

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Department of Community Services (DCS)

**DATE:** 09/26/17

**REQUESTED ACTION:** DCS is requesting time on the 9/26/17 agenda for a public hearing to receive public comments regarding a 2016-17 HUD-related Consolidated Annual Performance and Evaluation Report (CAPER).

Consent     Hearing     County Manager

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### BACKGROUND

The Community Development Block Grant (CDBG) and the Home Investment Partnerships Program (HOME) are two federal grant programs administered by the U.S. Department of Housing and Urban Development (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.

State and local governments which receive CDBG and HOME funds are required to provide HUD with a five-year Consolidated Plan, an Annual Action Plan, and a Consolidated Annual Performance and Evaluation Report (CAPER). The BOCC approved the Consolidated Plan on 8/11/15 and the Annual Action Plan on 4/26/16. The CAPER, which does not require BOCC approval, describes program activity which occurred during the Action Plan period 7/1/16 through 6/30/17.

DCS is requesting a public hearing to receive public comments regarding the CAPER.

For questions please contact Michael Torres at 360-397-2130 x 7801

### EXPECTED RESULTS AND OUTCOMES

The public hearing will provide a forum for the public to comment on information contained in the CAPER prior to submission to HUD.

### EXPECTED DISADVANTAGES IF NOT APPROVED

The BOCC has already approved the Annual Action Plan related to the CAPER. If the HUD-required public hearing does not occur, the County will not be able to meet HUD requirements. Failing to meet HUD requirements may place future grant funding in jeopardy.

### COUNCIL POLICY IMPLICATIONS

While there are no BOCC policy implications, there is a financial implication. Should this HUD-required public hearing not be held, future grant funding may be placed in jeopardy.

### ADMINISTRATIVE POLICY IMPLICATIONS

There are no known administrative policy implications.

**COMMUNITY OUTREACH**

The Urban County Policy Board developed and implemented a five-year Consolidated Plan and Annual Action Plan in an open process that included participation from service providers, public agencies and organizations and County citizens. All Urban County Policy Board meetings are open to the public and are 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. The Consolidated Plan and the Annual Action Plan were emailed to all stakeholders and posted online for public review prior to a public hearing and subsequent approval by the BOCC.

**BUDGET IMPLICATIONS**


YES	NO	
	N/A	Action falls within existing budget capacity.
	N/A	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	N/A	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.

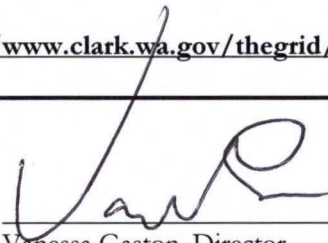
**BUDGET DETAILS**

Local Fund Dollar Amount	\$0
Grant Fund Dollar Amount	\$1,448,339
Account	1939/CDBG
Company Name	U.S. Department of Housing and Urban Development
Grant Fund Dollar Amount	\$434,757
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/>

  
 Michael A. Torres, Program Manager

  
 Vanessa Gaston, Director

APPROVED: NO ACTION  
 CLARK COUNTY, WASHINGTON  
 BOARD OF COUNTY COUNCILORS

DATE: 9/26/17 SR#                     

APPROVED: \_\_\_\_\_  
 Jim Rumpeltes, Interim County Manager



# 2016 Consolidated Annual Performance Evaluation Report

Program Year July 1, 2016 - June 30, 2017

## HUD ENTITLEMENT FUNDS

Clark County is the administrative authority for the U.S. Department of Housing and Urban Development's Community Development Block Grant (CDBG) and HOME Investment Partnerships allocation.

The CDBG grant was used to fund a variety of programs and projects that benefit low- and moderate-income county residents. Projects included infrastructure improvements, case management, homeowner rehabilitation programs, community facilities and fair housing initiatives. The HOME funds were used to construct new housing and provide rental assistance to formerly homeless families.

