

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Services

DATE: 05/09/17

REQUESTED ACTION: The Board of County Councilors authorize DCS to submit its 2017 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) One Year Action Plan to the U.S. Department of Housing and Urban Development (HUD) and authorize the County Manager to sign the 2017 One Year Action Plan forms, grant agreements, related subcontracts, amendments, and required reports upon approval as to form by the Prosecuting Attorney's office.

Consent Hearing County Manager

BACKGROUND

CDBG and HOME are two federal grant programs administered by HUD. These programs provide annual allocations to carry out community development activities, improve affordable housing options, and provide improved community facilities and services. CDBG and HOME projects must meet a number of parameters set nationally by HUD and must be used for projects that benefit low- to moderate- income residents. The Annual Action Plan defines the specific activities to be undertaken during each program year to address the priorities established in the five-year Consolidated Plan. The Urban County Policy Board (UCPB) developed the Action Plan through an open process that included participation from service providers, public agencies and organizations and county citizens.

The Request for Applications (RFA) for 2017 funds was released by Clark County on October 1, 2016. It closed for CDBG applicants on December 1, 2016 and on December 15, 2016 for HOME applicants. The applications were reviewed for eligibility with CDBG and HOME regulations as well as the applicants' administrative capacity for handling federal funds.

The Urban County Policy Board is comprised of the Mayors (or their designees) of all cities in the county except Vancouver. All Board members either visited the proposed sites on a County-sponsored bus tour or were given a presentation by the applicants. At the March 13 UCPB meeting, projects were scored and the highest scoring projects were allocated funds. The projects selected for funding and the proposed funding amounts were posted to the County's Facebook and Twitter accounts, posted to the Community Services CDBG website and emailed to a comprehensive list of more than 250 stakeholders, with 30 days allowed for public comment. Public comment was also requested at the BOCC meeting May 9, 2017.

The CDBG funds may only be used for projects that benefit households at or below 80 percent of area median income and HOME funds may only benefit households at or below 60 percent of area median income.

EXPECTED RESULTS AND OUTCOMES:

Clark County will have the ability to expend the 2017 CDBG and HOME allocation as outlined in the attached Action Plan.

EXPECTED DISADVANTAGES IF NOT APPROVED:

Clark County will not receive HUD approval to expend 2017 CDBG and HOME allocation funds as BOCC approval of Action Plan is a pre-requisite.

There is no General Fund impact. The requested action will not impact current staffing, or salaries/benefits.

COUNCIL POLICY IMPLICATIONS

There are no known Council policy implications.

ADMINISTRATIVE POLICY IMPLICATIONS

There are no known administrative policy implications.

COMMUNITY OUTREACH

The County issued an RFA on October 1, 2016, and the Urban County Policy Board selected proposals to be awarded funds. The selected projects and funding amounts are in the 2017 One-Year Action Plan emailed to all stakeholders and posted online. Urban County Policy Board meetings are open to the public and scheduled at times and locations convenient to potential and actual beneficiaries with accommodations for people with disabilities and oral language assistance (interpretation) for non-English speaking persons. Those wishing to be regularly informed of meetings/activities can be added to the program’s mailing and e-mail lists.

BUDGET IMPLICATIONS

YES	NO	
X		Action falls within existing budget capacity.
	X	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	X	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

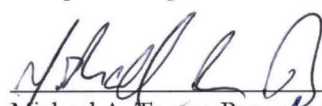
BUDGET DETAILS

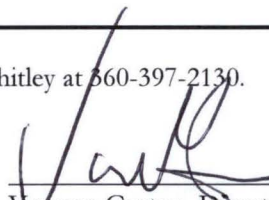
Local Fund Dollar Amount	\$0
Grant Fund Dollar Amount	\$1,300,000
Account	1939/CDBG
Company Name	U.S. Department of Housing and Urban Development
Grant Fund Dollar Amount	\$400,000
Account	1938/HOME
Company Name	U.S. Department of Housing and Urban Development

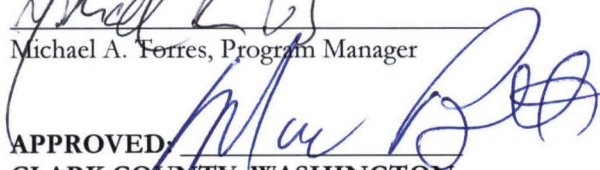
DISTRIBUTION

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

For questions please contact Michael Torres or Samantha Whitley at 360-397-2130.


