



Clark County 2024 Annual Action Plan

Executive Summary

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

1. Introduction

The Community Development Block Grant (CDBG) fund and the Home Investment Partnerships Program (HOME) fund are two federal grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide annual grants to cities and counties to carry out community development activities, improve affordable housing options, and provide improved community facilities and services. Use of CDBG and HOME funds must meet parameters set nationally by HUD. Federal regulation requires that these funds focus on projects that benefit low- to moderate-income residents.

HUD has not yet released allocations for each jurisdiction. Amounts awarded to activities identified in this plan are based on estimates from previous allocations and may change slightly once final allocations are received.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The administration of these programs follows a cycle that includes the drafting of a five-year Consolidated Plan, an Annual Action Plan, and an annual evaluation. The Clark County Consolidated Housing and Community Development Plan (Consolidated Plan) identifies the County's community and housing needs and outlines the strategies to address those needs over a five-year period. Goals identified in the County's Consolidated Plan include: Public Facilities and Neighborhood Improvements, Affordable Housing and Homelessness, and Asset and Economic Development. The annual Action Plan

defines the specific activities to be undertaken during the program year to address the priorities established. The Consolidated Annual Performance Evaluation Report (CAPER) is conducted at the end of the program year to assess activity accomplishments.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In Program Year 2022, July 1, 2022 – June 30, 2023, Clark County distributed \$1,972,543 in CDBG and HOME funds. The county also allocated \$2 million in HOME ARP funding.

- Clark County exceeded the goal of assisting 15 homeless households. Actual outcome: 94 households.
- Clark County did not meet the goal of assisting 37 non-homeless households. Actual outcome: 11 households.
- Clark County exceeded the goal of assisting 15 households with rental assistance. Actual outcome: 94 households.
- Clark County exceeded the goal of assisting 20 households with rehabilitation of existing units. Actual outcome: 114 households.
- Clark County did not meet the goal of assisting 17 households through acquisition of existing units. Actual outcome: 2 households.

The 2024 Action Plan establishes a one-year strategy for continued progress towards the above three goal areas.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

All Urban County Policy Board meetings are open to the public and allow time for public comment. The UCPB reserves the February meeting for applicant presentations and funding recommendations are held in March each year. Meeting access is sent to board members and interested parties at least one week before each meeting, and also sent applicants for the February and March meetings. All meeting time, location and access information is also available on our website.

The draft 2024 Annual Action Plan was emailed out to more than 400 stakeholders on March 12, 2024. It was also posted to Clark County's website, Facebook, Twitter and LinkedIn accounts.

A public hearing was held April 2, 2024, before the Clark County Council. A public hearing notice was published in the Columbian Newspaper with instructions on how to participate in the hearing or otherwise comment on the draft Plan.

Public comments were accepted for 30 days.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

This will be updated at the end of the comment period.

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

This will be updated at the end of the comment period.

7. Summary

The 2024 Annual Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County for program year 2024. All funding will be utilized to implement the strategies and goals of the 2020-2024 Five-Year Consolidated Plan. Due to significant reprogrammed funds, projects in the Public Facilities and Neighborhood Improvements categories are funded with previous allocations and documented in those years Action Plans. The 2024 projects awarded funding meet the following goals:

Asset and Economic Development

- Evergreen Habitat for Humanity Affordable Homeownership Program
- Proud Ground Homeownership Assistance.
- Hispanic Metropolitan Chamber Latinx Business Assistance
- Fourth Plain Forward BIPOC Business Assistance
- Clark County Homeowner Rehabilitation Program

Affordable Housing and Homelessness

- Janus Youth TBRA program
- Lifeline Connections TBRA program
- Share TBRA program
- YWCA TBRA program

- VHA Weaver Creek Commons

DRAFT

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CLARK COUNTY	
CDBG Administrator	CLARK COUNTY	Community Services
HOPWA Administrator		
HOME Administrator	CLARK COUNTY	Community Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

Clark County Community Services is responsible for the administration of the CDBG and HOME Programs in Clark County, Washington. Clark County's jurisdiction is comprised of the incorporated cities of Battle Ground, Camas, La Center, Ridgefield, Washougal, Woodland, the town of Yacolt, and the unincorporated area of Clark County. The City of Vancouver administers its own CDBG and HOME Programs.

Consolidated Plan Public Contact Information

Michael Torres, Community Housing and Development Manager

michael.torres@clark.wa.gov

564-397-7801

Rebecca Royce, Program Coordinator

rebecca.royce@clark.wa.gov

564-397-7863

Clark County Community Services

PO Box 5000

Vancouver, WA 98666-5000

DRAFT

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

1. Introduction

Clark County's institutional structure for implementing the Consolidated Plan and Action Plan is strong. A variety of agencies and organizations play key roles in delivering and managing housing and community development programs throughout the county. Every city within the county (other than the City of Vancouver) participates and has an equal vote on the Urban County Policy Board (UCPB), which oversees CDBG and HOME funding. Projects funded by the UCPB include street, sidewalk, stormwater and other infrastructure improvements, community parks, improvement of shelters and community centers, small business assistance, homeownership programs, housing acquisition, construction and rehabilitation, as well as tenant-based rental assistance programs.

