

VAB Agenda – September 11, 2025

- I. Call to Order, Pledge, Invocation, Roll Call (action)**
- II. Approval of August 14, 2025 minutes (action)**
- III. Committee Reports (info)**
- IV. Property Tax Exemption Program Presentation (info)**
- V. July 2025 Contractor and Fund Reports (info)**
- VI. Veterans Assistance Center Updates (info)**
- VII. Old Business (info)**
- VIII. New Business (info)**
- IX. Open Forum (info)**
- X. Adjourn**



Agenda Item I. Call to Order/Pledge/Invocation/Roll Call



Agenda Item II. Approval of August 14th minutes

Clark County Veterans Advisory Board Meeting Minutes An advisory board to the Clark County Council August 14, 2025

Chair: Bob Nichols

Vice Chair: Buck Marr

Secretary: Bruce Maas

Meeting called to order.

Roll Call: [Bold script indicates presence at meeting; *italics indicates excused*]

POST

40 et 8
American Legion #14
American Legion #44
American Legion #168
American Legion #176
American Veterans #6
DAV Chapter #4
Korean War Assoc. #321
Marine Corps League #826
VFW #4278
VFW #7824
Vietnam Vets #512
Members at Large

PRIMARY

Bob Brennan
Gene Couture
Charles Ingalls
Bob Nichols
Michael Gibson
John Lovejoy
Bruce Maas
Patrick Locke
Steve Slegers
Shannon Roberts
Greg Gilbertson
Greg Whitson
Bryan McGillis
Tonya Wark
Tanara Elam
Michael Langsdorf
Lloyd Bowman
Buck Marr
Joe Fettig

ALTERNATE

Darren Wertz

Jonathan Frederick
Vanise Pratt
Roy Day
Earl Edwards

Thomas Brandt
Stewart Bauer
Nick Herber

Clark County Representative: Abby Molloy, Nooreen Ebrahim

Guests: Judy Russel (Clark County Veterans Assistance Center), Lori Coffin (Fort Vancouver Quilts of Valor)

Approval of June 12, 2025 meeting minutes

The minutes were approved following a motion by Michael Langsdorf that was seconded by Lloyd Bowman. Approved unanimously.

Special Elections- Veterans Advisory Board and Policy and Procedure Committee

The nomination of Buck Marr for Vice Chair was made and accepted. The motion to elect Buck Marr as Vice Chair was approved unanimously.

Greg Gilbertson was nominated and appointed as the Chair of the Policy and Procedures board.

Committee Reports

Appeals: None

Policies and Procedures: None

Nominations: Vice Chair elected today.

Fort Vancouver Quilts of Valor Presentation, Lori Coffin

Fort Vancouver's Quilts of Valor is a group of local quilters that are associated with the national Quilts of Valor organization. The quilts are an acknowledgement of a veteran's service, and represent honor, freedom, and comfort. Nominations can be made online or by calling Lori Coffin. Nominees are able to choose the quilt they would like, and it is awarded at a small ceremony. A Cowlitz Tribe event will be held for 10 nominees, so it is likely that those nominated now will be awarded quilts in 2026.

Clark County Veterans Advisory Board Meeting Minutes An advisory board to the Clark County Council August 14, 2025

Questions and Comments:

C: It was clarified that Bob Hitchcock is with the Camas VFW.

Q: What are the qualifications to be nominated?

A: The only qualifications are to have been honorably discharged and to have not received a quilt in the past.

May and June 2025 Contractor & Fund Reports

May

- CCVAC: 53 Veterans served in May services totaling \$44,936.60. 49 male veterans, 4 female veterans, 0 widow, 0 other veterans. 10 denials, 0 subject to appeal. 654 visits to the center for essentials and food, 1,036 sack breakfasts and lunches provided and 54 food boxes provided. 4,043 total pounds of food. 523 volunteer hours, totaling \$21,066 in value.
- Free Clinic: 2 Veterans served in May. Services totaled \$3,036 in value; billed \$3,204.38.
- VAF Fund May: Revenue: \$82,340.38; expenditures: \$125,566.94; fund balance: \$653,633.39, about a \$43,226.46 decrease in the fund from last month.

June

- CCVAC: 51 Veterans served in June services totaling \$48,071.07. 43 male veterans, 8 female veterans, 0 widow, 0 other veterans. 5 denials, 0 subject to appeal. 537 visits to the center for essentials and food, 848 sack breakfasts and lunches provided and 52 food boxes provided. 4,173 total pounds of food. 709.5 volunteer hours, totaling \$28,579 in value.
- Free Clinic: 1 Veterans served in June. Services totaled \$454 in value; billed \$732.51.
- WDVVA Second Quarter: 622 claims, 93% "batting average". \$1,354,208 in VA payments.
- VAF Fund June: Revenue: \$10,670.64; expenditures: \$85,121.60; fund balance: \$579,182.43, about a \$74,450.96 decrease in the fund from last month.

