

Draft 2025 Action Plan



City of Vancouver
Economic Prosperity and Housing
May 2025



City of Vancouver

Anne McEnery-Ogle, Mayor

Lon Pluckhahn, City Manager

Erik Paulsen, Councilmember, Mayor Pro Tem

Kim D. Harless Councilmember

Diana H. Perez, Councilmember

Bart Hansen, Councilmember

Ty Stober, Councilmember

Sarah J. Fox, Councilmember

Economic Prosperity and Housing

Patrick Quinton, Director

Chris Harder, Deputy Director

Community Development Block Grant & HOME Program

Samantha Whitley, Program Manager

Bryan Monroe, Associate Housing Coordinator

Tasha Slater, Associate Housing Coordinator

Ian Alger, Associate Housing Coordinator

Andrew Westlund, Finance

Justin Ventura, Housing Rehabilitation Specialist

The 2025 Action Plan is presented to you in a format that is prescribed by Housing and Urban Development (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 Community Development Block Grant, HOME Investment Partnerships and Consolidated Plan program regulations. If you have any questions about this report, please don't hesitate to contact the Economic Prosperity and Housing (EPH) department. 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>

Executive Summary

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

1. Introduction

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

The 2025 City of Vancouver Action Plan covers the second year of the 2024-2028 Consolidated Plan for Housing and Community Development. The Five-Year Consolidated Plan determines community needs, resources, priorities, and proposed activities to be undertaken through funding provided by the CDBG, HOME, and other HUD programs. The Consolidated Plan is updated annually through Action Plans. Action Plans provide information to the public regarding proposed funding allocation for programs and projects for the upcoming program year.

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

HOME Investment Partnerships Program (HOME): The HOME program provides funding for the development and rehabilitation of affordable rental and ownership housing for households with low to moderate income. HOME funds can be used for activities that promote 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.

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

HOME-American Rescue Plan (HOME-ARP): The City of Vancouver received \$2,496,110 in HOME-ARP funding through the American Rescue Plan. This funding must be used to support people who are homeless or at risk of becoming homeless. The HOME-ARP plan was approved by HUD as an amendment to the 2021 Action Plan and proposes to award all HOME-ARP funding to supportive service activities. This includes rental assistance, move in assistance, housing navigation, case management, outreach, legal assistance, and other services to assist people with accessing or maintaining safe and stable housing. With the 2025 funding cycle, Vancouver is proposing to award \$620,000 in HOME-ARP to three supportive service programs. Services include street outreach, housing navigation, and rental assistance to assist residents of Safe Stay and Safe Park along with people experiencing homelessness.

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

2. Summarize the objectives and outcomes identified in the Plan

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

AFFORDABLE HOUSING: Creating affordable housing opportunities for those most vulnerable 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.

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.

Capacity Building

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

3. Evaluation of past performance

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

The CAPER includes a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the households and persons assisted (including 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 requirements to assess each grantee's ability to carry out programs in compliance with rules and regulations,
2. Provides information necessary for HUD's Annual Report to Congress, and
3. Provides grantees an opportunity to describe their successes in revitalizing neighborhoods and meeting objectives established in their Consolidated Plan.

The table below outlines the projected outcomes for each program goal. Outcomes for 2024 activities are still ongoing, and 2025 outcomes are projections. Final outcome totals for 2024 will be reported with the CAPER in September 2025.

Table 1 –

Goal	Outcomes	5-yr Plan	2024*	2025*	2026	2027	2028
Affordable Housing	Rental Units Constructed	160 household housing units	0	20			
	Rental Units Rehabilitated	50 household housing units	0	0			
	Homeowner Housing Added	10 household housing units	0	0			
	Homeowner Housing Rehabilitated	35 household housing units	0	18			
	Direct Financial Assistance to Homebuyers	10 households assisted	13	0			
	Tenant-Based Rental Assistance/ Rapid Rehousing	250 households assisted	55	67			
Housing Stability, Poverty Reduction	Public Service Activities Other Than LMI Housing Benefit	20,000 persons assisted	2,305	3,149			
	Homeless Person Overnight Shelter	200 persons assisted	0	0			
	Overnight / Emergency Shelter / Transitional Housing Beds Added	250 Beds	0	0			
	Homelessness Prevention	50 persons assisted	0	17			
Neighborhood Equity and Livability	Public Facility or Infrastructure Activities other than LMI Housing Benefit	5,000 persons assisted	2,500	0			
Economic Opportunity	Businesses Assisted	600 businesses assisted	233	120			
	Capacity Building	5 agencies	5	0			