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(I))

Meetings regularly occur between public and assisted housing providers, health entities and service entities. When requests for project/program applications are solicited, applicants are asked to demonstrate collaborations with diverse service partners. Corrections Re-entry and Crisis Response Partnership meetings foster relationships between systems of care and housing providers. Several behavioral health agencies also provide housing or rental assistance programs and are networked with housing providers to coordinate services. Linkages and partnerships are regularly sought among housing providers and community agencies to support the households they serve.

Additionally, the Trueblood v. DSHS lawsuit challenged unconstitutional delays in competency valuation and restoration services for individuals detained in city and county jails. The Trueblood settlement agreement established a plan for providing services to persons involved in the criminal court system and for providing treatment to people when needed so they are less likely to become involved in the criminal court system. Programs and services addressing those prior deficiencies have been implemented throughout Southwest Washington.

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.

Clark County Community Services is a member of the Coalition of Service Providers as well as the Continuum of Care (COC) Steering Committee and also provides funding to, and contracts directly with most of the committee organizations resulting in a high level of coordination. County staff regularly attend the monthly COC meetings, and are active in additional workgroups and meetings such as the HMIS data users, System Performance Measures, Coordinated Assessment, Coordinated Street

Outreach, Re-Entry Providers, Veteran By Name List, Youth By Name List, and Severe Weather Taskforce.

Clark County and the Council for the Homeless developed and updated the Homeless Action Plan for 2019-2022 on November 27, 2018. Clark County's 2020-2024 Consolidated Plan aligns with the strategies outlined in the Homeless Action Plan. These strategies include housing activities related to specific homeless populations and prioritize chronically homeless, Veterans, families, and unaccompanied youth ages 12 to 24.

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

Clark County does not receive ESG funding directly but did receive ESG-CV funding through the Washington State Department of Commerce. Clark County also receives Consolidated Homeless Grant (CHG) funding through Commerce and follows state policies regarding performance standards and outcomes. By accepting the state's CHG funding, the county and its nonprofit service providers agree to:

- prioritize unsheltered homeless households for services;
- assess each household's housing needs and facilitate housing stability with the goal of obtaining or maintaining permanent housing;
- employ a progressive engagement service model; and
- prioritize households most likely to become homeless when using prevention rent assistance.

In addition, system-wide performance measures and benchmarks specific to intervention type are outlined in the table below. Grantees must meet or demonstrate progress towards established performance measure targets by meeting the indicated benchmarks.

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	City of Camas
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
2	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input. Anticipate better coordination between public and private housing agencies.
3	Agency/Group/Organization	COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Services-homeless Planning 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?	Homelessness needs and goal setting, asked for input, aligned ConPlan goals with Homeless Action Plan goals.
4	Agency/Group/Organization	Clark Regional Emergency Services Agency
	Agency/Group/Organization Type	Agency - Emergency Management Regional organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy 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?	Resiliency, planning for housing, homelessness and economic development coordination.
5	Agency/Group/Organization	Columbia River Mental Health
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health

	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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?	Goal-setting, asked for input.
6	Agency/Group/Organization	Clark County Food Bank
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development 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?	Plan review, needs and goal setting, asked for input.
7	Agency/Group/Organization	Hispanic Metropolitan Chamber
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development 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?	Needs and goal setting, asked for input.
8	Agency/Group/Organization	City of Ridgefield
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
9	Agency/Group/Organization	City of Washougal
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
10	Agency/Group/Organization	Town of Yacolt
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
11	Agency/Group/Organization	City of Woodland
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
12	Agency/Group/Organization	Battle Ground HealthCare
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.
13	Agency/Group/Organization	City of La Center
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development 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?	Participated in Urban County Policy Board, including review of funding applications, participated in information session and Q&A with applicants, scored applications, participated in making funding awards and approving Action Plan.

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

Not applicable.

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	Homeless goals in the 2020-2024 Consolidated Plan are the same as those identified in the 2019-2022 Homeless Action Plan.
Aging Readiness Plan	Clark County Community Planning	Goals for community facilities, availability of transportation, affordable housing and universal design. Goals for "complete" neighborhoods, parks, recreation, healthy communities.
Comprehensive Growth Management Plan	Clark County Community Planning	Plan stipulates that new housing will be constructed within Urban Growth boundaries and establishes goals for public infrastructure and facilities.
2023 Clark County Needs Assessment Survey of Needs	Clark County Community Services	Food assistance, health care, and affordable housing were identified as high needs.
Housing Options for People with Behavioral Health	Clark County Community Services	Increase supportive housing options and develop recovery housing and residential care programs.
Developmental Disabilities Comprehensive Plan	Clark County Community Services	Expand access to safe, affordable and accessible housing, including homeownership. Expand recreation and neighborhood activities. Increase access to public transportation.
Growing Healthier Report	Clark County Community Services	Increase parks and open spaces, infrastructure improvements that promote physical activity, and affordable housing.
Clark County Economic Development Plan	Greater Portland Economic Development District	Demonstrated need for economic advancement opportunities for low- and moderate-income households. Infrastructure development and support for business startups.
Housing Options Study and Action Plan	Clark County Community Planning	Promote housing affordability.
Clark Regional Natural Hazard Mitigation Plan	Clark Regional Emergency Services Agency	Increase individual, business and community resiliency, particularly for more vulnerable populations including seniors, low-income households, renters, and people with disabilities. Invest in infrastructure improvements.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

