

2024 Consolidated Annual Performance Evaluation Report

U.S. Department of Housing and Urban Development
CDBG & HOME Programs: July 1, 2024 – June 30, 2025



City of Vancouver

Economic Prosperity & Housing Department

September 2025

INTRODUCTION

The City of Vancouver is pleased to present its 2024 Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER is a requirement for U.S. Department of Housing and Urban Development (HUD) funding. Each year, the City of Vancouver receives Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funding through HUD as an entitlement jurisdiction. This report provides a comprehensive evaluation of the City's progress toward meeting the goals and objectives outlined in the 2024-2028 Consolidated Plan, detailing how federal funds were utilized to address housing and community development needs during the program year.

In 2024, Vancouver continued to build upon its commitment to enhancing the quality of life for all residents by investing in affordable housing, supporting community development initiatives, and fostering economic opportunities. This CAPER shares the results of those investments and how they respond to the needs and priorities voiced by our community.

This report also provides a snapshot of the challenges encountered over the past year, underscoring the City's dedication to transparency and accountability in the administration of federal resources. Vancouver remains steadfast in its values and continues to use CDBG and HOME funding toward focus areas that align with HUD: supporting economic opportunity, housing and human needs, and vibrant neighborhoods.

This report layout and information provided is determined by HUD and this report will be submitted online through HUD's Integrated Disbursement and Information System (IDIS), which dictates the formatting and structure.

These funds and programs are overseen by City of Vancouver's Housing Team:

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Under the authority and oversight of the Vancouver City Council:

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Mayor Pro Tem Erik Paulsen
Councilmember Kim D. Harless
Councilmember Diana H. Perez
Councilmember Bart Hansen
Councilmember Ty Stober
Councilmember Sarah J. Fox

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The City of Vancouver's Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs strive to provide a coordinated approach to addressing community needs. The programs are administered by the Economic Prosperity & Housing (EPH) Department, which partners with internal city departments, Clark County, Vancouver Housing Authority, and valuable nonprofit organizations that carry out these activities. This 2024 CAPER represents the first year in the 2024-2028 City of Vancouver Consolidated Plan.

In program year (PY) 2024 (July 1, 2024 - June 30, 2025), City of Vancouver expended \$1,755,718 in CDBG funds, and \$578,070 in HOME funds. In addition, \$373,879 in HOME-ARP funds, allocated as part of the 2021 Action Plan, were expended for homelessness supportive services.

In addition to HOME and CDBG funding, the City of Vancouver used local funding available through a voter-approved levy to construct and preserve affordable housing and provide temporary shelter, rental assistance, and homeownership opportunities for households with low income. The original Affordable Housing Fund (AHF) levy provided six million dollars per year for seven years from 2017 – 2023. The levy was renewed and increased in 2024 by Vancouver voters and now dedicates \$10 million per year toward affordable housing for ten years.

The City also was awarded Washington State Home Electrification and Appliance Rebate (HEAR) funds to boost the outcomes of our HUD-funded Homeowner Rehabilitation program, and Connecting Housing to Infrastructure Program (CHIP) funding to assist with the cost of utility work and fees for new affordable housing.

In PY 2024, the City paid \$276,286 toward its 2010 Section 108 loan for the waterfront access project, which now has a principal balance of \$1,090,000. The City has a second Section 108 loan for the Fourth Plain Commons Community Center project. This project was completed in late 2023 and made its first year of quarterly principal and interest payments in 2024, totaling \$335,243.

In 2024, the goals and outcomes of the City's programs were affected by the transition to a new federal administration as well as steep inflation, increased cost of labor and materials, and increased interest rates for financing. Many of the City's CDBG and HOME-supported projects continued to see lower outcomes as organizations adjust to higher cost of living. The City continued to support its most vulnerable residents during this time.

The CAPER provides a summary of the accomplishments and people assisted with CDBG and HOME funds during the 2024 program year, including activities with funding from prior years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

In 2024, results varied across programs, with some services exceeding expectations and others falling short. The differences often reflected project timing, demand shifts, and program implementation factors.

Affordable Housing & Homelessness

- Rental Units Constructed / Rehabilitated & Homeowner Housing Added (0% of goal): No applications were received for these activities during the 2024 application cycle. These projects typically request local Affordable Housing Funds, which are less restrictive than federal dollars.
- Homeowner Housing Rehabilitated (128.57% of goal): Surpassed expectations due to strong demand from existing homeowners, efficient contractor use, and the addition of HEAR funding that expanded CDBG capacity beyond the original projection.
- Financial Assistance to Homebuyers (61.54% of goal): One subrecipient was delayed due to some of the federal restrictions that required substituting home sales and contract amendments. This activity will still outperform the 5-Year Goal next year.
- Tenant-Based Rental Assistance (70.91% of goal): Partners are seeing that households require longer-term support for both rental assistance and case management for housing stability in the current economic environment.

