



Clark County 2019 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. Usage of CDBG and HOME funds must meet a number of parameters set nationally by HUD. Federal regulation requires that these funds focus on projects that benefit low- to moderate-income residents.

2. Summarize the objectives and outcomes identified in the Plan

The administration of these programs follows a cycle that includes the drafting of a Consolidated Plan, an 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: Affordable Housing Development and Preservation, Community and Neighborhood Sustainability, and Alleviation of Homelessness. The annual Action Plan defines the specific activities to be undertaken during each program year to address the priorities established. The Consolidated Annual Performance Evaluation Report (CAPER) is then conducted at the end of the program year to assess activity accomplishments.

3. Evaluation of past performance

As reported in the PY 2017 Consolidated Annual Performance Evaluation Report (CAPER), Clark County completed a number of important projects last year. Over 20 activities were completed with 15 partners. Four neighborhood pedestrian improvements were completed, 15 low-income homeowners had repairs made to their homes, 6 families bought their first home and 10 small business received technical assistance. In the last program year, there were three new social service facilities constructed with the help of CDBG funding including a senior day center, a pregnant and parenting women's recovery center, and a resource center. There was also a mental health clinic that was upgraded with CDBG funding. Clark County continued to show a steady progress in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the County.

The Clark County Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program. Because of the economy, extremely low vacancy rate, increasing rental costs and changing real estate conditions, homeless assistance continues to be a high priority.

Clark County has continued to utilize its coordinated-entry Housing Solutions Center, where people who are homeless or at risk of homelessness can apply for and access the best-fit housing program from among 30 different programs. New construction of no-barrier homeless housing and behavioral health housing with supportive services has been completed recently and plans for additional affordable units are underway.

4. Summary of Citizen Participation Process and consultation process

Public notification and request for review and comment on the 2019 Action Plan was sent by email to all those listed on Clark County's Stakeholder list, this includes over 250 people who represent cities, housing and homeless service nonprofits, housing developers, community advisory boards, other county departments, transportation agencies, Native American representatives, school districts, neighborhood foundations, Hispanic service providers, housing authorities, workforce agencies, senior providers, and Veteran agencies. The notification and request for comment was also advertised to the general public through Clark County's Facebook and Twitter accounts.

A public hearing was held to summarize the projects in the plan and request additional public comment. This hearing was broadcast on CTV, the local cable television station that airs all government/public meetings.

5. Summary of public comments

No comments have yet been received.

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

Not applicable.

7. Summary

The Clark County 2019 Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County (outside the City of Vancouver). These funds will be utilized to implement the 2015-2019 Five-Year Consolidated Plan. The 2019 projects proposed for funding meet the goals as follows:

COMMUNITY AND NEIGHBORHOOD SUSTAINABILITY

- Battle Ground SW 3rd and SW 19th Avenue Improvements
- Ridgefield S. 3rd Avenue Improvements
- Washougal Hathaway Elementary Sidewalks
- Latinx Small Business Technical Assistance
- Share House Elevator Replacement

AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION

- Proud Ground Homeownership Program
- Clark County Housing Rehabilitation Program

- Elahan Place Building Upgrades
- Habitat for Humanity Infrastructure for Housing Development
- VBT Grand Pacific Apartments Development
- Second Step 6-unit Acquisition
- Second Step CHDO Operations

ALLEVIATION OF HOMELESSNESS

- Share ASPIRE Tenant-Based Rental Assistance
- Janus Youth The Nest Tenant-Based Rental Assistance
- Lifeline Connections Recovery Tenant-Based Rental Assistance
- Inn at Orchards Shelter Renovation

PROPOSED 2019 CDBG PROGRAM CHANGES – SUBSTANTIAL AMENDMENTS

The Urban County Policy Board recommended new or increased funding for the following activities, to prevent, prepare for, and respond to the coronavirus pandemic. Total CDBG-CV funding received in the first allocation of CARES Stimulus for Clark County is \$890,013.

Activities previously funded that will receive increased funding:

1911 – Hispanic Chamber Business Assistance Program: The Hispanic Chamber will teach business, marketing and financial management skills, and provide other technical assistance to 30 low-income business owners. Outcomes anticipated include 15 new business licenses, 20 jobs created or sustained and 15 businesses increasing their income. All businesses assisted will be located outside the City of Vancouver. Stimulus funding will provide additional outreach and serve 15 additional businesses.
Original 2019 CDBG funding: \$64,800. Additional CDBG-CV funding: \$53,000.