 Michael A. Torres, Program Manager


 Vanessa Gaston, Director


APPROVED:
 CLARK COUNTY, WASHINGTON
 BOARD OF COUNTY COUNCILORS

DATE: 8-10-17

SR# SR 105-17



APPROVED: _____
 Mark McCauley, County Manager



CLARK COUNTY 2017 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 2016 Consolidated Annual Performance Evaluation Report (CAPER), 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 rent costs and changing real estate conditions, homeless prevention 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, homeless veteran housing and affordable senior housing 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 2017 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 was also advertised to the general public through Clark County's Facebook and Twitter accounts.

A public hearing was held May 9, 2017 to summarize the projects in the plan and request additional public comment. This hearing was broadcast on CVTV, the local cable television station that airs all government/public meetings.

5. Summary of public comments

None yet received - will be updated before submittal.

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

None yet received - will be updated before submittal.

7. Summary

The *Clark County 2017 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 2017 projects proposed for funding meet the goals as follows:

COMMUNITY AND NEIGHBORHOOD SUSTAINABILITY

- Camas NE Dallas Street Improvements
- Washougal K Street Sidewalks
- Columbia River Mental Health Services Facility Preservation
- CVAB Facility Improvements
- Lifeline Connections Residential Treatment Facility
- Latino Business Technical Assistance Program

AFFORDABLE HOUSING DEVELOPMENT AND PRESERVATION

- Proud Ground Homeownership Program
- Clark County Housing Rehabilitation Program
- Habitat for Humanity Home Construction Project
- REACH Isabella Court Senior Housing Phase 2

ALLEVIATION OF HOMELESSNESS

- Share ASPIRE Tenant-Based Rental Assistance
- Janus Youth The Nest Tenant-Based Rental Assistance
- Community Services NW CHEC Tenant-Based Rental Assistance
- Salvation Army Guiding Light Tenant-Based Rental Assistance

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

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

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

Additional information may be obtained from the CDBG/HOME Program, Department of Community Services, P.O. Box 5000, Vancouver, WA 98666, phone (360) 397-2130, TDD (360) 397-6032 or the website: <http://www.clark.wa.gov/cdbg>. To request auxiliary aids, contact the Clark County ADA Office at: (360) 397-2025, Relay 711, or email: ada@clark.wa.gov.

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

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, 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(I))

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 opening of Lincoln Place, a 30-unit apartment unit utilizing the Housing First model to serve the chronically homeless and 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.
- 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.
- Required all shelter programs 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 were:

1. Youth Access Workgroup
2. Data Management and Analysis
3. CoC Steering Committee
4. Coordinated Assessment Workgroup
5. Bridges to Employment Taskgroup
6. Housing First Cohort

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 works 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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Services-homeless
	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 communicates 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	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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	Molina Healthcare
	Agency/Group/Organization Type	Services-homeless Health Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clark County meets with Molina's Health Homes Community Connectors to discuss coordination of care for Medicaid patients who are homeless. Clark County provides resource information to case managers and hears community trends from Molina to facilitate treatment and housing for the community's most vulnerable people.
4	Agency/Group/Organization	Partners In Careers
	Agency/Group/Organization Type	Services-Employment
	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?	Partners In Careers (PIC) provides multiple employment programs, a few targeted only to veterans. Clark County funds the PIC Career Academy which provides employment readiness services to families that are low-income. This includes goal setting, job identification and strength assessments. This program works with youth age 16 and up and adults. Through the contracting of this program, Clark County monitors community employment outcomes and needs.
5	Agency/Group/Organization	Clark County Department of Public Health
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	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.