Economic Opportunity

- Businesses Assisted (83.26% of goal): Performance was strong but slightly under goal, due to a later start for CDBG business assistance contracts that were executed after the 2024 HUD grant agreement was received in September and remain underway and achieving additional outcomes after the Program Year deadline for the CAPER of June 30, 2024. Providers are also experiencing more time-intensive services and technical assistance needs from very small or new businesses due to current economic uncertainty.

Housing Stability & Poverty Reduction

- Public Service Activities (144.56% of goal): Overperformance largely due to homeless outreach events that had greater attendance than originally anticipated by the provider. Thrive2Survive estimated they would serve 2,000 people through their quarterly outreach events but served 2,873 in 2024.
- Homeless Person Overnight Shelter, New Beds, Homelessness Prevention (0% of goal): No applications were received for these activities during the 2024 application cycle. These projects typically request local Affordable Housing Funds, which are less restrictive than federal dollars.

Neighborhood Equity & Livability

- Public Facility/Infrastructure Activities (1,420.90% of goal): Dramatic overperformance is due to underestimating the 5-Year Goal based on new projects completed. HUD guidance indicated that the Fourth Plain Commons services should be reported annually during the loan repayment period and the total number served by the Commons in 2024 was 14,290 people. This includes the number of people coming through the front desk and attending events in the Commons event and coworking space.

Goal	Indicator	Unit of Measure	Expected 5-Yr Outcomes	Expected PY 2024	Actual PY 2024	Percent Complete PY 2024
Affordable Housing & Homelessness*	Rental units constructed	Housing Unit	160	0	-	N/A
	Rental units rehabilitated	Housing Unit	50	0	-	N/A
	Homeowner Housing Added	Housing Unit	10	0	-	N/A
	Homeowner Housing Rehabilitated	Housing Unit	35	7	9	128.57%
	Financial Assistance to Homebuyers	Households	10	13	8	61.54%
	Tenant-based rental assistance	Households	250	55	39	70.91%
Economic Opportunity	Businesses assisted	Businesses Assisted	600	233	194	83.26%
Housing Stability, Poverty Reduction	Public service activities	People Assisted	20,000	2,305	3,332	144.56%
	Homeless Person Overnight Shelter	People Assisted	200	0	-	N/A
	New Overnight Shelter/Transitional Housing	Beds	250	0	-	N/A
	Homelessness Prevention	People Assisted	50	0	-	N/A
Neighborhood Equity & Livability	Public Facility or Infrastructure Activities	People Assisted	5,000	1,000	14,209	1,420.90%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

*This outcome table does not include the number of people who were homeless and served through HOME-ARP funding, which was part of the 2021 Consolidated Plan and Action Plan. In PY 2024, HOME-ARP assistance served an additional 385 people through coordinated outreach, free legal services and housing navigator assistance.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The primary focus of Vancouver's efforts during this cycle has been on activities aimed at supporting individuals with low to moderate income, particularly those experiencing homelessness. The City uses CDBG and HOME funding to facilitate access to stable, affordable housing and economic growth. These federal funds have been directed towards various critical areas, including:

- **Affordable Housing:** Investments made to increase the availability and quality of affordable housing options, particularly homeownership. CDBG funding is critical to these activities and is also used toward housing stability case management services to support HOME rental assistance funding, which is used for rapid rehousing programs, to help reduce homelessness.
- **Housing Stability:** Although CDBG allows for a wide range of Public Service activities that serve people with low to moderate income, the City targets this funding toward homelessness assistance.
- **Economic Opportunity:** Support for small businesses has been a key area, helping to boost economic stability and growth within the community. These funds also support capacity building for Community Based nonprofits that support local communities.

Overall, these activities are designed to provide essential resources and support to those in need, aligning with Vancouver's commitment to addressing and alleviating issues related to housing stability and economic security.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	7,868	35
Black or African American	1,661	4
Asian	128	4
American Indian or American Native	330	4
Native Hawaiian or Other Pacific Islander	1,500	23
Total	11,487	70
Hispanic	1,226	7
Not Hispanic	10,261	63

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Beneficiary demographics are accurately updated by City staff in IDIS each quarter based on partner agency reports for CDBG and HOME activities. The numbers in the table above, generated by HUD's IDIS system, continue to inaccurately reflect the individuals served throughout the program year. One discrepancy to note is that the race categories listed in HUD's reporting template do not include "Multi-racial" or "Other" races although this is reported in IDIS. In addition, it does not include people who were served through HOME-ARP-funded programs.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,618,547	\$1,755,718
HOME	public - federal	\$909,889	\$578,070
HOME-ARP	Public – federal	\$310,000	\$373,880

Table 3 - Resources Made Available

Narrative

Resources made available do not align with the amount expended because of overlapping program years and contract timelines. Funding spent in 2024 includes CDBG program income, which must be spent first when it is received from prior years.