DRAFT

AP-12 Participation – 91.105, 91.200(c)

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

There are several opportunities throughout the planning process for residents, service providers, and small cities and towns to participate in planning and project implementation. Clark County routinely holds two public hearings annually. Each spring there is a public hearing to review and receive comments on the Action Plan, and to answer questions about the programs and proposed activities. Each fall, a public hearing is held to review the accomplishments of the Consolidated Annual Performance Evaluation Report (CAPER) and request input on housing and community development needs that may be addressed in the upcoming award cycle. In addition to public hearings with the County Council, Urban County Policy Board meetings are public meetings and always allow time for public comments. The meetings are held both in-person and online. Translation services and accommodations for persons with disabilities are available. The following is a timeline of public outreach conducted for this plan:

- 09/26/2023: 2022 CAPER review and public hearing, request for public comment
- 02/12/2024: Applicant presentations at Urban County Policy Board meeting
- 03/11/2024: Urban County Policy Board 2024 project award meeting
- 03/12/2024: Action Plan emailed to 400+ stakeholders/interested parties and advertised on social media and County website to solicit public comments. Public comment period remained open until April 12, 2024
- 03/22/2024: Ad published in the Columbian newspaper advertising public hearing and soliciting comments
- 04/02/2024: Public Hearing for review and comment on 2024 Action Plan activities

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community				
2	Internet Outreach	Non-targeted/broad community				
3	Newspaper Ad	Non-targeted/broad community				
4	Email to stakeholders/interested parties listserv (400+ individuals)	Minorities Persons with disabilities Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The table below lists the resources expected to be available from the U.S. Department of Housing and Urban Development in Clark County to address the priority needs and specific objectives identified in the Action Plan. Final allocations from HUD have yet to be released; the amounts are our best estimate based on previous awards and the approved budget by Congress. In addition to the funding table below, Clark County Community Services administers other federal, state and local funding to assist the Homeless Crisis Response System and poverty reduction efforts.

HUD has not yet released allocations for each jurisdiction. Amounts awarded to activities identified in this plan are based on estimates from

previous allocations and may change slightly once final allocations are received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,553,954	24,000	344,424	1,922,378	0	Formula grants for housing and community development activities. Beneficiaries must have low- or moderate-income (up to 80% AMI), or reside in a low/moderate-income neighborhood. Prior year resources are program income from repayment of CDBG loans and reprogrammed funds: unspent CDBG administrative funds (with staff splitting time with additional COVID related funding sources over the last couple of years, less CDBG admin funds were spent); and from projects that completed slightly under budget.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	525,000	25,000	351,075	901,075	0	Formula grants to implement local housing strategies. Tenants served must be below 60% AMI; homeownership activities for households up to 80% AMI. Requires 25% non-federal matching funds. Prior year resources are program income from repayment of HOME loans and unspent funds from the previous years activities.

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

The Clark County CDBG application process gives additional points for higher percentage matching funds committed to a project proposal.

The HOME Program matching requirements are program-wide and not project specific. Pursuant to the regulations, the match must be (1) a permanent contribution to the program, and (2) from non-federal sources. Usually, new construction projects and homebuyer programs provide a large match, while tenant-based rental assistance have less eligible match. Because match can be carried over from year to year, Clark County has a large balance of match that has been expended in previous projects that more than exceeds the 25% requirement for ongoing annual

HOME expenditures.

Projects with funding commitments from non-federal sources such as the Washington State Housing Trust Fund, local general funds, or private funding, shall have priority. In addition, projects with firm financial commitments will have priority over those with pending, tentative, or speculative commitments.

US Department of Housing and Urban Development's Notice CPD-97-03: HOME Program Match Guidance provides guidance on identifying eligible sources of match, calculating the value of matching contributions, determining the point at which a contribution may be recognized as match, and tracking matching obligations and contributions.

DRAFT

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

None currently known. Clark County Community Planning produced a spreadsheet of all available county-owned land and Community Services staff reviewed possible properties for affordable housing development. Due to parcel size, location, or environmental constraints, there were no suitable properties available for development.

Discussion

HOME-ARP funding significantly increases the County's capacity to fund affordable housing-related projects and programs in 2023-2025. Clark County assists subrecipients and developers in applying for other available funds and leveraging other resources to implement community development and housing activities. The limited Clark County HOME funds regularly provide gap financing for projects awarded Housing Trust Funds or HOME funds through the State of Washington as well as Low-Income Housing Tax Credit projects.

