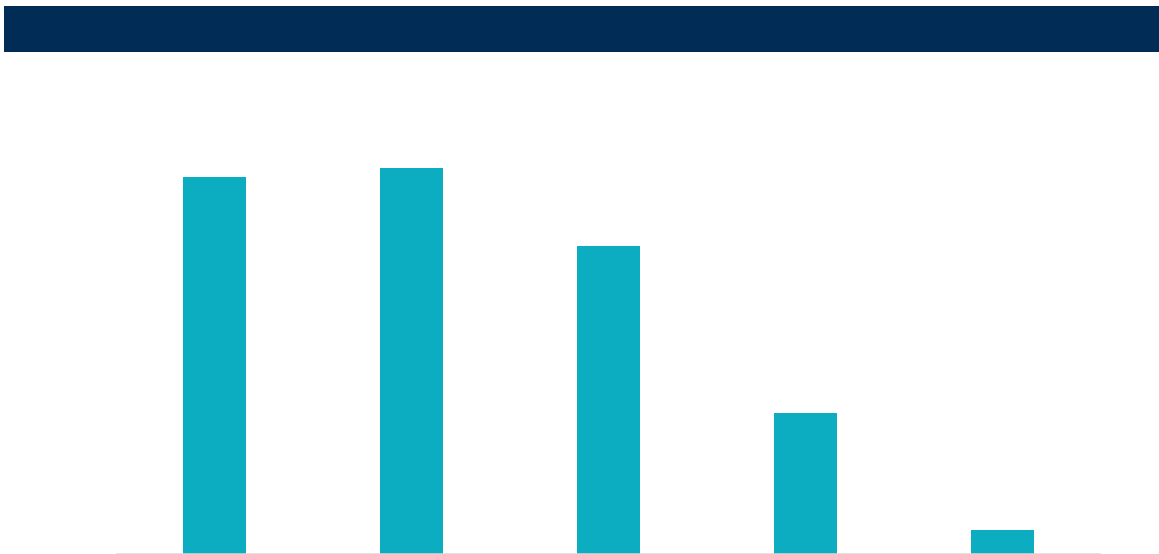
<https://www.columbian.com/news/2023/mar/07/service-providers-survivors-say-human-trafficking-underreported-in-clark-county/>.

**QP #4: Other Populations where providing supportive services or assistance would prevent the family's homelessness or serve those with the greatest risk of housing instability.**

If a household does not qualify under one of the above populations, they may still be assisted if they: have previously been homeless, are currently housed due to temporary assistance and need additional assistance to stay housed; or earn at or below 30% of AMI and are severely cost burdened, OR have income at or below 50% AMI, and meet one of the conditions of "At risk." Veterans and Families that meet the criteria for one of the qualifying populations described above are also eligible to receive HOME-ARP assistance.

Many of the barriers and challenges faced by QP4 mirror those that are faced by QP2, previously addressed.

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



**Veterans**

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



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

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

The unmet housing and service needs of each QP are integrated with the description of demographics and population estimates for each of the QPs, detailed above.

In addition, the City of Vancouver participated in the development of the 2019-2022 Homeless Action Plan ([www.councilforthehomeless.org/homeless-action-plan/](http://www.councilforthehomeless.org/homeless-action-plan/)) which analyzed and described the unmet housing and service needs of qualifying populations. This plan states that to reduce the number of people experiencing homelessness the funding and capacity for all program and intervention types needs to grow. There are 100 specific strategic outcomes in the Homeless Action Plan to meet the following goals: 1) Identify and engage people who are homeless to connect them with housing; 2) Assist households with housing stability in an efficient manner, prioritizing those most vulnerable; 3) Maintain stability of housing with safety net services.

Of the strategies listed in the Homeless Action Plan, HOME-ARP funding could potentially assist:

<b>HOME-ARP activity</b>	<b>Homeless Action Plan Unmet Housing or Service Need for QPs</b>
Affordable housing	Increase the number of site-based supportive housing units available to people who are chronically homeless by 50.
Affordable housing	Increase Housing First supportive housing options for families and individuals who are not chronically homeless by 100%. (2018 Baseline: 22 Families & 11 Individuals)
TBRA	Create targeted Diversion and Rapid Re-housing program for Veterans to move eligible households from the Veteran By Name List to stable housing.
TBRA	Provide Targeted Prevention using a systemic approach to focus on households most likely to become homeless.
TBRA	Increase number of program spots in low-barrier Rapid Re-housing program spots by 80.
TBRA	Provide Targeted Prevention using a systemic approach to focus on households most likely to become homeless
Supportive services	Increase the number (add at least 8) skilled and well-trained mobile outreach staff available to engage with those who are unsheltered.
Supportive services	Create additional basic need options providing access to shower, storage, laundry, restrooms, vaccines to all.
Supportive services	Double number and broaden population types supported with Diversion (2017 Baseline: 94 households, for families, seniors and people with disabilities.)
Supportive services	Provide resources, tools and education to prepare households to remain stable in their housing.
Supportive services	Increase tenant access to legal advocates, conflict mediators and self-help support.
Non-congregate shelter	Increase the number of emergency shelter beds available throughout the community by 50. Prioritize single women, couples, families and/or DV survivors.

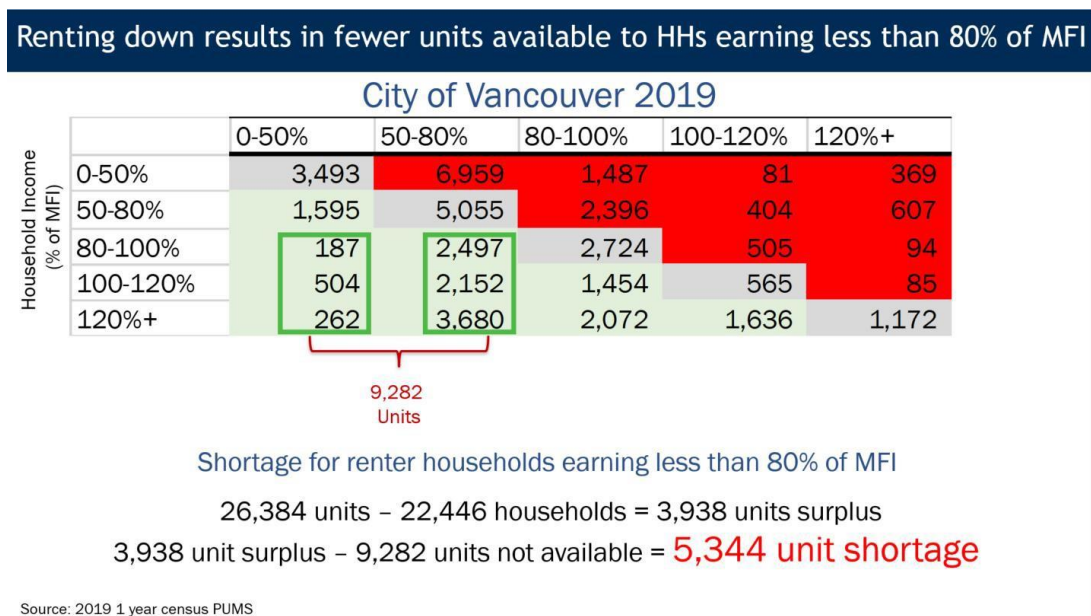


Non-congregate shelter	Increase the number of medical respite shelter beds by ten.
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Other needs identified in the Homeless Action Plan include transitional housing, motel vouchers for DV survivors, additional communication, education, reporting and coordination with community partners and the public, trauma-informed and cultural competency improvements, system alignment and equity analysis.

Although affordable housing is a huge need for people experiencing homelessness or at risk of homelessness, the Homeless Action Plan limits its scope to activities of the Homeless Crisis Response System (HCRS). The Plan notes that behavioral health, physical health, self-sufficiency and affordable housing, while impactful and necessary components to resolve homelessness, they are efforts outside of the HCRS that need to closely partner with it.

The City of Vancouver recently undertook a housing market study and found the following gaps for affordable housing in the city limits:



Although this data reflects totals for households earning less than 80% MFI, it also illustrates that there are 12,389 households with income below 50% AMI and only 3,493 of these households are renting a unit affordable to them. Vancouver has other units with rent affordable to people earning 0-50% AMI, 6,041 units in total, but 2,548 of these are unrestricted and rented to households earning more than 50% AMI.

The Vancouver Housing Action Plan has carefully analyzed housing availability within the city and states,

**“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% AMI or less.

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.”

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

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

<b>Emergency Shelter:</b> Non-permanent congregate beds. Supportive services focus on meeting the basic needs of the residents and addressing barriers to moving into permanent housing.	
Population Type	Beds
<b>Noncongregate beds</b>	117
<b>Families</b>	150
<b>Youth under 18</b>	5
<b>Single Men</b>	60
<b>Single Women</b>	26
<b>DV Survivors (Singles/Families)</b>	10
<b>Total</b>	<b>368 beds</b>

<b>Safe Stay Noncongregate Alternative</b>	
Safe Stay – Pallet Homes with Services	80
Safe Parking – cars/trailers/RVs	55
<b>Total</b>	<b>135</b>

<b>Rapid Re-housing:</b> Time-limited rent assistance paired with supportive services for people with medium to high vulnerability. Household can remain in housing once program ends.	
Population Type	Units
<b>All Populations</b>	159
<b>Tribal Member</b>	11
<b>Youth (18-24)</b>	44
<b>Survivors of Domestic Violence</b>	16
<b>People with a disability</b>	121
<b>Total Units</b>	<b>351</b>

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

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

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

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

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

Type	Units	Population Type
<b>Scattered site</b>	79	Singles/Couples
<b>6 Site-based developments</b>	224	Singles/Couples
<b>Scattered site</b>	6	Youth (18-24)
<b>Scattered site</b>	37	Families
<b>Site-based</b>	85	Families
<b>Scattered site</b>	5	Over 55+

<b>2 Site-based developments</b>	42	Veterans
<b>Scattered site</b>	182	Veterans
<b>Total Units</b>	<b>660</b>	

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

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

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

Recommendations for increasing housing supply and affordability include:

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

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

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

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

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

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

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

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

## **Priority needs for qualifying populations**

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

### *Priority 1: Create, Maintain, and Support Affordable Housing*

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

### *Priority 2: Mitigation of Homelessness and Related Issues*

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

The City of Vancouver is experiencing a housing crisis that has particularly impacted qualifying populations including people and families experiencing low-income, people with a history of chronic homelessness, people fleeing domestic violence, and people experiencing addiction and illness. In response to this crisis, in 2021, Vancouver implemented city-supported alternative

shelter campsites (Safe Stay Communities) that house 20 – 40 people in modular shelter units. These sites include on-site management and limited supportive services for residents.

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

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

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

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

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

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

## HOME-ARP Activities

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

Vancouver released its 2023 CDBG and HOME applications on October 3, 2022. HOME-ARP-eligible proposals were accepted along with this annual application process and were reviewed and considered alongside CDBG and HOME applications for entitlement funding. All applications received were reviewed by staff to ensure eligibility and compliance with the Consolidated Plan, federal regulations and HUD guidance. A Scoring Committee reviewed the applications and presentations and all applications received were ranked by their average score.

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

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

Vancouver will not administer any HOME-ARP activities directly.

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

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

## Use of HOME-ARP Funding

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



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

Although there is a high need for all the activities that are eligible under HOME-ARP, Vancouver has very limited funding for **supportive services**, with only roughly \$175,000 per year in CDBG Public Services funding. Supportive services were the highest ranked activity on the community survey, followed closely by rental assistance. Rental assistance for up to 24 months will be provided as an eligible support through the Supportive Services category rather than the Tenant-Based Rental Assistance (TBRA) activity.

**Non-congregate shelter** has successfully been developed recently at two Safe Stay communities, with a third site identified and planned to open in early 2023. The City of Vancouver may build up to four or five Safe Stay communities, which would add a total of 100 non-congregate beds, depending on location availability and provider capacity. The first two Safe Stays have been successful in stabilizing people and engaging them in services needed to become permanently housed. Shelter construction and operations are funded through Affordable Housing Sales Tax and Affordable Housing levy, two local sources of funding.

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

Vancouver primarily undertakes **Affordable Rental Housing Development** through its local Affordable Housing Fund levy, which provides \$6M per year for housing, rental assistance, and temporary shelter services. Vancouver voters were asked to replace this levy when it expires at the end of 2023 and begin a levy generating \$10M per year for 10 years in 2024. This \$100M replacement levy was approved by voters in February 2023 and Vancouver plans to use \$6M per year for housing development affordable to people earning less than 50% of AMI, \$2M for rental assistance, \$1M for temporary shelter and \$500K for homeownership opportunities for people earning up to 60% AMI.

## Preferences

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

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

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

Vancouver's preference will be implemented through its application process which will provide an additional 5 points (out of 100) for homeless services. The application also asks agencies to identify an outreach plan for services to people staying at the Safe Stay communities if a homeless service is proposed. Contract outcomes and outreach metrics for Safe Stay will be negotiated with each subrecipient based on the type of program or service awarded. For instance, mental health services or childcare likely would not be able to be provided on-site at Safe Stay locations, but food assistance or housing search services or case management assistance could happen on-site. HOME-ARP supportive services will not be limited to people living at Safe Stay or Safe Park, residents at these sites will only receive additional outreach and/or on-site accessibility as appropriate.

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

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

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

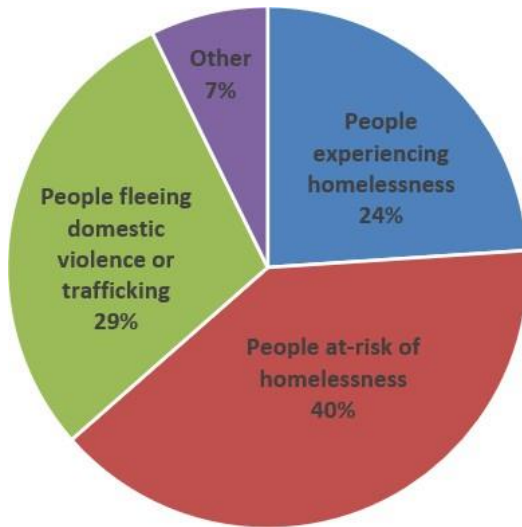
People not living in Safe Stay or Safe Park locations, who are identified as a member of one of the HOME-ARP qualifying populations, may access supportive services by calling the Housing Solutions Center, the coordinated entry system serving Vancouver. In addition, agencies providing HOME-ARP supportive services may accept self-referrals or referrals from partner agencies based on program capacity and a chronological waitlist. All qualifying populations will have access to apply for the supportive services they need. Although subrecipients must ensure that their services are advertised or accessible to Safe Stay residents, services may also be provided through coordinated entry and other referral partners.

## APPENDIX A

### HOME ARP COMMUNITY SURVEY QUESTIONS AND RESULTS

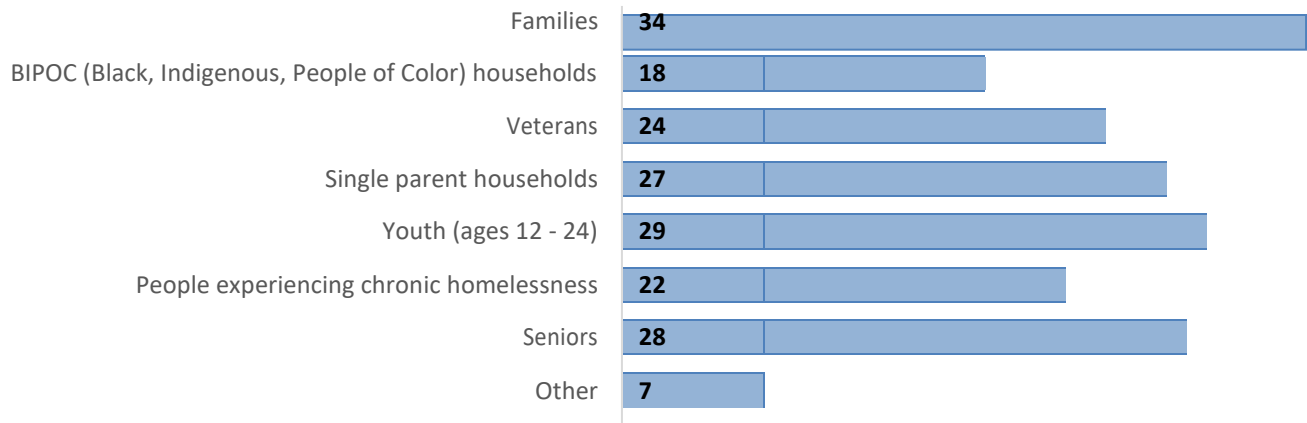
10-28-2021

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



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

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



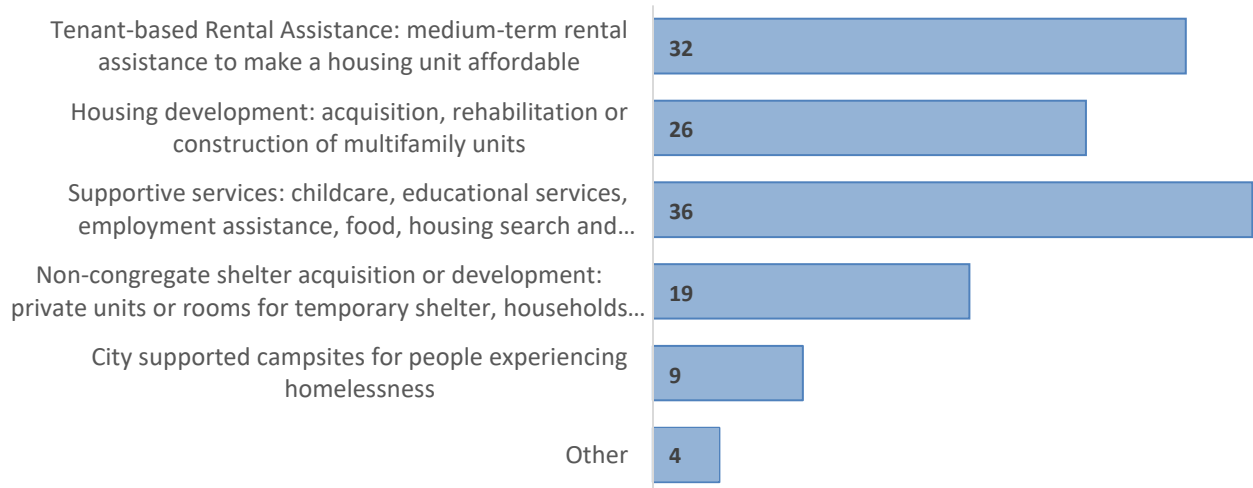
### assistance?