HOME funding that was awarded to homebuyer assistance programs in 2024 had a slow start due to new agency partnerships and environmental review requirements.

The Resources Made Available column includes only the 2024 CDBG and HOME entitlement funding amounts received directly from HUD and approximately 1/6 of the HOME-ARP funds, which have a six-year expenditure deadline.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	-	-	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Vancouver does not allocate funding on a geographic basis; all activities are provided within city limits.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Vancouver assists partner agencies in applying for available funding to leverage other resources to implement housing strategies and programs. The City has established a network of partners from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. The City of Vancouver has submitted letters of support and verification of consistency for partner agency project applications, which support the goals and objectives found in the City's Consolidated Plan.

The City's CDBG and HOME funding application process strongly encourages the leveraging of other funds by awarding points based on the percentage of committed matching funds.

The City's HOME program follows the requirements in 24 CFR 92.218. The IDIS report PR33 shows a match liability of \$89,141 to meet the 25% matching requirement. Unfortunately, Vancouver did not see any construction projects apply for HOME funding in the 2024 program cycle. HOME funding was awarded to tenant-based rental assistance (TBRA) programs and homeownership programs. Rental assistance programs typically include only moderate amounts of match and the HOME program does not count a homebuyer's private mortgage toward match since it is considered the owner's investment. Because of the City's ample excess match available, no additional HOME match will be documented this year, though it's noted that both TBRA and homebuyer assistance programs do leverage other state and private funding in support of tenants and homebuyers, including program operations.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$2,335,617
2. Match contributed during the current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,335,617
4. Match liability for current Federal fiscal year	\$89,141
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,246,476

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date	Cash (non-Federal)	Foregone Taxes, Fees, Charges	Appraised Land/ Real Property	Required Infrastructure	Site Prep, Material, Donated labor	Bond Financing	Total Match
N/A	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$0.00	\$88,693.95	\$39,519.22	\$39,519.22	\$49,174.73

Table 7 – Program Income

HOME MBE/WBE report

Table 8 – Minority Business and Women Business Enterprises. Since HOME funding was only invested in tenant-based rental assistance and homebuyer assistance, there are no Minority Business nor Women Business Enterprises contracts or dollar amounts to report for construction projects completed during the program year.

Table 9 – Minority Owners of Rental Property. Information on rental property owner demographics is not collected through the tenant-based rental assistance programs so there is no data to present for the Minority Owners of Rental Property table.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

	Number	Cost
Parcels Acquired	5	\$247,427.32
Businesses Displaced	0	\$0
Nonprofit Organizations Displaced	0	\$0
Households Temporarily Relocated, not Displaced	0	\$0

Table 8 – Relocation and Real Property Acquisition

HOME funds were used in 2024 to assist 5 first-time homebuyers purchase an affordable residence. Two homes were purchased on the open market and 3 homes were purchased through the Vancouver Housing Authority transitioning their scattered site rental homes to ownership. No households nor businesses were displaced by these purchases.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	55	39
Number of Non-Homeless households to be provided affordable housing units	13	8
Number of Special-Needs households to be provided affordable housing units	0	0
Total	68	47

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	55	39
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	7	9
Number of households supported through Acquisition of Existing Units	13	8
Total	75	56

Table 10 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Homeless households provided affordable units/Tenant-Based Rental Assistance (70.91% of goal): Partners are finding that households require longer-term support for rental assistance and case management for housing stability in the current economic environment.

Non-homeless households/Acquisition of Existing Units (61.54% of goal): One subrecipient was delayed due to some of the federal restrictions that required substituting home sales and contract amendments. This activity will still outperform the 5-Year Goal next year.

Rehab of Existing Units (128.57% of goal): Homeowner rehab surpassed expectations due to strong demand from existing homeowners, efficient contractor use, and the addition of HEAR funding that expanded CDBG capacity beyond the original projection.

Production of New Units: No applications were received for these activities during the 2024 application cycle. These projects typically request local Affordable Housing Funds, which are less restrictive than federal dollars.

Discuss how these outcomes will impact future annual action plans.

Affordable housing remains a top priority for the City of Vancouver. To advance this goal, the City will continue to prioritize funding for affordable housing construction and preservation, homelessness assistance and homebuyer/homeowner support. The Affordable Housing Fund (AHF) levy generates \$10 million annually over 10 years, extending through 2033. This local funding strategy is designed to streamline the development process and attract developers to apply for AHF funds.

By leveraging these local funds, the City reduces dependence on federal HOME funds, which come with complex requirements and can delay project timelines. The higher allocation provided by the AHF levy makes it a more attractive option for developers, facilitating faster and more efficient project completion. This approach accelerates the development of affordable housing and helps address the local need more effectively.