6	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YWCA provides a domestic violence shelter as well as support programs, victim advocates and safety planning. YWCA also provides childcare and early education to families participating in their programs. Clark County has been working with YWCA to find housing first for those who are fleeing an abusive partner.
7	Agency/Group/Organization	Clark County Veterans Assistance Center
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities 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 resource center for Clark County veterans in need. The Center administers a fund that helps veterans find or maintain 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 each August. 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.

8	Agency/Group/Organization	SHARE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Share is Clark County's largest provider of emergency homeless services. Share operates a men's shelter, two family shelters, school backpack food program, Individual Development Accounts for savings, tenant-based rental assistance, homeless outreach, housing and essential needs program, and 24-hour assistance for Lincoln Place, the first multifamily development for Housing First in Clark County. Clark County regularly partners with Share in the funding, operation and reporting for all of these programs.
9	Agency/Group/Organization	Columbia River Mental Health
	Agency/Group/Organization Type	Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless 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?	CRMHS provides drug and alcohol treatment, adult and family counseling and homeless employment navigator programs. Their services include outpatient as well as residential rehabilitation and crisis stabilization. They partner closely with Clark County and the Council for the Homeless to ensure that the mental health needs of the community, especially those with little or no income, are met. Clark County CDBG funds recently helped reconfigure their clinic to better serve those who are disabled and those with young children.

10	Agency/Group/Organization	Clark County Coalition of Service Providers
	Agency/Group/Organization Type	Services - Housing Services-homeless Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness 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 is a primary coordinator and funder of the Continuum of Care, in partnership with the Council for the Homeless. Clark County actively moves the Homeless Plan activities forward, funding a majority of the systemic programs required to meet the needs of those without homes. County staff leads many of the workgroups and meetings that are required to implement the Homeless Plan.
11	Agency/Group/Organization	FAIR HOUSING COUNCIL OF OREGON
	Agency/Group/Organization Type	Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Fair Housing analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clark County partners with and refers people to the Fair Housing Council of Oregon, which is located in Portland, OR but also serves SW Washington. Clark County also participates in regional Fair Housing coordination meetings with Multnomah, Clackamas and Washington counties in Oregon along with the participating cities within these jurisdictions. The conversations among these partners include fair housing education, changes and trends, planning, HUD AFFH and outreach.

12	Agency/Group/Organization	Cities of Vancouver
	Agency/Group/Organization Type	Other government - Local Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 attends Clark County planning and funding meetings and Clark County participated in the City's Affordable Housing Task Force. The AHTF was a year-long effort of housing developers, government, religious, and community leaders as well as landlord and realtor representatives who convened to respond to our community's housing crisis. The outcome was a report of recommended activities that could increase affordable housing opportunities that was presented to the City Council for action. The Council opted to put an Affordable Housing Bond on their November ballot and the citizens voted to approve this new bond which is expected to collect \$6 million per year for seven years. The City will begin collecting and awarding funds starting this year.

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 2017 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 mirror the goals in the 10-Year Homeless Plan.
Moving to Work 2017 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.
Aging Readiness Plan - 2016 Focus on Housing	Clark County Community Planning	Strategic Plan goals overlap the goals of the Aging Readiness Task Force plan that identified 91 strategies focusing on healthy communities, housing, transportation, supportive services and community engagement.
Washington Homeless Housing Strategic Plan	Washington 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)

Clark County consults broadly with the community regarding the community development and housing work that is funded.

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	N/A.		N/A.	www.clark.wa.gov/community-services/documents.html
2	Public Meeting	Non-targeted/broad community	A public hearing is scheduled before the Board of County Councilors for May 9, 2017.		N/A.	