DRAFT

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 and Homelessness	2020	2024	Affordable Housing Homeless	Clark County	Affordable Housing and Homelessness	HOME: \$730,922	Rental units constructed: 100 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 54 Households Assisted
2	Asset and Economic Development	2020	2024	Affordable Housing Economic Development	Clark County	Asset and Economic Development	CDBG: \$1,483,481	Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 13 Households Assisted Businesses assisted: 161 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing and Homelessness
	Goal Description	This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and acquisition, construction or rehabilitation of affordable multifamily units.
2	Goal Name	Asset and Economic Development
	Goal Description	This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

The following projects were selected by the Urban County Policy Board (UCPB) after review and scoring of applications submitted for funding. Applications are first reviewed by staff to ensure that they will meet all federal program requirements prior to review by the UCPB for selection and funding. The UCPB does not fund public service activities, infrastructure projects within the City of Vancouver, or planning activities. Community projects that are within the City of Vancouver but serve both county and city residents can be funded by Clark County only if the activity is also funded by the City of Vancouver and funding is proportionately split based on the populations served.

HUD has not yet released allocations for each jurisdiction. Amounts awarded to activities identified in this plan are based on estimates from previous allocations and may change slightly once final allocations are received.

Projects

Sort*	Project Title
1	2024 EHFH Affordable Homeownership Program
2	2024 Proud Ground Homeownership Assistance
3	2024 Hispanic Chamber Business Assistance
4	2024 Fourth Plain Forward BIPOC Business Assistance
5	2024 Clark County Homeowner Rehabilitation Program
6	2024 Janus Youth TBRA Program
7	2024 Lifeline Connections TBRA Program
8	2024 Share TBRA Program
9	2024 YWCA TBRA Program
10	2024 VHA Weaver Creek Commons Construction
11	2024 CDBG Program Administration
12	2024 HOME Program Administration

Table 7 - Project Information

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

needs

The Urban County Policy Board scores and ranks applications based on the need in the community, the proposed solution to meet the need, the benefit to people with low-income, management ability, associated services and match contribution. Clark

County sets aside \$30,000 annually in CDBG funds for project contingency. Although this funding is available for any project that may need a small amount of contingency funding, it is shown under the Homeowner Rehabilitation activity in the Action Plan set up. If this funding is not needed for contingency costs, it will be awarded to new activities during a future funding round.

DRAFT

AP-38 Project Summary

Project Summary Information

No.	Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
1	2024 EHFH Affordable Homeownership Program	Asset and Economic Development	Clark County - Other	Asset and Economic Development	CDBG : \$304,500
	Description	Evergreen Habitat for Humanity will assist 10 homebuyers with subsidies to create affordable mortgages through a land-trust model to ensure properties remain permanently affordable.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	10 households with incomes below 80% AMI.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County outside of the City of Vancouver			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Acquisition of 10 single-family homes.			
2	2024 Proud Ground Homeownership Assistance	Asset and Economic Development	Clark County - Other	Asset and Economic Development	CDBG : \$304,500
	Description	Proud Ground will assist three first-time homebuyers purchase a home through a land-trust model to ensure properties remain permanently affordable.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	3 households with incomes up to 80% AMI.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County outside the city of Vancouver.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Acquisition of 3 single-family homes.			
3	2024 Hispanic Chamber Business Assistance	Asset and Economic Development	Clark County - Other	Asset and Economic Development	CDBG : \$133,500
	Description	Business technical assistance and individual development account (IDA) match for Latino/a-centric small businesses. Services are bilingual and bicultural.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	35 low- to moderate-income small business owners. HMC anticipates over 95% of clients to be Latino (most with families). Over 50% are expected to be female-headed households.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Small business technical assistance, training, and IDA assistance.			

4	2024 Fourth Plain Forward BIPOC Business Assistance	Asset and Economic Development	Clark County - Other	Asset and Economic Development	CDBG : \$303,871
	Description	Business technical assistance and IDA match for BIPOC small businesses.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	26 low-moderate income small businesses. FPF estimates the majority of businesses with be BIPOC owned businesses.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Small business technical assistance, training and IDA assistance.				
5	2024 Clark County Homeowner Rehabilitation Program	Asset and Economic Development	Clark County - Other	Asset and Economic Development	CDBG : \$376,110
	Description	Clark County will provide essential housing repairs to owners of site-built homes and mobile homes. Rehabilitation projects will allow homeowners to maintain their existing housing safely and affordably.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	20 low-income owner-residents of site-built and mobile homes. The majority of beneficiary households are senior or disabled.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County outside the city of Vancouver.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Rehabilitation of single-family housing units.				
6	2024 Janus Youth TBRA Program	Affordable Housing and Homelessness	Clark County - Other	Affordable Housing and Homelessness	CDBG : \$45,000 HOME : \$152,500
	Description	Tenant-Based rental assistance for youth-headed homeless households.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	25 youth-headed homeless households.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Tenant-Based Rental Assistance and housing case management.				
7	2024 Lifeline Connections TBRA Program	Affordable Housing and Homelessness	Clark County - Other	Affordable Housing and Homelessness	CDBG : \$25,182 HOME : \$86,440
	Description	Tenant-based rental assistance and housing case management for households with behavioral health disorders.			
	Target Date for Completion	12/31/2025			
	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	4 homeless households with behavioral health disorders.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County.			
Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Tenant-Based Rental Assistance and housing case management.				