**For the CDBG funding committed to 2016 projects (\$1,215,871), there was an additional \$3,325,850 leveraged from other sources.**

**HOME funding in the amount of \$546,237 was committed to 2016 proposals, which leveraged an additional \$10,184,128 dollars.**

### 2016 PROJECTS COMPLETED

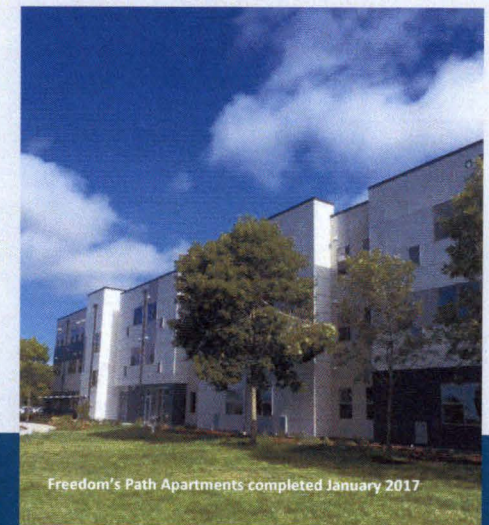
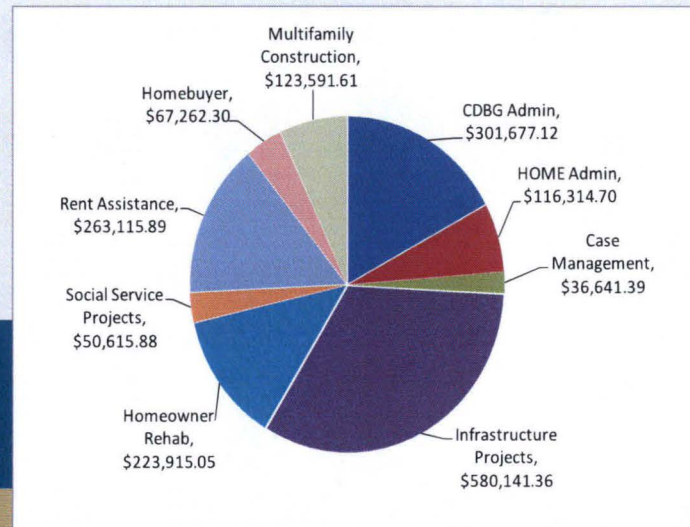
**32 ACTIVITIES with 11 PARTNERS**

- Housing Acquisition and Improvement: \$291,177**  
 Homeowner Rehabilitation—7 homeowners  
 Minor Home Repair—5 homeowners  
 Proud Ground Homeownership—2 homeowners
- New Multifamily Construction: \$123,591**  
 Freedom's Path at Vancouver—40 veterans
- Social Service Facilities: \$50,615**  
 Washougal Community Center Kitchen—20,232 people annually  
 Columbia River Mental Health Clinic—3,623 people annually
- Neighborhood Improvements: \$504,700**  
 Battle Ground NE 1st Street Sidewalk—2,065 people  
 Camas Franklin Neighborhood—925 people  
 Camas Franklin North Neighborhood—925 people  
 Ridgefield N. 4th Place Improvements—23 people  
 Yacolt Recreation Park Walking Path—1,485 people
- Homeless Housing Assistance: \$299,757**  
 Share ASPIRE Rental Assistance—54 households  
 Janus Youth Nest Rental Assistance—10 households
- CDBG Administration: \$301,677**  
 CDBG Program Administration  
 Planning and Compliance Requirements  
 Fair Housing Outreach and Services
- HOME Administration: \$116,314**  
 CHDO Development, Operating and TA  
 HOME Program Administration  
 HQS Inspections—HOME Portfolio

## 2016 PROJECT OUTCOMES

- **5,423** people have improved streets and neighborhoods
- **2** new first-time homeowners
- **12** homeowners stayed safe and stable because of home repair loans
- **64** homeless families stably housed
- **23,855** people have improved community centers to access treatment and services
- **40** Veterans have new housing units
- **58** units inspected for Housing Quality Standards

## 2016 EXPENDITURES



Freedom's Path Apartments completed January 2017

FOR MORE INFORMATION ABOUT CDBG OR HOME, CONTACT:  
 Samantha Whitley, Program Coordinator 360.397.2130, ext. 7842  
[samantha.whitley@clark.wa.gov](mailto:samantha.whitley@clark.wa.gov)

# CLARK COUNTY CDBG AND HOME PROGRAMS

## CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PROGRAM YEAR 2016

(July 1, 2016 to June 30, 2017)



**CR-05 - Goals and Outcomes**

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

In program year 2016, Clark County received \$1,448,339 in CDBG entitlement funds and \$434,757 in HOME entitlement funds from the federal Department of Housing and Urban Development. These funds were used to address the following objectives and strategies contained in the 2015-2019 ConPlan. A description of the projects that were carried out under each objective are included with this CAPER as an attachment.