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 in Clark County to address the priority needs and specific objectives identified in the Action Plan.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	1,303,505	25,000	234,940	1,563,445	0	Grants awarded on a formula basis for housing and community development activities. Most recipients must have low- or moderate-income levels (up to 80% AMI), or reside in a low/moderate-income area.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	389,202	1,145,000	40,000	1,574,202	0	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must have low- to moderate-incomes (up to 80% AMI) for homeownership, or low-income (up to 60% AMI) for rental housing. Requires 25% non-federal matching funds.
Other	public - federal	Housing Other	219,000	0	0	219,000	0	Funds are given to local recipient organizations to provide mass shelter, off-site lodging, rent/mortgage assistance and food.
Other	public - federal	Housing Public Services	1,000,000	0	0	1,000,000	0	Grant administered through City of Portland for housing assistance and supportive services for people with low-incomes and HIV or AIDS.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	405,000	0	0	405,000	0	Program uses a blend of federal grants (Health and Human Services, Bonneville Power Administration, and Department of Energy) to provide renters and property owners with weatherization measures. Recipients must have an income below 125% of poverty.
Other	public - state	Housing TBRA	890,000	0	0	890,000	0	Contracts are awarded to nonprofits to provide homelessness prevention assistance and rapid rehousing assistance.
Other	public - state	Other	175,000	0	0	175,000	0	Program increases resources for low-income single and multi-family home weatherization by leveraging local matching dollars and resources from utilities, rental owners, and other sources. Allowable funds provide a dollar-for-dollar match.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Housing	1,650,000	0	0	1,650,000	0	2060: A \$10 document recording surcharge; 57% goes to the county, 43% returned to Commerce. All households assisted must be at or below 50% of AMI. E2SHB 2163: A \$40 document recording surcharge; 61% to the county, 39% to Commerce. HB 1359: \$10 document surcharge allows county to retain 90%, 10% returned to Commerce. All households assisted must be homeless or formerly homeless.
Other	public - local	Other	2,400,000	0	0	2,400,000	0	Seasonal energy grant helps households with low-incomes with home heating costs to maintain a warm and safe environment for renters and homeowners. Crisis season funds pay to repair broken or dysfunctional heating systems as well as avoiding service shutoff.

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

At time of 2017 Action Plan draft (April 27, 2017), the U.S. Congress has not yet passed an omnibus spending bill or continuing resolution for 2017 federal funding. HUD will not release formula allocation amounts until funding is confirmed. The Urban County Policy Board recommended that any additional funding or reduction in funding be allocated to projects based on the scored applications, with the highest scored applications being prioritized for full funding and the lowest scoring applications or partially-funded applications reduced or increased according to the funding available.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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	CDBG: \$620,900	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17962 Persons Assisted
2	Alleviation of Homelessness	2015	2019	Homeless	Clark County	Alleviation of Homelessness	HOME: \$296,327 Consolidated Homeless Grant: \$510,000 Document Recording Surcharge: \$1,625,000 Emergency Food and Shelter Program: \$237,648	Tenant-based rental assistance / Rapid Rehousing: 72 Households Assisted
3	Affordable Housing Development and Preservation	2015	2019	Affordable Housing	Clark County	Affordable Housing Development and Preservation	CDBG: \$520,800 HOME: \$254,000	Rental units constructed: 49 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit Homeowner Housing Rehabilitated: 12 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Community and Neighborhood Sustainability
	Goal Description	Community and Neighborhood Sustainability activities are those which construct or improve public facilities and infrastructure. This goal also includes increasing economic opportunity for low-income people.
2	Goal Name	Alleviation of Homelessness
	Goal Description	Most Alleviation of Homelessness activities are funded by Clark County through the state's Document Recording Surcharge fees.
3	Goal Name	Affordable Housing Development and Preservation
	Goal Description	Clark County sets aside \$250,000 each year to provide a low-income homeowner rehabilitation program. Applications for other housing development or rehabilitation activities are encouraged.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

With the 2017 CDBG and HOME dollars, approximately 8 low and moderate-income households will have homeownership opportunities, 139 low and very-low income homeless households will receive rental assistance in the form of tenant-based rental programs, and 49 new units of affordable senior housing will be constructed.