*** Outcomes for 2024 activities are still ongoing, and 2025 outcomes are projections. Final outcome totals for 2024 will be reported with the CAPER in September 2025.**

4. Summary of Community Participation Process and consultation process

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

The 2025 application cycle began in October 2024 with an online publication of the “Notice of Funding Availability.” The notice outlined the available funding for the CDBG and HOME programs and invited interested parties to attend an informational workshop. The application guidelines, 5-year Consolidated Plan, and Community Participation Plan were posted for reference on the city website. The city also issued a general press release that distributes to various media outlets and formats in the Vancouver-Portland area.

The Action Plan is advertised in The Columbian newspaper 30 days prior to the submission to HUD, posted on the city’s website and social media and e-mailed to service providers across many disciplines to encourage comments on the proposed allocation funding. The notice includes:

- 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 Plan; and
- List of locations where copies of the entire proposed plan may be examined.

A public hearing notice and request for comment was published in the Columbian newspaper on Friday, April 11, 2025. The draft Action Plan and request for comment was also posted on the city’s website and published through social media. The request for comments will expire May 13, 2025.

Prior to the City Council meeting, the City Council receives a memorandum and staff report that outlines the expected funding and proposed awards in the Action Plan. This report includes information about each project recommended for funding. A City Council public hearing will be conducted May 12, 2025, at 6:30 p.m. City Council meetings are streamed online and televised, and a recording of each City Council hearing is made available online at www.cvtv.org.

5. Summary of public comments

Public comments will be published here after they are received.

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

Comments that are not accepted and reasons for not accepting will be published here.

7. Summary

This 2025 Action Plan provides a detailed list and description of the activities which will be conducted with CDBG and HOME funding in the City of Vancouver for the 2025 program year (July 1, 2025 through June 30, 2026). All funding will be utilized to implement strategies and goals in the city’s 2024-2028 Five-Year Consolidated Plan.

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

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

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

Table 1 – Responsible Agencies

Narrative

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

Action Plan Public Contact Information

Tasha Slater
Housing Project Planner
housing@cityofvancouver.us

City of Vancouver
Economic Prosperity and Housing
415 W 6th Street
Vancouver, WA 98660

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The community needs far exceed the funding resources available to the city. Consulting with local community service providers helps to foster consensus on the local priority issues. This section details the consultations and outreach that informed the recommendations and priorities of the 2025 Action 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 continued partnership with community organizations, public service agencies and government agencies assures successful investment of federal support within the city. The City of Vancouver enhances coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations were conducted through email and phone.
2	Agency/Group/Organization	Clark County Coalition of Service Providers
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization of approximately 40 social service providers. Consultation occurred through virtual meetings.

3	Agency/Group/Organization	CLARK COUNTY COMMUNITY SERVICES
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through virtual meetings and email. Regular coordination on housing needs, outcomes, partner funding and joint projects.
4	Agency/Group/Organization	Clark County Community Action Advisory Board
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings occur virtually. Consultation includes identification of needs and recommendations for funding programs by community-based organizations that address community needs and moving people towards self-sufficiency.
5	Agency/Group/Organization	City of Vancouver-Economic Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly meetings conducted remotely. Consult on identification of evolving business needs and ideas and opportunities for collaboration with local economic development service providers.

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

No agency types are specifically excluded from consultation.