Since its creation in 2017, Vancouver’s Affordable Housing Fund has awarded over \$63 million to address our community’s housing needs. These local dollars have leveraged more than \$500 million in additional public and private investment. With this funding, we’ve been able to build and preserve homes, support renters, expand shelter capacity, and even open pathways to homeownership. This funding has resulted in over 2,000 affordable rental units created or preserved and helped thousands of households avoid eviction and stay stably housed and increased the number of shelter beds and resources for people experiencing homelessness. The fund has also been used to support 30 first-time homebuyers, helping families put down roots in Vancouver.

Include the number of extremely low-income, low-income, and moderate-income people served by housing assistance each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4	39
Low-income	2	0
Moderate-income	6	5
Total	12	43

Table 11 – Number of Households Served

Narrative Information

The City of Vancouver prioritizes services to households with low to moderate-income. Activities which collect information on household income for program eligibility include some public services, tenant based rental assistance, homeowner rehabilitation, homebuyer assistance and rental housing.

The numbers served in the CDBG column include 3 first-time homebuyers who received assistance to purchase an affordable home and 9 homeowners who received housing preservation assistance. Homeowners assisted through the rehabilitation program include three households with moderate income, four with extremely low income, and 2 households with low income. The HOME column reflects 5 first-time homebuyers with moderate income and 39 TBRA households, who are exiting homelessness and earning less than 30% of area median income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Vancouver’s Homeless Assistance and Resource Team (HART) is staffed by six full-time employees from the City Manager’s Office, Vancouver Police Department, Public Works and the City Attorney’s Office. The HART Team provides extensive outreach and services to people living outside in the City of Vancouver.

In addition to the HART Team, EPH supports several other programs that are working to reduce homelessness. Share and Janus Youth offer rental assistance programs and services for people experiencing homelessness. The Council for the Homeless (CFTH) is a close partner to the City, coordinating rental assistance, homeless outreach and diversion assistance for people experiencing, or risk of homelessness. Additional organizations participate in a variety of outreach strategies to engage people who are homeless and connect them to needed resources and services. Along with CDBG and HOME, the City uses the local Affordable Housing Fund levy to prevent homelessness and support people experiencing homelessness.

CFTH is the coordinated entry provider for over 40 service providers to prevent and end homelessness. CFTH collaborates with service providers, government agencies, faith communities, educators, businesses and others to identify and implement solutions to homelessness. They operate the Housing Solutions Center, which includes the Housing Hotline, to help people access emergency shelter, housing assessments and rental assistance programs to prevent and end homelessness.

CFTH coordinates the local countywide homelessness count known as the annual Point in Time (PIT) count. PIT provides a one-day snapshot of homelessness in the community and informs homeless trends and needs. This count is required by HUD and Washington state law. In 2024, the number of people experiencing homelessness increased 12% to 1,530 people.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City’s HART Team manages four Safe Stay sites, consisting of 20 non-congregate pallet shelters per site, a Safe Park site with 80+ parking spaces, and is currently in the process of building a 150-bed Bridge Shelter to help move people off the street and access treatment if needed.

The City of Vancouver also supports nonprofit partners in the delivery of services and emergency and transitional housing with both federal funding and local Affordable Housing Fund. Council for the Homeless, Share, Janus Youth, and YWCA Clark County provide support services for shelters and transitional housing. Share operates a men’s shelter, a women’s shelter and a family shelter. Janus Youth operates a youth shelter and rental assistance programs as well as case management services. YWCA Clark County operates the SafeChoice Domestic Violence shelter.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Vancouver participates in the Coalition of Service Providers, a consortium of nonprofit agencies, businesses, community groups, faith-based agencies, and government organizations, as well as people who are currently or formerly experiencing homelessness. 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.

Council for the Homeless' Housing Solutions Center and 211 Info both help connect people with low-income to multiple agencies providing housing, health, social services, employment, education, or youth needs. As the coordinated entry point, they assess and prioritize household need, helping households avoid becoming homeless, with a focus on those at greatest risk, extremely low-income households and those exiting systems of care such as hospitals, mental health and substance use treatment facilities, foster care, and corrections programs.

Janus Youth uses TBRA funding to help foster youth and other youth exiting facilities who are at risk of homelessness. Their programs are specifically focused on youth by providing emergency shelter, case management and TBRA.

This year, Vancouver invested Affordable Housing Funds in Hazelwood Reentry Housing project, a partnership with Vancouver Housing Authority and The Foundation. Hazelwood will be a 7-unit transitional housing project that will support 14 individuals exiting the justice system. The AHF funding was used to renovate the units and The Foundation will provide wrap around services and support groups.