1905/19H5 - Janus Youth TBRA Program: TBRA Program will serve approximately 20 homeless youth households earning less than 50% AMI. Rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding. Stimulus funding will be used to increase stabilization and housing support of HOME TBRA tenants.
Original 2019 CDBG funding for case management: \$20,000. Additional CDBG-CV funding: \$21,000.

1906/19H6 - Lifeline Connections TBRA Program: Tenant-based rental assistance (TBRA) program will serve approximately 30 homeless households that are working on recovery and earning less than 50% AMI. Rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding. Stimulus funding will be used to increase stabilization and housing support of HOME TBRA tenants.
Original 2019 CDBG funding for case management: \$12,500. Additional CDBG-CV funding: \$11,000.

1907/19H7 - Share ASPIRE TBRA Program: Tenant based rental assistance (TBRA) program will serve approximately 41 homeless households earning less than 30% AMI. Rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding. Stimulus funding will be used to increase stabilization and housing support of HOME TBRA tenants.
Original 2019 CDBG funding for case management: \$50,000. Additional CDBG-CV funding: \$31,000.

Clark County 2019 CDBG Administration: Administration of the Clark County CDBG funding includes program planning, reporting, monitoring as well as fair housing activities. Stimulus funding will be used to plan, report and monitor stimulus funded activities.

Original 2019 CDBG funding: \$291,738 (20% of entitlement). Additional CDBG-CV funding: \$178,003 (20% of stimulus).

New activities not previously funded:

Mercy Corps NW Direct Microenterprise Assistance: a one-year emergency small business support program focused on providing emergency grants and subsidized loans to hard hit COVID-19 small businesses in Clark County, outside the city limits of Vancouver. Mercy Corps will disburse stimulus funding in the form of 50-75 emergency grants, from \$2,500 to \$10,000 to hard-hit eligible businesses with five or fewer people.

CDBG-CV funding: \$542,010

Mercy Corps NW Business Development: Mercy Corps will provide a wide-range of business education offerings and technical assistance to eligible Clark County businesses, outside the City of Vancouver. Seminars may include information on accessing capital, building credit, business taxes, time management, legal basics, and branding, depending on business needs. Loan underwriting and technical assistance may also be provided. Stimulus funding will serve approximately 15 small businesses.

CDBG-CV funding: \$54,000

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 is the lead entity and responsible for the CDBG and HOME program administration in Clark County.

Consolidated Plan Public Contact Information

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

1. Introduction

Clark County's institutional structure for implementation of the Consolidated Plan Strategies 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 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(l))

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;
- Facilitate coordination of the Early Adopter model with the state Health Care Authority to integrate Medicaid patient physical health services with mental health and chemical dependency services;
- 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/or have special needs and develop housing programs to meet these needs; and
- Continue to plan and coordinate with Community Funds recipients via periodic 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.

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 actively participates in the community-wide Continuum of Care (CoC) planning process, the local CoC Steering Committee and supports the local Continuum of Care application and worked to implement the Clark County Homeless Action Plan. Clark County supports the following initiatives:

- Creation and operation of Lincoln Place, a 30-unit apartment complex utilizing the Housing First model to serve tenants who were previously chronically homeless and identified as the most vulnerable people in the community.
- Council for the Homeless Housing Solutions Center (HSC). The Housing Solutions Center serves as a coordinated assessment center that is the entry point for those in the community who are

homeless or at-risk of homelessness and needing housing assistance. Direct assessment and HSC referral was set up with local outreach programs, systems of care, Veterans and youth programs. All HOME-funded tenant-based rental assistance programs must utilize the HSC for tenant referrals.

- The Council for the Homeless and Clark County continue to participate in advocacy and planning activities through the Washington Low-Income Housing Alliance, United States Interagency Council on Homelessness and National Alliance to End Homelessness.
- Clark County, the Vancouver Housing Authority, Council for the Homeless and other local agencies continued to advocate at the state and local levels for increased funding for services and facilities for people who are homeless.
- All shelter programs are required to provide training and appropriate accommodations for people who identify as transgender per CPD-15-02.