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Council for the Homeless	The majority of efforts to improve public health and address homelessness are organized through the county, so close collaboration between the city and county are essential.
Consolidated Plan	Clark County	The majority of efforts to improve public health and address homelessness are organized through the county, so close collaboration between the city and county are essential.
Comprehensive Plan	City of Vancouver - Community Development	As the city develops its 20-year vision and policy for the management of the growth and development of the community, the Action Plan will provide a guide for the investment of HOME and CDBG funds to effectively support that vision.
2025 Housing Action Plan	City of Vancouver - Economic Prosperity and Housing	Over 50 strategies that incentivize new housing development and affordability.
2024 Point in Time Homeless Count	Council for the Homeless	The city prioritizes CDBG public service projects that implement local strategies.
Homeless Action Plan	Council for the Homeless	The city prioritizes CDBG public service projects that implement local strategies.
2024 Moving to Work Plan	Vancouver Housing Authority	The city's HOME Program prioritizes projects that serve households with income at or below 60% AMI.
Climate Action Framework	City of Vancouver - City Manager's Office	The city has adopted the Climate Action Framework to support an equitable transition to carbon neutrality by 2040 and to build the city's resilience to the impacts of climate change.
Economic Development Strategy	City of Vancouver - Economic Prosperity and Housing	Overlapping strategies include addressing disparities to ensure economic opportunity and creating affordable and accessible communities that maintain a high quality of life.

Table 3 – Other local / regional / federal planning efforts

Narrative

A common thread in many of these plans is an increased awareness and focus on equitable outcomes. These plans recognize disparities in housing, health and economic opportunity, and seek to improve outcomes for marginalized communities. Diversity, equity and inclusion is a key initiative for City Council and a pillar in the city's strategic plan for 2022-2027.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of community participation process/Efforts made to broaden community participation

Summarize community participation process and how it impacted goal setting.

Community participation involves actively encouraging people in the City of Vancouver, particularly those with low to moderate income, to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments and the development of the CAPER. All notices of public meetings relating to this process are published in the local newspaper prior to the public meeting. The 2025 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.

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 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)
Internet Outreach	Non-targeted/broad community	Notice of 2025 Funding Availability- October 2, 2024 20 agencies turned in preapplications.			N/A
Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing and request for public comment - Published April 11, 2025			
Internet Outreach	Non-targeted/broad community	City of Vancouver's Communications team advertised Action Plan on social media - Facebook, Instagram, and Neighborhood newsletter.			
Email	Non-targeted/broad community Community partners	Emailed to over 500 individual stakeholders and interested parties.			N/A
Hard copy distribution	Persons with disabilities Non-targeted/broad community	Distributed copies of 2025 Action Plan to City Hall.			N/A
Public Hearing	Non-targeted/broad community	Public hearing scheduled for May 12, 2025.			https://www.cvtv.org/program/vancouver-city-council

Table 4 – Community Participation Outreach

Expected Resources

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

Introduction

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

The City of Vancouver has also been allocated \$2,496,110 in HOME funds through the American Rescue Plan. The plan for this funding has been submitted to HUD, and Vancouver accepted supportive service program applications as part of the 2025 application process. Although HOME-ARP funding has been awarded as part of the 2025 process, the activities are detailed and accounted for through an approved substantial amendment to the 2021 Action Plan per HUD guidance. All HOME-ARP funds are intended specifically to mitigate the impacts of COVID-19 on people who are homeless or at risk of becoming homeless.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Economic Development Housing Public Services	\$1,400,000	\$0	\$352,300	\$1,752,300	\$5,600,000	Prior year resources include a canceled \$255,000 Public Facilities project. The remaining funds come from activities that were unable to fully draw entitlement awards due to the requirement that program income be spent as it is received or from contracts that were not fully expended.
HOME	public - federal	Admin and Planning Rental Units Constructed Housing TBRA	\$717,000	\$0	\$328,250 prior year + \$226,412 CHDO set-aside	\$1,271,662	\$2,150,000	Prior year resources included a canceled \$307,500 housing project. The remaining funds come from activities that were unable to fully draw entitlement awards due to the requirement that program income be spent as it is received or from contracts that were not fully expended. Additionally, prior year resources include the 2023 and 2024 15% CHDO set-aside, which could not be awarded due to a lack of applicants. The city will request to de-designate the 2023 CHDO set-aside to utilize these funds during 2025.

Table 5 - 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 for financing projects. In addition to the required federal match, local policy mandates that all necessary project funding be committed within 12 months of the award, and contracts will not be executed until all funding is confirmed. Matching contributions may include private donations, in-kind contributions, or state and local funds such as the Washington State Housing Trust Fund and Affordable Housing Fund.