	2024 Share TBRA Program	Affordable Housing and Homelessness	Clark County - Other	Affordable Housing and Homelessness	CDBG : \$25,000 HOME : \$277,500
	Description	Tenant-Based Rental Assistance and housing case management services.			
	Target Date for Completion	12/31/2025			
8	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	15 homeless households, focusing on high-vulnerability and high-needs households.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Tenant-Based Rental Assistance and housing case management.			
	2024 YWCA TBRA Program	Affordable Housing and Homelessness	Clark County - Other	Affordable Housing and Homelessness	CDBG : \$63,000 HOME : \$212,500
	Description	Tenant-Based Rental Assistance and housing case management for domestic violence survivors.			
	Target Date for Completion	12/31/2025			
9	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	10 households who are domestic violence survivors.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	Throughout Clark County			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Tenant-Based Rental Assistance and housing case management.			
	2024 VHA Weaver Creek Commons Construction	Affordable Housing and Homelessness	Clark County - Other	Affordable Housing and Homelessness	HOME : \$15,482
	Description	Construction of a four-story, 100-unit affordable housing community in Battle Ground for people earning less than 60% AMI, including units designated for people exiting homelessness and people with intellectual and developmental disabilities. Units will be a mix of studios, 1- and 2-bedrooms.			
	Target Date for Completion	06/30/2025			
10	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	100 units total for households earning less than 60% AMI with 13 units designated for individuals living with intellectual or developmental disabilities and 20 units reserved for people exiting homelessness.			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	306 SE Clark Avenue, Battle Ground, WA, 98604.			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Construction of 100 affordable housing units.			

	2024 CDBG Program Administration	Affordable Housing and Homelessness Asset and Economic Development	Clark County - Other	Public Facilities and Neighborhood Improvements Affordable Housing and Homelessness Asset and Economic Development	CDBG : \$310,791
	Description	Planning and administration of the Clark County CDBG Program.			
	Target Date for Completion	06/30/2025			
11	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Planning and administration of the Clark County CDBG Program			
	2024 HOME Program Administration	Affordable Housing and Homelessness Asset and Economic Development	Clark County - Other	Affordable Housing and Homelessness Asset and Economic Development	HOME : \$52,500
	Description	Planning and administration of the Clark County HOME Program			
	Target Date for Completion	06/30/2025			
12	Estimate the number and type of families that will benefit from the proposed activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			
	Location Description (additional information for this discussion may be available on the AP-36 Project Detail screen)	N/A			
	Planned Activities (additional information for this discussion may be available on the AP-36 Project Detail screen)	Planning and administration of the Clark County HOME Program			



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 housing and community development needs are dispersed throughout Clark County. Many projects are not geographically specific, but intended to benefit citizens throughout the county. Other projects may be site-specific and intended to serve a localized population. When available, this information is included with the project description. Projects receiving federal funds will target the entire county outside the City of Vancouver, which is its own entitlement community. Any units acquired within the City of Vancouver must also be funded by the City proportionally to the population served. New housing and social service centers should only be located within urban growth boundaries when funded, even though these projects may benefit persons living outside urban growth boundaries.

Geographic Distribution

Target Area	Percentage of Funds
Clark County	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

No specific location within Clark County has been targeted for funding prioritization.

Discussion

Homeowner rehabilitation activities, homebuyer programs, and infrastructure improvements are only completed within Clark County's jurisdiction, including the City of Woodland but outside the City of Vancouver. Social service activities may be completed within the City of Vancouver, but the only funding Clark County will contribute is proportionate to the number of Clark County residents that will be served by the project or program as allowable by the Department of Housing and Urban Development. This is in agreement with 24 CFR 570.309, which states: CDBG funds may assist an activity outside the jurisdiction of the grantee only if the grantee determines that such an activity is necessary to further the purposes of the Act and the recipient's community development objectives, and that reasonable benefits from the activity will accrue to residents within the jurisdiction of the grantee. The grantee shall document the basis for such determination prior to providing CDBG funds for the activity.

The HOME regulations at 24 CFR 92.201(a)(2) provide that "a local participating jurisdiction may only invest its HOME funds within its boundaries, or in joint projects within the boundaries of contiguous local jurisdictions which serve residents of both jurisdictions." The only time Clark County will award Annual Action Plan 2023 29 OMB Control No: 2506-0117 (exp. 09/30/2021) HOME funds to a project within the City of Vancouver, is when the City also makes a financial contribution to the project and the

project will benefit residents of both jurisdictions.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Certain populations require special housing and supportive services. People affected by substance use disorders or behavioral health conditions, people who are frail/elderly, survivors of domestic violence, people with developmental disabilities and those living with HIV/AIDS generally have incomes well below the area median. For these populations, Clark County seeks to improve access to safe, affordable, and accessible housing, including opportunities for homeownership.

Types of housing needed to serve people with special needs include permanent low-cost housing for those who can live independently, permanent supportive housing, transitional housing for those who want to move to independent living, housing for people with multiple diagnoses, accessible housing, and short-term emergency shelters designed to address immediate crises. Many of these households require housing assistance, treatment, case management and/or other supportive services. These services are provided in Clark County using Homeless Crisis Response System funds that are contracted to nonprofit agencies specializing in working with special populations.