AP-35 Projects – 91.220(d)

Introduction

The Clark County 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 Five-Year Strategic Plan presented in the Consolidated Plan.

#	Project Name
1	Camas NE Dallas Street Improvements
2	Washougal K Street Sidewalks
3	CRMHS Facility Preservation and System Replacement
4	CVAB Facility Improvements
5	Lifeline Residential Treatment Facility
6	HMC Latino Business TA Program
7	Proud Ground Homeownership
8	Clark County Homeowner Rehabilitation
9	CSNW CHEC TBRA Program
10	Share ASPIRE TBRA Program
11	Salvation Army Guiding Light TBRA
12	Clark County 2017 CDBG Administration
13	Habitat for Humanity Home Construction
14	REACH Isabella II
15	Clark County 2017 HOME Program Administration

Table 8 – 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.

Projects

AP-38 Projects Summary Table 9 – Project Summary

1	Project Name	Camas NE Dallas Street Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$199,700
	Description	Construction of street and pedestrian improvements along NE Dallas Street.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	A total of 925 people in the block group will be served, of which, the census estimates 500 are low or moderate income.
	Location Description	NE Dallas Street from NE 17th Avenue to NE 21st Avenue, Camas, WA
	Planned Activities	CDBG Funds will be used to construct the new street improvements including excavation of the existing surfacing, cement-amending the underlying base material, grading compacting, and placement of 3" minimum depth of asphalt pavement. Other work includes installation of sidewalks to provide a continuous pedestrian link from NE 17th to NE 21st Avenues.
2	Project Name	Washougal K Street Sidewalks
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$305,000
	Description	Construct sidewalks on K Street from 32nd to 34th Street, and a section of sidewalk along the east side of 32nd Street from K to J Street.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	A total of 3,730 people will be served, of which, the census estimates 1,235 are low or moderate-income.
Location Description	K Street from 32nd to 34th Street, and east side of 32nd Street from K to J Street, Washougal, WA	

	Planned Activities	CDBG funds will be used for adding sidewalks, street widening, curb and gutter installation, water line, and drainage improvements as necessary to meet storm water regulations. The major components of the project are installation of 1,200 feet of new 8 inch waterline, 22 new water services, 1,520 linear feet of new curb, and 844 square yards of new concrete sidewalk.
3	Project Name	CRMHS Facility Preservation and System Replacement
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$64,000
	Description	Installation of new HVAC, LED lighting and roof retrofit at mental health clinic
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4,695 people are served each year at Columbia River Mental Health's main clinic.
	Location Description	Columbia River Mental Health's main clinic is located at 6926 NE Fourth Plain Blvd, Vancouver, WA
	Planned Activities	Installation of new HVAC, LED lighting and roof retrofit at mental health clinic
4	Project Name	CVAB Facility Improvements
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$70,044
	Description	Structural improvements to the Val Ogden Center to increase accessibility, capacity and functionality. This includes bringing the building into current ADA standards.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	CVAB serves approximately 1,500 people per year, all of whom have a behavioral health disability.
	Location Description	The Val Ogden Center, 10201 NE Fourth Plain Boulevard Vancouver, WA
	Planned Activities	Make structural improvements to the facility to increase accessibility and functionality. This includes bringing the building into current ADA standards to make it accessible to all citizens and expand and improve first floor meeting space and functionality to increase program capacity.