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

The 2025 CDBG and HOME applications incentivize leveraging funds by awarding points based on the amount of committed matching funds. Currently, these applications are expected to leverage nearly \$7.16 million through a combination of tax credits, private donations, state trust funds, and the Vancouver Affordable Housing Fund. The City of Vancouver also reported an excess of \$2,451,444 in HOME match in the 2023 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

Heights Redevelopment. The City of Vancouver owns 25 acres of developable land within a 205-acre subarea plan to be redeveloped with affordable housing, office and retail, and amenities. The bulk of the redevelopment is within the Tower Mall area which is approximately 63 acres. The plan specifies creating an equitable development that is inclusive of community members from a variety of economic and racial/ethnic backgrounds. The 20 year “build out” plan for the subarea will include 2,300 new residential units, with approximately 1,000 units varying in affordability level from deeply affordable 0-30% AMI to 100% AMI to meet the GMA targets.

The city’s vision for the Heights redevelopment is to create a vibrant, connected and walkable neighborhood center which will promote community in an inclusive and equitable manner through sustainability, connectivity, community health and wellness, arts and culture and economic development. There will be a mix of services and amenities including a civic plaza, neighborhood park, linear park, retail, dining and personal services all within walking distance. The city proposes to increase housing density from 232 units to 2,300 units with a vast range of affordable units from deeply affordable to 80% AMI. The city also proposes increasing jobs from 650 to over 1,000, while retaining as many small local businesses as possible. Sustainability goals include increasing the tree canopy coverage, reducing heat islands and reducing carbon emissions through pedestrian-oriented streetscape design. The city is making significant investment in public infrastructure to support private development and is currently designing and engineering the streets and open spaces.

Housing affordability targets will be realized through the sale of City-owned parcels with development agreements, as well as through the multifamily tax exemption program designed to deliver density and affordability near transit, as well as other equitable development outcomes. The first three parcels have been awarded to developers for the following projects, to get underway as soon as all other funding is secured.

“Site B” will be developed by Edlen & Co with 245 workforce units; 61 studios, 123 one-bedroom and 61 two-bedroom units. Half of the units will be restricted to households earning less than 80% AMI, with a quarter restricted to households under 90% AMI and the rest restricted to 100% of AMI. At this site, 5,000 SF will be dedicated for local businesses and a large central courtyard will provide a green oasis to residents.

“Site C” is a 1.29-acre parcel on Devine Road that will be developed by Palindrome. This lot will include housing and a 3,700-square-foot market with room for small retailers and restaurants. The housing will feature 109 units designed to provide an integrated and diverse mix of affordable apartments. There will be studio, one-, two-, and three-bedroom units to accommodate a variety of household types and will be a mix of 50% and 60% AMI units. Further, 10% of the affordable apartments will be designed and set aside for people with disabilities.

“Site P” will be developed by Related Northwest and separated into two properties. The first will include a four-story building with 80 affordable family apartments, and the second property will construct a four-story building with 51 affordable units for seniors.

Waterfront Gateway. In 2023, the Vancouver City Council approved an agreement between the City of Vancouver and Lincoln Property Company for the development of the Waterfront Gateway. The Waterfront Gateway features 6.4-acres of City-owned property adjacent to City Hall, near the Columbia River waterfront and the historic downtown core. It is one of the largest undeveloped properties in the area, creating a major opportunity for housing and economic growth. The site will include housing and a public plaza. The first building breaks ground in 2025 and will be 95 units of affordable housing. The unit mix will consist of studio, 1, 2, and 3-bedroom units. The project will serve households between 50% and 60% of area median income.

Safe Stays. In 2021, 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 by December 2023, four Safe Stays were opened across the City of Vancouver. SSC are temporary housing communities that consists of 20 2-bed modular units and provides transitional housing for up to 40 people experiencing homelessness. Not all sites are City-owned, one is leased. The 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.

Bridge Shelter. In December 2024, Vancouver City Council approved both the purchase and use of property located at 5313 N.E. 94th Ave. as the site for a future bridge shelter. The approximately three-acre property, located in the Van Mall neighborhood, is a good fit for the shelter because of its size, appropriate zoning and proximity to public transit. A shelter operator has been selected and design work and identification of other partners and funding is currently underway. The shelter is planned to open in 2026.