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 Vancouver/Clark County Continuum of Care (CoC) received \$2,178,304 through a competitive process for 2024 funding for CoC grant recipients. The CoC Program is designed to promote a community-wide commitment to the goal of ending homelessness; to provide funding for efforts by nonprofit providers, states, Tribes, and local governments to quickly rehouse people who are homeless, including people fleeing domestic violence, dating violence, sexual assault, and stalking, and youth while minimizing the trauma and dislocation caused by homelessness; to promote access to and effective utilization of mainstream programs by homeless individuals and families; and to optimize self-sufficiency among those experiencing homelessness.

Programs that received 2024 CoC funding include:

Council for the Homeless Coordinated Entry DV Renewal (\$141,438): integrates domestic violence resources and supports into the coordinated entry system.

Council for the Homeless HMIS Renewal (\$161,440): Homeless Management Information System (HMIS) data system management and reporting for all homeless service providers in Clark County.

Council for the Homeless (\$67,680): CoC Planning: planning, coordination, and support for the local CoC, Point in Time count, system performance reporting and annual CoC application.

Impact NW – Permanent Supportive Housing Program (\$255,696): serves households that are chronically homeless through leasing assistance to provide stable housing.

Janus Youth Programs – Connections (\$230,053): permanent supportive housing program serving youth between the ages of 18 and 25 who have a disability and multiple complex needs.

Sea Mar CHC – The Way Home Too (\$405,898): housing assistance and case management for people with a disability who are chronically homeless and are high utilizers of psychiatric, medical, and other community system resources.

Share- Story Street (\$916,099): permanent supportive housing through rental subsidies and case management for individuals and families who are experiencing homelessness and have high and complex needs.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Vancouver Housing Authority (VHA) does not have any Public Housing. VHA manage and/or owns a portfolio of about 4,000 apartments across approximately 50 buildings. VHA partners with the City of Vancouver and its Affordable Housing Fund to help with needed renovations as well as new construction and acquisition. VHA also administers about 3,500 rental assistance vouchers.

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

VHA does not have any Public Housing. VHA does have a very active Resident Advisory Board (RAB) and is currently working with the RAB to design an input structure that also includes residents of VHA's affordable housing that do not have vouchers. VHA offers a homeownership program for its voucher residents and has partnered with a local nonprofit to provide credit and housing counseling. VHA also has Supportive Services Department that provides service coordination, care coordination and a family self-sufficiency program across its housing and voucher portfolio. VHA is currently converting its single-family home rental portfolio to permanently affordable homeownership in partnership with two nonprofit organizations.

Actions taken to provide assistance to troubled PHAs

Not Applicable; the VHA is not a "troubled PHA."

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Housing Action Plan:

The City is in a housing deficit. To meet demand, over the next 10 years, the City must build at least 2,500 new units per year, while currently averaging around 1,700 units. Included within this 2,500, the City needs 1,000 units of affordable housing and currently builds approximately 225 new affordable units each year. In 2025, multifamily construction further dropped, with only 307 permits issued the first half of the year.

The Housing Action Plan is a working document updated with extensive research, collaboration, and data analysis. The tasks included in the plan identify a wide-ranging framework of action items that require the involvement and coordination of departments across the City.

Actions achieved in 2024 include removal of parking minimums for affordable housing development, deferral of System Development Charge (SDC) and Impact Fees from construction initiation to construction completion, and waiver of MFTE application fees. The Development Review team also shortened their review cycle timelines to decrease project approval time. Other actions are underway to further facilitate and incentivize housing development.

Vancouver offers a reduction in development impact fees (Transportation and Park) for new rental units that will remain affordable to tenants with low income for at least 15 years, and owner-occupied units must be sold (or re-sold) to buyers with low income for 10 years. Vancouver also regularly applies for, and receives, state CHIP funding to cover SDC costs for affordable developments.

The City will sponsor rezoning applications for affordable housing projects where 40% of units are affordable at 60% area median income. Applicants requesting rezoning will not have to pay approximately \$20,000 for a processing fee.

Other code incentives include allowing affordable housing development to achieve a 50% higher density in single-family zones and 100% density bonus in multi-family zones and relaxed ADU regulations to allow more unit production.

Comprehensive Plan:

The Comprehensive Plan is one of Vancouver's most important tools to help alleviate barriers to affordable housing. The City is currently wrapping up a multi-year process to develop a plan that will guide Vancouver's growth and development over the next 20 years. This initiative is called Our Vancouver 2045. Since the plan was last updated in 2011, Vancouver has experienced significant growth, as well as demographic, economic and social changes. The Comprehensive Plan provides the overall long-term vision and policy direction for the City. It helps to manage growth and development, in balance with the natural environment, and guides infrastructure improvements to support community needs. Washington's Growth Management Act requires the City to adopt an updated plan and resulting changes to its zoning code by December 30, 2025.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

While the City has employed a range of strategies to address the identified needs within the community, the primary challenge remains the lack of financial resources. To overcome this obstacle, the City will continue to plan and fund housing and supportive service programs tailored for underserved populations, including the elderly, youth, and individuals with disabilities.