Questions and Comments:

C: WDVVA can do a spot check of claims which may be helpful for the board to see.

Q: How is the value of volunteer hours calculated?

A: A national report designates the value of volunteer hours which is what staff uses to show the board.

C: It may be worthwhile for the board to consider staff pay when making their recommendation for VAF budget.

Clark County Veterans Assistance Center Updates, Judy Russel

- The Stand Down is September 26, and board members are encouraged to attend.
- The DOL grant has not yet been received, and the Center appreciates the board and different organizations for their donations in lieu of grant funding.
- Next Monday is when the move to the new office is scheduled. The Center will be closed all next week and asks that veterans request food boxes this week. The new office will be open to the public on August 25.
- The new budget contains a 10% increase in funding which will go towards paying increased rent and utilities in the new building, an increased Stand Down budget, and more. Personnel and admin costs will remain the same.
- With increased space, the Center can provide new services including internet job searches, learning opportunities, and hosting community partners like Council for the Homeless.

Questions and Comments:

Q: Has an increase in equipment been considered in the new budget?

A: The operations costs presented in the budget should meet the Center's needs with the assistance of fundraising.

Q: What time is the Stand Down?

A: It is 9 a.m.-2 p.m.

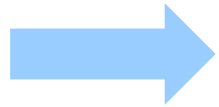
Q: Will there be a celebration for the opening of the new CCVAC location?

A: A celebration will occur several weeks after moving into the new space to give staff time to settle in.

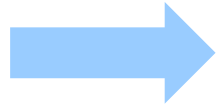
C: The Center has had community partners donate equipment and furniture.



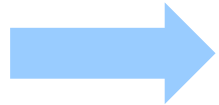
Agenda Item III. Committee Reports



Appeals – Gene Couture



Policies and Procedures – Greg Gilbertson



Nominations – Bruce Maas



Property Tax Exemption

PROGRAM FOR SENIORS AND PERSONS WITH DISABILITIES

Clark County Assessor's Office
Assessment Services Team
Updtd 2025.



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



AGENDA

- Program Overview
- Qualifications and Eligibility
- Income Thresholds
- Income, explained
- Deductions, explained
- Required Documents
- 2025 Update - ADUs
- How to Apply
- Conclusion/Contact
- Questions



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



OVERVIEW

Washington State Program

- Administered by each county Assessor's office within WA state, with guidance from the Department of Revenue
- Rules of the program are set by State Legislature

Purpose

- Reduce property taxes for senior citizens and people with disabilities, allowing them to remain in their home despite increasing property taxes.

How it works

- Freezes the assessed value of the home and land
- Exempts taxpayers from paying voter-approved levies and part 2 of the state school tax
- Reduces the taxable value of the property based on income
- No obligation for repayment, no lien on the property
- Applications are renewed every 6 years maximum



QUALIFICATIONS

To be eligible you must meet the following requirements on December 31st of the year before the tax is due.

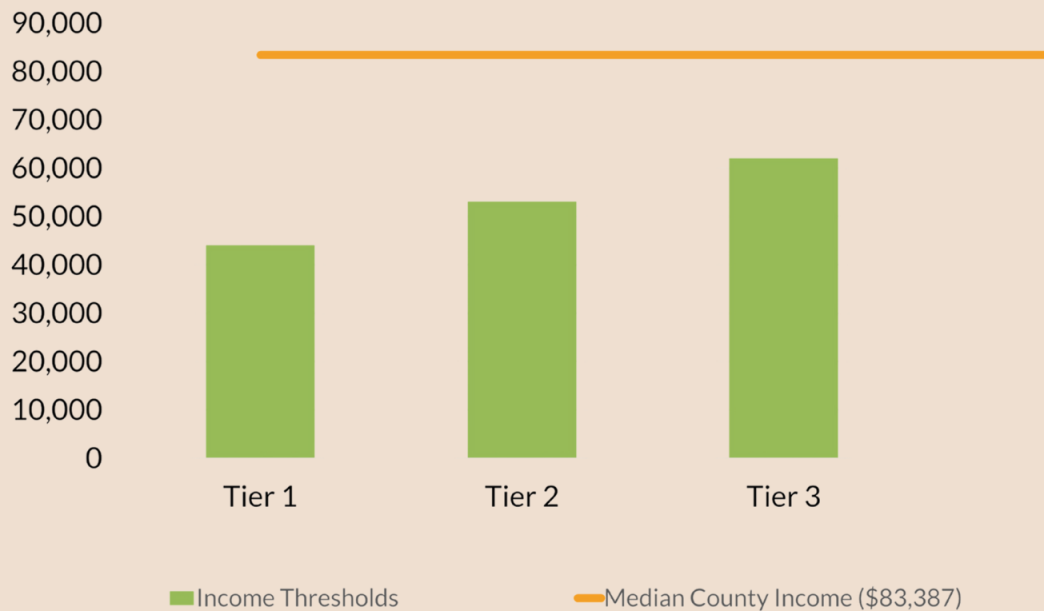
- Own the home by December 31 of the assessment year.
- Reside in the home as your primary residence for 6 months of the assessment year and each year going forward
- Must qualify based on either age (61+)
 - OR disability status - SSA, Doctor, or V.A.
- Income threshold: \$62,000



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



INCOME THRESHOLD



TIER 1: 0 - 44,000

Exempt from paying regular property tax on a portion of your assessed taxable value. Exempt from voter approved levies. Home and land value are frozen in qualifying year.