Clark County also received Consolidated Homeless Grant (CHG) and Emergency Solutions Grant (ESG) funding from the WA State Department of Commerce and allocated these funds to 12 different community programs.

The local Continuum of Care, called the Coalition of Service Providers for the Homeless, facilitated workgroups to move specific strategies in the Clark County Homeless Action Plan forward. The workgroups are:

1. Data Management and Analysis
2. CoC Steering Committee
3. Coordinated Assessment Workgroup
4. Housing First Cohort
5. Veterans by Name List Workgroup

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 receives ESG funding through the Washington State Department of Commerce. Staff work with the local Clark County CoC and CoC Steering Committee to identify funding priorities, gather feedback on ESG fund allocations, share performance progress, review policies and procedures and grade HMIS data quality.

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.

See next page.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Housing Services - Housing 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
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff communicate frequently with the Council for the Homeless, the main coordinator for homeless services in the Clark County/Vancouver area. The Council for the Homeless operates the Housing Solutions Center and administers the Homeless Management Information System, providing regular reports on the nonprofit agencies and programs that offer services to those who are homeless.
2	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Vancouver Housing Authority provided information about the public housing stock in Clark County and information about public housing resident demographics and how tenants are involved in governance and services offered. The Vancouver Housing Authority is a participating site in HUD's Moving To Work program.

3	Agency/Group/Organization	Clark County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clark County Public Health provides many services, including HIV/AIDS testing and case management, child and family health programs for those who are low-income, nurse-family partnership program for pregnancy resources and early childhood development, breastfeeding classes and assistance for children with special needs. Public Health also partners with the CDBG-funded Housing Rehabilitation Program to help those with failing septic systems who are unable to repair or replace their systems due to financial constraints.
4	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

5	Agency/Group/Organization	Clark County Veterans Assistance Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CCVAC is a one-stop resource center for Clark County Veterans in need. The Center administers funding that helps Veterans find or keep housing, utility assistance, employment resources, transportation, medication and VA benefits through service officers. This agency also coordinates the annual Veterans Stand Down, targeting homeless Veterans to provide services, supplies and other benefits. The CCVAC reports monthly on the needs of Veterans seen in their center and has requested additional housing resources from the county to help Veteran households attain or maintain housing.
6	Agency/Group/Organization	City of Vancouver
	Agency/Group/Organization Type	Services - Housing Other government - Local
	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?	As the largest city within Clark County, the City of Vancouver is an important partner and collaborator for homeless services and jointly funded CDBG activities. City of Vancouver staff regularly attend Clark County planning and funding meetings and Clark County participates in the City's Homeless Ideas Group.

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

All agency types were given the opportunity to review and comment on the 2019 Action Plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Council for the Homeless	Homeless goals in the strategic plan overlap with the goals in the Homeless Action Plan.
Moving to Work Annual Plan	Vancouver Housing Authority	Strategic Plan goals complement the Moving to Work plan, identifying new affordable housing and rehabilitation of affordable housing as high needs in our community.
Washington Homeless Housing Strategic Plan	Department of Commerce	System approach to services and interventions, performance measurement and cost effectiveness of funded services, and prioritization of unsheltered people.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Clark County follows a citizen participation plan that addresses the following issues: participation, access to meetings, access to information, access to records, publishing the plan, public hearings, notice of hearings, public comments, technical assistance, complaints, and amendments. The Urban County Policy Board (UCPB) developed the Action Plan through an open process that included participation from service providers, public agencies, nonprofit organizations and county citizens. All public meetings, workshops and hearings are held in facilities that are accessible to people with disabilities. Upon request, Clark County will provide translators at public hearings and meetings. Telephonic oral language service (interpretation) is also available. Meeting notices are sent to organizations representing non-English speaking residents of Clark County. Reasonable accommodations are also provided to disabled persons, or non-English speaking persons needing assistance in reviewing CDBG/HOME program materials or documents.

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	Internet Outreach	Non-targeted/broad community				
2	Public Meeting	Non-targeted/broad community	A public hearing will be held before the Clark County Council May 7. This meeting is televised and will be available online at www.cvtv.org			

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. 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.