Other:

- LGTBQIA+ people
- Children
- Outreach should reach underserved populations, but assistance should be available to all experiencing housing instability
- Any of the above who have not refused REHAB/MEDS/ REGS for addiction or mental illness
- Disabled
- Poor people of any color age or gender
- Remove the illegal campsites

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

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



**Other**

- *Employment services specifically/connection to employment*
- *Tiny homes*
- *Provide domestic violence shelters, 'poor farms' and mental institutions like in former generations! This would leave just the criminals and addicts to deal with (rehab or incarceration).*
- *Remove the illegal campsites*

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

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

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

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



# Appendix A - SF 424's and Assurances



**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

M-24-MC-53-0208

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name: CITY OF VANCOUVER

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

916001288

\* c. UEI:

TM9CHABUP4B2

**d. Address:**

\* Street1:

415 W 6TH STREET

Street2:

\* City:

VANCOUVER

County/Parish:

\* State:

WA: Washington

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

98660-1995

**e. Organizational Unit:**

Department Name:

ECONOMIC PROSPERITY &amp; HOUSING

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Samantha

Middle Name:

\* Last Name:

Whitley

Suffix:

Title: Programs Manager

Organizational Affiliation:

\* Telephone Number: 360-487-7952

Fax Number:

\* Email: Samantha.Whitley@cityofvancouver.us



Application for Federal Assistance SF-424

\* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

\* 10. Name of Federal Agency:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

\* 12. Funding Opportunity Number:

14.239

\* Title:

HOME INVESTMENT PARTNERSHIPS PROGRAM

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

\* 15. Descriptive Title of Applicant's Project:

HOME INVESTMENT PARTNERSHIPS PROGRAM

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

2024-2028 City of Vancouver Consolidated Plan

178

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**a. Start Date: b. End Date: **18. Estimated Funding (\$):**

* a. Federal	717,517.27
* b. Applicant	
* c. State	
* d. Local	280,000.00
* e. Other	20,000.00
* f. Program Income	1,017,517.27

g. TOTAL

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes

No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name: Eric

Middle Name:

\* Last Name: Holmes

Suffix:

\* Title: City Manager

\* Telephone Number: 360-487-8640

DocuSigned by:

Fax Number:

\* Email: Eric.Holmes@cityofvancouver.us

\* Signature of Authorized Representative:

\* Date Signed: 7/12/2024

### Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

B-24-MC-53-0013

5b. Federal Award Identifier:

#### State Use Only:

6. Date Received by State:

7. State Application Identifier:

#### 8. APPLICANT INFORMATION:

\* a. Legal Name: CITY OF VANCOUVER

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

916001288

\* c. UEI:

TM9CHABUP4B2

#### d. Address:

\* Street1: 415 W 6TH STREET

Street2:

\* City: VANCOUVER

County/Parish:

\* State: WA: Washington

Province:

\* Country: USA: UNITED STATES

\* Zip / Postal Code: 98660-1995

#### e. Organizational Unit:

Department Name:

ECONOMIC PROSPERITY & HOUSING

Division Name:

#### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Samantha

Middle Name:

\* Last Name:

Whitley

Suffix:

Title: Programs Manager

Organizational Affiliation:

\* Telephone Number: 360-487-7952

Fax Number:

\* Email: Samantha.Whitley@cityofvancouver.us

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

### 11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

### \* 12. Funding Opportunity Number:

14.218

\* Title:

COMMUNITY DEVELOPMENT BLOCK GRANTS/ENTITLEMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

COMMUNITY DEVELOPMENT BLOCK GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	1,438,547.00
* b. Applicant	
* c. State	
* d. Local	80,000.00
* e. Other	100,000.00
* f. Program Income	1,618,547.00
* g. TOTAL	

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number: Fax Number: \* Email: 

DocuSigned by:

\* Signature of Authorized Representative: \* Date Signed:

[View Burden Statement](#)**ASSURANCES - CONSTRUCTION PROGRAMS**

OMB Number: 4040-0009

Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of

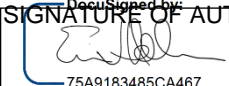
Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.
- |  |   |
|--|---|
| <div>DocuSigned by:<br/><b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b><br/><br/>75A9183485CA467...</div> | <div><b>TITLE</b><br/>CITY MANAGER</div>      |
| <div><b>APPLICANT ORGANIZATION</b><br/>CITY OF VANCOUVER</div>   | <div><b>DATE SUBMITTED</b><br/>5/7/2024</div> |
- SF-424D (Rev. 7-97) Back
- 2024-2028 City of Vancouver Consolidated Plan
- 185



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Expiration Date: 02/28/2025**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

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Standard Form 424B (Rev. 7-97)  
Prescribed by OMB Circular A-102

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.


15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
<div>DocuSigned by:  75A0183485CA467...</div>	CITY MANAGER
APPLICANT ORGANIZATION	DATE SUBMITTED
CITY OF VANCOUVER	5/7/2024

Standard Form 424B (Rev. 7-97) Back

## Applicant and Recipient Assurances and Certifications

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

### Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix: Mr. \*First Name: ERIC  
Middle Name:  
\*Last Name: HOLMES  
Suffix:  
\*Title: CITY MANAGER  
\*Applicant Organization: CITY OF VANCOUVER

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature:

DocuSigned by:

  
75A9183485CA467...

\*Date:

5/7/2024

**CERTIFICATION REGARDING LOBBYING****Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Statement for Loan Guarantees and Loan Insurance**

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**\* APPLICANT'S ORGANIZATION**

CITY OF VANCOUVER

**\* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE**

Prefix:  \* First Name: ERIC Middle Name:

\* Last Name: HOLMES Suffix:

\* Title: CITY MANAGER

**\* SIGNATURE:**

DocuSigned by:

  
75A9182485CA467

\* DATE: 5/7/2024

## Applicant and Recipient Assurances and Certifications

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

### Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix: Mr. \*First Name: ERIC  
Middle Name:  
\*Last Name: HOLMES  
Suffix:  
\*Title: CITY MANAGER  
\*Applicant Organization: CITY OF VANCOUVER

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.


6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.


7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature: 

\*Date: 

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) PY 2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.



**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.


<div>DocuSigned by:  <small>75A9183485CA467...</small></div> <div>_____ Signature of Authorized Official</div>	<div>5/28/2024</div> <div>_____ Date</div>
---	--

<div>City Manager</div> <div>_____ Title</div>
--

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

DocuSigned by:  
  
75A9183485CA467  
\_\_\_\_\_  
Signature of Authorized Official

5/28/2024  
\_\_\_\_\_  
Date

City Manager  
\_\_\_\_\_  
Title

**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

M-24-MC-53-0208

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name: CITY OF VANCOUVER

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

916001288

\* c. UEI:

TM9CHABUP4B2

**d. Address:**

\* Street1:

415 W 6TH STREET

Street2:

\* City:

VANCOUVER

County/Parish:

\* State:

WA: Washington

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

98660-1995

**e. Organizational Unit:**

Department Name:

ECONOMIC PROSPERITY &amp; HOUSING

Division Name:

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

\* First Name:

Samantha

Middle Name:

\* Last Name:

Whitley

Suffix:

Title: Programs Manager

Organizational Affiliation:

\* Telephone Number: 360-487-7952

Fax Number:

\* Email: Samantha.Whitley@cityofvancouver.us

<b>Application for Federal Assistance SF-424</b>			
<b>* 9. Type of Applicant 1: Select Applicant Type:</b>			
<div>C: City or Township Government</div>			
Type of Applicant 2: Select Applicant Type:			
<div></div>			
Type of Applicant 3: Select Applicant Type:			
<div></div>			
* Other (specify):			
<div></div>			
<b>* 10. Name of Federal Agency:</b>			
<div>DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT</div>			
<b>11. Catalog of Federal Domestic Assistance Number:</b>			
<div></div>			
CFDA Title:			
<div></div>			
<b>* 12. Funding Opportunity Number:</b>			
<div>14.239</div>			
* Title:			
<div>HOME INVESTMENT PARTNERSHIPS PROGRAM</div>			
<b>13. Competition Identification Number:</b>			
<div></div>			
Title:			
<div></div>			
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>			
<div></div>	<div>Add Attachment</div>	<div>Delete Attachment</div>	<div>View Attachment</div>
<b>* 15. Descriptive Title of Applicant's Project:</b>			
<div>HOME INVESTMENT PARTNERSHIPS PROGRAM</div>			
Attach supporting documents as specified in agency instructions.			
<div>Add Attachments</div>	<div>Delete Attachments</div>	<div>View Attachments</div>	

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**a. Start Date: b. End Date: **18. Estimated Funding (\$):**

* a. Federal	717,517.00
* b. Applicant	
* c. State	
* d. Local	280,000.00
* e. Other	20,000.00
* f. Program Income	1,017,517.00

g. TOTAL

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐

Yes

☒

No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name: Eric

Middle Name:

\* Last Name:

Holmes

Suffix:

\* Title: City Manager

\* Telephone Number: 360-487-8640

DocuSigned by:

Fax Number:

\* Email: Eric.Holmes@cityofvancouver.us

75A9183485CA467

\* Signature of Authorized Representative:

\* Date Signed:

5/7/2024

[View Burden Statement](#)**ASSURANCES - CONSTRUCTION PROGRAMS**OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

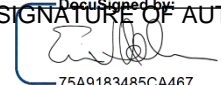
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Standard Form 424D (Rev. 7-97)  
Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

DocuSigned by: <b>SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL</b>  75A9183485CA467...	<b>TITLE</b> CITY MANAGER
<b>APPLICANT ORGANIZATION</b> CITY OF VANCOUVER	<b>DATE SUBMITTED</b> 5/7/2024

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**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.

11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).

14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.


15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.

16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.

17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
<div>DocuSigned by:  75A0183485CA467...</div>	CITY MANAGER
APPLICANT ORGANIZATION	DATE SUBMITTED
CITY OF VANCOUVER	5/7/2024

Standard Form 424B (Rev. 7-97) Back

## Applicant and Recipient Assurances and Certifications

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

### Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix: Mr .

\*First Name: ERIC

Middle Name:

\*Last Name: HOLMES

Suffix:

\*Title: CITY MANAGER

\*Applicant Organization: CITY OF VANCOUVER

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.


6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.


7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

\*Signature: 

\*Date: 

**CERTIFICATION REGARDING LOBBYING****Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Statement for Loan Guarantees and Loan Insurance**

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**\* APPLICANT'S ORGANIZATION**

CITY OF VANCOUVER

**\* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE**

Prefix:  \* First Name: ERIC Middle Name:

\* Last Name: HOLMES Suffix:

\* Title: CITY MANAGER

**\* SIGNATURE:**

DocuSigned by:

  
75A9182485CA467

\* DATE: 5/7/2024

## Applicant and Recipient Assurances and Certifications

U.S. Department of Housing  
and Urban Development

OMB Number: 2501-0017  
Expiration Date: 01/31/2026

### Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

\*Authorized Representative Name:

Prefix: Mr .

\*First Name: ERIC

Middle Name:

\*Last Name: HOLMES

Suffix:

\*Title: CITY MANAGER

\*Applicant Organization: CITY OF VANCOUVER

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.


6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.


7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

**WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802).

\*Signature:  DocuSigned by:  
75A0183485CA467...

\*Date: 

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

<div>DocuSigned by:  75A9183485CA467...</div> <hr/>	<div>5/28/2024</div> <hr/>
Signature of Authorized Official	Date

<div>City Manager</div> <hr/>
Title



## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.


**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

DocuSigned by:  
  
75A9183485CA467...  
Signature of Authorized Official

5/28/2024  
Date

City Manager  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

# Appendix B - Public Notice and Public Comment



## NOTICE OF PUBLIC COMMENT PERIOD AND HEARINGS

### ON DRAFT 2024-2028 CONSOLIDATED PLAN

### AND 2024 ACTION PLAN

### AND COMMUNITY PARTICIPATION PLAN

#### City of Vancouver

**NOTICE IS HEREBY GIVEN** to interested parties regarding an upcoming public hearing and invitation to appear before City Council to offer testimony or submit written statements regarding the initial draft of the City of Vancouver 2024-2028 Consolidated Plan, the 2024 CDBG and HOME Action Plan and the Community Participation Plan.

**Public Hearing Date:** Monday May 6, 2024, at 6:30 PM

**Hearing Location:** 415 W 6th Street Vancouver, Washington (Also conducted remotely)

**Hearing Actions:** On Monday, May 6, 2024, City Council shall consider the 2024-2028 Consolidated Plan, the 2024 CDBG and HOME Action Plan funding allocation resolution and the Community Participation Plan.

The purpose of the public hearing is to adopt the above plans and allow community members the opportunity to comment on the allocation of funds for proposed activities. The funding of proposed activities is an estimate and may be modified upon notification of the amount of the annual allocation from the U.S. Department of Housing and Urban Development (HUD).

The Consolidated Plan is a strategic planning document resulting from 12 months of planning and public participation, which set local strategies and priorities for allocating the federal funding over the five-year timeframe. It acts as a combined plan and application to HUD for federal funds available to counties and cities under the Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) formula programs. The City of Vancouver receives annual entitlement grants for both the CDBG and HOME programs.

Action Plans are annual components of the Consolidated Plan that specifically describe how the City of Vancouver will spend scarce federal resources over a one-year period for activities serving people who have low- and moderate-income, are experiencing homelessness, or have special needs.

Copies of the draft plans are available in the City Hall lobby 8am – 5pm Monday through Friday. The draft action plan is also available for review online at [www.cityofvancouver.us/CDBG](http://www.cityofvancouver.us/CDBG). To request a copy of the plan, a different format, language, or accommodation, please contact, Samantha Whitley at (360) 487-7952 | TTY: (360) 487-8602 | WA Relay: 711 or by email at [Housing@cityofvancouver.us](mailto:Housing@cityofvancouver.us). Written comments about the draft plan and amendment are welcomed and encouraged and will be accepted through 5 p.m., Thursday, May 9, 2023. Submitted comments will be noted and incorporated into the final plan document. Comments may be submitted in writing to Samantha Whitley, PO Box 1995, Vancouver, WA, 98668-1995, by email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us), or by calling at (360) 487-7952 | TTY: (360) 487-8602 | WA Relay: 711. To provide comments at the public hearing please register to speak in advance with the Council administrative staff at (360) 487-8600 before noon on May 8, 2023.

All City Council workshops and meetings are broadcast (live closed captioning available) on [www.cvtv.org](http://www.cvtv.org), CVTV cable channels 23 / HD 323, and on the City's Facebook page, [www.facebook.com/VancouverUS](https://www.facebook.com/VancouverUS).

Funding for CDBG and HOME is made available through Title I of the Housing and Community Development Act of 1974, as amended. CDBG funding for the 2024 program year (July 1, 2024, through June 31, 2025) is estimated to be \$1,892,000 including entitlement, program income and unallocated prior year resources. CDBG funds are used for public services, economic development, housing, and public facilities that benefit people with low to moderate income. The HOME program entitlement is estimated to be \$1,103,000 including entitlement and prior year resources. HOME funds are used for activities that support affordable housing in Vancouver.

The City of Vancouver promotes fair housing and makes all programs available to low- and moderate- income individuals and families regardless of age, race, color, religion, sex, national origin, sexual preference, marital or familial status, or disability.

City Hall is served by several C-TRAN routes. Contact C-TRAN at 360-695-0123 for information on times, fares, and routes. Please be advised that there is limited free parking nearby. For more information on parking options, please visit [www.cityofvancouver.us/parking](http://www.cityofvancouver.us/parking).

### **2024 Action Plan**

#### **Public Services: \$200,000 CDBG**

Four programs including staffing costs for domestic violence emergency shelter operations, in-home case aids, homelessness diversion, and homeless outreach events.

#### **Economic Development: \$400,000 CDBG (\$15,000 for project implementation)**

Four technical assistance programs for current and new business owners to start or expand a microenterprise business within the City of Vancouver.

#### **Rental Assistance and Housing Services: \$102,000 CDBG and \$350,000 HOME (\$10,000 for HOME project implementation)**

Two HOME-funded rental assistance programs for individuals and families earning up to 60% of area median income paired with CDBG-funded housing case management services for households receiving this rental assistance.

**Housing Projects: \$400,000 HOME (\$15,000 for HOME project implementation)** Two programs including first-time homebuyer assistance for 13 households providing loans to assist eligible homeowners.

#### **City Set-Aside: \$590,000 CDBG**

Funding of Fourth Plains Commons was previously provided by a Section 108 loan, repayment of this loan is included in this set aside. Additionally, a Capacity Building project is being developed to assist with the growth and success of individual contributors/agencies within the community.

**Public Facilities: \$300,000 CDBG (\$5,000 for CDBG project implementation)**

One project with Council for the Homeless to acquire and remodel an existing building.

**Community Housing Development Organization (CHDO) Set-Aside: \$98,000**

Each year HUD requires a portion of the allocation to be set aside for use in a CHDO project. No applicants applied for CHDO funding in 2024, so funds will be applied to the 2025 CHDO set-aside or reallocated in future years.

**Administration: \$278,000 CDBG and \$79,000 HOME**

Funding for staff to plan, coordinate, monitor and report on CDBG and HOME-funded activities.

**2022 HOME- ARP**

**Homeless Supportive Services: \$300,000 HOME- ARP**

To be used to best meet the needs of people experiencing or at risk of experiencing homelessness including supportive services. Funding must be spent during a 6-year period. In 2024, \$300,000 in HOME-ARP funding will be provided to two supportive service programs. Services include street outreach and services to assist with housing barriers.

## 216



## City Council Meeting Agenda May 6, 2024

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In accordance with the Open Public Meetings Act (OPMA), the Vancouver City Council meeting will be open to in-person attendance. Options for viewing and/or participating in the meeting remotely will also be accommodated (see details below). The City Council will be attending this meeting in person.

All City Council workshops and meetings are broadcast (live closed captioning available) on [www.cvtv.org](http://www.cvtv.org), CVTV cable channels 23 / HD 323, and on the City's Facebook page, [www.facebook.com/VancouverUS](https://www.facebook.com/VancouverUS).

**Public testimony** will be accepted regarding any matter on the agenda below.  
***Advance registration will be required (see details below).***

Unless otherwise announced by the Presiding Officer, each speaker may testify once for up to three minutes under each public testimony opportunity below and will be asked to provide their name and city of residence for the record.

Testimony will be accepted in the following manner:

- **Written comments submitted in advance**

Comments may be sent to [council@cityofvancouver.us](mailto:council@cityofvancouver.us) until 12:00 p.m. May 6. Comments will be compiled and sent to the City Council and entered into the record.

- **In-person or remote testimony during the meeting**

Register in-person at City Hall. In-person registration is open until 6:30 p.m. on May 6. Instructions will be provided on-site.

Register to testify online. Online registration is open until 12:00 p.m. on May 6.

Visit the following website for more information and to register:



<https://www.cityofvancouver.us/departments/mayor-city-council/> under Public Participation, or call the City Manager's Office at (360) 487-8600.

Further instructions for accessing the virtual meeting (for remote testimony) will be provided upon registration.

Upon request, printouts of agenda materials will be provided, including large print.

**WORKSHOPS: 4:00-6:00 p.m.**

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

**2025-26 Biennial Budget**  
(Approximately 2 hours)

*Shannon Olsen, Budget Manager, 360-487-8497*

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**COUNCIL DINNER/ADMINISTRATIVE UPDATES (6:00-6:30 p.m.)**

**REGULAR COUNCIL MEETING**

6:30 PM

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

**Pledge of Allegiance**

**Call to Order and Roll Call**

**Proclamations: National Day of Awareness for Missing and Murdered Indigenous Women and Persons; Small Business Month**

**Community Communications**

This is the place on the agenda where the public is invited to speak to Council regarding any matter on the Agenda not already scheduled for Public Hearing. (Separate instructions are provided for offering testimony on Public Hearing when applicable.) This includes the option to testify about Workshops. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Speakers are to limit their testimony to a total of three minutes for all items combined.