Discussion

No additional discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2024	2028	Affordable Housing Homeless	Citywide	Affordable Housing	CDBG: \$352,500 HOME: \$800,000	Tenant-based rental assistance/ Rapid Rehousing: 52 Households Assisted Homeowner Housing Rehabilitated: 18 Household Housing Unit Rental units constructed: 20 household housing units
2	Housing Stability, Poverty Reduction	2024	2028	Affordable Housing Homeless	Citywide	Housing Stability, Poverty Reduction	CDBG: \$215,800 HOME-ARP: \$620,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,924 persons assisted Homelessness Prevention: 17 persons Households experiencing homelessness: 240 households assisted
3	Economic Opportunity	2024	2028	Non-Housing Community Development	Citywide	Economic Opportunity	CDBG: \$550,000	Businesses assisted: 120 Agencies Assisted: 5
4	Neighborhood Equity and Livability	2024	2028	Non-Housing Community Development	Citywide	Neighborhood Equity and Livability	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted

Table 41 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	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	Goal Name	Housing Stability, Poverty Reduction
	Goal Description	The goal is to reduce poverty and homelessness by increasing household stability.
3	Goal Name	Neighborhood Equity and Livability
	Goal Description	The creation of inclusive and thriving community spaces that ensure access to resources and opportunities.
4	Goal Name	Economic Opportunity
	Goal Description	The goal is to provide training and opportunities to entrepreneurs and small businesses. Additionally, to increase the capacity of local community-based providers.

Projects

AP-35 Projects – 91.220(d)

Introduction

Vancouver organizes a volunteer housing advisory committee comprised of community members with varying backgrounds to prioritize annual application funding. The committee's application scores guide the prioritization of projects. Prioritized applications are then presented to city leadership and City Council. The following section describes proposed projects for funding in 2025, 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 three set-asides for CDBG funding. 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 at 2200 Norris Road. FPC includes affordable housing on the upper floors and a flexible community-serving space on the ground floor. The ground floor community spaces are flexible areas where the Fourth Plain community can gather, hold events, and access services. The following elements are included in the community space:

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

This project is a collaboration between the VHA and the City of Vancouver. The VHA owns and operates the housing on the upper floors and the city owns the ground floor space and partners with community-based organizations to operate it.

A Section 108 loan of \$4,199,000 was used to help purchase the FPC after construction. CDBG funds are used for the annual repayment of this loan, in the amount of \$340,000.

The second set-aside, Capacity Building, will allocate \$250,000 to assist Community Based Organizations (CBO) 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 CBOs 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 community members who may not 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 marginalized communities. These organizations need stable and predictable support over five 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.

Lastly, CDBG funding is set aside annually for homeowner rehabilitation. This program is managed by city staff and will assist an estimated 18 homeowners earning less than 80% AMI with needed repairs to maintain their homes' safety and stability.

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

Agency	Project Name	Recommended funding	Outcomes	Funding Source	Project Description
Housing Stability, Poverty Reduction					
Community Mediation Services	Eviction Mediation Program	\$70,000	2,566 people at risk of eviction	CDBG	Eviction mediation program encouraging landlords and tenants to come to a sustainable agreement outside the court system through mediation.
Council for the Homeless	Dynamic Diversion	\$75,000	75 people at risk of homelessness	CDBG	Diversion assistance for clients who are experiencing homelessness to move into stable and safe housing.
Friends of the Children	Youth Mentorship	\$70,800	300 opportunity youth	CDBG	A mentorship program that will support housing services such as emergency rental assistance, resource navigation, and long-term stability for youth and their families.
Totals		\$215,800	2,941 people		

Agency	Project Name	Recommended funding*	Outcomes	Funding Source	Project Description
Economic Opportunity					
Fourth Plain Forward	Business Incubator	\$100,000	40 microenterprises	CDBG	Small business education and technical assistance providing businesses with access to services and networking.
Hispanic Metropolitan Chamber	Latino Small Business Assistance	\$100,000	46 microenterprises	CDBG	Outreach, one-on-one bilingual/bicultural technical assistance and business education workshops to increase revenue.
Micro Enterprise Services of Oregon	Vancouver Small Business Assistance	\$100,000	34 microenterprises	CDBG	Small business education and technical assistance with a focus on businesses in the fourth plain area, as well as expanded outreach, programs and services to new entrepreneurs and small businesses.
Community Foundation Southwest Washington	Capacity Building	\$250,000	5 agencies	CDBG	Program assisting with the growth and success of community-based organizations.
Totals		\$500,000	120 businesses 5 agencies		