5	Project Name	Lifeline Residential Treatment Facility
	Target Area	
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$131,000
	Description	The project will renovate an existing residential facility to create a treatment center for pregnant and parenting women and their young children.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 120 women and children will be served annually.
	Location Description	2924 Falk Rd, Vancouver, WA
	Planned Activities	Renovate bedrooms and bathrooms, install new lighting and carpet, repaint, replace doors and create new daycare center and outdoor play structure.
6	Project Name	HMC Latino Business TA Program
	Target Area	Clark County
	Goals Supported	Community and Neighborhood Sustainability
	Needs Addressed	Community and Neighborhood Sustainability
	Funding	CDBG: \$65,000
	Description	Bilingual/bicultural technical assistance to support small businesses in Clark County, not including Vancouver.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	100 clients will be assessed, and 32 eligible clients will be enrolled. Enrolled clients must be low/moderate income, be a resident of Clark County, live outside the city of Vancouver, and either want to start a new business, or grow their business. 75% of enrolled clients will be Latino.
	Location Description	Services provided at HMC's Vancouver office (805 Broadway St. Suite 230), a convenient public location, or the client's business.
	Planned Activities	Providing free, comprehensive bilingual/bicultural business technical assistance, including financial literacy, business management education, regulatory requirements and referrals.

7	Project Name	Proud Ground Homeownership
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$65,000 HOME: \$244,000
	Description	Scattered-site homeownership program assists first-time homebuyers, with low/moderate incomes, purchasing homes in Clark County, outside of the City of Vancouver using a land trust model.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	Four first-time homebuyer families with low to moderate income.
	Location Description	Homes to be selected by buyer in Clark County, outside the City of Vancouver.
	Planned Activities	Proud Ground will acquire 4 homes in Clark County for low/moderate income, first-time homebuyers through our established Buyer Initiated Program. The homes will remain in Proud Ground's portfolio of permanently affordable homes, available resale after resale to buyers up to 80% MFI.
8	Project Name	Clark County Homeowner Rehabilitation
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	CDBG: \$250,000
	Description	Homeowner rehabilitation activities to homeowners who are low to moderate income in Clark County, outside the City of Vancouver
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 homeowners will be assisted with rehabilitation needs to eligible homes in Clark County, outside the City of Vancouver.
	Location Description	Clark County, outside the City of Vancouver.
Planned Activities	Homeowner rehabilitation, based on the needs of the home and eligible assistance.	

9	Project Name	CSNW CHEC TBRA Program
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$53,000 HOME: \$253,000
	Description	Tenant-based Rental Assistance and case management for approximately 50 households that are homeless and have co-occurring behavioral health challenges.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families who are homeless or chronically homeless and have behavioral health challenges.
	Location Description	Clark County, WA
	Planned Activities	Rental Assistance will be provided with HOME funds, case management services will be provided with CDBG funding.
10	Project Name	Share ASPIRE TBRA Program
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$52,000 HOME: \$403,000
	Description	Share ASPIRE program will serve very low-income individuals and families who are homeless in Clark County, WA through our rapid re-housing model.
	Target Date	6/30/0018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 54 homeless households earning between 0-30 percent AMI will be assisted with tenant-based rental assistance and case management.
	Location Description	Clark County, WA
	Planned Activities	Tenant-based rental assistance will be provided with HOME funds, case management services for these households will be provided with CDBG funding.

11	Project Name	Salvation Army Guiding Light TBRA
	Target Area	Clark County
	Goals Supported	Alleviation of Homelessness
	Needs Addressed	Alleviation of Homelessness
	Funding	CDBG: \$28,000 HOME: \$128,000
	Description	Tenant-based rental assistance will be provided with HOME funds, case management services for these households will be provided with CDBG funding.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 35 households who are homeless or chronically homeless will be assisted.
	Location Description	Clark County, WA
	Planned Activities	Tenant-based rental assistance will be provided with HOME funds, case management services for these households will be provided with CDBG funding.
12	Project Name	Clark County 2017 CDBG Administration
	Target Area	Clark County
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$260,701
	Description	Administration of the Clark County CDBG funds for program year 2017.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Program planning, administration and fair housing activities.