**Consent Agenda (Items 1-9)**

The following items will be passed by a single motion to approve all listed actions and resolutions. There will be no discussion on these items unless requested by Council. If discussion is requested, the item will be moved from the Consent Agenda and considered separately - after

the motion has been made and passed to approve the remaining items.

**1. Bid Award - 2024 Joint Agency Street Preservation Project ITB 24-23**

Staff Report: 084-24

Request: On April 29, 2024, award a construction contract for the 2024 Joint Agency Road Preservation Project to the lowest responsive and responsible bidder, One Way Trigger, LLC, Sacramento, California, at their bid price of \$2,927,867.99, which includes Washington State sales tax, and authorize the City Manager, or designee, to execute the same.

*Chris Sneider, Senior Civil Engineer, 360-487-8239*

**2. Bid Award - 2024 Pavement Repairs Project ITB 24-24**

Staff Report: 085-24

Request: On May 6, 2024, award a construction contract for the 2024 Pavement Repairs Project to the lowest responsive and responsible bidder, Lakeside Industries, Vancouver, WA, at their bid price of \$1,322,444, which includes Washington State sales tax, and authorize the City Manager or designee to execute the same.

*Chris Sneider, Senior Civil Engineer, 360-487-8239*

**3. Bid Award - 2024 Crack Sealing & Mastic Repair Project ITB 24-26**

Staff Report: 086-24

Request: On May 6, 2024, award a construction contract for the 2024 Crack Sealing and Mastic Repairs Project to BVC Inc, of Wenatchee, Washington at their bid price of \$418,750.00, which includes Washington State sales tax, and authorize the City Manager, or designee, to execute the same.

*Chris Sneider, Senior Civil Engineer, 360-487-8239*

**4. Bid Award - Marine Park Wastewater Treatment Facility Ultraviolet (UV) Disinfection System Replacement ITB 24-20**

Staff Report: 087-24

Request: Authorize the City Manager, or designee, to award and execute a construction contract and any required amendments with McClure and Sons, Inc., of Mill Creek, WA for UV equipment upgrades to the Marine Park Wastewater Treatment Facility at their bid price of \$1,305,663.09, which includes Washington State sales tax.

*Frank Dick, Wastewater Treatment Engineering Manager, 360-487-7179*

**5. 2024 Affordable Housing Fund Awards**

Staff Report: 088-24

Request: Approve a resolution adopting the proposed 2024 AHF awards and authorizing the City Manager, or designee, to execute related agreements.

*Hayley Woodbridge, Associate Housing Project Coordinator, 360-487-7867; Samantha Whitley, Housing Programs Manager, 360-487-7952*

**6. Appointment Vancouver Public Facilities District Board of Directors**

Request: Mid-term appointment of Ken O'Hollaren to the Public Facilities District Board of Directors with a term beginning immediately and expiring Nov. 30, 2025.

*Council Committee 2*

**7. Appointment Building & Fire Code Commission**

Request: Appoint David Aronson to the mid-term position on the Building and Fire Code Commission effective immediately and expiring June 30, 2025.

*Council Committee 1*

**8. Appointment Transportation and Mobility Commission**

Request: Appoint Zachary Gatton into the mid-term position on the Transportation and Mobility Commission effective immediately and expiring December 31, 2024.

*Council Committee 1*

**9. Approval of Claim Vouchers**

Request: Approve claim vouchers for May 6, 2024.

**Public Hearings (Item 10)**

The following item(s) are scheduled for public hearing. Members of the public addressing Council are requested to give their name and city of residence for the audio record. Unless otherwise announced by the Presiding Officer, speakers are to limit their testimony to three minutes for each public hearing.

**10. 2024-28 HUD Consolidated Plan, Community Participation Plan and**

## 2024 Action Plan

Staff Report: 089-24

**A RESOLUTION** relating to the adoption of the City's Community Development Block Grant (CDBG) and HOME Investment Partnerships Consolidated Plan for the 2024-2028 program years, the Annual Action Plan for the 2024 program year and the 2024 Community Participation Plan; authorizing the City Manager to execute agreements on behalf of the City of Vancouver consistent with the CDBG and HOME Investment Partnerships Annual Action Plan; providing for severability and an effective date.

Request: Approve a resolution approving and adopting the 2024-2028 Consolidated Plan, the 2024 Community Development Block Grant and HOME Investment Partnerships Action Plan, the 2024 Community Participation Plan, and the authorization of the City Manager, or designee, to execute agreements on behalf of the City of Vancouver.

*Samantha Whitley, Housing Programs Manager, 360-487-7952*

## Communications

**A. From the Council**

**B. From the Mayor**

**C. From the City Manager**

## Adjournment

*City Hall is served by C-TRAN. Route information and schedules are available online at [www.c-tran.com](http://www.c-tran.com). You also may reach C-TRAN at (360) 695-0123 for more information on times, fares, and routes.*

*Anyone needing language interpretation services or accommodations with a disability at a Vancouver City Council meeting may contact the City Manager's staff at (360) 487-8600 (Voice/TTY 487-8602). Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use. Please notify a staff person if you wish to use one of the devices. Every attempt at reasonable accommodation will be made. To request this agenda in another format, please also contact the phone numbers listed above.*

## Hawkins, Ann

**From:** Dollar, Sarah  
**Sent:** Monday, May 6, 2024 8:18 PM  
**Subject:** Vancouver City Council Meeting Summary – May 6, 2024

### Vancouver City Council Meeting Summary – May 6, 2024

Councilmember Harless was absent

4:00-6:00	WS017-24	2025-26 Biennial Budget	
1	084-24	Bid Award - 2024 Joint Agency Street Preservation Project ITB 24-23	approved unanimously
2	085-24	Bid Award - 2024 Pavement Repairs Project ITB 24-24	approved unanimously
3	086-24	Bid Award - 2024 Crack Sealing & Mastic Repair Project ITB 24-26	approved unanimously
4	087-24	Bid Award - Marine Park Wastewater Treatment Facility Ultraviolet (UV) Disinfection System Replacement ITB 24-20	approved unanimously
5	088-24	2024 Affordable Housing Fund Awards	approved unanimously
6	n/a	Appointment Vancouver Public Facilities District Board of Directors	approved unanimously
7	n/a	Appointment Building & Fire Code Commission	approved unanimously
8	n/a	Appointment Transportation and Mobility Commission	approved unanimously
9	n/a	Approval of Claim Vouchers	approved unanimously
10	089-24	2024-28 HUD Consolidated Plan, Community Participation Plan and 2024 Action Plan	approved unanimously

**Sarah Dollar** | Executive Assistant to the City Council

*Pronouns: She/Her/Hers*

CITY OF VANCOUVER, WASHINGTON

City Manager's Office (CMO)

**Primary (Cell):** 360-624-2949 | **Desk:** 360-487-8641

[www.cityofvancouver.us](http://www.cityofvancouver.us)





## MEMORANDUM

**DATE:** May 6, 2024

**TO:** File

**FROM:** Ann Hawkins, Associate Housing Project Coordinator

**RE:** **Public Hearing and Comments**

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The Public Hearing for the PY2024-2028 Consolidated Plan, the PY2024 Community Participation Plan and the PY2024 Annual Action Plan was held on May 6, 2024.

Video of the Public Hearing can be viewed on the CVTV website, <https://www.cvtv.org/program/vancouver-city-council> and legal minutes can be found on the City of Vancouver City Council website, <https://www.cityofvancouver.us/government/mayor-and-city-council/meetings-agendas-minutes/>

Four comments were received from the community during the Public Hearing:

- Since this is a community investment, why doesn't the community get more involved in providing feedback?
- New homes should be constructed to prepare for climate change, include solar energy, generators and fireplaces.
- Someone heard that a person took their life in Vancouver due to housing challenges.
- Minority Coalition did not receive their Affordable Housing Fund award but were able to successfully acquire a house that is now providing shared housing.

All comments were accepted.

## Hawkins, Ann

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**From:** Carla Archambault <CarlaA@housingconnector.com>  
**Sent:** Monday, May 6, 2024 11:59 AM  
**To:** Vancouver Housing Information  
**Subject:** Written comment for May 6 City of Vancouver meeting about housing

You don't often get email from carlaa@housingconnector.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern:

Here is our written comment to be entered for the May 6 City of Vancouver meeting:

I am Carla Archambault, Vice President of People and Market Operations for Housing Connector and I live in Tacoma, Washington. Housing Connector is energized at the possibility of bringing our smart and scalable housing solution to the Vancouver, Washington community and its most vulnerable residents in 2024 with city funding in the amount of \$100,000 providing Homeless Supportive Services and Rental Assistance.

Why Housing Connector and why now? Homelessness is a housing crisis that we will not build our way out of. City of Vancouver needs solutions to create a viable urban community now by providing decent and affordable housing, a suitable living environment, and economic opportunities, principally for people with low to moderate income. This is what we do. We provide cost-effective, system-wide solutions with focus on prevention. In Washington State, we've housed over 6,000 people since our launch in 2019. Our full continuum of stability services has empowered 89% of these residents to remain in their same homes after 1 year, and we have prevented evictions for over 99% of these families. We've provided over \$4 million dollars in emergency rental assistance and mitigation funding to properties on behalf of the residents that we serve. 66% of Washington residents housed with our program are BIPOC, and 51% are households with children. Our unique model relies on non-profit and for-profit partnerships, allowing housing providers to play a positive role in affecting homelessness. These ripples of impact build stronger communities as a whole centering the interests of all stakeholders in achievable solutions. Housing Connector has a greater return on investment than other emergency response systems. Our cost to house a person is just \$530 per year. The national housing crisis demands solutions that match the scale of the problem. Housing Connector is the missing mechanism for lasting change that can generate the strong community City of Vancouver aspires to create, where all of us can thrive and have a safe, and stable place to call home.

Thank you and we look forward to hearing from you in the near future!



**Carla Archambault (she/her)**

*VP People and Market Operations*

d: 206.389.7255 | c: 206:300.0379

[Schedule a meeting](#) | [Customer Support](#)

[Our Impact Report](#)



# Appendix C - Community Participation Plan





# 2024 Community Participation Plan



**City of Vancouver**  
**Economic Prosperity and Housing**  
**May 2024**  
2024-2028 City of Vancouver Consolidated Plan



CITY OF  
**Vancouver**  
WASHINGTON

## CDBG and HOME Community Participation Plan

Note on formatting: The U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to submit the Consolidated Plan electronically, using a template prescribed by HUD. This Plan follows the electronic template.

### City Council

Anne McEnerny-Ogle  
Mayor

Erik Paulsen  
Mayor Pro Tem

Ty Stober  
Kim D. Harless  
Diana H. Perez  
Bart Hansen  
Sarah J. Fox

### Economic Prosperity and Housing

415 W. 6<sup>th</sup> Street  
P.O. Box 1995  
Vancouver, WA 98668  
TTY: 711  
[cityofvancouver.us](http://cityofvancouver.us)

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# CDBG AND HOME COMMUNITY PARTICIPATION PLAN<sup>1</sup>

## Introduction

The City of Vancouver (City) receives federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) grant funds annually from the U.S. Department of Housing & Urban Development (HUD). Each grant has different regulations, program requirements, and target populations. Grants are awarded based on a formula that considers the area population, the number of people living in poverty, the level of overcrowded housing, and the age of its housing.

To receive this funding, a jurisdiction must develop a five-year Consolidated Plan for Housing and Community Development (Consolidated Plan). The Consolidated Plan establishes a unified vision of housing and community development strategies utilizing the two federal grants received by the City and other housing and community development resources. The plan focuses on decent housing, suitable living environments, and expanding economic opportunities for low and moderate-income or disabled persons.

This Community Participation Plan (CPP) provides for and encourages community members to participate and provide feedback on the development of the following documents prepared by the City:

- **Consolidated Plan:** Every five years the City of Vancouver develops a Consolidated Plan. The function of this plan is to provide an analysis of community needs and establish objectives and strategies to guide the allocation of federal housing and community development funding over that five-year period. The plan is developed through a community planning process with the involvement of community stakeholders and agencies. The plan proposes strategies to implement HUD objectives, while focusing on the priorities of the City.
- **Annual Action Plan (Action Plan):** Provides annual updates on funding available and the proposed uses of the funds. An application review process prioritizes programs and projects for funding awards. The Action Plan is subsequently approved by City Council and submitted to HUD for approval each year.
- **Assessment of Fair Housing (AFH):** An analysis of fair housing issues and contributing factors in a community related to fair housing practices. The AFH guides meaningful actions to overcome systemic segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. Based on the results of local data, programs must generate goals to inform the subsequent planning cycle.
- **Consolidated Annual Performance Evaluation Report (CAPER):** Analyzes progress towards the goals established in the Consolidated Plan and implemented through the Action Plan. The CAPER also provides information on the performance of funded projects related to HUD and local program objectives.

<sup>1</sup> 24 CFR Part 91.105 requires that jurisdictions adopt a citizen participation plan that sets forth the jurisdiction's policies and procedures for citizen participation in the HUD-funded programs. As an effort to be more inclusive and use inclusive language, the City refers to this document as the Community Participation Plan (CPP). The CPP adheres to all the federal requirements under Part 91.

- **Substantial Amendments to the Action Plan and Consolidated Plan:** Changes in program priorities, budget reallocations, changing project scope or design, and/or other policy revisions.

### Community Participation Summary

Activity	Frequency	Due Date	Comment Period	Public Hearing
Consolidated Plan	Every 5 years	May 15	30 days	1
Action Plan	Annually	May 15	30 days	1
Substantial Amendment	As needed	--	30 days	Not required
CAPER	Annually	September 28	15 days	1
Emergency Amendments to CPP, Consolidated Plan and/or Annual Action Plan	As needed	--	5 days	Not required

### Final Policy/Implementation Authority

The Community Participation Plan recognizes that Vancouver City Council, as the elected governing body for the City of Vancouver, has the ultimate responsibility and authority for the adoption and implementation of the Consolidated Plan and CDBG and HOME activities. City Council will review and approve amendments as needed.

### Encouragement of Community Participation

Interested groups<sup>2</sup> and individuals are encouraged to provide input into all aspects of the City's consolidated planning activities, from assessing needs and setting priorities through performance evaluation. The CPP offers numerous opportunities for community members to contribute information, ideas, and opinions about ways to improve our neighborhoods, promote housing affordability, and enhance the delivery of public services to all community members.

In developing the Consolidated Plan, the City will undertake community engagement efforts that are culturally responsive and encourage hard to reach populations including:

- People with low and moderate-income, particularly those living in areas where CDBG funds are proposed to be used;
- Community members of predominantly low and moderate-income neighborhoods;
- Black, Indigenous, People of Color (BIPOC) Communities
- People with Limited English Proficiency and/or non-English-speaking people;
- People with disabilities; and
- Community members living in public and assisted housing developments.

<sup>2</sup>Interested Groups include local and regional institutions, the Vancouver Housing Authority, the Coalition of Service Providers, and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing and implementing the Consolidated Plan.

To ensure broad outreach, the City will make housing and community development plans and reports available via digital media, i.e., city websites, social media and email announcements will contain summaries of programs and reports with links to specific documents. Likewise, public comments may be accepted via email during specified comment periods.

All community members from the City of Vancouver are encouraged to participate in the development and review of these reports.

### **Comments on the Community Participation Plan and Amendments**

The City will provide community members a reasonable opportunity to comment on the CPP, and on substantial amendments to the CPP, and will make the CPP public. The CPP will be made available in a format accessible to people with disabilities upon request.

The CPP is part of the City's Consolidated Plan and is subject to all community comments. The CPP may be amended to reflect comments received during the Consolidated Plan CPP process.

### **Assistance for those with Limited English Proficiency and People with Disabilities**

All public meetings, workshops, and hearings are held in facilities that are accessible to people with disabilities. Upon reasonable request, the City will provide interpretation services at public hearings and meetings. Furthermore, meeting notices will be sent to organizations representing non-English speaking residents of the City.

To request another format, language, or accommodation, please contact the Programs Manager, CDBG/HOME Program, City of Vancouver, PO Box 1995, Vancouver, WA 98668-1995, voice (360) 487-7952 | TTY: (360) 487-8602 | WA Relay: 711 or via email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us) at least seven days prior to the meeting or hearing.

### **Public Notice, Comment Period and Public Hearing**

The City conducts a minimum of two public hearings per year for CDBG and HOME programs. The Consolidated Plan and Action plan hearings are conducted in the spring and the Consolidated Annual Performance Evaluation Report (CAPER) hearing is conducted in the fall. Information regarding the time, location and subject of each hearing will be provided to community members at least two weeks in advance through public notice and outreach listed below.

Notices of public meetings, public comment periods, public hearings, substantial amendments, and the notification of the City of Vancouver's proposed and actual use of CDBG/HOME funds will be published in *The Columbian* and on the City's website at [www.cityofvancouver.us/CDBG](http://www.cityofvancouver.us/CDBG):

- At least 30 days before the submission to HUD for the Consolidated Plan, Action Plan, or a Substantial Amendment;
- At least 15 days before the submission to HUD for the CAPER.

Notice will also be made available on social media, including that of the City.

The notice shall include:

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



To further encourage the attendance and participation of people with low to moderate income, notices will also be sent to:

- the Vancouver Housing Authority;
- the Coalition of Service Providers (CoC);
- public and private agencies that provide housing, health, and social services;
- public and private agencies that represent people of color and non-English speaking people residing in the City of Vancouver;
- other organizations including businesses, developers, nonprofit organizations, philanthropic organizations, community-based and faith-based organizations;
- Interested parties on the City of Vancouver CDBG/HOME mailing list; and
- Social media sources utilized by the City.

During the public comment period, copies of the proposed plans will be available for review at Vancouver City Hall (415 W 6th Street), online at [www.cityofvancouver.us/CDBG](http://www.cityofvancouver.us/CDBG), and web links available through City social media. A reasonable number of free copies of plans and reports are available upon request. Reasonable accommodations will be made for non-English speaking people and for people with disabilities. For details contact the Housing Programs Manager, CDBG/HOME Program, City of Vancouver, PO Box 1995, Vancouver, WA 98668-1995, voice (360) 487-7952 | TTY: (360) 487-8602 | WA Relay: 711, or via email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us).

All public comments will be considered, and a summary of all comments will be included in HUD submissions. Written comments must be directed to: Housing Programs Manager, CDBG/HOME Program, City of Vancouver, PO Box 1995, Vancouver, WA 98668-1995, or submitted via email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us).

Public hearings will be held during the public comment period prior to the submission of the proposed plan to HUD. All meetings are open to the public with efforts made to be scheduled at times and locations convenient to potential and actual beneficiaries with accommodations for people with disabilities and assistance available for non-English speaking people. Those wishing to be regularly informed of meetings/activities can be added to the program mailing list.

Hearings are held in Council Chambers, Second Floor, Vancouver City Hall, 415 W 6th Street, in Vancouver, WA unless otherwise specified.

All public hearings and public meetings associated with the Consolidated Planning process will conform to the Washington Open Public Meetings Act.

### **Consolidated Annual Performance and Evaluation Report (CAPER)**

The performance report on CDBG and HOME programs covered by the Consolidated Plan are prepared by the City for submission to HUD 90 days after the close of each program year (June 30). Draft performance reports will be made available to the public, program participants, service providers and partner agencies. The draft performance report will be available for comment and review for no less than fifteen (15) days, and any public comment received will be reported in an addendum to the final performance report submitted to HUD.