One Year Goals for the Number of Households to be Supported	
Homeless	74
Non-Homeless	102
Special-Needs	13
Total	189

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	56
The Production of New Units	100
Rehab of Existing Units	20
Acquisition of Existing Units	13
Total	189

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The 74 homeless households to be supported include the households assisted with tenant-based rental assistance (TBRA) and the units set aside for homeless households in the new construction project. Clark County's TBRA programs are structured as rapid rehousing for households who are literally homeless and assessed through Housing Solutions Center coordinated entry. The non-homeless households supported with affordable housing include 13 households who will purchase their first home

through Proud Ground's land trust program; 20 homeowners assisted with housing repairs so that they can maintain their housing safely and affordably and the remaining units in the new construction project.

AP-60 Public Housing – 91.220(h)

Introduction

The mission of the Vancouver Housing Authority (VHA) is to provide opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. In order to fulfill that mission, the VHA owns and manages numerous affordable housing units and operates several subsidized housing programs. Foremost among these are the Section 8 Housing Choice Voucher program and subsidized housing for approximately 3,400 households. In addition, the VHA owns 1,600 units that are not subsidized but are affordable to household earning less than 80% AMI.

Starting in 1999, the VHA was selected by HUD to participate in a new demonstration program called Moving to Work (MTW). This program provides the VHA the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for families with low-income. MTW gives PHAs exemptions from many existing Public Housing and Housing Choice Voucher rules and more flexibility with how they use their federal funds.

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

The Vancouver Housing Authority (VHA) has most of the funding structure in place for the new construction project in Battle Ground called Weaver Creek Commons. This will add 100 units for households earning less than 60% AMI.

Starting in 1999, the VHA was selected by HUD to participate in the Moving to Work program. This program provides the VHA the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for families with low-income. MTW gives the housing authority exemptions from many existing Public Housing and Housing Choice Voucher rules and more flexibility with how they use their federal funds.

Initiatives developed and approved under the MTW demonstration that utilize authorization under the terms of the MTW Agreement require approval from HUD and are known as MTW Activities. Each year the VHA produces an annual plan that

describes ongoing and new activities that use MTW flexibility.

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

The VHA has a Resident Advisory Board and a Resident Commissioner on its board. For tenants in VHA subsidized housing or the Section 8 Housing Choice Voucher program, the VHA offers a wide variety of services including activities and resources at Bridgeview Community Center, youth programs, education and employment programs for adults, and service coordinators to help connect seniors with resources.

The VHA also has a Family Self-Sufficiency Program. This program provides case management, resources, support, and structured classroom time through the GOALS program. A Case Manager helps identify and outline self-sufficiency goals and steps to get there. By linking education and training, employment, financial management, homeownership, and other resources, they provide the support, encouragement, and tools tenants need to achieve self-sufficiency. As an incentive and reward for participants, as they increase their income while in the program, a special savings account is set aside for them which earns interest. The money is theirs when they complete their self-sufficiency goals and graduate.

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

The Vancouver Housing Authority is not designated as troubled.

Discussion

Clark County has a close relationship with the Vancouver Housing Authority and regularly partners with this organization.

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

Introduction

Clark County worked toward reducing and ending homelessness primarily by addressing homeless strategies with Document Recording Fees that are specifically targeted toward ending homelessness, as outlined in the Clark County HOMEless Action Plan (HAP), adopted by the Clark County Council in 2018. The primary coordinator for the county's homeless services is the Council for the Homeless, a local nonprofit leader in the community's efforts to prevent and end homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Clark County providers reach out to people who are living unsheltered in the following ways:

- Build on the existing shelter entry system to include coordinated access to all housing opportunities, including those for youth, families, elderly, veterans, and those who are chronically homeless or at-risk of homelessness.
- Increase the support for people who are homeless and applying for SSI/SSDI by offering SOAR training to volunteers, peers and homeless system professionals annually.
- Provide consumer-focused resource access fairs or drop-ins such as project homeless connect and Veterans Stand Down on an annual basis.
- Support shared housing programs in Clark County and provide outreach and information to system providers.
- Outreach staff have a direct role in assessing and referring persons to local housing programs.
- Ensure the main focus of community outreach programs is on ending unsheltered homelessness and achieving housing stability.
- Increase linkages between systems to enhance holistic planning and case management.
- Effectively engage with and efficiently move those who are homeless and have disabilities onto SSI/SSDI through a full SOAR initiative.
- A peer navigator program to support those who are at-risk of homelessness or homeless.
- Access centers for those who are homeless and for specific populations.

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs for people who are homeless, Clark

County's strategies include:

- Add indoor non-congregate shelter bed capacity, whenever feasible.
- Support current emergency shelter and transitional housing programs with operating and maintenance resources.
- Support current emergency shelter and transitional housing programs with service resources and case management.
- Increase transitional housing plus support options for Veterans.
- Maintain the current emergency shelter and transitional housing programs until analysis shows it is feasible to transition housing to permanent supported housing. This is not a 1:1 trade of housing and services by program type.
- Continue to fund and increase coordinated access to current shelter and outreach programs.
- Strengthen linkages between the shelter access point, outreach programs and housing programs.
- Reduce barriers to shelter that make it challenging for consumers to access or sustain housing.
- Divert households from shelters to most appropriate housing options, whenever possible.
- Increase urgent access to emergency shelter and decrease need, by increasing permanent supported housing, rapid re-housing and homelessness prevention options.