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	1,458,688	25,000	154,072	1,637,760	0	CDBG funds are used for a variety of programs and projects that benefit low- and moderate-income county residents outside the city of Vancouver. Projects range from infrastructure improvements and economic development to homeowner rehabilitation, community facilities and fair housing activities.
HOME	public - federal	Acquisition Homebuyer assistance Multifamily new construction TBRA	528,112	700,605	0	1,228,717	0	HOME funds are used to provide loans and grants to homeowners, social service providers and nonprofit developers for acquisition and construction of affordable housing, as well as rental assistance to alleviate homelessness.

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

Clark County will take actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement housing strategies and programs. Clark County will also work with a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County will also submit letters of support and verification of consistency for project applications which support the goals and objectives found in the Consolidated Plan. The Clark County HOME funds, in many cases, provide gap financing for projects receiving HOME funds through the State of Washington, Low-Income Housing Tax Credits, or bonds. Because there are not enough HOME funds to fully fund developments, project sponsors must leverage other fund sources in large amount.

The CDBG and HOME applications strongly encourage leveraging of other funds. CDBG applicants can receive up to 10 additional points when project applications are scored for committing a higher level of match to their project. The HOME program encourages leveraging additional funds by awarding up to five additional points for HOME-eligible match exceeding the 25% minimum HOME requirement. Some of the HOME projects include Washington State Housing Trust Funds which meet the HOME match requirement. In addition, a few projects have various fees waived and provide services to tenants that also meet the HOME match requirements.

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

No publically owned land or property has been identified for use in meeting the objectives of this Action Plan.

Discussion

Before the 2019 allocation amounts were released, the Urban County Policy Board recommended that any additional funding or reduction in funding be allocated to projects based on the scoring awarded, with the highest scored applications being prioritized for full funding and the lowest scoring applications or partially-funded applications reduced or increased based on the funding available. As of April 16, 2019, actual CDBG and HOME allocation amounts were received and project funding was adjusted to align with the actual allocation amounts per the Urban County Policy Board's recommendation.

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	Community and Neighborhood Sustainability	2015	2019	Non-Housing Community Development	Clark County	Community and Neighborhood Sustainability		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2250 Persons Assisted Jobs created/retained: 20 Jobs Businesses assisted: 30 Businesses Assisted
2	Alleviation of Homelessness	2015	2019	Homeless	Clark County	Alleviation of Homelessness	CDBG: \$82,500 HOME: \$436,000	Tenant-based rental assistance / Rapid Rehousing: 940 Households Assisted Homeless Person Overnight Shelter: 2600 Persons Assisted
3	Affordable Housing Development and Preservation	2015	2019	Affordable Housing	Clark County	Affordable Housing Development and Preservation	CDBG: \$373,772 HOME: \$741,000	Rental units constructed: 26 Household Housing Unit Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 18 Household Housing Unit

Table 6 – Goals Summary

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. Projects are 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 located in the City of Vancouver but serve both county and city residents can be funded by Clark County only if they are also funded by the City of Vancouver and funding is proportionally split based on the populations served.

Projects

#	Project Name
1	Battle Ground SW 3rd Street and SW 19th Avenue Improvements
2	Ridgefield S 3rd Ave Improvements
3	Washougal Hathaway Sidewalks
4	Columbia River Mental Health Elahan Place Upgrades
5	Hispanic Chamber Business Assistance Program
6	Evergreen Habitat for Humanity Infrastructure
7	2019 Homeowner Rehabilitation
8	2019 Proud Ground Homeownership
9	Second Step Housing 6 unit acquisition
10	Second Step CHDO Operations
11	VBT Grand Pacific Apartments
12	2019 Janus Youth TBRA Program
13	2019 Lifeline Connections TBRA Program
14	2019 Share ASPIRE TBRA
15	VHA Orchard Inn Rehabilitation
16	Share House Elevator Modernization
17	2019 CDBG Administration
18	2019 HOME 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 low-income people, management ability, associated services and match contribution. Clark County sets aside \$20,000 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 with the 2020 funding.