## **Substantial Amendments**

A Substantial Amendment is defined as:

- A change in allocation priorities (any increase greater than 30 percent in an individual project budget) or a change in the method of distribution of funds;
- Carrying out an activity (including those funded exclusively with program income) not previously described in the Consolidated Plan or Annual Action Plan; or
- A change in the purpose, scope, or beneficiaries of an activity.

Changes that are not considered substantial amendments include:

- Data updates such as census information, income limits, fair market rents, HOME high and low market rents, HOME subsidy limits, and similar types of data shall not be considered a substantial amendment.
- Minor change in project location - A minor change in location on a specific property is not considered a substantial change if the purpose, scope, and intended beneficiaries remain essentially the same.
- Project Budget Line-Item change - The transfer of funds within a project from one approved budget line item to another approved budget line item (e.g., construction rather than engineering) does not constitute a substantial change.
- Emergency/Disaster Response - To ensure emergency and disaster recovery grants are awarded in a timely manner, a formal adoption of an amendment to the Consolidated Plan, Action Plan, Community Participation Plan, or Section 108 Guaranteed Loan Application may not constitute a substantial amendment.

## **Emergency and/or Disaster Waiver**

Upon determination of good cause, HUD has the authority to waive certain regulatory provisions of the CDBG and HOME programs subject to statutory limitations.

Following HUD issuance of waiver notices or approval of waiver requests, the City reserves the right to amend the Community Participation Plan as follows:

1. A reduction in the public comment period for CPP, Consolidated Plan/Action Plan substantial amendments from 30 calendar days to the HUD prescribed period, and
2. Flexibility in determining what constitutes reasonable notice and opportunity to comment.
3. Public notice may be provided by alternate means such as publication on the City website and direct email.
4. In-person public hearings will not be required.
5. Any other additional flexibility deemed necessary by HUD.



## Program Year Schedule

July	Start of program year
September 3 <sup>rd</sup> or 4 <sup>th</sup> week	Public Hearing regarding the CAPER and annual amendments (15-day Public Comment period prior to submission of report to HUD)
October	Notice of Funding Availability published, and applications made available for next funding round of CDBG and HOME funds
December	CDBG and HOME Applications due
April	Projects prioritized for funding and presented to City Council
May 1 <sup>st</sup> or 2 <sup>nd</sup> week	Public Hearing on Assessment of Fair Housing, Action Plan, and Consolidated Plan (30-day Public Comment period prior to submission to HUD)

## Displacement

Displacement of people, businesses, nonprofits and/or farms by activities or projects funded through HUD entitlement programs is discouraged by the City. The City will take the following steps to minimize displacement:

1. Discourage projects involving displacement/relocation through a grant application scoring system that reduces the total score of projects that anticipatedisplacement/relocation;
2. Encourage project sponsors to plan or stage projects to minimize or prevent theadverse impacts of displacement;
3. Provide advisory assistance, measures, facilities, and services necessary to determine relocation needs, or other assistance for which displaced people or businesses may be eligible;
4. Coordinate code enforcement with rehabilitation and housing assistance programs;and
5. Encourage projects to stage rehabilitation of apartment units to allow tenants to remain in the building /complex during and after rehabilitation by working with empty units or buildings first.

If displacement is unavoidable, full benefits and assistance will be provided according to appropriate provisions of Uniform Relocation Act and its regulations at 24 CFR Part 24. Sponsors of projects that may involve displacement must submit a General Information Notice to every person or business impacted *at the point of application* for federal assistance. In addition, the project sponsor must submit a Relocation Plan to the City. Subsequent notices (type of notice and expected due date) to affected parties must be identified in the Plan.

## Public Access to Information

The City of Vancouver shall provide community members, public agencies, and other interested parties with reasonable and timely access to information and records relating to the Consolidated Plan and the City's allocation of funding through the CDBG and HOME Programs.

Copies of the adopted plans and performance reports, as well as information regarding use of funds and other program information will be maintained by the City's CDBG and HOME program staff.

Copies of proposed plans will be available for review at City Hall (415 W 6th Street), online at [www.cityofvancouver.us/cdbg](http://www.cityofvancouver.us/cdbg), web links available through City social media formats, and hard copies mailed upon request. Reasonable accommodations will be made for non-English speaking persons and for people with disabilities. For details contact the Housing Programs Manager, CDBG/HOME Program, City of Vancouver, PO Box 1995, Vancouver, WA 98668-1995, voice (360) 487-7952 | TTY: (360) 487-8602 | WA Relay: 711, or via email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us).

**Complaints**

Complaints, inquiries, and grievances shall be submitted in writing to the Housing Programs Manager, CDBG/HOME Program, City of Vancouver, PO Box 1995, Vancouver, WA 98668-1995, or via email to [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us). A written response shall be provided to the complaining or aggrieved party within 15 working days of the date of receipt of the written complaint or grievance.

# Appendix D - Glossary



### Terms and Acronyms

This glossary of terms and acronyms is intended to be a resource for people reviewing this Consolidated Plan and other housing and community development planning documents. Some of the following terms are defined in federal or state law, and their legal definitions have been included here.

**Action Plan** - A HUD document prepared annually that includes specific projects scheduled to receive funds from the Department of Housing and Urban Development during the fiscal year through several programs, typically including Community Development Block Grant (CDBG), and HOME Investment Partnerships Program (HOME).

**ADA**-Americans with Disabilities Act

**Adjusted Income** -Annual (gross) income reduced by deductions for dependents, elderly households, medical expenses, handicap assistance expenses, and childcare. Adjusted income is used to determine the level of payment to tenants for rental assistance.

**A/E** - Architect and/or Engineer

**Affordable Housing** -Affordable housing is generally defined as housing where the occupant is paying no more than 30 percent of gross income for gross housing costs, including utility costs.

**AI** - Analysis of Impediments to Fair Housing Choice. Any actions, omissions or decisions taken because of race, color, religion, sex, disability, familial status or national origin that restrict housing choices or the availability of housing choices, or any actions, omissions or decisions that effect.

**AIDS and Related Diseases** - The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

**Alcohol/Other Drug Addition** -A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

**ANSI** -American National Standards Institute

**Annual (Gross) Income** - Includes income from work, assets, and other sources as defined by 24 CFR Part 813. Annual income is used to establish homeowner and tenant eligibility and for targeting purposes.

**CAPER** - Consolidated Annual Performance and Evaluation Report, the annual report to the community and HUD regarding the use of federal funds for affordable housing and community development purposes and the progress made on implementing the Consolidated Plan.

**CBDO** – Community Based Development Organization, are generally nonprofit organizations that undertake specific kinds of CDBG-funded activities. CBDOs can be for-profit or nonprofit organizations but cannot be governmental entities. A CBDO may be designated as a subrecipient by the grantee.

**CDBG**-The Community Development Block Grant Program that is authorized by Title I of the Housing and Community Development Act of 1974. CDBG funding is intended to enable communities to create flexible, locally designed, comprehensive community development strategies to enable them to develop viable urban communities.

**CC&R** - Covenants, Codes and Restrictions, typically used to describe requirements pertaining to the use of land.

**CDC** - Community Development Corporation, a non-profit organization that typically develops and manages affordable housing and provides other programs to benefit lower income community residents.

**CFR**- Code of Federal Regulations

**CHAS** – Comprehensive Housing Affordability Strategy data documenting the extend of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds.

**CLT** - Community Land Trust

**CoO** - Certificate of Occupancy

**COC** - Continuum of Care is a community strategic plan to organize and deliver housing and services to reduce the incidence of homelessness by assisting homeless individuals, youth and families with children to move to self-sufficiency and permanent housing. The Continuum of Care includes prevention, outreach and assessment, emergency shelter, transitional housing, and permanent supportive housing or other permanent housing. Annually the Continuum of Care applies to the U.S. Department of Housing and Urban Development (HUD) McKinney Vento Homeless Assistance Program for funding to address homelessness .

**Committed Funds** - funds are committed when a legally binding agreement exists between the City and the subrecipient to undertake specific activities for a specific project.

**Community Facilities** - Structure utilized to provide programs or services to an identified limited clientele group or to an eligible low-income area.

**Community Housing Development Organization (CHDO)** - A private, nonprofit organization that meets a series of qualifications prescribed in the HOME regulations. CHDOs may own, develop, or sponsor HOME-financed housing.

**Community Participation Plan (CPP)** – Community Participation Plan, a plan that specifies how a local jurisdiction will involve the public in the development and monitoring of the Consolidated Plan and Action Plan.

**Consolidated Plan** -A publication that describes the City's housing and non-housing needs and community development priorities and strategies for the expenditure of funds made available to the City from the Department of Housing and Urban Development over a five-year planning period.

**Contractors** – A contractor is an entity paid with CDBG funds in return for a specific service (e.g., construction). Contractors must be selected through a competitive procurement process.

**Cost Burden> 30%** - The extent to which a household's gross housing costs, including utility costs, exceed 30 percent of its gross income, based on data available from the U.S. Census Bureau.

**Cost Burden> 50%** - Severe Cost Burden, the extent to which a household's gross housing costs, including utility costs, exceed 50 percent of its gross income, based on data available from the U.S. Census Bureau.

**CPD**- Community Planning and Development, the section of HUD that administers the HOME, CDBG and other formula grant programs used by cities, counties and states to meet affordable housing and community development needs.

**CRA**- Community Reinvestment Act, a federal law intended to encourage depository institutions (e.g., banks) to help meet the credit needs of the communities where they operate.

**DCR** - Debt Coverage Ratio

**DD** - Developmentally Disabled, also Developmental Disability, a disability that originates in the developmental years, that is likely to continue, and significantly impacts adaptive behavior as diagnosed and measured by a qualified professional.

**Disabled Person** -A person shall be considered to have a disability if the person is determined to have a physical, mental, or emotional impairment that:

1. Is expected to be of long-continued and indefinite duration,
2. Substantially impeded his or her ability to live independently, and
3. Is of such a nature that the ability could be improved by more suitable housing conditions. A person shall be considered to have a disability if they have a development disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006).

**DOL**-Department of Labor (federal)

**EA** - Environmental Assessment, an environmental analysis prepared to determine whether a federal action would significantly affect the environment and thus require a more detailed environmental impact statement.

**EIS** - Environmental Impact Statement, a document required of federal agencies by the National Environmental Policy Act for major projects or legislative proposals significantly affecting the environment. A tool for decision making, it describes the positive and negative effects of the undertaking and cites alternative actions.

**Elderly Household**- For HUD rental programs, a one- or two-person household in which the head of the household or spouse is at least 62 years of age.

**Elderly Person** - A person who is at least 62 years of age.

**Emergency Shelter** -Any facility with overnight sleeping accommodations, the primary purpose of which is to provide temporary shelter for the homeless in general or for specific populations of the homeless.

**Entitlement** - Amount of CDBG or HOME funds allocated by HUD to a city or urban county based on a formula computed according to population, levels of need, and other factors.

**Entitlement Jurisdiction** - A governmental entity that has chosen to receive funds from the federal government for project activities within the boundaries of that entity. Cities with populations over 50,000 and counties with populations over 200,000 are allowed to participate in the CDBG program as entitlements. Entitlement jurisdictions receive funding on a non-competitive basis from HUD annually.

**EO** - Executive Order

**Existing Homeowner** - An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

**Extremely Low-Income Family**- Family whose income is between 0 and 30 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.

**Family**-The Census Bureau defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption.

**Family Self-Sufficiency (FSS) Program** -A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies and Indian Housing Authorities to use Section 8 rental assistance, together with public and private resources, to provide supportive services aimed at enabling economic independence and self-sufficiency.



**Farm Labor** - Services in connection with cultivating the soil, raising or harvesting any agriculture or aquaculture commodity; or in catching, netting, handling planting, drying, packing, grading, storing, or preserving in the unprocessed state, without respect to the source of employment (but not self-employed), any agriculture or aquaculture commodity; or delivering to storage, market or a carrier for transportation to market or to processing any agricultural or aquacultural commodity in its unprocessed stage.

**FHA** - Federal Housing Administration

**FH/EEO** - Fair Housing and Equal Employment Opportunity

**FHLB** - Federal Home Loan Bank

**First-Time Homebuyer** -An individual or family who has not owned a home during the three-year period preceding the HUD assisted purchase of a home that must be used as the principal residence of the homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

**FMR**- Fair Market Rent, primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the HOME rental assistance program.

**FONSI**- Finding of No Significant Environmental Impact

**For Rent**- Year-round housing units that are vacant and offered/available for rent (U.S. Census definition).

**For Sale** - Year-round housing units that are vacant and offered/available for sale only (U.S. Census definition).

**FR**- Federal Register

**Frail Elderly**-An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

**GAO** - Government Accounting Office (federal)

**GP** - General Partner

**Group Quarters** - Facilities providing living quarters that are not classified as housing units (U.S. Census definition), including prisons, nursing homes, dormitories, military barracks, and shelters.



**Handicapped Access** - Activities designed to provide accessibility to housing or public facilities for persons who are disabled. "Stand alone" projects are those that fund construction of ramps or curb cuts; CDBG projects that provide accessibility as part of a larger activity, such as construction or remodeling of a senior center, are categorized according to the primary activity.

**HART** – The Homeless Assistance and Resources Team, provides outreach and assistance to those living unsheltered and serves as a point of contact for community members with safety or sanitation concerns.

**HOME Assisted Units** - Units within a HOME project where HOME funds are used and rent, occupancy, and/or resale/recapture restrictions apply.

**HOME Funds** -All appropriations under the HOME program, plus all repayments and interest or other return on the investment of the funds.

**HOME Program** -The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act of 1990. HOME provides funding to local jurisdictions through an entitlement formula for housing for low and moderate-income households.

**Homeless Family with Children** -A family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age of 18.

**Homeless Person** -A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children who is homeless (not imprisoned or otherwise detained pursuant to an act of Congress or a state law), including the following:

1. An individual who lacks a fixed, regular, and adequate nighttime residence; and
2. An individual who has a primary nighttime residence that is:
  - a. a supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - b. an institution that provides a temporary residence for individuals intended to be institutionalized; or
  - c. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Homeless Subpopulations** - Include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth, and persons with HIV/AIDS .

**HOPWA** - Housing Opportunity for Persons with AIDS, a grant provided by HUD. The grant provided to Clark County and is administered by Cascade AIDS Project in Vancouver.

**Household** - One or more persons occupying a housing unit (U.S. Census definition). See also Family.

**Housing Problems** - Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of Overcrowded; and (3) meet the definition of Cost Burden > 30%.

**Housing Quality Standards (HQS)** - The habitability standards for housing as established in 24 CFR Part 882 and amended by the Lead Paint Regulations in 24 CFR Part 35. Used as minimum standards for Section 8 and HOME program.

**Housing Unit** - An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters (U.S. Census definition).

**HQS** - Housing Quality Standards.

**HUD** - U.S. Department of Housing and Urban Development. HUD established the regulations and requirements for the program and has oversight responsibilities for the use of federal funds including CDBG and HOME programs.

**Income Groups** - Different HUD programs use different terms to describe income groups.

**Income Payments** - Direct payments to individuals, such as payments for income maintenance, housing allowances, down payments, and mortgage subsidies. CDBG funds may not be used for income payments. HOME regulations permit direct payments to individuals such as tenant-based rental assistance, downpayment or closing costs assistance, and principal reduction or "gap" financing for home buyers.

**IDIS** - Integrated Disbursement and Information System, the computer program used by local jurisdictions to drawdown funds and report activities to HUD.

**IGA** - Intergovernmental Agreement

**Large Related** - A household of five or more persons which includes at least one person related to the householder by blood, marriage, or adoption.

**Lead-Based Paint (LBP) Hazards** - Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency.

**LIHTC** - Low Income Housing Tax Credit, one of the tools used to finance affordable housing development (federal).

**Limited Clientele Group** - HUD has identified the following specific groups of persons as limited clientele groups, which are presumed to be predominantly low or moderate-income under the CDBG program. These are also referred to as special needs and target groups:

- Elderly persons
- Abused children
- Battered spouses
- Homeless persons
- Severely disabled adults
- Illiterate adults
- Migrant farmworkers, and
- Persons living with AIDS.

**Low and Moderate Income:** Low and moderate income (also referred to in this manual as LMI) means family or household with an annual income less than the Section 8 Low Income Limit, generally 80 percent of the area median income, as established by HUD.

- **Low-Income Household/Family:** A household/family having an income equal to or less than the Section 8 Very Low-Income limit (50% of the area median income) as established by HUD.
- **Moderate-Income Household/Family:** A household/family having an income equal to or less than the Section 8 Low Income limit (80% of area median income) established by HUD, but greater than the Section 8 Very Low-Income limit (50% of area median income) established by HUD.

**LP** - Limited Partnership

**LTV** - Loan to Value

**MBE** - Minority Business Enterprise

**MFI** - Median Family Income

**MHI** - Median Household Income

**Microenterprise** – A business that has five or fewer employees, one or more of whom owns the enterprise.

**MLS** - Multiple Listing Service, a listing service for real estate for sale or lease.

**Moderate Rehabilitation** - The term used in the HOME program to refer to any rehabilitation of property that is less than 75% of the total estimated cost of replacement after rehabilitation.

**MOU** - Memorandum of Understanding

**Neighborhood Revitalization** -Activities to address physical conditions that create an undesirable quality of life. Examples include improvement of substandard streets or provision of utilities or other public facilities in pre-qualified areas.

**NEPA**- National Environmental Policy Act

**New Construction** - For purposes of the HOME program, new construction is any project with commitment of HOME funds made within one year of the date of initial certification of occupancy. Any project that includes the creation of additional dwelling units outside the existing walls of a structure is also considered new construction.

**NIMBY** - Not In My Backyard (Neighborhood opposition to affordable housing projects)

**NSPIRE** –National Standards for the Physical Inspection of Real Estate

**NOFA**-Notice of Funding Availability

**Occupied Housing Unit** -A housing unit that is the usual place of residence of the occupant(s).

**OMB**- Office of Management and Budget (federal)

**Overcrowding**- Overcrowding occurs when a housing unit contains more than one person per room, as defined by the U.S. Census Bureau.

**Owner** -A household that owns the housing units it occupies (U.S. Census definition).  
**Participating Jurisdiction (PJ)**-Any state or local government that HUD has designated to administer a HOME program. HUD designation as a PJ occurs if a State or local government meets the funding thresholds, notifies HUD its intent to participate in the program, and obtains approval by HUD of a comprehensive housing affordability strategy.

**Person with disabilities** – Means a person who:

- Has a disability, as defined in 42 U.S.C. 423;
- Is determined, pursuant to HUD regulations, to have a physical, mental, or emotional impairment that:
  - Is expected to be of long-continued and indefinite duration;
  - Substantially impedes his or her ability to live independently, and
  - Is of such a nature that the ability to live independently could be improved by more suitable housing conditions; or
  - Has a developmental disability as defined in 42 U.S.C. 6001.
- Does not exclude persons who have the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome;
- For purposes of qualifying for low-income housing, does not include a person whose disability is based solely on any drug or alcohol dependence; and
- Means “individual with handicaps”, as defined in 24 CFR 8.3, for purposes of reasonable accommodation and program accessibility for persons with disabilities.

**PHA** - Public Housing Authority

**Poverty-Level Family** - Family with an income below the poverty line, which is established annually by the Office of Management and Budget.