Agency	Project Name	Recommended funding	Outcomes	Funding Source	Project Description
Affordable Housing					
Janus Youth	The Nest TBRA and Housing Services	\$202,500	30 households	CDBG \$52,500 HOME \$150,000	Rental assistance with intensive case management focused on life skills and connection to mental health/substance use treatment for youth and young adults.
Share	Affordable Housing and Stability Program	\$250,000	22 households	CDBG \$50,000 HOME \$200,000	Tenant based rental assistance and housing case management for people exiting homelessness.
Totals		\$452,500	52 households		

Agency	Project Name	Recommended funding	Outcomes	Funding Source	Project Description
HOME ARP Supportive Services					
Council for the Homeless	Coordinated Outreach	\$220,000	120 households	HOME ARP	Supporting households who are experiencing homelessness through community outreach.
Housing Connector	Housing Connection	\$150,000	105 households	HOME ARP	A low-barrier housing provider connections and digital navigation program to help households begin their housing search.
Thrive 2 Survive	Rental Assistance	\$250,000	15 households	HOME ARP	Rental assistance program for people exiting homelessness, with case management focused on peer support, supportive services, and move in assistance.
Totals		\$620,000	240 households		

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 designated certain areas of focus through Neighborhood Revitalization Strategy Areas (NRSA). At present there are no designated NRSA's in Vancouver.

Geographic Distribution

Target Area	Percentage of Funds

Table 6 - 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 VHA and several non-profit and for-profit agencies to assist in projects designed to provide affordable rental and homeowner housing opportunities. As a result of the COVID-19 pandemic the City of Vancouver has shifted housing projects funding to rental assistance and special projects. Funding for housing projects will be provided through other sources. HOME funds will be used in partnership with Affordable Housing Funds.

One Year Goals for the Number of Households to be Supported	
Homeless	72
Non-Homeless	18
Special-Needs	0
Total	90

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	67
The Production of New Units	20
Rehab of Existing Units	18
Acquisition of Existing Units	0
Total	105

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

The goals above include three projects for Rapid Rehousing rental assistance and housing services: (1) Janus Youth’s The Nest TBRA, (2) Share’s Affordable Housing and Stability program, and (3) Thrive to Survive Rental Assistance. The Nest TBRA program consists of long-term rental assistance with intensive case management focused on life skills and connection to mental health for 30 households. The Affordable Housing and Stability program provides case management and rent/utility assistance for 22 households who are experiencing homelessness and Thrive to Survive will help 15 households exiting homelessness through case management and rental assistance. Lastly, approximately 18 households will be assisted through the city’s Homeowner Rehabilitation program.

Additionally, the above goals include new housing construction in conjunction with the AHF process. In 2025, \$300,000 in HOME funds were allocated for new housing development and there are currently AHF applications submitted for review. It is expected that a smaller project of up to 20 units will be developed with this funding. Based on the applications received and feasibility of applicants, the most likely HOME-funded project is proposed to serve people exiting homelessness. Thus, these 20 units were counted under the Homeless Households in Table 6.

In addition to these HUD-related housing goals, AHF supports the production, rehabilitation, and acquisition of affordable housing units for residents earning under 50% AMI. Since 2016, AHF has produced and preserved 1,447 affordable units within the City of Vancouver, provided rental assistance to 1,921 households, and supported 1,204 households by providing temporary shelter.

Through the city's annual CDBG, HOME, and AHF application process, an additional 26 applications for AHF funding were submitted, and 13 were selected for funding. The committee recommended AHF funding of \$9,095,000 to support the production and preservation of 528 affordable units, \$1,000,000 to support 10 affordable homeownership opportunities, \$1,636,757 for housing assistance and services to serve 54 households, and \$684,843 for temporary shelter for 28 individuals, totaling \$12,688,330 to provide housing and services to households earning less than 50% AMI.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

HUD-designated “Public Housing” refers to a specific federal program funded and regulated by HUD. It involves publicly owned and managed rental housing units, typically owned by a local Public Housing Authority (PHA), and governed by strict federal rules under the Public Housing program (Section 9 of the U.S. Housing Act).