AP-38 Project Summary

Project Summary Information

1	Project Name	Battle Ground SW 3rd Street and SW 19th Avenue Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$197,000
	Description	Battle Ground will construct new sidewalks and stormwater improvements along SW 3rd Street and SW 19th Avenue. Approximately 540 households will benefit, of which 280 are considered low or moderate income per the census.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 540 households will benefit, of which 280 are considered low or moderate income per the census.
	Location Description	SW 3rd Street and SW 19th Avenue, Battle Ground, WA
	Planned Activities	Battle Ground will construct new sidewalks and stormwater improvements along SW 3rd Street and SW 19th Avenue.
2	Project Name	Ridgefield S 3rd Ave Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$254,000
	Description	Ridgefield will construct new curbs and sidewalks and replace the water lines on S. 3rd Avenue. This project will also include road reconstruction and add rain gardens. Approximately 45 households in this area will be assisted, of which 35 are low or moderate income. Numbers served are based on a HUD-approved survey that was conducted.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 45 households in this area will be assisted, of which 35 are low or moderate income. Numbers served are based on a HUD-approved survey that was conducted.
	Location Description	S 3rd Avenue, Ridgefield, WA
	Planned Activities	Ridgefield will construct new curbs and sidewalks and replace the water lines on S. 3rd Avenue. This project will also include road reconstruction and add rain gardens.

3	Project Name	Washougal Hathaway Sidewalks
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$135,000
	Description	Washougal will construct new sidewalks, curbs and crosswalks on 22nd Street between E and F, F Street between 22nd and 24th and 23rd Street between E and G Streets. Approximately 1,495 households will benefit from these improvements, of which 1,060 are considered low or moderate income.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,495 households will benefit from these improvements, of which 1,060 are considered low or moderate income.
	Location Description	22nd Street between E and F, F Street between 22nd and 24th and 23rd Street between E and G Streets, Washougal, WA
	Planned Activities	Washougal will construct new sidewalks, curbs and crosswalks on 22nd Street between E and F, F Street between 22nd and 24th and 23rd Street between E and G Streets.
4	Project Name	Columbia River Mental Health Elahan Place Upgrades
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$85,000
	Description	Roof replacement, floor replacement and lighting and access improvements at Elahan Place, a 24-hour licensed mental health residential treatment facility. Approximately 170 people are served here annually.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 170 people are served here annually.
	Location Description	7415 NE 94th Ave, Vancouver, WA 98662
	Planned Activities	Roof replacement, floor replacement and lighting and access improvements at Elahan Place, a 24-hour licensed mental health residential treatment facility.

5	Project Name	Hispanic Chamber Business Assistance Program
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$64,800
	Description	The Hispanic Metropolitan Chamber will teach business, marketing and financial management skills, and provide other technical assistance to 30 low-income business owners. Outcomes anticipated include 15 new business licenses, 20 jobs created or sustained and 15 businesses increasing their income. All businesses will be located outside the City of Vancouver.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 low-income business owners.
	Location Description	Services are provided at the Hispanic Chamber's office at 805 Broadway Street, Suite 605 in Vancouver, or out in the community as needed.
	Planned Activities	The Hispanic Metropolitan Chamber will teach business, marketing and financial management skills, and provide other technical assistance to 30 low-income business owners. Outcomes anticipated include 15 new business licenses, 20 jobs created or sustained and 15 businesses increasing their income. All businesses will be located outside the City of Vancouver.
6	Project Name	Evergreen Habitat for Humanity Infrastructure
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$52,691
	Description	Infrastructure development for vacant land in Battle Ground that will be developed with 10 to 26 lots of affordable homeowner housing using the Habitat model with donated materials and sweat equity. Depending on permitting and zoning requirements, between 10 and 26 low-income households will be served.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Depending on permitting and zoning requirements, between 10 and 26 low-income households will be served.
	Location Description	Directly north of the Battle Ground United Methodist Church which is at 10300 NE 199th St, in Battle Ground
	Planned Activities	Infrastructure development for vacant land in Battle Ground that will be developed with 10 to 26 lots of affordable single-family housing using the Habitat model with donated materials and sweat equity.