**Project** - A site or sites together with any building (including a manufactured housing unit) or buildings located on the site(s) that are under common ownership, management, and financing, and are to be assisted with HOME funds as a single undertaking. The project includes all the activities associated with the site and building.

**Project-Based (Rental) Assistance** - Rental assistance provided for a project, not for a specific tenant. Tenants receiving project based rental assistance give up that assistance if they move from the project.

**Public Services** - Essential social services for low- and moderate-income persons not funded through other state or local resources within the last 12 months.

**RD** - Rural Development (federal)

**REAC** - Real Estate Assessment Center

**Renter** - A household that rents the housing unit it occupies, including both units rented for cash and units occupied without payment of cash rent (U.S. Census definition).

**Residential Treatment Facility** - Under CDBG, a residential facility having round-the-clock supervision on premises that serves a qualified target population having special needs. CDBG funds may be utilized for capital improvements on residential treatment facilities or for operations or services. (Local policies prohibit use of CDBG funds for operations or maintenance in a facility acquired or constructed with CDBG assistance.)

**RFB** - Request for Bids

**RFP** - Request for Proposals

**RLI** - Request for Letters of Interest

**SAE** - Single Asset Entity

**SDC** - System Development Charges

**Section 8 Rental Assistance** - A federal program that provides rental assistance to low-income families who are unable to afford market rents. Assistance may be tenant-based or project-based.

**Service Needs** - The particular services identified for special needs populations, which may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

**Severe Mental Illness** -A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Severely Overcrowded** – Housing units with more than 1.5 persons per room, as defined by the U.S. Census Bureau.

**Sheltered** - Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor is its residents homeless.

**SRO**-Single-Room Occupancy

**Subrecipient** – A public agency or nonprofit organization selected by a participating jurisdiction to administer all or a portion of the participating jurisdiction's CDBG or HOME program. Under the HOME program, a public agency or nonprofit organization that receives HOME funds solely as a developer or owner of housing is not considered to be a subrecipient.

**Substandard Condition and Not Suitable for Rehab** - Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be more than 50 percent of the current improvement value of the dwelling unit).

**Substandard Condition but Suitable for Rehab** - Dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation (i.e., when the total cost of remedying all substandard conditions will be 50 percent or less of the current improvement value of the dwelling unit) . This does not include units that require only cosmetic work, correction, or minor livability problems or maintenance work.

**Substantial Amendment** – A major change in an approved Consolidated Plan, as defined by the Community Participation Plan.

**Substantial Rehabilitation** -The term used in the HOME program to refer to any rehabilitation of property that is more than 75% of the total estimated cost of replacement after rehabilitation.

**Supportive Housing** - Housing (both individual units and group quarters) that provides a supportive environment and includes a planned service component.

**Supportive Services** - Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

**TBRA** – Tenant Based Rental Assistance program provides homeless and low-income households with security and utility deposits and rent assistance.

**Total Development Cost (TDC)** - The sum of all costs for site acquisition, relocation, demolition, construction and equipment, interest, and carrying charges.

**Transitional Housing** - A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

**Unsheltered** - Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

**URA** - Uniform Relocation Act, a federal law which prescribes the assistance due an individual or business displaced by a federally funded activity.

**USC** - United States Code

**USDA** - United States Department of Agriculture

**UPCS** - Uniform Physical Condition Standards for Vouchers implements inspection standards for HUD'S Housing Choice Voucher units.

**Worst-Case Needs** - Unassisted, low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people), or have been involuntarily displaced.

**VA** – Veterans Administration (federal)

**VHA** – Vancouver Housing Authority

# Appendix E - Data Sources





## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> American Community Survey 2018-2022 5 Year Est.
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> Demographic data
	<b>What was the purpose for developing this data set?</b> Updates 2013-2017 ACS data provided and downloaded by HUD into report
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> As comprehensive as 2017 data
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 5 Years
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>2</b>	<b>Data Source Name</b> American Community Survey 2016-2020 5 Year Est
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> Demographic Data
	<b>What was the purpose for developing this data set?</b> HUD provided uploaded Data
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Comprehensive to date of survey
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 5 Year
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete

<b>3</b>	<b>Data Source Name</b> American Community Survey 2013-2017 5 Year Est
	<b>List the name of the organization or individual who originated the data set.</b> US Census
	<b>Provide a brief summary of the data set.</b> Demographic data
	<b>What was the purpose for developing this data set?</b> Updates 2013 data provided
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> As comprehensive as 2013 data
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 5-year
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>4</b>	<b>Data Source Name</b> American Community Survey 2022 Data
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b> Demographic Data
	<b>What was the purpose for developing this data set?</b> Updates data provided
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> As comprehensive as previously provided ACS data
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 1 Year
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>5</b>	<b>Data Source Name</b> CHAS Data 2016 - 2020

	<b>List the name of the organization or individual who originated the data set.</b> HUD, Census
	<b>Provide a brief summary of the data set.</b> Housing-specific demographic data
	<b>What was the purpose for developing this data set?</b> Update previous data set
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Citywide
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2016-2020
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>6</b>	<b>Data Source Name</b> CHAS Data 2013-2017
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Department of Housing and Urban Development
	<b>Provide a brief summary of the data set.</b> The Community Housing Affordability Strategy (CHAS) evaluates the conditions of families in the lower 50% of the Median Income for the area.
	<b>What was the purpose for developing this data set?</b> To provide current information related to conditions of families in the lower 50% of AMI
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Citywide
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 5 Year Data
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Completed
<b>7</b>	<b>Data Source Name</b> CHAS Data 2011-2015
	<b>List the name of the organization or individual who originated the data set.</b> HUD, Census

	<b>Provide a brief summary of the data set.</b> Housing-specific demographic data
	<b>What was the purpose for developing this data set?</b> Update of 2013 CHAS data
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> All of the City of Vancouver
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2011-2015
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
8	<b>Data Source Name</b> 2023 Point in Time Homelessness Count
	<b>List the name of the organization or individual who originated the data set.</b> Council for the Homeless
	<b>Provide a brief summary of the data set.</b> <p>The Council for the Homeless conducts a county-wide “one-day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT.</p> <p>PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law.</p>
	<b>What was the purpose for developing this data set?</b> Needs assessment, planning, accomplishment tracking
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> One day in January 2023
	<b>Briefly describe the methodology for the data collection.</b> Volunteers search City by assigned quadrants to locate and connect with homeless persons.
	<b>Describe the total population from which the sample was taken.</b> Individuals that are encountered on the specified day by contact in the field.

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Sheltered -Emergency: An individual or family staying at a facility which provides short term shelter (usually less than 90 days.)</p> <p>Sheltered – Transitional: An individual or family staying in a program that provides short to medium term housing (usually up to 24 months). Beginning in 2013, this category only includes people in transitional housing programs who must move to housing in the private rental market at the end of the program. Prior to 2013, this category included people in transitional housing programs that provided temporary rental assistance to people staying in housing in the private rental market. People in this type of transitional housing program are no longer counted as “sheltered in transitional housing” in the Point in Time count.</p> <p>Unsheltered: An individual or family living in a place not meant for human habitation such as a car or on the street.</p> <p>Temporarily living with family or friends: Individuals or family staying with family or friends because they cannot afford housing of their own. This is often referred to as being doubled up. People in this category are considered to be at-risk of homelessness but are not counted as homeless.</p> <p>Chronically homeless: An individual or family with a disabling condition and has been homeless for a year or more, or at least four times within the past three years. Once in transitional housing, an individual or family is no longer considered chronically homeless.</p> <p>Respondent demographic data includes:</p> <p>Chronically Homeless Individuals, Chronically Homeless Families, Persons in Chronically Homeless Families, Severely Mentally Ill, Chronic Substance Abuse, Veterans – Male, Veterans – Female, Persons with HIV/AIDS, Victims of Domestic Violence, Physically Disabled, Seasonal Agricultural Workers, Persons with both substance use and mental health problems, Age</p>
9	<p><b>Data Source Name</b></p> <p>2022 Point in Time Homeless Count</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Council for the Homeless</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The Council for the Homeless conducts a county-wide “one-day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT. PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law.</p>

	<b>What was the purpose for developing this data set?</b> Needs assessment, planning, accomplishment tracking
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> January 2022
	<b>Briefly describe the methodology for the data collection.</b> Volunteers search City by assigned quadrants to locate and connect with homeless persons.
	<b>Describe the total population from which the sample was taken.</b> Individuals that are encountered on the specified day by contact in the field.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Sheltered -Emergency: An individual or family staying at a facility which provides short term shelter (usually less than 90 days.) Sheltered – Transitional: An individual or family staying in a program that provides short to medium term housing (usually up to 24 months). Beginning in 2013, this category only includes people in transitional housing programs who must move to housing in the private rental market at the end of the program. Prior to 2013, this category included people in transitional housing programs that provided temporary rental assistance to people staying in housing in the private rental market. People in this type of transitional housing program are no longer counted as “sheltered in transitional housing” in the Point in Time count. Unsheltered: An individual or family living in a place not meant for human habitation such as a car or on the street. Temporarily living with family or friends: Individuals or family staying with family or friends because they cannot afford housing of their own. This is often referred to as being doubled up. People in this category are considered to be at-risk of homelessness but are not counted as homeless. Chronically homeless: An individual or family with a disabling condition and has been homeless for a year or more, or at least four times within the past three years. Once in transitional housing, an individual or family is no longer considered chronically homeless. Respondent demographic data includes: Chronically Homeless Individuals, Chronically Homeless Families, Persons in Chronically Homeless Families, Severely Mentally Ill, Chronic Substance Abuse, Veterans – Male, Veterans – Female, Persons with HIV/AIDS, Victims of Domestic Violence, Physically Disabled, Seasonal Agricultural Workers, Persons with both substance use and mental health problems, Age
<b>10</b>	<b>Data Source Name</b> 2018 Point in Time Homeless Count
	<b>List the name of the organization or individual who originated the data set.</b> Clark County Council for the Homeless

	<p><b>Provide a brief summary of the data set.</b></p> <p>The Council for the Homeless conducts a county-wide “one-day homeless count” during the same week once each year. The count is known as the annual Point in Time (PIT) count. Many community partners and volunteers help with the PIT.</p> <p>PIT provides a statistical snapshot of homelessness in our community and helps us understand trends and needs. It is required by the U.S. Department of Housing and Urban Development and by Washington state law.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Needs assessment, planning, accomplishment tracking</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>One day in January 2018</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Volunteers search City by assigned quadrants to locate and connect with homeless persons.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Individuals that are encountered on the specified day by contact in the field.</p>

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Sheltered -Emergency: An individual or family staying at a facility which provides short term shelter (usually less than 90 days.)</p> <p>Sheltered – Transitional: An individual or family staying in a program that provides short to medium term housing (usually up to 24 months). Beginning in 2013, this category only includes people in transitional housing programs who must move to housing in the private rental market at the end of the program. Prior to 2013, this category included people in transitional housing programs that provided temporary rental assistance to people staying in housing in the private rental market. People in this type of transitional housing program are no longer counted as “sheltered in transitional housing” in the Point in Time count.</p> <p>Unsheltered: An individual or family living in a place not meant for human habitation such as a car or on the street.</p> <p>Temporarily living with family or friends: Individuals or family staying with family or friends because they cannot afford housing of their own. This is often referred to as being doubled up. People in this category are considered to be at-risk of homelessness but are not counted as homeless.</p> <p>Chronically homeless: An individual or family with a disabling condition and has been homeless for a year or more, or at least four times within the past three years. Once in transitional housing, an individual or family is no longer considered chronically homeless.</p> <p>Respondent demographic data includes:</p> <p>Chronically Homeless Individuals, Chronically Homeless Families, Persons in Chronically Homeless Families, Severely Mentally Ill, Chronic Substance Abuse, Veterans – Male, Veterans – Female, Persons with HIV/AIDS, Victims of Domestic Violence, Physically Disabled, Seasonal Agricultural Workers, Persons with both substance use and mental health problems, Age</p>
<b>11</b>	<p><b>Data Source Name</b></p> <p>Homeless Management Information System HMIS</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Council for the Homeless</p> <p><b>Provide a brief summary of the data set.</b></p> <p>HMIS is a web-based data management tool that provides client and service tracking and reporting. Communities that receive federal funding for homeless programs and services are required to track their data in HMIS.</p>



	<p><b>What was the purpose for developing this data set?</b>  HMIS provides comprehensive case history and improves coordination and communication between service providers. HMIS helps the community evaluate programs and direct resources. Data is used to illustrate needs, trends and gaps and evaluate programs and direct resources.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>  Note that data the percentages represent 100% of the clients who answered these demographic questions. However, not all clients answer every question.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>  On-going</p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b>  In progress</p>
12	<p><b>Data Source Name</b>  Vancouver Housing Authority PIC</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p><b>Provide a brief summary of the data set.</b></p> <p><b>What was the purpose for developing this data set?</b></p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>
13	<p><b>Data Source Name</b>  PHA provided data</p> <p><b>List the name of the organization or individual who originated the data set.</b>  Vancouver Housing Authority (Public Housing Authority)</p> <p><b>Provide a brief summary of the data set.</b></p>

	<p><b>What was the purpose for developing this data set?</b> Providing current up to date information</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Data is Citywide.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>
<b>14</b>	<p><b>Data Source Name</b> HUD FMR and HOME Rents 2023</p> <p><b>List the name of the organization or individual who originated the data set.</b></p> <p><b>Provide a brief summary of the data set.</b></p> <p><b>What was the purpose for developing this data set?</b></p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>
<b>15</b>	<p><b>Data Source Name</b> Washington Office of Financial Management Data</p> <p><b>List the name of the organization or individual who originated the data set.</b> Washington Office of Financial Management</p> <p><b>Provide a brief summary of the data set.</b></p> <p><b>What was the purpose for developing this data set?</b></p>

	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>
	<b>What is the status of the data set (complete, in progress, or planned)?</b>
<b>16</b>	<b>Data Source Name</b> Washington State Educational Attainment
	<b>List the name of the organization or individual who originated the data set.</b> Washington State Employment Security Department / DATA Division
	<b>Provide a brief summary of the data set.</b> Data set provides average earnings for members of the community based on level of education attained.
	<b>What was the purpose for developing this data set?</b> Update and support area income trends
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Community wide
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Past 12 months.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
<b>17</b>	<b>Data Source Name</b> Multiple Listing Service (MLS)
	<b>List the name of the organization or individual who originated the data set.</b> Redfin and CoStar
	<b>Provide a brief summary of the data set.</b> Data provided reflects the current real estate listings available in the area and the associated sales price.
	<b>What was the purpose for developing this data set?</b> Single family home values

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Citywide</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>In progress</p>
<b>18</b>	<p><b>Data Source Name</b></p> <p>ESRI 200023-10-17</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Washington State Department of Transportation</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Travel data</p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p>
<b>19</b>	<p><b>Data Source Name</b></p> <p>2023 Clark County Natural Hazard Mitigation Plan</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>CRESA</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The hazard mitigation plan is the foundation of a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Countywide strategy to reduce the impact of natural disasters</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>As comprehensive as previous plan</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>5 years 2023-2027</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete and approved</p>

# Appendix F - Maps



# City of Vancouver Equity Index

- City Boundary
- Equity Index Score
- 5 - 8
  - 9 - 10
  - 11 - 13
  - 14 - 16

False River

Combi  
u - o - a  
Rive

Clm  
o ub  
Ri  
v  
e



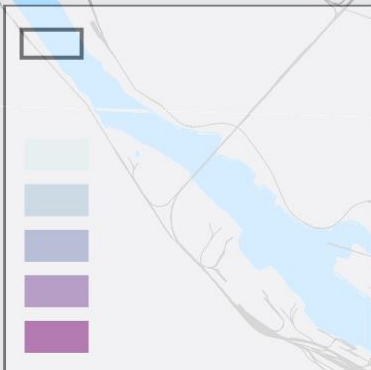
Factors Used

- Communities of Color
- Holding Less Than a Bachelor's Degree
- Renter Populations
- Population Ages 65+
- Households with Children
- Median Family Income (Vancouver)