In 2022, Columbia Non-Profit Housing (CNPH) partnered with the housing authority to rehabilitate Englund Manor Senior Apartments as a HUD-designated public housing project, preserving 29 units for seniors with low incomes. As of 2024, these are the only public housing units owned by the VHA. In 2025, VHA plans to initiate a streamlined voluntary conversion to Project-Based Vouchers (PBV), effectively closing out its public housing program.

In 2024, the VHA and CNPH were awarded \$1 million in AHF funding to preserve three senior housing developments. Funds will be used for construction activities that address deferred maintenance and provide accessibility and livability upgrades of the buildings at three properties: Forest Ridge Senior Apartments, Highland Park Apartments, and Walnut Grove Apartments. The portfolio project will serve a total of 164 units between the three properties.

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

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

Homeownership is encouraged for households in Public Housing and Family Self-Sufficiency programs. Family Self-Sufficiency participants create a plan to use training, education and other community resources to become self-sufficient within five years. As part of the 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 HUD.

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.

One-year goals and actions for reducing and ending homelessness include:

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

The City of Vancouver's HART team does daily outreach to people living outside. The city will 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 provider for Vancouver. The city also partners with community nonprofits 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 Share, Council for the Homeless and Janus Youth are all examples of the successful community outreach that has happened within the community.

HOME-ARP funds will also support Council for the Homeless' Coordinated Outreach program. This program's target population are households that are experiencing homelessness and/or residing in SSC. A household experiencing homelessness is defined as being an individual or family that lacks a fixed, regular, and adequate nighttime residence, will imminently lose their primary nighttime residence, and/or unaccompanied youth under 25 years of age or families with children. This program focuses on the unhoused individuals and families and aims to assist 120 people.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2021, 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 by December 2023, four Safe Stays were opened across the City of Vancouver. SSC are temporary housing communities that consists of 20 2-bed modular units and provides transitional housing for up 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.

From December 2024 to March 2025, two winter shelters (Vancouver arts hub building and Chkalov building) were opened in addition to the winter shelters offered through a partnership between Outsiders Inn, the faith community and the Council for the Homeless. Additional shelters were opened when a “severe” weather event had been forecasted or declared during an emergency winter weather event. Vacant commercial space at Esther Short Commons (555 W. 8th St.) were made available for up to 15 current Safe Park Zone residents. Luepke Center was also an alternative space for those staying at the arts hub if conditions shift to severe winter weather conditions.

The winter shelters served individuals and households experiencing homelessness. Shelter prioritization was given to families with children. Then, prioritization was based on a variety of vulnerabilities, including seniors, people with disabilities, individuals fleeing domestic violence situations, people with health conditions, etc. The city hopes to continue to use these locations during colder months again in the upcoming year.

In December 2024, Vancouver City Council approved both the purchase and use of property located at 5313 N.E. 94th Ave. as the site for a future bridge shelter. The approximately three-acre property, located in the Van Mall neighborhood, is a good fit for the shelter because of its size, appropriate zoning and proximity to public transit. A shelter operator has been selected, and design work and identification of other partners and funding is currently underway. The shelter is planned to open in 2026.

Helping homeless persons (especially chronically homeless, families with children, veterans, 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.

Renters in the City of Vancouver continue to face increased housing insecurity due to the continued increase of rent. In response, the city has utilized its HOME allocation to support two TBRA service programs to transition and stabilize households that are experiencing homelessness and two HOME ARP agencies providing supportive services to residents of SSC and people experiencing chronic and unhoused homelessness.

The programs funded at Janus Youth are designed to assist youth experiencing homelessness and young people exiting the foster care system to develop life skills and achieve independent housing through case management and rental assistance. Share will also provide case management and rental assistance to individuals and families within the city. 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 moving from off the street, temporary shelters, fleeing domestic violence or transitioning from mental health institutions. TBRA providers are estimated to serve 52 households.

Housing Connector, while active in several other metropolitan areas, is new to the Vancouver area, and held their first contract during the 2024 program year. The program will continue to deploy housing navigators alongside case managers to assist with digital navigation on-site at SSC. 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 105 individuals will be assisted through this funding.