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

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source	Indicator	Measure	5- Year Goal	One Year Outcomes
Affordable Housing Development and Preservation	Affordable Housing	HOME	Rental units constructed	Units	100	40
		CDBG/HOME	Rental units rehabilitated	Units	10	0
		CDBG/HOME	Homeowner Housing Added	Units	0	0
		CDBG	Homeowner Housing Rehabilitated	Units	50	12
		CDBG/HOME	Direct Financial Assistance to Homebuyers	Households	10	2
		HOME	Rental assistance / Rapid Rehousing	Households	100	0
		HOME	Housing for Homeless added	Units	10	0
		N/A	Housing for People with HIV/AIDS added	Units	0	0
Alleviation of Homelessness	Homeless	HOME	Rental assistance / Rapid Rehousing	Households	500	64
		ESG/Local	Homeless Person Overnight Shelter	Individuals	1,000	N/A
		Other	Homelessness Prevention	Individuals	250	0
		HOME	Housing for Homeless added	Units	100	0
Community and Neighborhood Sustainability	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Individuals	15,000	9,046

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

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

All projects requesting CDBG and HOME funds are evaluated to determine if they are (1) program eligible and a priority based on the Consolidated Plan, (2) consistent with local, state and federal regulations, and (3) viable as submitted.

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 very high need and priority. Clark County has continued to utilize the 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. With the construction of new affordable housing underway in the community, and the City of Vancouver's recently passed Affordable Housing Bond, strides are being made to permanently house those who have struggled with homelessness and barriers to traditional housing programs.

All tenant-based rental assistance (TBRA) programs are now targeted toward rapid rehousing for those who were homeless at program entry. For that reason, all TBRA is reported under the Homeless category and not under Affordable Housing. There were also 0 households assisted with homeless prevention, since all assistance was targeted toward households who were literally homeless. However, Clark County uses other local and state resources to assist those in danger of becoming homeless in our community.

## CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	165	59
Black or African American	0	5
Asian	1	0
American Indian or American Native	1	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>167</b>	<b>64</b>
Hispanic	2	0
Not Hispanic	165	1

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

### Narrative

Clark County continues to see the Hispanic population in our community underserved by federal programs. The Hispanic Chamber of Commerce applied for and received funding for a business technical assistance program in 2017, but this program has not yet begun.

- There are always more opportunities to outreach to Hispanic populations. The Housing Solutions Center (HSC) has been forming closer relationships with the League of United Latin American Citizens (LULAC), the Latino Resource Group and the school districts to ensure households are aware of the HSC. They attended the LULAC/CAP AIDS/HIV testing event and plan on attending more focused events. They also have one person who speaks Spanish in the office and have been more aggressively pursuing people who speak second languages.
- The county has recently provided additional funding to translate a long list of documents into Spanish and other languages.
- The political climate is indeed effecting the number of Hispanic/Latinx households pursuing programs. Households are afraid of accessing any public services. This was mentioned by LULAC, the schools and guests of the HSC themselves. If households do access public services, the HSC does not refer a household without status to a TBRA or ESG program due to restrictive Federal requirements. They do have a fair number of households without status access resources.
- As a culture, the Hispanic/Latinx households are more apt to couch surf and share housing, than allow families members to become literally homeless. This means a high number of Hispanic/Latinx families would qualify for prevention, but fewer qualify for Rapid Rehousing (TBRA) and have high needs. We are seeing this with Russian households as well.
- HSC analyzed the raw numbers of people referred to housing programs during the last two years and found the following: 484 total households were referred to a housing program. 37 households identified as having at least one adult as Hispanic/Latinx. Approximately 8% of housing referrals were Hispanic/Latinx. This shows that Hispanic/Latinx households are being referred systemwide to housing programs, even if not to HUD- funded TBRA.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,611,339	1,260,253
HOME	HOME	599,481	503,022
Other	Other	4,839,000	4,839,000

Table 3 - Resources Made Available

### Narrative

The "Resources Made Available" in the table above only include the annual HUD allocation for CDBG and HOME.