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

Clark County is working to make sure that homelessness is prevented or as briefly experienced as possible. This is done with the following goals and actions:

- Create a rapid re-housing program to reintegrate youth who are transitioning out of foster care or who are being released from juvenile facilities into stable housing.
- Work to establish additional discharge planning and re-entry procedures from hospitals, jails, prisons, mental health institutions, detox and other treatment programs.
- Create additional rapid re-housing programs to divert or move households from emergency shelters into stable housing.
- Increase the number of rapid re-housing opportunities for people who would do not need the long-term support of Permanent Supported Housing.
- Provide rapid re-housing options for those exiting systems of care.
- Establish options for people who are medically fragile and being discharged from hospitals or

other institutions.

- Support housing stability for those being released from jail or prison by advocating for offenders, including sex offenders to have their public benefits re-instated as soon as they are discharged.
- Reduce the household waiting time between filling out an application and obtaining stable housing within all rapid re-housing programs.
- Advocate for the criminal justice system to provide housing plans, long and short-term housing subsidies and case management for offenders.
- Create a peer navigator/mentor system to support those re-entering the community, including sex offenders.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Publicly funded prevention and rapid re-housing assistance in Clark County is facilitated through the Council for the Homeless' Housing Solutions Center (HSC), the coordinated assessment program except for domestic violence-specific rapid re-housing assistance, offered through the YWCA SafeChoice program. The program partners with numerous entities, including systems of care, shelters, school districts, youth agencies and medical or other health providers. If an individual or family is at-risk of homelessness, they may call the HSC to be screened for eligibility based on program space availability. If the individual or family is homeless, the household would be lightly screened by phone and invited for an in-house assessment. These assessments may also be conducted in systems of care, or other community-based settings, depending on the needs of the family or individual. Once the appropriate housing type is determined, the household is prioritized based on several factors. There are a number of housing programs that prioritize specific populations, including households being released from systems of care, youth, families and households experiencing chronic or unsheltered homelessness. DV survivors may call the SafeChoice hotline to be screened for services, the HSC also makes referrals to the SafeChoice program.

Systems of care and community agencies work closely with the homeless system through collaborative workgroups. The workgroups focus on improving coordination and systemic challenges related to discharge planning, prevention, youth and the homeless plan. Workgroups consist of representatives from systems of care, health, employment, education, faith

based and youth agencies.

Discussion

No additional discussion.

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

Introduction:

Clark County works to eliminate barriers to affordable housing in multiple ways. Clark County funds multiple housing-first programs, legal aid, tenant education with a landlord guarantee fund, and a Housing Solutions Center which helps people to overcome personal barriers when looking for housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Clark County's 20 year Comprehensive Plan, 2015-2035, which includes a Housing Element to identify the need for, and establish mechanisms that will lead to the construction and preservation of decent housing for all economic segments of the Clark County population was approved by the Clark County Council on June 21, 2016. The plan has been amended several times, with the last amendment being February 16, 2021.

Housing affordability is a key component within the Growth Management legislation. Housing affordability will be affected by policies adopted in the other elements including transportation, public facilities, utilities, open space and recreation, land use and rural lands. Likewise, the pattern and density of housing development will affect costs to the county and its residents for needed services such as water lines, sewer lines, transit service, fire protection, etc.

Clark County adopted a Housing Options Study and Action Plan on May 17, 2022. The goal of the Plan is to ensure that Clark County residents have access to affordable, quality and diverse housing opportunities. The study area was limited to the

Unincorporated Vancouver Urban Growth Area. The HOSAP establishes a detailed, multi-faceted approach to increasing housing supply and affordability, including more permissive regulations for residential development, removing regulatory and financial barriers to incentivize development of affordable housing, and a variety of partnership and advocacy strategies.

Clark County actively participates in the Homeless Continuum of Care (CoC) and maintains representation on the Board of the Council for the Homeless, the coordinating entity of the CoC. Besides providing direct services related to rehousing and housing stability, the Council for the Homeless is active in advocacy of all issues related to access to

housing, including Affordable Housing. Currently, the Council for the Homeless is the backbone organization for advocacy for tenant protections in the City and County.

Clark County is also an active participant in the Regional Fair Housing Partnership, an ad-hoc workgroup composed of staff from Clark County, City of Vancouver, Multnomah County, Clackamas County, Washington County, City of Portland, City of Gresham, State of Oregon and the Fair Housing Council of Oregon.

Discussion:

No additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

Clark County has taken several actions to help address underserved needs, affordable housing, lead-based paint, those in poverty and coordination efforts, as described below.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in our community has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for seniors and people with special needs in Clark County and it would cost more than \$18 million to address this need. According to Clark County's Aging Readiness Plan, by 2030, one in four Clark County residents will be 60 or older. In 2016, the Commission on Aging focused on housing needs for seniors, specifically, affordability, accessibility, and the importance of aging in place.