17-20

0 0.75 1.5 3 Miles

Data Source: 2019 American Community Survey (ACS) 5-Year Estimates





Felida

Census Tract Block Groups:  
2022 HUD Statistics

Households

Population

1000 - 0

-

2100-3130

7500

-

1800-2100

5000

D

1300-1300

2500

D

900-1300

<1000

D

425-900

0

Five

Corners



Peninsula  
Junction

Portland  
Int'l Airport

Gover • t  
Island <state  
Recreation

Area

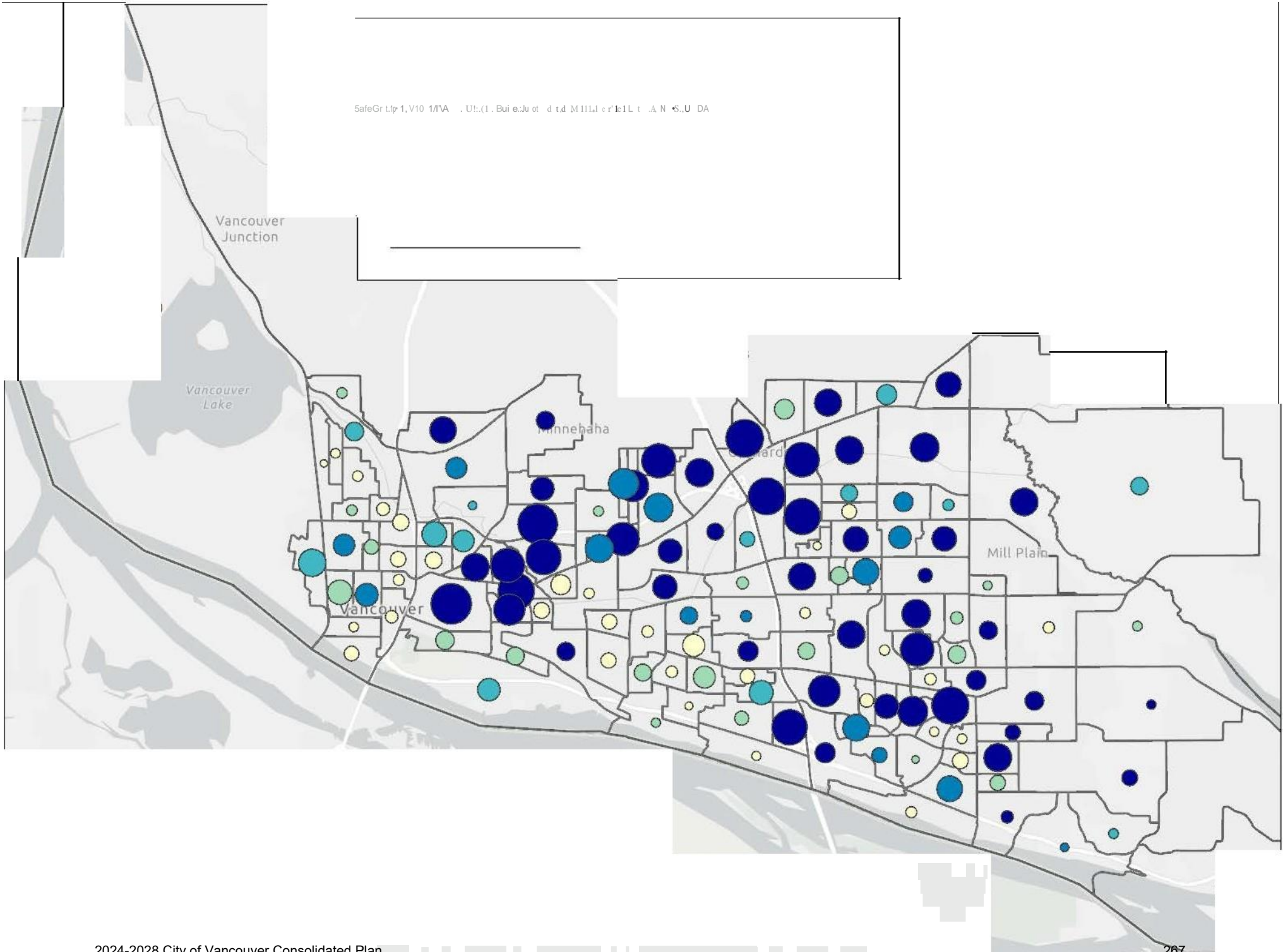
A



0 2 3 4 5 Miles

2024-2028 City of Vancouver Consolidated Plan

SafeGr 1p1, V10 1/1A . U.S. (1) Bui e.Ju o d t.d MIII d e'leLL t .A N S,U DA



Felida



## Census Tract/Block Groups: 2022 HUD Statistics

### low to Moderate Income

#### Population Percentage

- >80%

- 71-80 %

CJ 61-70 %

CJ 51-60%/41

CJ <50%

Hockinson

Five  
Corners

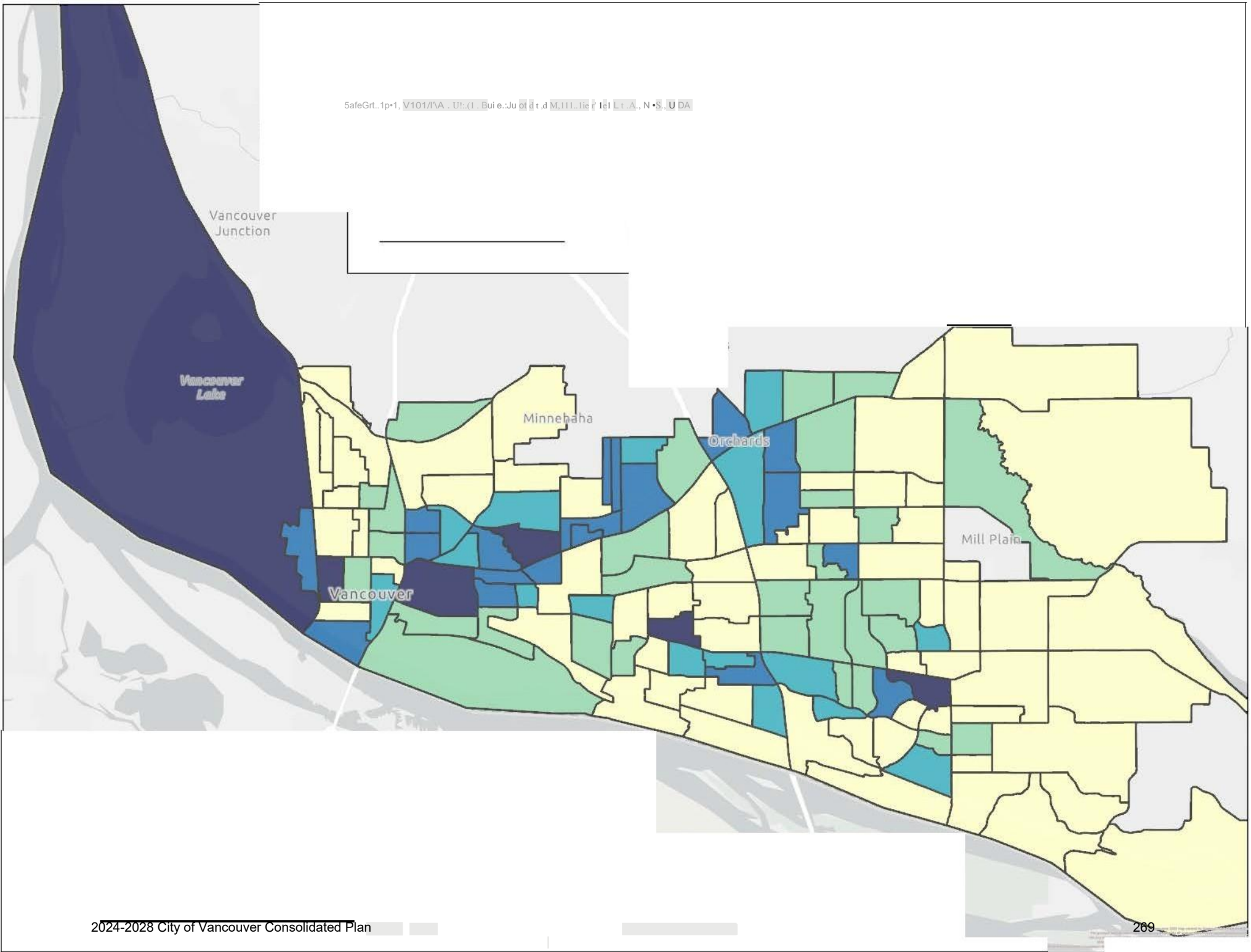
Peninsula  
Junction

Portland  
Int'l Airport

Governor's  
Island State  
Recreation  
Area



0 2 3 4 5 Miles



# Appendix G - Infographics





# Vancouver Community Profile

## Population Trends

The Portland metropolitan region, Clark, Clackamas, Multnomah, and Washington Counties, **added over**  
**274,000**  
residents from **2010-20**

This is a  
population  
increase of

**13%**



**People living in Vancouver<sup>1</sup>**

**161,791** **190,915**  
in 2010 in 2020

This is an  
increase of  
**18%** or  
**29,124**  
people

This increase  
is expected to  
continue, with  
**268,000**  
people  
expected  
in **2042<sup>3</sup>**

## Economics

- The 2021 Employment rate was **96.5%**<sup>19</sup>
- The **top industries** Vancouver residents work in are health care, education, food service, administrative, real estate, business, manufacturing, engineering, construction, transportation and materials moving <sup>19</sup>
- As of December 2021, the unemployment rate was **3.5%**.<sup>20</sup>

**Median income of  
Vancouver residents<sup>16</sup>**

**\$47,307** **\$63,617**  
in 2010 in 2022

This is an  
increase of  
**34%**

The median  
income in  
**Clark County** is  
**\$75,253**

The median income  
in **Washington**  
**state** is  
**\$73,775**

**12.7%**  
of people and  
**8.3%**  
of families  
experiencing  
poverty.<sup>19</sup>



# Age, Ethnicity, Language, LGBTQ+ Orientation, Race, Veteran status



Between **2010** to **2020**, the population of communities of color living in Vancouver increased by **64%**<sup>6</sup>

2020 Vancouver total population race and ethnicity breakdown: <sup>2</sup>

5.6% Asian  
2.3% Black or African American  
13.9% Hispanic and Non-White  
0.6% Native American  
1.5% Native Hawaiian and other Pacific Islander  
6% Two or more races  
71.5% White

2020 Vancouver school aged population K-12 race and ethnicity breakdown:<sup>2</sup>

4.65% Asian  
3.15% Black or African American  
27.45% Hispanic and Non-White  
0.45% Native American  
2.7% Native Hawaiian and other Pacific Islander  
8.9% Two or more races  
52.6% White

- In 2019, **12.7%** or 16,587 people speak a language other than English at home <sup>7</sup>
- The median age of Vancouver's population is **37 years old**, 22% of the population is under 18 years old, and **47%** of the population under 35 years old <sup>7</sup>
- Vancouver has a **small aging population**, with 7% being 75 years old or older. <sup>7</sup>
- In 2020 there were **11,772 veterans** living in Vancouver<sup>8</sup>

- According to the of both Vancouver School District and Evergreen School District middle and high schools, the **percentage of students self-reporting as LGBTQ+:**<sup>9</sup>

- **33%** of 8th graders
- **31%** of 10th graders
- **31%** of 12th graders

Approximately

**10.7%**

of adults living in Vancouver identify

as LGBTQ <sup>10</sup>



**91%**

of Vancouver residents have a **high school diploma**<sup>12</sup>



**29.2%**

residents hold a **bachelor's degree**<sup>12</sup>

## Education

- Between the Vancouver and Evergreen School Districts, there were **44,825 students enrolled** for the 2021-22 school year.
- In the 2020-21 school year, **62%** Evergreen School Districts passed all of their courses.<sup>11</sup>
- In the 2020-21 school year, **90%** of the senior classes at Vancouver and Evergreen School districts graduated.<sup>11</sup>



In 2021-22, **21,539** students in Vancouver received **free and reduced lunch** which is **48%** of the student population



## Housing

Average single family  
home value

**\$213,400** in 2010    **\$490,494** in 2022

This is an  
increase of

**129%**

**48%**    **52%**

of Vancouver  
residents **rent**  
their home<sup>16</sup>

of Vancouver  
residents **own**  
their home<sup>16</sup>

In 2020,  
the median  
**monthly  
mortgage**  
payment was  
**\$1,635**<sup>17</sup>

In March 2022,  
**average  
market rent**  
for a 1-bedroom  
unit in Vancouver

was  
**\$1,411**<sup>18</sup>

- In 2021 there were **83,868 housing units** in Vancouver, a **32% increase** from 63,620 in 2010<sup>4</sup>
- There is an estimated **deficit of 13,500 housing units** in greater Clark County (7% of the existing housing stock), including a **4,000-unit deficit** within the City of Vancouver (5% of the existing housing stock)<sup>14</sup>
- From 2019-21, **80%** of new construction in the city has been Multifamily<sup>15</sup>
- Of Vancouver renters, **39.5% are rent burdened** (paying more than 35% of their income on rent)<sup>16</sup>
- Of Vancouver residents, **21.9% are extremely rent burdened** (paying more than 50% of their income on rent)<sup>16</sup>

## Climate

- Of all the **contributors to Green House Gases** in Vancouver, the largest sectors are<sup>29</sup>:
  - o Transportation: **36%**
  - o Buildings: **28%**
  - o Aviation: **25%**
  - o Industrial Processes: **8%**
- According to Clark Public Utilities, roughly **9%** of energy used in Vancouver and greater Clark County comes from **renewable energy sources**<sup>30</sup>

In 2020 the citywide  
tree canopy was  
**6,066 acres**, covering

**19%**  
of Vancouverland<sup>31</sup>

Vancouver aims to  
achieve a tree  
canopy of

**28%**  
**by 2030**



*Tree canopy refers to the part of a city that is shaded by trees, and is needed to mitigate urban heat island effect and overall warming.*





## Health, Safety, and Mobility

- In 2020, **9.7% of Vancouver residents live with a disability**<sup>20</sup> Disability being defined by serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.
- Clark County Public Health reported in 2018 that there were 176 male deaths per 100,000 population and 118 female deaths per 100,000 population caused from **heart disease**<sup>21</sup>
- In 2018 there were 853 **cancer deaths** per 100,000 population in Clark County<sup>26</sup>
- There were 210 deaths per 100,000 population in 2018 from **chronic lower respiratory disease**, which includes asthma and chronic obstructive pulmonary disease<sup>26</sup>
- Clark County saw **507 diabetes deaths** per 100,000 population in 2018<sup>26</sup>
- In 2019, **21,400** Clark County residents **receive food stamps** or SNAP benefits<sup>24</sup>
- There has been an **average of 2,200 vehicle crashes per year** between 2015 and Spring 2022<sup>25</sup>
- Between 2015 and 2022, there have been **80 fatal car crashes**, or 0.5% of all crashes reported<sup>30</sup>
- In 2020, Vancouver's **daily average vehicle miles traveled (VMT)** per person was 14.48.<sup>28</sup> This number was impacted by the Covid-19 pandemic. In 2019 the daily average was 17.48.<sup>28</sup>

47,679

Vancouver residents live **within a quarter mile** of the Mill Plain Bus Rapid Transit and the Vine BRT.



Of Vancouver workers ages 16 and over:

- 75% drive alone to work
- 10% carpool to work
- 9% work from home
- 3% take public transit
- 2% walk to work
- 1.1% take other transport
- 0.5% bike to work



# Sources

<sup>1</sup>2010 Decennial Census, US Census Bureau

<sup>2</sup>2020 Decennial Census, US Census Bureau

<sup>3</sup>City of Vancouver Comprehensive Planning estimate, based on recent growth trends as quantified by the Washington State Office of Financial Management

<sup>4</sup>Postcensal Estimates of Housing Units from the Washington State Office of Financial Management

<sup>5</sup>EcoNorthwest Analysis conducted for City of Vancouver; originally presented at the March 28, 2022 City Council workshop

<sup>6</sup>2010 Decennial Census, US Census Bureau and 2020 Decennial Census, US Census Bureau

<sup>7</sup>US Census Bureau American Community Survey, 5 year estimates 2019

<sup>8</sup>2020 Decennial Census, US Census Bureau

<sup>9</sup>Statewide Healthy Youth Survey conducted in 2021, sponsored by Health Care Authority, the Department of Health, the Office of Superintendent of Public Instruction, and the Liquor and Cannabis Board

<sup>10</sup>2020 Behavioral Risk Factor Surveillance System survey results gathered from 8 Vancouver zip codes

<sup>11</sup>Washington Office of Superintendent 2021-22 school year report card

<sup>12</sup>Washington Office of Superintendent 2021-22 school year report card

<sup>13</sup>Washington State Office of Financial Management

<sup>14</sup>ECONorthwest analysis, using data from Up for Growth

<sup>15</sup>Source: ECONorthwest analysis using City of Vancouver building permit data

<sup>16</sup>2020 Decennial Census, US Census Bureau

<sup>17</sup>Source: US Census, American Community Survey, 2016-2020

<sup>18</sup>Co-Star, US Department of Housing and Urban Development

<sup>19</sup>Vancouver Annual Report: The federal poverty line for an individual is \$14,097 or below annually; the federal poverty line for a family of four is \$27,949 annually.

<sup>20</sup>2020 Decennial Census, US Census Bureau

<sup>21</sup>Clark County Health Assessment and Evaluation 2018 Data and Reports

<sup>22</sup>Clark County Public Health Covid-19 Data

<sup>23</sup>Washington State Department of Health Covid-19 Data Dashboard

<sup>24</sup>US Census Bureau American Community Survey, 5 year estimates 2016-2020

<sup>25</sup>City's Collision Data Portal

<sup>26</sup>Census Reporter using American Community Survey 5-year estimates 2016-2020

<sup>27</sup>Calculated using data from C-TRAN, Census data, and ESRI

<sup>28</sup>Metro Daily Vehicle Miles of Travel

<sup>29</sup>Vancouver Climate Action Plan

<sup>30</sup>Clark Public Utilities Integrated Resource Plan, clarkpublicutilities.com

<sup>31</sup>Vancouver Urban Tree Canopy Assessment

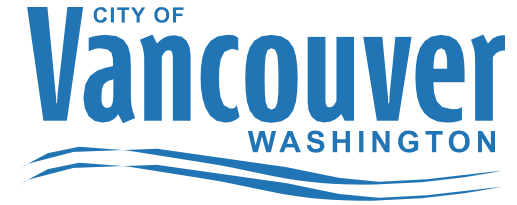
## Notes:

Census data and most other sources statistically undercount historically underserved communities.

The City does not have complete demographic data for Boards and Commission members citywide.



# Who Needs Affordable Housing in Vancouver?



Income Level	Extremely Low-Income	Very Low-Income	Low-Income	Moderate-Income
AMI <sup>1</sup>	0–30% AMI	30–50% AMI	50–80% AMI	80–100% AMI
Income Range <sup>2</sup>	<\$33,850	\$33,850 to \$56,400	\$56,400 to \$90,200	\$90,200 to \$114,400
Occupations of people at this income level in our community	Families may be employed, partially employed, living on Social Security retirement benefits or disability income	Childcare providers, cashiers, cooks, medical assistants, retail, bus drivers, office managers, receptionists, truck drivers	Teachers, dental hygienists, paralegals, civil engineers, registered nurses, police officers, network administrators	Software engineers, firefighters, management analysts, electricians, physical therapists, lawyers, professors
How many households in Vancouver? <sup>3</sup>	10,900	12,225	21,235	10,900
How much monthly rent is affordable to these households?	<\$846 PER MONTH	\$846 – \$1,410 PER MONTH	\$1,410 – \$2,255 PER MONTH	\$2,255 – \$2,860 PER MONTH

<sup>1</sup>AMI = area median income for 2023 based on U.S. Department of Housing and Urban Development (HUD) limits for the Vancouver metropolitan area.

<sup>2</sup>Annual income amounts based on 4-person household, occupations and corresponding income levels are representative of a single income earner.

<sup>3</sup>Based on 2020 HUD Comprehensive Housing Affordability Strategy (CHAS) data.  
2024-2028 City of Vancouver Consolidated Plan

# 2024 – 2028 Consolidated Plan and Community Participation Plan



## Important Dates

**April 9 – May 9, 2024** Public Comment Period  
**May 6, 2024 @ 6:30 p.m.** Public Hearing  
**May 15, 2024** Plan submitted to U.S. Department of Housing and Urban Development (HUD)

## Purpose

The **Consolidated Plan** is a five year plan designed to help the City of Vancouver assess affordable housing and community development needs and market conditions and make data-driven, place-based investment decisions. The consolidated planning process serves as the framework for a community-wide dialogue to identify housing and community development priorities that align and focus funding from the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs.

The **Community Participation Plan's** primary goal is to design and outline the process that provides community members, especially people with low and moderate income where the activities will take place, an opportunity to participate in the planning, implementation and assessment of the programs and projects.

## Estimated 5 Year Funding Availability (2024-2028)

**\$7 Million**  
in CDBG funds

**\$3 Million**  
in HOME funds

## Community Priorities

### Affordable Housing

- Increase and preserve affordable housing opportunity for those most vulnerable

### Increase Homeownership Opportunities

- Support homeownership and generational wealth building

### Neighborhood Equity and Livability

- Create inclusive and thriving community spaces that ensure access to resources and opportunities

### Housing Stability, Poverty Reduction

- Reduce poverty and homelessness by increasing household stability
- Increase capacity of local community-based providers

### Economic Opportunity

- Provide training and opportunities to entrepreneurs and small businesses

## Five Year Goals for CDBG and HOME Funding

**20,000**

people will be assisted with safety net services

**600**

businesses will receive technical assistance

**5,000**

people will benefit from improvements to community and recreational spaces

**210**

rental units to be constructed or rehabilitated

**55**

single family homes purchased or rehabilitated

**250**

households experiencing homelessness will access ongoing rental assistance and housing case management

To provide feedback on these proposed awards or to learn more, contact Ann Hawkins, Associate Housing Project Coordinator  
360-487-7936 | [housing@cityofvancouver.us](mailto:housing@cityofvancouver.us)

2024-2028 City of Vancouver Consolidated Plan



CITY OF  
**Vancouver**  
WASHINGTON



The City completes an annual Action Plan describing how federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds will be invested in Vancouver.