The amount expended for all "Other" sources in the last row is an approximation based on the resources available. The majority of this funding is from Document Recording Surcharge money used for the homeless crisis response system. Other funding also includes Community Services Block Grant, Human Service Fund, Veterans Assistance Funds, Emergency Solutions Grant and Consolidated Homeless Grant, mostly state and local funds. Due to separate timelines, multiple contracts and funding reports, there is no easy way to document the funding from every source that was expended between July 1, 2016 and June 30, 2017.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

No target areas were identified in the Consolidated Plan. Clark County locates investments through a competitive process to eligible areas throughout the county, outside the City of Vancouver.



**Leveraging**

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

CDBG and HOME application scoring strongly encourages the leveraging of other funds. CDBG applicants are awarded points based on the match, with additional points for additional match. The HOME application process encourages leveraging additional funds by awarding additional rating points for match exceeding 25%. Some of the HOME projects include Washington State Housing Trust Fund money.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	7,040,108
2. Match contributed during current Federal fiscal year	270,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	7,310,108
4. Match liability for current Federal fiscal year	60,489
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	7,249,620

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>			
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Total Match</b>
Lincoln Place - HB2060 (Deed Recording) funding	07/15/2016	270,000	270,000

**Table 6 – Match Contribution for the Federal Fiscal Year**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
155,254.09	927,784.26	693,153.81	214,563.42	389,884.54

**Table 7 – Program Income**

**Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period**

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	121,742
Number	0	0	0	0	0	1
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	1			
Number	0	0	121,742			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

## CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	50	50
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>50</b>	<b>50</b>

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	60	64
Number of households supported through The Production of New Units	50	50
Number of households supported through Rehab of Existing Units	10	12
Number of households supported through Acquisition of Existing Units	3	2
<b>Total</b>	<b>123</b>	<b>128</b>

Table 10 – Number of Households Supported

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

The anticipated one-year goal for 2016 was 50 units through the Freedom's Path complex, this project was completed in August 2016. It was constructed on the Vancouver VA campus and serves formerly homeless veterans. It was fully leased up shortly after the grand opening.

Homeowner Rehabilitation is difficult to predict from year to year. Depending on the needs of an individual homeowner and the equity available, a rehabilitation project can range from \$5,000-\$40,000. Clark County estimates conservatively, with the one-year goal on the lower end of households served based on funding available. Staff works hard to see as many households as possible with the annual \$250,000 rehabilitation set aside.

**Discuss how these outcomes will impact future annual action plans.**

Affordable housing continues to be a huge need throughout Clark County. The housing crisis has overwhelmed the homeless system and the nonprofits who provide services. The waiting lists at the Housing Solutions Center (coordinated entry point) have grown to over 700 households. The low rental vacancy rate has not only caused an increase in rental costs, but also allowed property management companies to tighten screening criteria. This means those with prior evictions or bad credit are screened out even if they are able to afford rent. These market conditions make it harder for service providers to help families move out of shelters and transitional housing, which in turn means it is hard to get into these facilities because they are full. It is more important than ever in our community that we have resources to help people avoid eviction and stay housed and provide additional housing units and shelter so people do not end up living in places not meant for habitation.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	114
Low-income	10	0
Moderate-income	2	0
<b>Total</b>	<b>14</b>	<b>114</b>

**Table 11 – Number of Households Served**

**Narrative Information**

The HOME-funded TBRA programs and newly constructed Freedom's Path are focused on those with the lowest income, or 0-30% of area median income. The Housing Rehabilitation Program serves a range of homeowners earning from 15-80% of area median income. The households served by CDBG Homeowner Rehabilitation Program are indicated in the table under CDBG Actual. To qualify for a mobile home repair grant (limited to \$7,000) homeowners must be at or below 60% of area median and be a senior or disabled household.

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

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

Clark County has three distinct outreach teams serving people who are unsheltered in the community. One team focuses on youth, under age 25, one focuses on people with behavioral health challenges and one serves all people. Each team is trained to perform housing assessments for those they engage with on the streets, in their prospective day centers and within community programs. Those assessments are used by the community's coordinated assessment entity to determine their barriers to housing and vulnerability, in order to determine best fit housing programs.

People who are homeless can also receive assessments through developed partnerships with local systems of care. Access points include the jail re-entry program, inpatient mental health treatment facilities and an inpatient substance use disorder facilities.