The Affordable Housing Fund (AHF) levy plays a crucial role in advancing these efforts, providing resources that extend beyond the capabilities of CDBG and HOME funds. The AHF supports a diverse array of activities, including new construction, operation and rehabilitation of shelters, preservation of existing housing, homeownership assistance, rental assistance, and eviction prevention.

By leveraging these funds, the City aims to enhance its ability to meet the needs of its most vulnerable residents and improve overall housing stability within the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Vancouver conducts lead-based paint screening on all rehabilitation activities. This screening determines if the property is old enough to have lead-based paint, and if so, whether the rehabilitation efforts will disturb this paint. If required, mitigation activities are carried out.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Vancouver works with Clark County to alleviate poverty. Clark County receives the majority of state and federal funding to help people in need and performs a Community Needs Assessment (CNA) every 3 years in compliance with Community Service Block Grant (CSBG) requirements. The CNA includes a survey of needs and is an important part of developing community-wide policies, practices and services to respond to the needs prioritized by people with low income.

The following actions were taken to achieve this goal:

- Supported outreach and diversion programs of the Council for the Homeless and other nonprofits providing emergency and transitional shelter and services for people who are homeless or at risk of becoming homeless;
- Council members and staff participate on the county's Community Action Advisory Board which recommends CSBG and other funding to nonprofit agencies for homelessness prevention and other basic services.
- Continued to support nonprofits in the delivery of basic services through CDBG, HOME, HOME-ARP and AHF funding for emergency shelter, transitional housing, case management, youth programs and resource connection.
- Continued CDBG support for microenterprise assistance through the Hispanic Metropolitan Chamber, Northwest Native Chamber, Fourth Plain Forward, and Microenterprise Services of Oregon (MESO). These programs provide technical support to business owners or entrepreneurs with low to moderate income.
- Continued use of the Affordable Housing Fund to provide income-restricted units and rental assistance for households earning up to 50% AMI.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Vancouver works with a variety of organizations to plan and implement activities. Staff are responsible for managing day-to-day operations of CDBG and HOME programs. Key partners in the planning and implementation of activities include nonprofit organizations, other City departments, Clark County, housing developers, and the Vancouver Housing Authority (VHA). The primary strength of the institutional system for delivering programs is the interdepartmental coordination at the City as well as the collaboration of community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

Commissioners of the VHA are appointed by the City Council. Once appointed they have no further direct relationship with the City. However, there is close cooperation between the City and VHA through the City's award of funding for housing activities operated by VHA. In addition, the City and VHA cooperate in reviewing the capital needs of VHA.

In partnership with Clark County, Vancouver hosts a quarterly tenant-based rental assistance (TBRA) providers workgroup. This regular meeting is a chance for case managers and other staff from TBRA agencies to hear HUD updates, ask questions, review policies and network with peers. Staff maintain a library of documents and best practices, as well as FAQs in a central location and this resource as well as the meetings have strengthened the ability of TBRA providers to carry out the complex HUD requirements for the program.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Vancouver participates with Council for the Homeless and Clark County to enhance the community's Continuum of Care system to end homelessness. This partnership includes a variety of community groups, government agencies and a coalition of more than 40 homeless service providers.

Vancouver enhances coordination with public, private, and nonprofit housing providers, social service providers and faith-based communities through the following actions:

- Working with partners, including Clark County, Washington State, 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.
- Participation in coordinated efforts for shelter and services assisting homeless individuals and families through the Continuum of Care.
- Participation in Ending Community Homelessness Organization (ECHO), a collaboration between Clark County and its cities' elected leadership, as well as the VHA and homeless agency directors, discussing collaboration and homeless needs on a monthly basis.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The last analysis of impediments (AI) report was issued in 2012. The 2012 AI assessed the impact of the City’s laws, regulations, policies and practices on the availability and accessibility of housing as well as an assessment of public and private sector conditions that affect fair housing choice. The 2012 AI identified the following strategies to reduce impediments to fair housing:

- Support nonprofit and private sector efforts to increase the stock of affordable housing, especially deeply subsidized rentals
- Monitor potential areas of racial/ethnic concentrations and high mortgage loan denials
- Improve access to and dissemination of fair housing information

The City began updating this plan in 2019 when HUD’s requirements changed, but new guidance from HUD was never issued and the City’s planned update has been on hold. The strategies identified in 2012 are still relevant to the City in 2025. Vancouver has addressed the strategies through the Affordable Housing Fund levy, a significant resource to support 50% AMI affordable units.

The Home Mortgage Disclosure Act (HMDA) data for Clark County in 2024 showed 11,283 mortgage loans originated. For these loans, the following racial and demographic data was provided by the Consumer Financial Protection Bureau. The number of loans originated by Hispanic or Latino households is far below the population in Vancouver according to the latest census data.