To try to meet the needs of those who are underserved with the current funding available, Clark County operates a homeowner rehabilitation program to provide assistance to disabled and elderly homeowners who live in homes that are not accessible or are in poor condition. Clark County also funds:

- The Clark County Accessibility Modification Program, a program that builds accessibility improvements for those with disabilities, so that they can remain in their homes.
- The Clark County Emergency Home Repair Program repairs housing problems that present an imminent threat to the health and safety of low-income households and the community.

Actions planned to foster and maintain affordable housing

The county also supports affordable housing by:

- Providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income.
- Awarding CDBG and HOME funding to a nonprofit land trust to ensure that single-family homes purchased are affordable to low-income, first-time homebuyers, and remain affordable at resale.
- Providing grants and low-interest loans through the HOME and CDBG programs assisting in the development and acquisition of many housing projects creating additional rental units.
- Preserving the housing stock in Clark County through support of the Clark County Housing Preservation Program.
- Committing through the recently adopted Housing Options Study and Action Plan to implement

numerous changes to development regulations and fee structures to encourage and incentivize the development of diverse and affordable housing

- options.

Actions planned to reduce lead-based paint hazards

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units.
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards.
- Follow the existing Housing Preservation Program policies regarding lead hazard evaluation, reduction, and education activities.
- Continue to train Housing Preservation staff on lead-based paint procedures.
- Pursue funds available to help identify and control lead-based paint hazards in both tenant- and owner-occupied housing.
- Support and promote comprehensive public health programs aimed at education and testing, especially for low- and moderate-income households and households at risk.

Actions planned to reduce the number of poverty-level families

Poverty is a complex problem that must be addressed at the local, state, and federal level. Strategies to alleviate poverty must focus on a range of services to reflect a continuum of needs and progress toward self-sufficiency. People who are homeless need basic services such as shelter, food, clothing, and health care. People at risk of homelessness need transportation, emergency assistance, childcare, case management, education, and household skills training. Finally, as households become more stabilized, they need job training and job opportunities which provide livable wages.

Clark County can impact only some of the causes of poverty. The County encourages employers that pay a living wage, supports housing and human service providers that offer a continuum of services necessary for self-sufficiency, and develops or continues programs aimed at reducing the number of households in poverty. Funds distributed by Clark County have provided additional programs that address poverty and homelessness. Clark County Community Services is the designated Community Action Agency for Community Services Block Grant funding and administers anti-poverty initiatives by contracting funds to nonprofit providers that operate programs aimed at fighting poverty.

Actions planned to develop institutional structure

Clark County's institutional structure for implementation of the Consolidated Plan Strategies Action Plan is strong. A variety of agencies and organizations play key roles in delivering and managing housing and community development programs throughout

the county. Every city within the county (other than the City of Vancouver) participates and has an equal vote on the Urban County Policy Board (UCPB), which oversees CDBG and HOME funding. Projects funded by the UCPB include street, sidewalk, stormwater and other infrastructure improvements, community parks, improvement of shelters and community centers, homeownership programs, housing construction and rehabilitation, as well as TBRA programs.

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

To enhance coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers, Clark County will:

- Continue to work with other jurisdictions and agencies within the County to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the County.
- Continue to participate in coordination efforts initiated by the Council for the Homeless for housing, shelter and other services for those who are homeless.
- Facilitate groups of service providers to provide information on current projects, share information about funding sources and regulation updates, collaborate on projects and problem-solve.
- Continue to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for households who are low-income and populations with special needs and develop housing programs to meet these needs.
- Continue to plan and coordinate with Community Action fund recipients via regular meetings and reports from providers. This has encouraged a close working relationship with various service providers throughout the county who are addressing
- poverty and homelessness issues.

Discussion:

No additional discussion.

Program Specific Requirements

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

Introduction:

Anticipated program income throughout 2024 is awarded as part of the 2024 CDBG project funding process. Clark County currently does not have a Section 108 loan, any urban renewal settlements or float-funded activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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(I)(2)

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

as follows:

Clark County only uses those forms of investment described in 24 CFR 92.205(b).

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:

Clark County's Resale and Recapture Policies were approved by HUD April 4, 2018 and will be used by all subrecipients who are awarded HOME funding for homebuyer activities. They are available for review online at

<https://www.clark.wa.gov/community-services/cdbg-and-home-documents>.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The property is secured by a deed of trust specifying the affordability period and a written agreement between the subrecipient and homeowner.

The affordability period is as follows:

- Assistance less than \$15,000 requires a 5-year affordability period.
- Assistance from \$15,000 to \$40,000 requires a 10-year affordability period.
- Assistance over \$40,000 requires a 15-year affordability period.

If the housing purchased with HOME assistance is sold, refinanced or no longer the principal residence prior to the end of the affordability period, the County expects to recapture the initial investment.

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:

There are no plans to use HOME funds to refinance existing debt.

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)).
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)).

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).

No additional discussion.