All people who are homeless can be assessed for housing options through the community's coordinated assessment by visiting during open access hours. The assessment center has strong partnerships with employment agencies, behavioral health agencies and Veterans Affairs (VA). Agencies place staff in the coordinated assessment center at least once a week, to address needs identified by the assessment.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

Clark County has a number of publically and privately funded nightly shelters, emergency shelters and transitional housing options in the community. All publically funded facilities are accessible through coordinated assessment. In the past year, an additional 12 bed emergency shelter facility has been added to shelter women. The shelter option follows housing first theory by welcoming those with animals, utilizing behavior based expectations and focusing on harm reduction. The community is currently working on understanding the needed emergency shelter capacity, based on the number of people who are homeless in the County. All publically funded shelters are also moving toward housing first theory.

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

Clark County has homelessness prevention programs in place to serve households who are most likely to become homeless. These programs are accessible through the local coordinated assessment. A major focus of these programs is to connect households with mainstream services, so they have supports should another crisis occur. This includes connecting households with TANF and SNAP, identifying a health care home, connecting with employment providers, reducing household costs by utilizing food banks and/or LIHEAP and making other appropriate connections.

The diversion program through coordinated assessment provides housing search support and/or one-time financial assistance to people who are likely to become homeless. The intervention stops households from having to move through the homeless system. This intervention was found to be particularly effective when a large number of people were displaced by apartment complex evictions. A key part of diversion is connecting households with appropriate mainstream service providers, using a strengths-based approach and using problem solving techniques.

An increased number of partnerships have been created to connect systems of care with community housing resources. This includes performing housing assessments in the facilities, creating additional pathways to housing through systems of care and working to share data between the homeless system and partners. The local SSI/SSDI, Outreach, Access and Recovery (SOAR) program also works very closely with systems of care to connect people who are unable to work with an evidence-based best practice model in applying for Social Security.

The local housing authority has implemented Section 8 priorities for people engaged in healthcare homes, which target high utilizers of the physical and behavioral health systems. They have also prioritized households with school age children who are homeless or doubled up, living with friends or family.

Clark County Community Services is working with local partners, including the Vancouver Housing Authority to develop permanent supportive housing specifically for people who are homeless, have behavioral health challenges and are engaged with two key behavioral health service providers. This collaboration is well poised to utilize the 1115 Medicaid waiver, should it come to fruition, which would likely increase the capacity to house people with high needs.

The County provides short-term rent assistance to people who are no longer able to reside in their home due to code compliance issues. This funding helps households regain housing stability without falling into homelessness.

Lastly, the County provides a housing rehabilitation program to help people who are low-income with mobility challenges and/or stagnant income, remain in their home when costly repairs are needed. This helps household avoid homelessness and remain in their home, when no other options are available.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The number of scattered site permanent supportive housing (PSH) in the community has increased during the past year. Each of the PSH programs, serve people who are chronically homeless, highly vulnerable and frequent users of systems of care. In February 2016, the community opened its first site based housing first facility for 30 people who are chronically homeless and highly vulnerable.

Clark County provided funding for a site-based, permanent housing building for Veterans who are homeless. This building will house 50 Veterans who are chronically homeless, homeless, and/or have a

disability. The majority of residents will be eligible to receive supportive services to help with housing stability.

All rapid re-housing and prevention programs in the community connect people with permanent housing rental, where the participant is the leaseholder and the household may transition in place when the assistance ends. Practices within these programs that help ensure households who are exited do not enter the system again include, connecting all households with mainstream service providers, and a focus on increasing income. When possible, programs also allow households to re-engage with their former housing program for additional short-term support, in order to not have to re-enter the “front door” of the response system.

DRAFT

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

### **Actions taken to address the needs of public housing**

The VHA continually strives to maintain, upgrade, and improve the physical condition of Clark County's public housing units. Renovations vary, but include repaving parking lots, replacing siding and roofing, upgrading plumbing, installing new kitchen and bathroom cabinets and countertops, and repainting building exteriors.

The VHA works to comply with Uniform Federal Accessibility Standards. Federally assisted and owned newly developed projects must include units which are accessible to person with disabilities at a rate of a minimum of 5% of the total units, or at least one accessible unit per project, whichever is greater. Residents in need of disability-related modifications may submit a request to VHA's maintenance team and reasonable accommodations to such requests are executed in a timely manner. VHA operates in full compliance with the transition plan resulting from the Section 504 Needs Assessment conducted in 1990.

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

The Vancouver Housing Authority has a variety of services available for the more than 7,500 subsidized housing residents in Public Housing and the Section 8 Housing Choice Voucher program.