13	Project Name	Habitat for Humanity Home Construction
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$103,000
	Description	Funds will be used for construction of 4 homes on land parcels that are within reasonable distance to transportation and services; these homes will be sold to low or moderate income families through an affordable no-interest mortgage.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Four families who are low to moderate income will be able to purchase an affordable home.
	Location Description	Clark County, outside the City of Vancouver.
	Planned Activities	Construction of four homes that will be sold to low or moderate income households.
14	Project Name	REACH Isabella II
	Target Area	Clark County
	Goals Supported	Affordable Housing Development and Preservation
	Needs Addressed	Affordable Housing Development and Preservation
	Funding	HOME: \$407,282
	Description	New construction of 49 units of accessible and affordable multi-family housing for low-income senior households.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 49 senior households will benefit from new housing units that are created to be accessible and affordable.
	Location Description	3020 NE 62nd Avenue, Vancouver, WA 98661
Planned Activities	HOME funds will be used for construction costs with the Isabella Court Phase II development.	

15	Project Name	Clark County 2017 HOME Program Administration
	Target Area	Clark County
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$38,920
	Description	Funds for administration of Clark County's HOME Investment Partnerships Program for program year 2017.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Funds for planning and administration of Clark County's 2017 HOME Program.

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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 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

No further discussion.

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	139
Non-Homeless	24
Special-Needs	49
Total	212

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	139
The Production of New Units	53
Rehab of Existing Units	16
Acquisition of Existing Units	4
Total	212

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

REACH plans to build 49 units of senior housing, Share, Salvation Army and Community Services Northwest will provide rental assistance for approximately 139 households who are transitioning from homelessness. Habitat for Humanity will build four new homes for low-income households. Proud Ground will assist 4 households in becoming first-time homebuyers using the land trust model and Clark County will rehabilitate approximately 16 income-qualified homeowners to keep them safe and stable in their housing.

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 low-income housing projects and operates several subsidized housing programs. Foremost among these are the Section 8 Housing Choice Voucher program and the Public Housing program. The VHA contracts with the Department of Housing and Urban Development (HUD) to operate these programs in Clark County, Washington.

Starting in 1999, the VHA was selected by HUD to participate in a new demonstration program named 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

This year VHA is seeking approval for significant changes to two existing MTW Activities; the Alternative Project-Based Voucher Program and the Minimum Income Rent Reform. They will also close out some existing activities and make a few modifications to the Rent Buy-Down Activity that was introduced in 2015 that will result in activity implementation. They plan to continue to use the single fund flexibility to support additional services for the families they serve including the work opportunity program and new services to assist voucher holders struggling to find units in Clark County's tight rental market. In addition to MTW Activities, VHA has a number of new housing projects in development, some of which utilize Project-Based Vouchers and one (Caples Terrace) that will use Local Blended Subsidy (LBS). The Meadows, Meriwether Place, Rhododendron Place, and Caples Terrace will also utilize Disposition Funds. VHA is also planning to submit a Disposition application for the Fruit Valley site, a former Public Housing project where the Public Housing units were converted and transferred to another site under RAD. For additional information, see: <http://www.vhousa.com/media/docs/2017-vha--annual-mtw-plan-approved-by-hud.pdf>

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

VHA provides policies and programming to connect residents to the resources and support they need to overcome the barriers they face. They do this by connecting with clients, partners and the community: 1) they connect with residents through resident committees and focus groups to utilize resident expertise to ensure the programs resonate with those they serve; 2) they connect with more than 90 community partners to provide the expertise and resources their clients need to move ahead and provide programming that facilitates these connections. 3) They connect with the community and seek opportunities to align systems to benefit their residents and community as a whole.