### Important Dates

**April 9 – May 9, 2024** Public Comment Period

**May 6, 2024 @ 6:30 p.m.** Public Hearing

**May 15, 2024** Plan submitted to U.S. Department of Housing and Urban Development (HUD)

### 2024 Entitlement Funds

(Estimate)

\$1,392,000

0

in CDBG funds

\$657,000

in HOME funds

The City of Vancouver administers HUD’s Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) allocation.

CDBG & HOME funding is used for a variety of programs and projects that benefit city residents with low to moderate income, including:

- Neighborhood improvements
- Rental assistance and case management
- Homeowner rehabilitation
- Community facilities
- Fair housing initiatives
- Microenterprise Business Assistance

### Recommended Awards

**Housing Services and Rental Assistance – \$452,500**

Janus Youth Programs  
Share

**Public Services – \$200,000**

YWCA Clark County  
Thrive2Survive  
Fosterful  
Council for the Homeless

**Public Facilities – \$300,000**

Council for the Homeless

**Microenterprise Business Assistance – \$400,000**

Hispanic Metropolitan Chamber  
Microenterprise Services of Oregon  
Fourth Plain Forward  
NW Native Chamber

**Housing Projects – \$400,000**

Evergreen Habitat for Humanity  
Proud Ground

**Homeless Supportive Services and Rental Assistance – \$300,000**

Council for the Homeless  
Housing Connector

**CDBG/HOME Administration – \$357,000**

**Capacity Building – \$250,000**

**HOME — ARP – \$300,000**

**CHDO Set-aside – \$98,000**

**Program Set-aside – \$340,000**

### Proposed outcomes from these awards include:

2,305

people will receive services to assist with homelessness, foster care and/or domestic violence

2,500

people experiencing homelessness

55

households experiencing homelessness will access housing with rental assistance and case management

205

5

208

people will be assisted with outreach and housing services

Community Based Organizations will be supported to grow service capacity

low-moderate income Microenterprise Business owners will receive technical assistance

To provide feedback on these proposed awards or to learn more, contact  
Tasha Slater, Associate Housing Project Coordinator  
tasha.slater@cityofvancouver.us | 360-487-7951

# POINT IN TIME COUNT RESULTS

1300

People were experiencing homelessness  
In Clark County on January 26, 2023.

▲ 9% from February 24, 2022



672

UNSHELTERED

▲ 8%



428

EMERGENCY SHELTER

▲ 10%



200

TRANSITIONAL HOUSING

▲ 9%

## INCLUDED AMONG THE 1300 PEOPLE:

134

families with  
children

2024-2028 City of Vancouver Consolidated Plan

100% (122 families)



82

young adults  
(ages 18-24)

▲ 11% from 2022



7

unaccompanied  
minors (under 18)

▲ 67% (74 people)

110

seniors  
(age 62 & up)

100%



52

Veterans

▲ 27% from 2022

1300 people:

344

26%

Chronically  
Homeless

▲ 54% (223 people)  
from 2022

113

Survivors of  
Domestic Abuse

▲ 122% from 2022

31%

PEOPLE OF COLOR  
19% of Clark County  
population (ACS 2021)

11 Hispanic/Latinx

9 Native Hawaiian/Pacific Islander

Multiple Races

7 Black/African American

3 American Indian/Alaska Native

1 Asian

(21 people)  
from 2022

(96 people)  
from 2022

21%

15%

.A. (43 people)  
from 2022

TAKE ACTION:

• BE KIND •

SPEAK UP

a

SHARE TIME ,./ RENT or HIRE

LEARN MORE: [CouncilForTheHomeless.org](https://councilforthehomeless.org)

# Appendix H - Community Surveys, Responses and Reports





# AFFORDABLE HOUSING DATA COLLECTION AND COMMUNITY OUTREACH

## MULTIFAMILY/RENTAL

Source	Summary/Themes
Columbian article July 2021	<ul style="list-style-type: none"> <li>High end construction and population influx pushing up demand/decreasing affordability</li> <li>Rent outpacing wage growth, tenants must work more or move, can't save for home purchase</li> <li>Many community comments comparing rent prices from 5-10 years ago to now</li> </ul>
Council for the Homeless staff August 2022	<ul style="list-style-type: none"> <li>Vulnerability screening along with a Pathways (Housing First) program model and Diversion assistance seems to be the most effective interventions right now</li> </ul>
VHA Family Self Sufficiency Program August 2022	<ul style="list-style-type: none"> <li>Working with voucher holders/subsidized units. Tenants are having their housing sold by its owners and can't find new units - have to find new housing in 120 days and this is hard to do.</li> <li>Program serves 125 families, 80% using rental vouchers to private landlords and 20% using project-based vouchers</li> </ul>
Bridgeview Resource Navigator August 2022	<ul style="list-style-type: none"> <li>Currently seeing a lot of families in need of school supplies and school clothes, could use more assistance with security deposits and flexible funding to help families stabilize in housing.</li> <li>Landlord education is a need, smaller landlords don't always know/follow fair housing law and tenant protections (Section 8 discrimination)</li> </ul>
Open House Ministries August 2022	<ul style="list-style-type: none"> <li>Working with other housing organizations to provide wrap-around services and support – partnerships and collaboration are crucial</li> </ul>
City of Vancouver Homeless Outreach staff August 2022	<ul style="list-style-type: none"> <li>Mixed income developments work better than concentrating people with behavioral health and high need/vulnerability in one complex</li> </ul>
PEACE Housing Committee August 2022	<ul style="list-style-type: none"> <li>There is a huge need for housing for people with developmental disabilities (DD). The state's DDA department offers supportive case management, so the main barrier to housing is the affordability</li> <li>Most people with DD receive only SSI, approximately \$840 per month</li> <li>Interested in shared communities/cottage housing but not congregate housing</li> <li>Parents/caregivers have a need for ADUs and technology supports to facilitate independent living</li> </ul>

## HOMELESSNESS ASSISTANCE

Source	Summary/Themes
City of Vancouver HOME-ARP survey October 2021	<ul style="list-style-type: none"> <li>62 responses, 40% prioritized homeless prevention, 29% prioritized people fleeing domestic violence, 24% prioritized people who are homeless</li> <li>Majority of respondents prioritized families for homelessness assistance, then youth, seniors, single-parents, veterans</li> <li>Majority prioritized supportive services, then rental assistance, housing development, temporary shelter last</li> </ul>
Safe Stay interviews with Outpost residents Summer 2022	<ul style="list-style-type: none"> <li>Case management/supportive services are crucial, need to increase agency capacity to ensure training, consistency, and accountability of case managers</li> <li>People need continued support after moving into housing to ensure stability</li> <li>Need for laundry/showers/restrooms for people living outside</li> <li>Need help with car maintenance/employment opportunities/community activities – social events</li> </ul>
Youth Action Board August 2022	<ul style="list-style-type: none"> <li>Need for more supportive and safe campsites; need for bike lockers/storage and public restrooms</li> <li>Need for publicly available wi-fi for people to take classes or remain employed while living outside</li> </ul>
City of Vancouver Homeless Outreach staff August 2022	<ul style="list-style-type: none"> <li>Need for extremely low-income units for people at 30% - many on fixed income don't need other supports but will never be able to afford housing without help</li> </ul>
CFTH Vancouver Homeless Action Plan forum August 2022	<ul style="list-style-type: none"> <li>City and county should work more collaboratively to solve homelessness. Most people don't understand the distinction between the two jurisdictions.</li> <li>Work on barriers to becoming housed (credit, mental health, transportation) as well as build on successes (peer support, family reunification, wrap around services).</li> <li>There are larger systemic issues that also contribute to homelessness – healthcare, justice system</li> </ul>
Vancouver Public Schools Homeless Youth Advocate August 2022	<ul style="list-style-type: none"> <li>Rental and move-in assistance for students with no support going to school, may have no income</li> <li>Students lose housing due to LGBTQ status, or families moving away</li> <li>Only youth shelter is Oakbridge; it is used for justice-involved, foster, or runaway youth</li> <li>Unaccompanied youth in school that are not in foster care need a place to go, can't sign lease when under 18.</li> <li>There are resources available for teen moms, foster youth or justice-involved – students outside of these populations who can't live with family or friends don't have options</li> </ul>

## HOMEOWNERSHIP

Source	Summary/Themes
Washington Housing Finance Commission Down Payment Assistance Program July 2022	<ul style="list-style-type: none"> <li>Nearly \$100K investment needed for household at 80% AMI to afford \$450K home in current market</li> <li>Approximately \$200K needed for household at 50% AMI</li> <li>Encouraged establishing a homebuyer program now, so if/when market conditions change, program is set-up and available</li> </ul>
Columbian article August 2022	<ul style="list-style-type: none"> <li>Annual income of \$86K required for median home (\$525K) purchase w/3.5% down payment</li> <li>Higher interest rates affecting affordability</li> </ul>
Proud Ground Land Trust August 2022	<ul style="list-style-type: none"> <li>Need to layer multiple forms of subsidy to make homeownership affordable: SHOP/CDBG/AHF/WSHFC</li> <li>Highly recommend allowing households earning up to 80% AMI to qualify for homeownership assistance</li> <li>Average income of Proud Ground homebuyers is 59% of area median.</li> <li>Currently 22 people on waiting list for Vancouver under 50% AMI; majority are female-headed households with children; majority are households of color</li> <li>Very difficult to find available homes</li> </ul>
Evergreen Habitat for Humanity August 2022	<ul style="list-style-type: none"> <li>Homeownership at 50% is really challenging, most families Habitat works with are dual income and almost no family earning two incomes is under 50%</li> <li>Habitat's standard income level is 60% AMI - that would help homeownership assistance</li> </ul>

## GENERAL COMMUNITY FEEDBACK

Source	Summary/Themes
2020 Clark County Community Needs Assessment Surveys targeted to people with low-income for CSBG	<ul style="list-style-type: none"> <li>• 1,403 survey respondents – 50% renters, 25% homeowners, 14% homeless, 11% doubled up</li> <li>• 84% of respondents earned less than 200% of federal poverty level (\$53K/family of 4)</li> <li>• 49% identified housing as top need, followed by food (44%), asset building (35%), mental health (31%), employment (30%)</li> <li>• Housing Barriers: 64% identified housing affordability as primary challenge, 49% needed rental assistance, 44% noted not being able to find housing</li> </ul>
Fair Housing Survey March 2019	<ul style="list-style-type: none"> <li>• 274 responses – countywide, 144 respondents said they were cost burdened by housing (paying 30%+ of income for housing) or extremely cost burdened (paying more than 50% of income)</li> <li>• 260 respondents (95%) said lack of affordable housing was a barrier for them when seeking housing</li> </ul>
Clark County Community Services staff August 2022	<ul style="list-style-type: none"> <li>• All ARPA-funded assistance will end December 2024 –including street outreach teams, outreach coordination, hoarding specialists and Independent Living Skill services for PSH clients</li> <li>• Need for additional housing navigators at shelters to help people transition into housing</li> <li>• Potential need for increased funding for Housing Justice project</li> </ul>

# Affordable Housing Fund Survey

57

Responses

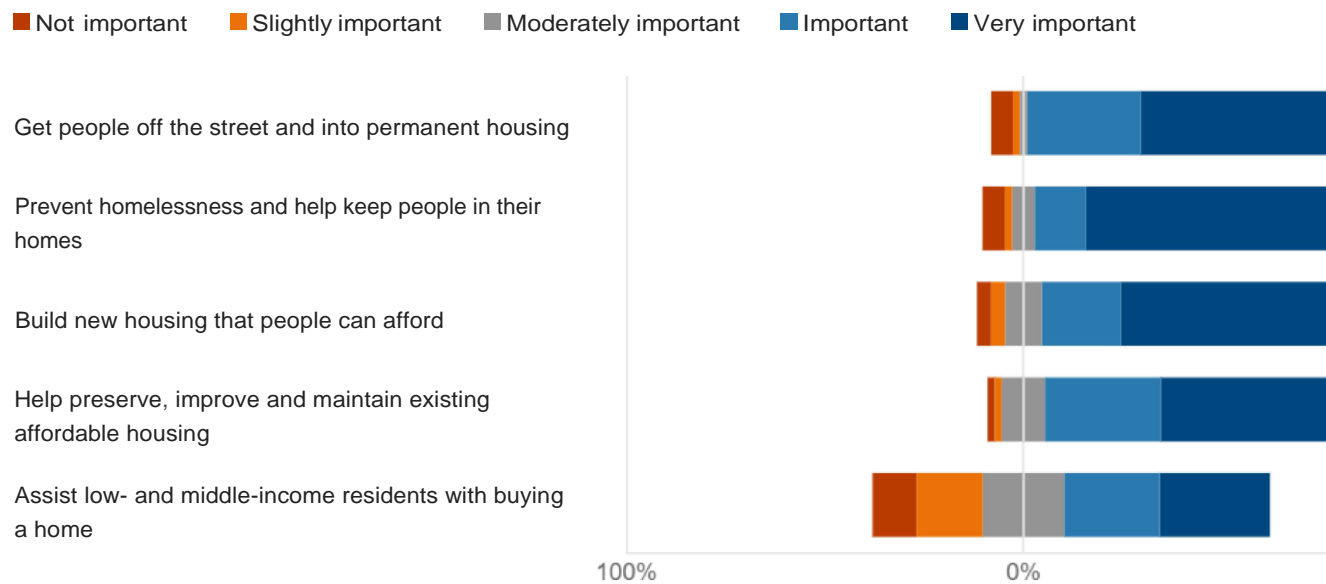
07:52

Average time to complete

Active

Status

1. When it comes to addressing our community's housing needs, how important are each of the following options?



2. Thinking about your answers to the question above, why are these things important to you?

47

Responses

Latest Responses

" For those that want to, we need to get the homeless off the str...

"Buying a home is not a realistic goal any longer, given the esc...

**3. How else would you like to see our community work together to address our housing needs? What do you think we should be doing more of?**

**48**  
Responses

Latest Responses

*"Creating truly affordable housing, not just a good phrase."*  
*"Dorm-style housing or micro apartments with shared kitchens..."*

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**4. In what zip code do you live or work?**






**56**  
Responses

Latest Responses

*"98663"*  
*"98661"*  
*"98663"*

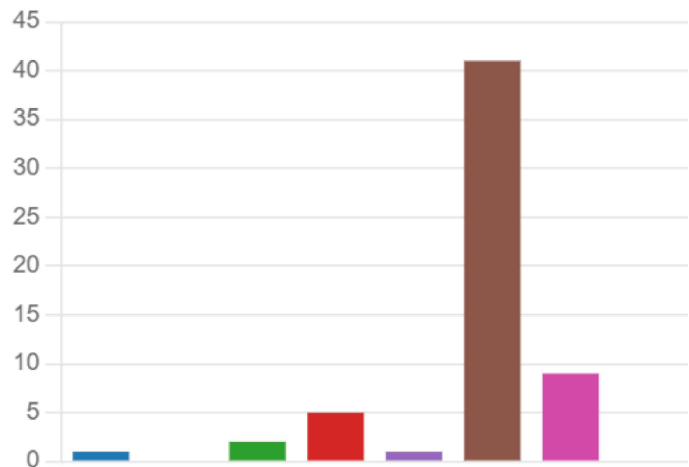
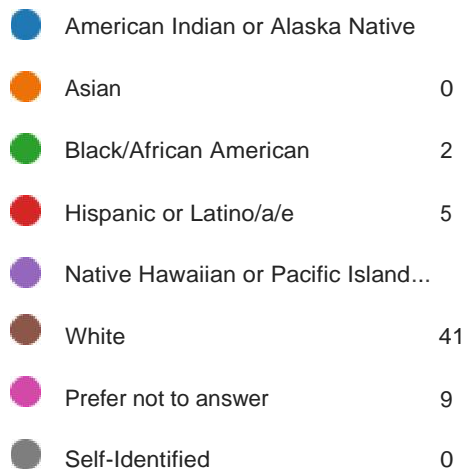
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**5. How old are you?**

 0-18	0
 19-30	5
 31-55	32
 56-70	18
 71+	2



6. What is your race/ethnicity? (Check all that apply)

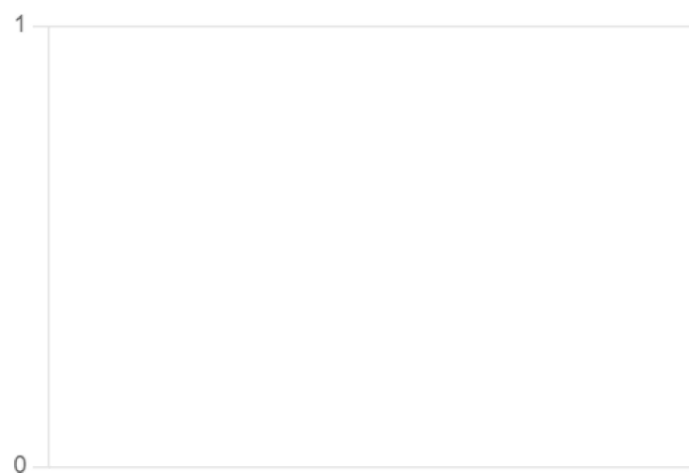
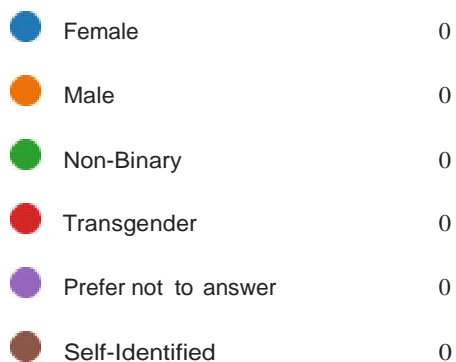


7. If self-identified, please describe

**0**  
Responses

Latest Responses

8. What is your gender identity/expression? (Check all that apply)



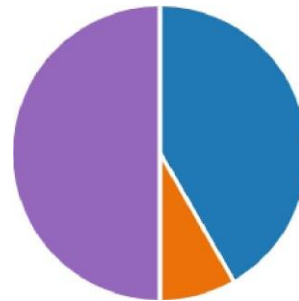
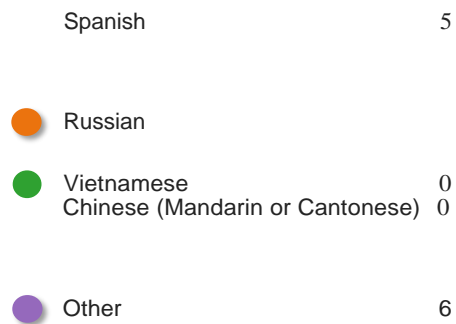
9. If self-identified, please describe

4

Responses

Latest Responses

10. Which languages do you speak other than English? (Check all that apply)





June 12, 2023

## Council Community Forum Conversation Analysis

The City Council held its second Community Forum of 2023 on June 12 at Roosevelt Elementary School, focusing on the topic of housing. Participants were invited to sit at round tables with councilmembers and staff facilitators, helping to guide the conversation.

To capture insights from across the room, staff facilitators recorded each table conversation. In partnership with Cortico, a nonprofit affiliated with MIT's Center for Constructive Communication, the City uploaded audio recordings to Cortico's Local Voices Network platform. From there, the audio was transcribed using a combination of artificial intelligence and human analysis. The following summary was informed by facilitator notes and Cortico's analysis.