TIER 2: 44,001 - 53,000

Exempt from paying regular property tax on a portion of your assessed taxable value. Exempt from voter approved levies. Home and land value are frozen in qualifying year.

TIER 3: 53,001 - 62,000

Exempt from paying excess/voter-approved levies. Home and land value are frozen in the qualifying year.



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



WHAT COUNTS AS INCOME?

Income includes:

- Wages (from W-2s)
- Pensions (1099s)
- Annuities (1099s)
- Social Security Benefits (1099s)
- Social Security Disability (1099s)
- IRAs (1099s)
- Interest (1099s)
- Dividends
- V.A. Retirement

Income excludes:

- V.A. Disability payments
- DSHS Payments
- Federal Stimulus Payments
- IRA Rollovers
- Reverse mortgages
- **Must see documentation to support the income exclusion**



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



WHAT COUNTS AS A DEDUCTION?

Allowable Deductions

- Out-of-pocket prescription drug expenses
- Medicare premiums (All “Parts”)
- In Home Care expenses
- Nursing or Adult family home expenses
- Medical/ Mobility equipment expenses
- Long Term Care Insurance Premiums paid
- Health Insurance cost sharing out of pocket expenses
- Naturopathic treatments from Washington licensed naturopath
- Disposable medical supplies
- Prosthetic device expenses
- And more...



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



REQUIRED DOCUMENTS

With application, please provide:

- Drivers License or State ID Card
- Disability Award Letter
- Complete Tax Return including all schedules (if filed)
- Pension/Annuity 1099s
- Social Security 1099s
- If you don't file taxes – provide all W2's and all 1099's showing income
- Any expenses for allowed deductions

If applicable:

- Death Certificate for any owners
- Divorce Decree
- Copy of entire trust (with declaration of trust)



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



2025 UPDATES - ADUs

- Starting in 2025, accessory dwelling units (ADUs) may be eligible to be included in the exemption program!
- These changes result in a greater reduction of property taxes for the applicant because the value of the ADU is included in the reduced valuation for the program(s).
- HB2375 defines an ADU as “a separate, autonomous residential dwelling unit that provides complete independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.” It adds this meaning of ADU to the definition of a “residence.”
- Examples of ADUs may include:
 - Hardship mobile homes
 - Above-garage apartments/renovated garages
 - Backyard cottages/tiny homes



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



HOW TO APPLY

- Online: [Clark.wa.gov/Assessor](https://clark.wa.gov/Assessor)
- Email: taxreduction@clark.wa.gov
- Mail: Send to -

Senior Exemption
Clark County Assessor's Office
PO Box 5000
Vancouver WA 98666

Assessor's Office:

- 2nd floor of the Public Service Center
- Monday – Thursday 9:00am to 4:00pm
- Appointments available select days - call for more information
- 564-397-2391

Drop Box:

- Located at the Clark County Public Service Center
- 1300 Franklin St, First Floor
- Monday – Friday between the hours of 9:00am to 5:00pm



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



Thank you!

QUESTIONS?

Clark County Assessor's Office
Assessment Services Team
Updtd 2025



CLARK COUNTY WASHINGTON
ASSESSOR'S OFFICE



Agenda Item V. July 2025 Contractor Reports

- **CCVAC**

- 45 Veterans served in July, services totaling \$33,076.57
- 40 male Veterans, 5 female Veterans, 0 widows, and 0 others served
- 15 denials, 0 subject to appeal
- 622 visits to the center for essentials and food. 1,021 sack breakfasts and lunches and 53 food boxes provided. 4,889 total pounds of food provided
- 543.5 volunteer hours, totaling \$21,892 in value

- **Free Clinic**

- 2 veterans served in July. Services totaled \$956 in value. Billed \$717.84

- **Fund**

- July revenue: \$3,372.64; expenditures: \$85,801.81
- Fund balance: \$496,753.26 (\$82,429.17 decrease from last month)



Agenda Item VI. CCVAC updates

**Honorably
serving those
who served
honorably**



Agenda Items VII. – X.

- **Old Business**
- **New Business**
- **Open Forum**
- **Adjourn**

Next meeting: October 9, 2025