Records by Ethnicity in CLARK COUNTY, WA	Action Taken Loan Originated		Vancouver 5-Year ACS Data 2023
	Count	Percent	Percent
Ethnicity			
Hispanic or Latino	614	5.44%	17.2%
Not Hispanic or Latino	8,620	76.40%	82.8%
Joint	405	3.59%	
Ethnicity Not Available	1,644	14.57%	
Total	11,283		

Records by Race in CLARK COUNTY, WA	Action Taken Loan Originated		Vancouver 5-Year ACS Data 2023
	Count	Percent	Percent
Race			
American Indian or Alaska Native	83	0.74%	0.7%
Asian	741	6.57%	5.3%
Black or African American	225	1.99%	3.1%
Native Hawaiian or Other Pacific Islander	53	0.47%	1.8%
White	7,888	69.91%	70.6%
Joint	538	4.77%	
Race Not Available	1,719	15.24%	
Total	11,283		

Lastly, Vancouver is improving access to and distribution of fair housing information and resources through its new Rental Habitability program that will be launched in January 2026. This program will help the City identify rental housing concerns and communicate with landlords and tenants about Fair Housing requirements and resources.

CR-40 - Monitoring 91.220 and 91.230

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

Vancouver utilizes four tools for monitoring to ensure program compliance: clear policies and procedures, agency risk assessments, contract reporting requirements, and program-specific monitoring. All applications received are evaluated to determine eligibility and priority based on program policies, local, state, and federal regulations, consolidated plan goals, and local need.

Prior to contracting, staff review all documents required through the application process and conduct a risk assessment of each agency and program. Staff review contract requirements with each agency and discuss needed documentation and reports. As part of the quarterly reporting, agencies submit data that is reviewed by staff and input in IDIS.

Agency risk assessments are based on a range of risk factors. The scoring is used as a basis to determine which agencies to monitor each year. Newly funded entities/programs are likely to be monitored in their first year receiving CDBG or HOME funding. Vancouver ensures that all records are complete, and agencies comply with applicable rules and regulations including Political Activity, Davis Bacon and Related Acts, Civil Rights, Cash Management, Federal Financial Reports, Allowable Costs and Cost Principles, Drug Free Workplace Act, and other administrative requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Vancouver follows a detailed Community Participation Plan. All members of the community, including people with low to moderate income, people living in low- and moderate-income neighborhoods, minority populations, non-English-speaking people, people with disabilities, persons with HIV/AIDS and their families, people who are homeless, social service agencies and residents of public and assisted housing developments are encouraged to participate in the development and implementation of HUD-assisted programs.

The 2024 CAPER hearing notice was published in The Columbian newspaper on August 26, 2025, providing notice of the public hearing time and date. City Council will accept testimony on the CAPER in person at City Hall or remotely over the GoToMeeting conferencing platform. All City Council meetings are broadcast on CVTV cable channels 23 / HD 323, and on the City's Facebook page. City Hall is accessible and served by C-TRAN. Anyone who needs language interpretation services or accommodations with a disability may request it. Assistive listening devices and live Closed Captioning are available for the deaf, hard of hearing and general public use.

The draft 2024 CAPER was posted on the City website for public review. An email blast was also sent to approximately 400 CDBG and HOME stakeholders.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

In Program Year 2024, Vancouver did not substantially change its overarching program objectives, which remain focused on expanding affordable housing, preventing homelessness, supporting neighborhood revitalization, and fostering economic opportunity. However, based on implementation experience, the City adjusted strategies within those objectives to improve effectiveness.

For example, multifamily development has slowed due to high interest rates and rising construction costs. In response, Vancouver placed greater emphasis on homeownership investments, and housing preservation, which can be delivered more quickly and provide immediate benefit to households with low to moderate income.

The City also learned from administering new funding sources such as ARPA and HEAR funds. These experiences highlighted the need for strong coordination between housing and energy efficiency programs, leading to more integrated approaches to homeowner rehabilitation.

Finally, community feedback gathered during outreach for the rental habitability program underscored the importance of accessible communication and transparency. Vancouver is enhancing public engagement strategies, including web accessibility, multilingual resources, and expanded technical assistance to community partners.

These adjustments reflect Vancouver's commitment to using data and community input to refine programs and ensure resources are targeted where they can have the greatest impact.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

IDIS	HOME Rental Projects	HOME Units	Total Units	Affordability Ends	Date Last Monitored	Monitoring Date
392	REACH McCallister Village	2	48	2031	10/19/23	2026
406	VHA Van Vista Assisted Living	3	76	2032	10/20/2022	2025
520	CNPH Cherry Park	3	13	2034	10/14/24	2027
646	Second Step 39th St Triplex	2	3	2036	10/15/24	2027
643	VHA Lincoln Place	2	30	2056	10/19/22	2025
664	REACH Isabella Court	2	49	2057	06/05/23	2026
649	AFV Freedoms Path	1	50	2057	07/25/23	2026
726/727	Second Step Meadows	3	15	2059	10/17/22	2025
751	REACH Isabella Court II	2	49	2060	06/06/23	2026
802	VBT Grand Pacific	1	26	2062	05/11/23	2026
854	MHNW Columbia Heights	2	69	2073	07/24/23	2026
885	Second Step Bailey Estates	2	2	2037	10/16/24	2027

In 2025, VHA Van Vista Assisted Living, VHA Lincoln Place and Second Step Meadows Apartments were inspected using Housing Quality Standards (HQS) checklists.