### **Community Center Programs and Activities**

The RISE & STARS Community Center and its programs are open to all VHA subsidized housing residents. The community center is located at 500 Omaha Way, Vancouver, in VHA's Skyline Crest Public Housing development. Some of the programs offered include: After School Youth Program and Campus of Learners Program to provide resources and activities to help children increase their academic success. Community Health Advocates plan and facilitate community events including classes on nutrition and gardening, exercise groups and classes on health related topics. The Computer Lab is available for residents, including internet access. The lab is available for students to do homework and research, and is often used by adults for employment search. Play and Learn is a program for parents and children ages 0 to 5 years old. Parents learn about early brain development and how to help their children develop through fun, age appropriate activities. The Community Center also sponsors a number of family events throughout the year. Barbeques, game nights, holiday celebrations and the like are all opportunities to bring families together to enjoy some safe, inexpensive fun.

### **Employment Services**

The VHA has multiple employment programs, including case managed and self-led opportunities. Resident Opportunity For Self Sufficiency (ROSS) program helps tenants who are looking for help getting employment or succeeding in school. There is also a Youth Education and Employment Program for those ages 16-24. The Family Self-Sufficiency program provides case management, resources, support, and structured classroom time for tenants to set goals and link to education and financial training courses that they need to become self-sufficient. Through a partnership with the VHA, WorkSource, Southwest Washington Workforce Development Council, and Clark College, Housing Works links participants to education, training, and employment in high-demand fields (healthcare, manufacturing and office work). An Employment Specialist through the VHA provides intensive Career Mapping and Resource Planning, and Career Link classes introduce participants to one of the three targeted



industries.

**Other Tenant Services**

Elderly and Disabled Service Coordinators work with VHA seniors. They help people sign up for benefits and share community resources and services that help seniors remain active and independent.

The Community Involvement and Education Program (CIAEP) was originally designed to meet HUD's Community Service and Self Sufficiency requirement for Public Housing residents. HUD requires that work-able adults living in Public Housing perform 8 hours of community service or self-sufficiency activities per month if they are not working at least 25 hours per week or already enrolled in a self-sufficiency program. CIAEP encourages new experiences, and increases personal growth. By contributing to the community, tenants have the opportunity to discover new interests and develop skills that could help them become employed in the future.

In addition, the Clark County Resident Council (CCRC) is a voice for residents of VHA Low Rent Public housing. The Council also serves as a Resident Advisory Board to the VHA. The Council is a recognized 501(c)(3) organization and sponsors activities and grants that benefit residents.

**Actions taken to provide assistance to troubled PHAs**

Not applicable.

DRAFT

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

During the program year, the County made an effort to remove barriers to affordable housing. These barriers include land use regulations and policies that may impede the development of affordable housing, the lack of financing options for private and public housing developers, and the lack of financing programs that enable individual households to buy or rent adequate housing.

The County's efforts include:

- Develop or enhance programs that financially assist low- and moderate-income households in renting or buying affordable and adequate housing;
- Coordinate application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects; and
- Participate in an Affordable Housing Task Force to propose and analyze affordable housing methods such as multi-family tax incentives, inclusionary zoning and vulnerable renter protections.

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

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

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

Clark County's anti-poverty strategies focus on the goal of increasing self-sufficiency of individuals and families earning a low-income. In achieving this goal, the County:

- Continued to provide and act as a broker for the delivery of basic services through the Department of Community Services for emergency shelter, housing, domestic violence programs, food assistance, youth programs, low-income home energy assistance, weatherization programs and other basic needs and essential services. Nineteen agencies receive local, state, and/or federal funds through the County;
- Conducted the 2016 Survey of Needs. The Countywide survey received responses from over 1,165 households and identified food, housing and employment services as their highest needs;
- Continued to provide Veterans Assistance Funds for emergency assistance (including rent, utilities, food and dental services) to veterans earning less than 150% of the Federal Poverty Level and other funds to the WDVA to assist incarcerated veterans in the Reintegration Program;
- Continued participation in the Clark County Asset Building Coalition, helping to determine community needs, identify and target priority asset building strategies, consolidate resources and build an active membership between local nonprofits, government agencies and private financial institutions. Specific objectives include: increasing financial education opportunities countywide, EITC outreach, increasing asset building opportunities and Individual Development Accounts for low-income participants;
- Staff provided a SOAR training during the fiscal year and participated in local and statewide planning and coordination efforts; and
- Continued support of 211info referral services in the community to prioritize obtaining accurate/updated information from service providers and outreaching to those living in rural areas that may need social service assistance.