### Who participated?

A total of 61 community members took part, along with five councilmembers and eight City staff members. A wide range of neighborhoods and communities were represented in the room, including:

#### **Vancouver Neighborhoods**

- Aranda
- Bagley Downs
- Burton Ridge
- Burnt Bridge Creek
- Carter Park
- Central Park
- Dubois Park
- Ellsworth
- Esther Short
- Fisher's Landing
- Franklin
- Hough
- Maplewood

- Northwest
- Ogden
- Rose Village
- Van Mall
- Vancouver Heights
- Walnut Grove
- West Minnehaha

#### **Neighboring Communities**

- Felida
- Hazel Dell
- Salmon Creek
- Portland

Participants also brought a diverse range of experiences and perspectives. Participants included:

- Renters
- Seniors living on a fixed income
- Realtors
- Home builders
- Contractors
- Social workers
- Social service providers
- Business owners
- Volunteers
- Animal rights activists
- Local teen and pre-teen members of the scouts
- A local doctor

### Why did people attend?

As part of introductions, participants shared what brought them to the meeting, including:

- Personal experiences with the cost of housing, including rising rents and home ownership costs
- Professional experiences, as a contractor or social service provider
- Concern that they or their children would be unable to continue living in Vancouver

- Concern about the pace of development
- Concern about the Safe Stay Community proposed for 4611 Main Street
- A desire to listen and learn from other community members
- Interest in speaking directly with members of the City Council

### Conversation #1: Vancouver's Housing Needs

---

#### Based on what was shared during the presentation, what stood out for you? What, if anything, was surprising to learn?

Several participants expressed surprise at the median income and housing affordability levels that Samantha Whitley presented. Many folks asked whether Vancouver's median income was lower than that of the broader metro region. Others asked clarifying questions about how the federal government calculates median income and whether the number of people living in a household affects our definitions of "affordable." Some community members also shared that their common understanding of income levels may not reflect current conditions. For example, as one participant noted, while \$80,000 feels like a sizeable annual income to many community members, it is sobering to learn that households earning this amount are considered low income.

#### How does what was shared match up with your experience? How is the issue of housing affecting you and those you know in Vancouver?

Participating renters shared their experiences with rent increases and housing insecurity, including a fear that they may have to move away or face homelessness because of rising costs. Homeowners shared that rising property taxes have led to substantial increases in their monthly mortgage payments, sometimes as high as \$150 or \$200 more per month.

Local service providers shared that they have seen increases in the number of people experiencing homeless for the first time during the past year. Participating staff from Council for Homeless and Vancouver Public Schools noted that homelessness often looks different for children and families who are more likely to stay with a family friend or "sleep on a couch" than live unsheltered on the street. Participating contractors and homebuilders spoke about the difficulty they have experienced applying for permits, navigating code regulations and building affordable housing.

“ I've got two master's degrees and I am in a rental debt cycle while I pay off my student loans. About once a year I call a mortgage broker and we crunch the numbers and she goes, yep, not this year. And I sign another lease.

It's one of those things where I just look around my generation...and a lot of my peers are having to wait until their late thirties or even early forties to start a family. And that's going to impact the next a hundred years of what families look like.”

## Conversation #2: Your Housing Needs

---

### How do you think your housing needs will change between now and 2045?

#### How could we better support your housing needs in the future?

Participants discussed significant generational differences in the types of housing that people need. It was noted that young people are living with their parents longer and having fewer children, partially because of the cost of housing. Participants said that student loans, stagnant wages and low vacancies (in rental units and homes for sale) were challenges for all residents, but especially those “starting out” after high school or college. For residents in their 30s, 40s and 50s, participants highlighted the need to accommodate growing families and build affordable multi-generational housing. This was seen as particularly important for residents who are caring for a disabled family member or aging parent.

Several older residents shared that if they are alive in 2045, they will likely need to transition to assisted living or senior housing. Those already living on a fixed income expressed concern about being displaced by rising rents. Several homeowners also said that they would like to downsize and make room for growing families, but that they can’t find suitable homes to move into. Affordable smaller homes with outdoor space, single-story designs and access to amenities, such as healthcare, were particularly important to these residents.

I have four adult children and none of them would have houses if me and my husband didn't help with it. All of our family has lived here for over 40 years and we've been able to be really fortunate that we were able to get houses when they could be affordable”.

## Conversation #3: Policy Priorities

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### When it comes to housing, what should be our top priorities?

While this topic elicited a rich and varied discussion, participants overwhelmingly identified affordable housing as a top priority. This included affordable rental housing and affordable pathways to homeownership. A few participants said that they would like to see the City explore creative partnerships and financing options, though there was disagreement about whether housing policies should be socially focused or market driven.

While some participants suggested that the City should build “social housing” directly, others said that the City should continue to provide incentives to developers and land for affordable housing. There was significant discussion about where to direct housing subsidies, such as the Multi-Family Tax Exemption program, and whether additional money could be given to renters and homeowners to help lower the cost of housing. It was also noted that investments in affordable housing should be made strategically. Participants said that they would like to see housing built near areas with access to childcare, parks and community spaces where people can gather for free.

Several participants spoke about the need to increase the overall housing supply, update zoning codes and explore greater density. A handful of participants suggested that the City should consider “building up” to help avoid continued sprawl, especially into unincorporated areas outside of the City limits. A few

participants also said that they would like to see the City pursue green building policies to support energy efficiency and increased housing near public transit to help reduce driving and emissions. Three participants cited the tiny homes being built by the Community Roots Collaborative, as examples of how green building policies can support affordable housing. These homes include solar panels to offset the cost of heating, air conditioning and cooking, thereby lowering residents' monthly costs even further.

### **What types of housing policies or programs would you like to see more of in the future?**

Participants who work or volunteer for local nonprofit service providers said that would like to see additional housing supports for families and pathways to homeownership for people earning below 80% of the area median income. In addition to down payment assistance, participants highlighted land trust programs and community ownership models as options the City should explore. Multiple tables discussed barriers to homeownership and the need to think differently about the types of housing that could better meet our community's needs. These include tiny homes, co-housing (which pairs older homeowners with a renter or roommate), transitional community-oriented housing for those transitioning from homelessness, and housing with shared common spaces, such as communal kitchens.

Participating contractors, developers and housing providers said that they would like to see efforts to streamline the construction process. These could include lowering permit costs, reducing wait times or establishing clearer guidelines. There was also interest in targeting support for smaller local developers, as opposed to those who are investing in Vancouver from outside the community.

The house that I bought in 2007...that's the same house today with the wage that I'm making I would not be able to afford it...The environment is drastically changing to where people that used to be able to have the opportunity to buy no longer have that opportunity...How in the heck are my kids going to stay living in Vancouver?

### **Conversation #4: Other Topics**

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#### **Are there any other topics that you'd like to discuss as a group?**

Participants were also invited to speak on other topics of interest. Conversations included discussion of:

- Traffic-calming measures on neighborhood streets
- C-TRAN ridership
- Concerns about the Jefferson/Kauffman Realignment Project, including questions about easements and potential loss of private property for public right-of-way
- The negative impacts of unsheltered homelessness, including feeling unsafe in certain parts of downtown or on the Burnt Bridge Creek trail
- One table spent an extended period of time discussing the Safe Stay Community proposed for 4611 Main Street; participants asked several questions about the site, the way Safe Stay Communities are managed, how the City conducts camp cleanups and the success rate of Safe Stay Communities in helping people transition out of homelessness
- Participants shared several concerns about the proposed Safe Stay Community, including that it will lower home prices and potentially endanger students at the nearby Discovery Middle School
- Animal rights activists expressed their interest in seeing the City ban foie gras, fur sales and the sale of puppies

**City of Vancouver  
2022 Community Priorities Survey**

**Vancouver Adult Residents  
N=400; margin of error  $\pm 4.9$   
August 3–8, 2022  
15 minutes**

**DHM Research  
Project #01125**

**WARM UP & GENERAL MOOD**

1. Do you believe quality of life in Vancouver is getting better, staying about the same, or getting worse?

Response category	n=400
Getting better	13%
Staying about the same	17%
Getting worse	68%
Don't know	2%

2. Why do you believe the quality of life in Vancouver is [replace with answer from Q1]? [Open]

*Getting better*

Response category	n=50
Development/Waterfront/Downtown/Amenities	67%
Homelessness	30%
Jobs/Economy/Wages	14%
Transportation Infrastructure/Road Repairs/ Bike Lanes/Trails	12%
Government/Politics/Leadership	10%
Affordable Housing/High Rent/Cost of Housing	8%
Racial Equality/Diversity	8%
Schools/Education	4%
Public Safety/Increased Crime	4%
Stayed the same/No big changes/Gotten worse	2%
Traffic Congestion/Noise/Parking	2%
Taxes/Property Taxes	2%
Population Growth/Overcrowding	2%
Other	2%
Don't know/Unsure	2%

*Staying about the same*

Response category	n=69
Stayed The Same/No Big Changes/Gotten Worse	38%
Homelessness	20%
Public Safety/Increased Crime	13%
Development/Waterfront/Downtown/Amenities	11%
Transportation Infrastructure/Road Repairs/Bike Lanes/Trails	7%
Traffic Congestion/Noise/Parking	7%
Population Growth/Overcrowding	7%
Jobs/Economy/Wages	6%
Inflation/Cost of Living	4%
Government/Politics/Leadership	4%
Affordable Housing/High Rent/Cost of Housing	4%
Schools/Education	3%
Lack of Police/Funding/Policing Issues	3%
Racial Equality/Diversity	3%
Haven't Lived Here Long/Just Moved Here	3%
Environment/Trash/Litter	3%
Poverty	1%
Taxes/Property Taxes	1%
Other	7%
Don't know/Unsure	1%
Refused/No Answer	1%

*Getting worse*

Response category	n=271
Public Safety/Increased Crime	61%
Homelessness	52%
Affordable Housing/High Rent/Cost of Housing	15%
Government/Politics/Leadership	15%
Inflation/Cost of Living	14%
Lack of Police/Funding/Policing Issues	13%
Population Growth/Overcrowding	7%
Traffic Congestion/Noise/Parking	6%
Transportation Infrastructure/Road Repairs/Bike Lanes/Trails	6%
Development/Waterfront/Downtown/Amenities	5%
Environment/Trash/Litter	4%
Jobs/Economy/Wages	2%
Racial Equality/Diversity	2%
Taxes/Property Taxes	2%
Poverty	1%
Schools/Education	1%
Haven't Lived Here Long/Just Moved Here	1%

Response category	n=271
Stayed The Same/No Big Changes/Gotten Worse	1%
Healthcare/Mental Health/Cost/Access	1%
Other	1%
Refused/No Answer	<1%

3. What is the issue most important to you that you want City of Vancouver government officials to do something about? **[Open]**

Response category	n=400
Homelessness	35%
Crime/Gangs/Drugs/Public Safety	27%
Affordable Housing/Housing Costs/Rent Control	9%
Fund Police/Increase Force/Policing Issues	7%
Traffic Infrastructure/Roads/(I-5) Bridges	6%
Environment/Blight/Cleanliness	2%
Healthcare/Cost/Access	2%
Poverty	1%
Overcrowding/Congestion/Density/Overpopulated	1%
Education/Schools	1%
Lower Taxes/Property Taxes/Tax Equality	1%
Inflation/Gas Prices/Cost of Living	1%
Control Growth/Overdevelopment	1%
Jobs/Economy Boost	1%
Racial Equality/Police Abuse	1%
Government/Politics	0%
Other	2%
None/Nothing	1%
Don't know/Unsure	<1%
Refused/No Answer	<1%

How well of a job do you think the Vancouver City government is doing with the following:

Response category	n=400	Very well	Somewhat well	Not too well	Not well at all	Don't know
4. Delivering services efficiently		14%	39%	20%	14%	13%
5. Keeping citizens informed		8%	40%	28%	15%	9%
6. Managing the public's money		7%	26%	27%	22%	18%
7. Focusing on priorities that matter to the community		4%	28%	31%	29%	8%

8. How would you rate economic conditions in Vancouver today?

Response category	n=400
Very good	3%
Good	37%
Poor	39%
Very poor	15%
Don't know	7%

## PUBLIC SERVICE PRIORITIES

9. The City of Vancouver funds basic services with taxpayer dollars and fees for services. In general, how satisfied are you with the value received for your taxes and fees paid? Are you very satisfied, somewhat satisfied, not too satisfied, or not at all satisfied?

Response category	n=400
Very satisfied	7%
Somewhat satisfied	35%
Not too satisfied	28%
Not at all satisfied	25%
Don't know	5%

Each year Vancouver puts together a budget to fund city services. The next questions are about some of these services. For each of the following city services, indicate if you think it is a very high, high, medium, low, or very low priority for funding in the city's budget.

Response category	n=400	Very high	High	Medium	Low	Very low	Don't know
10. Police services		44%	19%	17%	10%	8%	1%
11. Fire and emergency medical services		40%	35%	16%	5%	2%	1%
12. Managing traffic flow		14%	28%	39%	11%	7%	2%
13. Maintaining streets		17%	32%	33%	8%	9%	<1%
14. Parks and recreation		13%	26%	39%	13%	5%	3%
15. Water, sewer, and stormwater services		16%	35%	38%	6%	2%	3%
16. Access to affordable housing for residents of all income levels		28%	18%	21%	10%	20%	2%
17. City planning and development review		12%	20%	38%	17%	7%	5%
18. Attracting and keeping businesses in Vancouver		20%	29%	28%	12%	6%	4%
19. Zoning and Land Use		12%	19%	38%	12%	8%	10%
20. Climate action and protecting the environment		24%	15%	24%	12%	19%	6%
21. Arts and culture programs		9%	18%	33%	19%	14%	7%
22. Homeless supports and services		26%	22%	20%	10%	18%	4%
23. Enforcing city codes related to property maintenance		13%	22%	28%	19%	13%	5%



## SUPPORT FOR FUNDING

Would you support or oppose an increase in local taxes or fees to fund the following services in Vancouver: **[Wait and ask strongly/somewhat]**

Response category n=400	Strongly support	Somewhat support	Somewhat oppose	Strongly oppose	Don't know
24. Build affordable housing for low-income families	27%	27%	15%	28%	2%
25. Increase services that address homelessness in the community	39%	29%	11%	17%	3%
26. Improve parks and trail system	25%	44%	15%	11%	4%
27. Police and related social support services	60%	27%	5%	8%	1%
28. Reduce the impact of climate change in Vancouver	29%	26%	14%	27%	3%
29. Grow transportation options in Vancouver	26%	32%	16%	22%	4%

Indicate if you agree or disagree with the following statements. **[Rotate Q30 to Q32]**

Response category n=400	Strongly agree	Somewhat agree	Somewhat disagree	Strongly disagree	Don't know
30. I am willing to pay more in taxes if it will result in an increase in the level of city services that I receive.	20%	37%	17%	22%	4%
31. I am willing to pay more in taxes if it is necessary to support the increased cost of providing the current level of city services.	16%	36%	19%	25%	4%
32. I am not willing to pay more in taxes even if it means the city must reduce the level services due increased costs.	17%	22%	27%	28%	7%

## BUDGET VALUES

### [Rotate Q33 to Q36]

33. Which you think should be a higher priority for Vancouver at this time?

Response category	n=400
Maintaining existing public infrastructure, like roads, water systems, and parks	67%
Building new public infrastructure, like roads, water systems, and parks, to prepare for future growth	25%
Don't know	8%

34. Which you think should be a higher priority for Vancouver at this time?

Response category	n=400
Make investments equally as possible around the city	42%
Prioritize investments in parts of the city that have fewer services	44%
Don't know	13%

35. Which do you think should be a higher priority for Vancouver at this time?

Response category	n=400
Investments in physical infrastructure, like roads, water systems, and parks	20%
Investments in services like police, fire, and community wellbeing	74%
Don't know	6%

36. Which do you think should be a higher priority for Vancouver at this time?

Response category	n=400
Make targeted investments that support expansion of employment and economic opportunity	38%
Make broader infrastructure investments that support general community needs	49%
Don't know	13%

## EQUITY

37. Thinking about the part of Vancouver where you live, do you feel your neighborhood receives its fair share of city services? **[Yes/No; wait, ask strongly/somewhat]**

Response category	n=400
Yes, strongly	16%
Yes, somewhat	47%
No, somewhat	19%
No, strongly	13%
Don't know	5%

38. Thinking about the City of Vancouver as a whole, do you think city services are distributed fairly? **[Yes/No; wait, ask strongly/somewhat]**

Response category	n=400
Yes, strongly	5%
Yes, somewhat	27%
No, somewhat	27%
No, strongly	17%
Don't know	24%

## DEMOGRAPHICS

39. Do you describe your gender as:

Response category	n=400
Male	50%
Female	50%
Non-binary or gender non-conforming	--
Refused	--

40. What is your age?

Response category	n=400
18-29	17%
30-44	24%
45-64	31%
65+	25%
Refused	3%

41. Which of the following best describes your race or ethnicity? **[Allow for multiple responses]**

Response category	n=400
Black/African American	6%
Asian/Pacific Islander	7%
Hispanic/Latino	8%
Native American/American Indian	5%
White/Caucasian	74%
Other	5%
Refused	4%

42. What zip code do you live in? **[From sample]**

Response category	n=400
98664	17%
98683	21%
98684	12%
98661	11%
98663	8%
98660	9%
98662	7%
98682	14%
98607	1%

43. How many years have you lived in Vancouver?

Response category	n=400
0–5 years	12%
6–10 years	9%
More than 10 years	78%
Refused	1%

44. What is your highest level of education?

Response category	n=400
Less than high school	14%
High school diploma/GED	21%
Some college	36%
College degree	16%
Graduate/professional school	11%
Refused	2%

45. Which category best describes your 2021 gross household income, before taxes? Remember to include everyone living in your household. Your best estimate will do.

Response category	n=400
Less than \$25,000	4%
\$25,000 to less than \$50,000	14%
\$50,000 to less than \$75,000	16%
\$75,000 to less than \$100,000	20%
\$100,000 or more	32%
Refused	14%

46. What best describes your housing situation?

Response category	n=400
Rent	21%
Own	74%
Something else	2%
Refused	3%

47. Survey language

Response category	n=400
English	92%
Spanish	5%
Russian	1%
Vietnamese	2%



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JANUARY 26, 2023

# Housing Inventory Chart

Clark County, WA



## Emergency Shelter

Non-permanent congregate beds or rooms where a household can reside. Supportive services are provided and focus on meeting the basic needs of the residents and addressing barriers to moving into permanent housing.

**393 year-round beds**

## Transitional Housing

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

**213 beds**

## Seasonal/Severe Weather

Time limited congregate beds, rooms or motel space where a household can reside overnight. Focus is on meeting the basic needs of the residents, especially during winter and severe weather.

**+107 beds added**

## Permanent Supportive Housing

Permanent, affordable housing with intensive supports for households who are most vulnerable in the community.

**730 beds**

## Rapid Re-housing

Time limited rent assistance program in scattered site rental units paired with supportive services for people exiting homelessness with medium to high levels of vulnerability. Household is able to remain in housing once program ends.

**461 beds**

## Clark County Shelter Access Points

**Council for the Homeless Housing Hotline**  
360-695-9677

**YWCA Clark County** SafeChoice 24/7 Crisis Hotline  
Domestic Violence Survivors  
1-800-695-0167 or 360-695-0501

**Open House Ministries - A Family Shelter**  
360-737-0300

**Janus Youth Oak Bridge** (Under age 18)  
360-891-2634