On August 11, 2025, units 101 and 203 were inspected at Lincoln Place. On August 12, 2025, units 2, 4 and 24 were inspected at Second Step Meadows; and on August 14, 2025, units 110, 206 and 218 were inspected at Van Vista. All 8 units between these three properties passed their HQS inspection.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City requires owners of housing projects with five (5) or more HOME-assisted units to use affirmative fair housing marketing practices in soliciting renters or buyers, determining their eligibility, and concluding all transactions. Although there are no HOME projects with 5 or more HOME-assisted units, the City recommends affirmative marketing efforts for any and all affordable housing projects.

Affirmative Marketing requires the following for the duration of the compliance period:

Advertising: The Equal Opportunity logo or slogan must be used in all ads, brochures, and written communications to owners and potential tenants. Advertising media may include The Columbian (or any other local newspaper), radio, television, social media, housing organizations, brochures, leaflets, or may simply involve a sign in the window.

Fair Housing Poster: Owners must display the HUD's fair housing poster in rental offices or other appropriate locations.

Special Outreach: Owners are encouraged to solicit applications for vacant units from persons in the

housing market who are least likely to apply for HOME-assisted housing without the benefit of special outreach efforts. Vancouver recommends the following methods to reach this objective:

- Posting informational flyers in lower opportunity neighborhoods, including social service agencies and housing agencies serving these areas.
- Use of culturally specific traditional and social media: HOME-assisted housing opportunities may be advertised in specific newspapers (i.e., The Skanner, Portland Observer, El Hispanic News, The Asian Reporter).
- Record Keeping: Owners must maintain a file containing documentation of all marketing efforts (copies of newspaper ads, memos of phone calls, copies of letters, etc.). These records must be available for inspection by Vancouver staff. Owners must maintain a listing of all tenants residing in each unit.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received \$88,694 in HOME program income in 2024 (PR-09), of this, \$39,519 was expended in 2024 on tenant-based rental assistance programs. There remains \$49,175 to be carried over to PY2025. All tenant based rental assistance service providers served households experiencing homelessness. Share serves homeless individuals and households that are qualified. One out of every four referrals for rental assistance from coordinated entry were households from shelter.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

This is a primary focus for Vancouver and actions taken this year have been discussed throughout the CAPER. Actions in 2024 include Affordable Housing Fund and ARPA investments, pursuing state grants for affordable housing, eliminating parking minimums and deferring fees, providing density bonuses and fee waivers, providing housing preservation funding, Multifamily Tax Exemption, Construction Use and Sales Tax Deferral and waiver program, and the new habitability program to maintain affordable housing. Vancouver has also provided vacant land near City Hall downtown and in the Heights Redevelopment area to build affordable rental and homeowner housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME
Total Number of Activities	2	0
Total Labor Hours	934	
Total Section 3 Worker Hours	0	
Total Targeted Section 3 Worker Hours	0	

Table 12 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME
Outreach efforts to generate job applicants who are Public Housing Targeted Workers.		
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.		
Direct, on-the job training (including apprenticeships).	Y	
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	Y	
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	Y	
Outreach efforts to identify and secure bids from Section 3 business concerns.		
Technical assistance to help Section 3 business concerns understand and bid on contracts.		
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.		
Provided or connected residents with assistance in seeking employment including help with: resumes, interview prep, finding job opportunities, connecting to job placement services.		
Held one or more job fairs.		
Provided or connected residents with supportive services that provide direct services or referrals.		
Provided or connected residents with services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.		
Assisted residents with finding childcare.		
Assisted residents to apply for or attend community college or a 4-year educational institution.		
Assisted residents to apply for or attend vocational/technical training.		
Assisted residents to obtain financial literacy training and/or coaching.		
Bonding assistance, guaranties, or other efforts to support bids from Section 3 business concerns.		
Provided or connected residents with training on computer use or online technologies.	Y	
Promoted the use of a business registry designed to create opportunities for disadvantaged and small businesses.		
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.		
Other		

Table 13 – Qualitative Efforts - Number of Activities by Program

Narrative

Contractors are frustrated and struggle with the new Section 3 tracking requirements. The general contractor for the Fourth Plain Community Commons project refused to provide the Section 3 report; after requesting this information from them for over 12 months the project was closed out.