7	Project Name	2019 Homeowner Rehabilitation
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$327,031
	Description	Approximately 18 homeowners with low-income will be assisted with rehabilitation needs to remain safe and stable in their homes in Clark County, outside the City of Vancouver.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	18 homeowners with low to moderate income.
	Location Description	Throughout Clark County, outside the City of Vancouver.
	Planned Activities	Approximately 18 homeowners with low-income will be assisted with rehabilitation needs to remain safe and stable in their homes in Clark County, outside the City of Vancouver.
8	Project Name	2019 Proud Ground Homeownership
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$303,000
	Description	Proud Ground will help 3 first-time homebuyers purchase homes in Clark County through their established Buyer Initiated Program. The properties purchased must be in Clark County, outside the City of Vancouver. The homes will remain in Proud Ground's portfolio of permanently affordable homes, available resale after resale to buyers up to 80% AMI.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Three first-time homeowners with low to moderate income.
	Location Description	Throughout Clark County, outside the City of Vancouver
	Planned Activities	Proud Ground will help 3 first-time homebuyers purchase homes in Clark County through their established Buyer Initiated Program. The properties purchased must be in Clark County, outside the City of Vancouver. The homes will remain in Proud Ground's portfolio of permanently affordable homes, available resale after resale to buyers up to 80% AMI.

9	Project Name	Second Step Housing 6 unit acquisition
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$305,000
	Description	Second Step will purchase existing market-rate rental units to be converted to affordable housing units. Some funding may be used for property rehabilitation, if necessary. Second Step is the only CHDO that applied for HOME funding this year.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Six households with low to moderate income.
	Location Description	Location of units to be acquired not yet determined.
Planned Activities	Second Step will purchase existing market-rate rental units to be converted to affordable housing units. Some funding may be used for property rehabilitation, if necessary. Second Step is the only CHDO that applied for HOME funding this year.	
10	Project Name	Second Step CHDO Operations
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$28,406
	Description	Second Step, as a Community Housing Development Organization with an eligible HOME activity, will use this funding for reasonable and necessary CHDO operation costs such as wages, and benefits, training, insurance, materials and supplies.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Second Step has a portfolio of 52 affordable housing units, many of these units are designated as transitional housing for very low-income households.
	Location Description	Second Step's offices are located at 8105 NE Fourth Plain Road, Vancouver, WA 98662
Planned Activities	Second Step, as a Community Housing Development Organization with an eligible HOME activity, will use this funding for reasonable and necessary CHDO operation costs such as wages, and benefits, training, insurance, materials and supplies.	

11	Project Name	VBT Grand Pacific Apartments
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$103,000
	Description	The Grand Pacific Apartments is a proposed 26-unit, new construction, affordable, mid-rise building. The specific set asides are 50% of the units (13) for tenants at 30% AMI and 50% of the units (13) for tenants at 50% AMI. The project will be located at the intersection of Grand Boulevard and E 16th Street.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 26 low-income households will be served.
	Location Description	The project will be located at the intersection of Grand Boulevard and E 16th Street, Vancouver, WA
	Planned Activities	The Grand Pacific Apartments is a proposed 26-unit, new construction, affordable, mid-rise building. The specific set asides are 50% of the units (13) for tenants at 30% AMI and 50% of the units (13) for tenants at 50% AMI. The project will be located at the intersection of Grand Boulevard and E 16th Street.
12	Project Name	2019 Janus Youth TBRA Program
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$20,000 HOME: \$104,000
	Description	TBRA Program will serve approximately 20 homeless youth households earning less than 50% AMI. Tenant-based rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeless youth.
	Location Description	Housing in Clark County as chosen by tenant.
	Planned Activities	TBRA Program will serve approximately 20 homeless youth households earning less than 50% AMI. Tenant-based rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.

13	Project Name	2019 Lifeline Connections TBRA Program
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$12,500 HOME: \$79,000
	Description	TBRA Program will serve approximately 30 homeless households that are working on recovery and earning less than 50% AMI. Rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 homeless households who are working on recovery.
	Location Description	Tenants choose housing units within Clark County.
	Planned Activities	TBRA Program will serve approximately 30 homeless households that are working on recovery and earning less than 50% AMI. Rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.
14	Project Name	2019 Share ASPIRE TBRA
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$50,000 HOME: \$253,500
	Description	TBRA Program will serve approximately 41 homeless households earning less than 30% AMI. Tenant-based rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 homeless households
	Location Description	Tenants choose housing units within Clark County.
	Planned Activities	TBRA Program will serve approximately 41 homeless households earning less than 30% AMI. Tenant-based rental assistance will be provided with HOME funds, case management services will be provided with CDBG funding.