The anti-poverty activities funded by Clark County meet the following Results Oriented Management and Accountability (ROMA) criteria:

- Employment and Employment Supports
- Economic Asset Enhancement and Utilization
- Community Improvement and Revitalization
- Community Quality of Life and Assets
- Community Engagement
- Community Empowerment through Participation
- Expanding Opportunities through Community-wide Partnerships
- Agency and Advisory Board Development
- Independent Living
- Emergency Assistance
- Child and Family Development
- Family Supports

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

Clark County Department of Community Services maintains overall responsibility for the coordination of the CDBG and HOME programs. The department serves as the lead agency for the preparation of Consolidated Plan submissions as well as the annual Action Plan and CAPER. The VHA has overall responsibility for the coordination of public housing policy in the county and for administration of a number of housing programs. The Council for the Homeless is responsible for policy and funding recommendations, system planning, and community priority and goal setting for the homeless services in the county.

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

Clark County continues to actively coordinate among public, private, and nonprofit housing and social service providers through the following actions:

- Continued to work with other jurisdictions and agencies within the County, including the VHA, City of Vancouver and Council for the Homeless, to prioritize housing needs, provide services, and maximize the use of philanthropic, federal, state, and local funds. Primary efforts in 2016 were focused on increasing collaborations with a focus on affordable housing and community development throughout the County.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter, housing and services for households who are homeless.
- Worked closely with the Council for the Homeless Coordinated Assessment Workgroup to refine and expand the Housing Solutions Center.
- Used data from the HMIS system to identify service gaps and system trends to adjust or create new initiatives.
- Continued to work with the VHA and public housing residents to identify gaps in housing for renters with low-incomes and special needs populations to develop housing programs/initiatives to meet those needs.
- Chaired the Family-Community Allies Collaborative to continuing building strong collaborations between DSHS, housing programs and employment programs in support of the program households.
- Created Housing and Essential Needs (HEN) Group to bring together all related partners and reduce barriers for HEN clients to receive assistance.
- Provided support and funding to the Council for the Homeless to coordinate homeless system advocacy activities and training opportunities.
- Worked with the local HUD VASH and SSVF programs to ensure Veterans presenting at the Housing Solutions Center are provided a warm hand off to these programs.

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

**Improve and make more uniform fair housing information on county and jurisdictional websites.**

This action item has already been addressed with a comprehensive Clark County website regarding fair housing. The link is <http://www.clark.wa.gov/commserv/fairhousing/index.html>. In CDBG and HOME contracts, Clark County requires that each jurisdiction include a link to this site on their local website.

**Establish fair housing points of contact within jurisdictions and educate landlords about fair housing.**

Clark County should take the lead on publicizing and sponsoring training for the small jurisdictions

within the county, as needed. Each jurisdiction should have a designated individual to whom residents can be referred when they call with fair housing concerns. In addition, the county should offer fair housing education and training sessions for landlords at least two times per year to increase provider understanding of fair housing laws and be a resource to the private sector on fair housing concerns.

**Increase the stock of affordable housing countywide, especially deeply subsidized rentals.** As the housing market improves Clark County jurisdictions should seek opportunities to diversify their housing stock and create more opportunities for residents of all income levels to reside in their communities. To encourage the development of affordable housing in high cost areas, the most expensive jurisdictions within the county should offer fee waivers and other types of development incentives for the production of affordable housing.

**Monitor lending disparities.** In Battle Ground, Camas and La Center, Asians and Hispanics were denied mortgage loans at much higher rates than were white applicants. The county has supported the Community Housing Resource Center's financial literacy programs in the past and should continue these efforts to help narrow lending disparities. The jurisdictions and county should also monitor disparities over time and, as needed, engage local lenders and community leaders in discussions about the reasons for the denials.

**Examine transit needs.** Clark County should examine the gaps in public transit outside of Vancouver, especially the needs of persons with disabilities, seniors and low income residents. If significant gaps are found, the county should explore methods to address the gaps and incorporate public transit improvements into its next six-year transportation plan.