As a result, tenants have improved health and community engagement, children do better in school, and their households increase their education and employment. Eventually those that are able will leave subsidized housing so others can utilize this valuable resource. Classes and activities will be sponsored by Bridgeview staff, VHA residents, community partners, and other community volunteers. In addition, staff will be available to provide one-on-one case management and other support activities to address individual client needs. Bridgeview has partnered with VHA to include its residents and stakeholders in the discussion about the creation of the Bridgeview Education and Employment Resource Center. The VHA Resident Advisory Board, with representatives from VHA's senior, public housing, and Section 8 Voucher population has provided feedback. VHA's Moving to Work advisory board has also been informed of the project and invited to comment. This group is comprised of partner agency and advocacy group representatives.

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, not applicable.

Discussion

No further discussion.

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.
- Develop a full SOAR initiative to effectively engage and efficiently move those who are homeless and have disabilities onto SSI/SSDI.
- Develop a peer navigator program to support those who are at-risk of homelessness or homeless.
- Develop 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 Homeless Prevention strategies include:

Provide flexible funding for partial and full month rental or mortgage assistance and other supportive services for households with short-term needs.

Increase the availability of flexible assistance funds to prevent individuals and families from becoming homeless, including but not limited to transportation, food, childcare, education, utility, medical and dental emergencies.

- 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.
- Integrate homelessness prevention screening and activities within intake sites for all housing programs to identify households who are most effectively served by homelessness prevention.
- Establish an initial abbreviated prevention assessment system for referral to local agencies.
- 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 time-limited housing subsidies and case management until families are stable in their housing situation.
- Provide re-housing opportunities for those who are paying over 30% of their income to housing or those who are living doubled up.
- Enhance coordination and information sharing among prevention providers to maximize existing prevention 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.
- Target new homelessness prevention and emergency assistance efforts to neighborhoods and populations from which a disproportionate number of people are seeking shelter.
- With a focus on reducing re-user rates, extend case-management and supportive services for individuals and families that have completed programs, but find themselves still in need of services.

Discussion

There have been a few affordable housing projects that have opened over the last year: The community's first Housing-First 30-unit complex, a was opened this spring and a new 50 unit complex for homeless veterans will open this summer and a 49 unit complex for seniors who are low income. Although these new units help, there is still a major need for affordable housing in the community. Clark County continues to experience one of the lowest vacancy rates in the state.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

DRAFT

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, 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 Board of County Councilors on June 21, 2016. The plan was appealed, and limited aspects of the plan are under review. The County Comprehensive Plan will be in full compliance by September 19, 2017.

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 an Affordable Housing levy campaign in the City of Vancouver, as well as 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, and the Fair Housing Council of Oregon.

Discussion

No further 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.

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 the elderly and people with special needs in Clark County and it would cost an estimated \$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.

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,
- 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. Community Funds distributed by Clark County have provided additional programs that address poverty and homelessness.

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 tenant-based rental assistance 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 Funds recipients via quarterly 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.

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Program Specific Requirements

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

Introduction

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.	80.00%

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:

For projects that would require resale provisions, upon sale of the property by the initial homeowner, the homeowner must receive a "fair return" on their investment. Fair return is defined as the return of the homeowner's original investment (down payment) plus appreciation and any improvements. To calculate a fair return with regard to property appreciation, Clark County uses 25% as the fair return. The fair return will only apply to sales during the HOME affordability period. The house must be made available for subsequent purchase only to qualified households with low-incomes (80% AMI or less) who will use the house as their principal residence. Each subsequent buyer, during the affordability period, shall not pay more than 33.4% of their gross income for mortgage payments including principal and interest, property taxes, and insurance.

Clark County uses recapture provisions for its HOME down payment assistance program. As stipulated in 24 CFR 92.254, housing purchased through the down payment assistance must be the principal residence of the eligible family through the affordability period.

The amount recaptured is limited to the net proceeds available from the sale of the units. If the net proceeds (sale price minus non-HOME mortgage repayment and closing costs) are sufficient, the full amount of the HOME assistance plus shared equity shall be recaptured.

If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the original down-payment and any capital improvement investment made since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

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 sub-recipient 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.

Discussion

No additional discussion.

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