15	Project Name	VHA Orchard Inn Rehabilitation
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$104,000
	Description	Roof replacement, bathroom and sidewalk repair and playground replacement needed for family homeless shelter.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 146 homeless families use this shelter each year.
	Location Description	5609 NE 102nd Avenue, Vancouver, WA
	Planned Activities	Roof replacement, bathroom and sidewalk repair and playground replacement needed for family homeless shelter at 5609 NE 102nd Avenue, in Vancouver. Partial CDBG award was made last year and this additional funding will allow the project to proceed with the full scope of work. Approximately 146 families experiencing homelessness are assisted at this shelter each year.
16	Project Name	Share House Elevator Modernization
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$44,000
	Description	Share House will modernize their existing elevator with new hydraulic tank, pump, control valve, traveling cable and fixtures. The existing elevator is twenty years old and consistently needs replacement parts or is non-operational. Share House serves approximately 250 single homeless men annually. This project is jointly funded with Vancouver, however, Clark County CDBG funds are only provided in proportion to the number of Clark County residents that will be served.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 250 homeless single men use this shelter annually.
	Location Description	1115 W. 13th Street, Vancouver, WA
	Planned Activities	Share House will modernize their existing elevator with new hydraulic tank, pump, control valve, traveling cable and fixtures. The existing elevator is twenty years old and consistently needs replacement parts or is non-operational. Share House serves approximately 250 single homeless men annually. This project is jointly funded with Vancouver, however, Clark County CDBG funds are only provided in proportion to the number of Clark County residents that will be served.

17	Project Name	2019 CDBG Administration
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$291,738
	Description	Administration of the Clark County CDBG funding includes program planning, reporting, monitoring as well as fair housing activities.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Administration of the Clark County CDBG funding includes program planning, reporting, monitoring as well as fair housing activities.
18	Project Name	2019 HOME Administration
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$52,811
	Description	Administration of the Clark County HOME funding for program year.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Administration of the Clark County HOME funding for program year.

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 of the county 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 from the County will target the entire county outside the City of Vancouver, which is its own entitlement community. Generally, new construction is considered to benefit areas within urban growth boundaries. New housing, community centers and senior centers may 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

The county's homeowner rehabilitation program, any 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 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 invest its HOME funds in 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, people with mental illness, people who are frail/elderly, survivors of domestic violence, people with developmental disabilities and those living with HIV/AIDS characteristically sustain themselves on incomes well below area median. For members of these communities, 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 locally using Community 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	235
Non-Homeless	63
Special-Needs	5
Total	303

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	91
The Production of New Units	36
Rehab of Existing Units	18
Acquisition of Existing Units	6
Total	151

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

Discussion

The 235 homeless households represented include the 146 households that will benefit from rehabilitation work at Orchards Inn and 91 households assisted with tenant-based rental assistance (TBRA). All of Clark County's TBRA funding is provided as a rapid-rehousing model for households who are literally homeless and assessed through Coordinated Entry. The 63 non-homeless households supported with affordable housing include the 10 single-family homes that Habitat for Humanity is proposing to develop, the 3 households who will purchase their first home with the help of Proud Ground's last trust program, the 6 affordable units that Second Step plans to acquire and the 26 new units of affordable workforce apartment units that will be developed at Grand Boulevard. Five of these units will be set aside for households which include a member with a disability. In addition, 18 homeowners will be assisted with housing repairs so that they can maintain their housing safely and affordably.

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 providing 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 low-income families. 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

While VHA currently has no properties designated as "Public Housing" by HUD's definition, projects that are under development in 2019 include:

Caples Terrace Apartments - a 28-unit apartment complex for homeless young adults.

Bridgeview Education and Employment Resource Center - 8,900 square feet of space housing classrooms, meeting space, a computer lab, teaching kitchen, office space and more.

Meadows for Second Step Housing - 30 units of affordable apartment units for people with physical or behavioral health needs.