## **CR-40 - Monitoring 91.220 and 91.230**

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

During the program year, CDBG and HOME staff completed reviews of all construction projects that were completed. The staff also conducted TBRA Program monitoring and HQS inspections of HOME-assisted units and conducted income and rent verification for HOME rental tenants.

- An analysis of the minority outreach efforts during the last year demonstrates that Clark County used the same number of minority contractors on HOME-assisted projects as the previous year.
- Clark County will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff also provides Weatherization clients with rehabilitation program information.
- Clark County has made available housing discrimination brochures and fair housing information available in Chinese, Spanish and Russian.
- The Department of Community Services requires all advertisements for bids to be placed in a local minority-owned newspaper. However, there is only one minority firm listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/rehabilitation in Clark County.
- All agreements have language requiring activities that encourage the participation of minority- and woman-owned business.
- The Council for the Homeless Resource Guide is available in Spanish and Russian.
- The Department of Community Services, as well as the Housing Solutions Center and associated housing programs have access to a language line, which provides translations for over 200 languages. This ensures Limited English Proficiency households can be connected to a translator during their interactions with programs.

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

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

The CAPER was available for a 15-day public review and comment period that was announced through Clark County's Facebook and Twitter account, the stakeholder mailing list and posted at the Clark County CDBG website, <https://www.clark.wa.gov/community-services/documents>. A public hearing will be held before the Board of County Councilors on September 26, 2017.

**CR-45 - CDBG 91.520(c)**

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

Not applicable.

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

No

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**CR-50 - HOME 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Facility Name	HOME Units	Inspect Date	Unit(s)	Pass / Fail	Re-Inspect	Comments
Azalea Place	3	4/27/17	104 203 206	Pass Pass Fail	5/2/17	206: smoke detectors removed. Reinspected 5/2/17 and passed.
Cherry Park	2	4/24/17	2 11	Pass		
CARE House	1	5/11/17	House	Pass		
Heron Hills	2	4/24/17		Pass		
HFCL Homes	1	4/24/17	1 & 2	Pass		
HFCL II	2	4/24/17	A & B	Pass		
IERR Res Care III	2	4/24/17	3314 3318	Pass		
Special Needs Condo C	1	4/24/17	C	Pass		
Teammates Trans Skills	7	4/24/17	B, D	Pass		
Teammates	3	4/24/17	B, E, G	Pass		
Lilac Place	2	6/1/17	A101, A203, A204	Pass		
Covington Commons	23	5/23/17	1, 5, 23, 33, 34	Pass		
Isabella Court	2	4/19/17	303 206	Pass		
McCallister Village	3	5/25/17	14, 41 48	Pass		
The Mews	5	5/23/17	101, 103, 106, 110, & 114	Pass		
Towne Square	2	6/5/17	7 & 10	Pass		
Cascadia Village	3	5/23/17	51, 73, 98	Pass		
Share Townhome	1	4/25/17	Duplex	Pass		



						Bathroom: hot water, p-trap, ventilation. Bedroom #5: Window hardware. Bathroom: faucet handle & no p-trap cover. Bedrooms #9, #11, #17: Window hardware. Bedroom #15: Light 7/24/17-PASSED Re-inspection.
Share Shelter	1	5/19/17	House	Fail	7/24/17	
Share Group Home	1	4/25/17	House	Pass		
Centennial House	2	5/8/17	2420 2424	Pass		
Ogden/Jubilee Houses	2	5/8/17	3516 3520	Fail Fail	7/12/17	3516: Smoke detector; water temp over 130. 3520: smoke detector. 7-12-2017 Both Passed Re-inspection.
Youth Transitions	2	5/8/17	3524 3528	Fail Pass	7/12/17	3524: Wrong faucet, water may run. Shower valve needs replaced. 7-12-2017 Passed Re-inspection.
Freedom's Path	1	4/25/17	303	Pass		
Arbor Ridge Assisted Living	4	5/24/17	102, 105, 208, 219	Pass		
Plum Meadows	2	5/25/17	158 105	Pass		

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

- An assessment of affirmative marketing activities shows that Clark County has made progress in marketing housing assisted with HOME funds. Clark County requires that all HOME-funded project agreements have language requiring that owners affirmatively market their units. Many units assisted with HOME funds house tenants with disabilities; within this group the units are available to anyone.
- Clark County requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.
- The County continues to distribute its "Housing Discrimination" brochure to tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

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.

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