Thrive 2 Survive's rental assistance program offers rental assistance to households experiencing homelessness. It covers application fees, move-in costs (first/last month's rent, security deposits, pet deposits, parking, and trailer park hook-up fees), and furnishings through partners like NW Furniture Bank and the Repurpose Center. Funds also assist with utility setup, potentially covering electricity, water, garbage, sewer, and natural gas. Participants receive up to 12 months of rental assistance, peer support, and case management to sustain payments and meet requirements.

Helping individuals and families avoid becoming homeless, especially those with extremely low-income 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.

Several projects proposed for funding under the 2025 Action Plan address the goal of helping individuals and families avoid becoming homeless or receiving assistance that addresses housing, health, social services, employment, education, or youth needs. Council for the Homeless will provide one time diversion assistance to lower barrier households experiencing homelessness, and Community Mediation Services will provide landlord and tenant mediation services, reducing the number of evictions in Vancouver. Friends of the Children's mentorship program will support housing services such as emergency rental assistance, resource navigation, and long-term stability for youth and their families.

The City of Vancouver has also continued to fund the Homelessness Prevention Consortium through the Affordable Housing Fund. This Consortium brings together several 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 breakdown from a relationship. This assistance is available to households earning less than 50% AMI. The provision of several months of rental assistance is a cost-effective way to stabilize a household and 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.

Discussion

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

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

Efforts to transition individuals into permanent housing are supported through rental assistance programs, such as TBRA and services from Share, Janus Youth, and Thrive 2 Survive. New partners like Housing Connector bring innovative approaches to housing navigation and stability planning.

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

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.
- Include 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 the 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 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 50 strategies the city can undertake to increase the number of new housing units and impact housing affordability. For example, some of the strategies include:

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

Discussion:

No additional 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 2025 Action Plan address the goal of meeting underserved needs. Utilizing both HOME and CDBG funds, Janus Youth will provide rental assistance to homeless youth and young adults, while Share will provide rapid re-housing services to individuals and families experiencing homelessness. Council for the Homeless will provide diversion assistance, and Community Mediation Services will provide landlord and tenant mediation services, reducing the number of evictions in Vancouver.

Actions planned to foster and maintain affordable housing

The City of Vancouver utilizes the Multi-Family Tax Exemption 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 was recently given a significant update with 9 new target areas and a revision to the tax incentives to better incentivize housing affordability and density and create a fee-in-lieu fund to invest in additional affordable housing.

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

The City of Vancouver also uses the Affordable Housing Fund, a voter approved levy, to support projects that benefit households with very low-income, less than 50% of area median. The city provides funding to community partners for projects and programs that:

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

In 2024, voters elected to renew the Affordable Housing Fund 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. The city also requires TBRA providers to provide lead information notification to families receiving rental assistance and living in units built before 1978.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

City of Vancouver council members are also participants of the Community Action Advisory Board which awards state and county funding to nonprofit agencies for the Homeless Crisis Response System, homelessness prevention and other basic services. The city also participates in the coordination of homeless services, job training and housing programs through the Continuum of Care 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, Multifamily Tax Exemption program, and the Construction Sales Tax Deferral program that are available to private developers and nonprofit housing agencies and allow the city to further supplement CDBG and HOME funding.

Discussion:

No additional discussion.

Program Specific Requirements

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

Introduction:

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

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

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

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

Other CDBG Requirements

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
The City of Vancouver does not use HOME funds other than those identified by 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

- Providing HOME funds to acquire property to be developed or to acquire affordable owner units;
 - Providing HOME funds for site preparation or improvement, including demolition;
 - Providing HOME funds for construction materials and/or labor; and
 - Providing HOME funds to reduce the purchase cost for a home that will be held as long-term affordable by Habitat for Humanity or a community land trust.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
 - 100% of the increase in appraised value attributable to the addition of one or more bedrooms and one or more bathrooms; and
 - 50% of the cost of major systems replacement within five years prior to resale. This does not include repairs but is for upgrades or improvements that do not typically increase market value in an appraisal but do increase a home's useful life (i.e., roof, furnace, electrical system).

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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

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

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

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

The city is not preferencing households with disabilities.

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

This is not applicable to the activities planned for PY2025.