Meriwether Place for Columbia Nonprofit Housing - a 30-unit apartment complex for homeless people with mental health challenges.

Rhododendron Place - 30 units for residents with special needs.

Tenny Creek Assisted Living - 40 units for people who need additional support for chronic mental illness.

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

The Vancouver Housing Authority has a Clark County Resident Council (CCRC), which serves as a voice for residents of VHA subsidized housing. The Council serves as an advisory board to the VHA; it is a recognized 501(c)(3) organization and sponsors activities and grants that benefit residents.

Established in 1993, the CCRC's mission is to build community pride and responsibility through improved safety, services, and property improvements. It is a grass roots organization composed, created, and managed by residents.

Each adult resident listed on a VHA lease is considered a general member of the Clark County Resident Council. General members have voting privileges and may be elected as officers. The Clark County Resident Council holds quarterly meetings the second Tuesday of February, May, August, and November. The meetings are a chance to hear committee reports, address resident issues, and support individual resident concerns. The meetings may include a speaker. Resident Council meetings are also a time for social interaction and fun. The CCRC supports the Christmas Project, the Block Party, the Skyline Park Party and other Community Center activities and programs.

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 completed 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 strong relationship with the Vancouver Housing Authority and regularly attends meetings 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. 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 the unsheltered homeless population 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.
- Create direct connections from outreach programs for permanent supportive housing options.
- Ensure the main focus of community outreach programs are on housing stability.
- Increase linkages between systems to enhance holistic planning and case management.
- a full SOAR initiative to effectively engage and efficiently move those who are homeless and have disabilities onto SSI/SSDI.
- 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:

- 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.
- Create a system to divert households from shelters to most appropriate housing options.
- Increase urgent access to emergency shelter and decrease need, by increasing permanent supported 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.

Clark County Targeted Homeless Prevention strategies include:

Provide flexible funding for rental costs and other supportive services for youth and and other culturally specific households, where prevention has been identified as an effective intervention.

Clark County Homeless Diversion strategies include:

Increase the availability of flexible assistance funds to divert individuals and families from entering homelessness, including but not limited to transportation, food, childcare, education, utility, medical and dental emergencies, and housing costs.

- Ensure families do not become homeless due to code enforcement actions by sustaining funds that can help relocate individuals and families to decent and safe housing.
- Continue coordination with DSHS to assist families in rapidly accessing emergency income support and other services.
- Increase flexibility of resources to allow programs to meet the varying needs of households, as identified by assessments.
- Move beyond one-time eviction prevention payments to providing diversion coaching which explores a household's resources, strengths, barriers and promotes client led solutions.
- Enhance coordination and information sharing among diversion providers to maximize existing diversion dollars and streamline services.
- Create new opportunities for youth to explore their post high school options and receive support as they plan for their future.
- Work with schools to help them provide resource information to students or families about community services that might be relevant to their needs.
- Focus on reducing re-user rates, extending case-management and supportive services for individuals and families that have completed programs, but find they still need a few additional services.

Discussion

The City of Vancouver has taken strides to address homelessness by implementing a local Affordable Housing Fund and developing a Navigation day center so that people experiencing homelessness have a place to be during the day where they can address personal hygiene needs and access resources that they need. Both of these actions taken by the City of Vancouver should help the broader community address our housing crisis over the next few years.

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, credit repair and landlord debt reduction assistance, 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 was appealed, and limited aspects of the plan are under review.

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 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. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. 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 and focused on affordability and accessibility and the importance of aging in place. This plan encourages new housing construction to be accessible and ensure that neighborhoods are functional, connected and accessible for all people.

To try to meet the needs of the 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 assisted the following:

- 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 low-interest loans through the HOME and CDBG programs assisting in the development of many housing projects creating additional rental units, and
- Preserving the housing stock in Clark County through support of the Clark County Housing Preservation Program.

Actions planned to reduce lead-based paint hazards

To evaluate and reduce lead-based paint hazards during the program year, Clark County will:

- 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; and

- 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 CSBG funding and administers this anti-poverty funding 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; and
- 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 2019 is awarded as part of the 2019 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; and
 - Assistance over \$40,000 requires a 15-year affordability period.If the housing purchased with HOME assistance is sold, refinanced or no longer the principle 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.