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CLARK COUNTY
STAFF REPORT

DEPARTMENT: Community Services

DATE: 09/15/20

REQUESTED ACTION: The Clark County Council authorizes Community Services to submit its 2020-2024 Consolidated Housing and Community Development Five-Year Plan and its 2020 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 authorizes the County Manager to sign the 2020 One Year Action Plan forms, grant agreements, related subcontracts, amendments, and required reports upon approval as to form by the Prosecuting Attorney's office.

_X_ 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 and economic development activities, improve affordable housing options, and provide improved community facilities and services. CDBG and HOME activities must meet a number of HUD requirements and must be used to benefit households with low- to moderate- income. The CDBG funds may only be used for projects that benefit households at or below 80% of area median income and HOME funds only benefit households at or below 60% of area median income.

The Consolidated Plan is required every five years to qualify for CDBG and HOME funding through HUD. The Plan presents census data and community research to assess the housing and community development needs for the county, especially in neighborhoods with lower incomes. The Consolidated Plan is also coordinated and linked with other plans and partners, such as the Homeless Action Plan, Comprehensive Plan and Housing Authority's plans. With this information, the county developed goals and objectives for CDBG and HOME investment over the next five years. The development of this plan resulted in the following three goals for activity funding:

1. **Public Facilities and Neighborhood Improvements.** This goal includes infrastructure improvements in low- and moderate-income neighborhoods. It also includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low income.

2. **Affordable Housing and Homelessness.** This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and construction or rehabilitation of affordable multifamily units.

3. **Asset and Economic Development.** This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal. *Although homeowner assistance activities could also fit under the affordable housing goal, they are included under this category because homeownership is also critical to wealth building and asset development for households with low incomes.*

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. Both plans were developed through an open process that included participation from service providers, public agencies and organizations and county citizens.

The Request for Applications (RFA) for 2020 funds was released October 1, 2019 and 14 applications were received. The applications were reviewed for eligibility with CDBG and HOME regulations, as well as the applicants' administrative capacity for handling federal funds.

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The Urban County Policy Board, comprised of the Mayors (or their designees) of all cities in the county except Vancouver, either visited the proposed sites on a County-sponsored bus tour or were given a presentation by the applicants. At the March 9 UCPB meeting, projects were scored and the highest scoring projects were allocated funds.

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

Public outreach for the Consolidated Plan included an online survey, Public Information and Outreach press releases, Facebook and Twitter notifications, Community Services website and email announcements and two virtual public forums.

Public outreach for the Action Plan also included Facebook and Twitter notices, the Community Services website and email notices to more than 250 stakeholders, with 30 days allowed for public comment.

Public comment is also requested at the Clark County Council meeting for both plans.

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.

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BUDGET DETAILS

Local Fund Dollar Amount	$0
Grant Fund Dollar Amount	$1,512,941
Account	1939/CDBG
Company Name	U.S. Department of Housing and Urban Development
Grant Fund Dollar Amount	$574,307
Account	1938/HOME
Company Name	U.S. Department of Housing and Urban Development

DISTRIBUTION
Council staff will post all staff reports to The Web. https://www.clark.wa.gov/council-meetings

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For questions please contact Michael Torres at 564-397-7801.

Michael Torres 8/11/2020
Michael A. Torres, Program Manager

8/11/2020
Vanessa Gaston, Director

APPROVED: Eileen J. O'Brien
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS
DATE Sept. 15, 2020 SR# 127-20

APPROVED: _____
Kathleen Otto, Interim County Manager

CLARK COUNTY, WASHINGTON 1844

2020—2024
CONSOLIDATED PLAN

OMB Control No: 2506-0117 (exp. 06/30/2018)

Executive Summary

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

1. Introduction

The Consolidated Plan establishes local priorities consistent with national goals and objectives established by the U.S. Department of Housing and Urban Development (HUD) to utilize funds allocated to the Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Program. The goals of these two federal programs are to develop viable communities by providing decent housing, a suitable living environment and economic opportunities, primarily for people with low- to moderate-income. This plan serves as a comprehensive strategy to address the housing and community development needs of Clark County and six of its cities and one town (Battle Ground, Camas, La Center, Ridgefield, Washougal, Woodland and Yacolt). The City of Vancouver is its own entitlement jurisdiction and develops its own plan for federal funding but is an important partner and close collaborator. Over the five-year period covered by this Consolidated Plan, more than $8,500,000 is expected to be available through these programs with an additional $2,000,000 generated from program income.

This plan is submitted through HUD's Integrated Disbursement and Information System (IDIS). This system dictates the organization, formatting and numbering of the plan and the data within the tables has been prepopulated by IDIS from various sources indicated. In some instances, the numbers don't tally.

This plan was originally slated for public review in March 2020 with submission to HUD anticipated in May 2020. With the outbreak of the coronavirus and its significant impacts on public health and the national economy, HUD pushed planning deadlines back one year and Clark County has included additional planning information to address the evolving community needs related to coronavirus. On March 27, 2020, Congress enacted the Coronavirus Aid, Relief, and Economic Security, or "CARES Act," the third emergency bill that was prepared in response to the COVID-19 pandemic. Through this act, CDBG-CV funding was allocated to jurisdictions to help communities prepare for, prevent and respond to the coronavirus impact. This funding was added to bolster existing housing-support activities underway and to support new economic development activities for microenterprise assistance through an amendment to Clark County's 2019 Action Plan. It is anticipated that mitigating the impact of COVID-19 and evolving to adapt to a "new normal" for small businesses and households with low-income will be needed for many years to come.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objective of Clark County's Consolidated Plan is to identify the greatest needs in our community and through a public process with public input, develop a five-year strategy to address and mitigate the greatest needs including how federal funding received will be used from July 1, 2020 to June 30, 2024. Because Clark County is the Community Action Agency that administers Community Services Block Grant funding as well as state document recording surcharge fees that are dedicated to homelessness assistance programs, public service activities are not undertaken with CDBG and HOME funds.

The plan has three goals:

1. **Public Facilities and Neighborhood Improvements.** This goal includes infrastructure improvements in low- and moderate-income neighborhoods. It also includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low income.

2. **Affordable Housing and Homelessness.** This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and construction or rehabilitation of affordable multifamily units.

3. **Asset and Economic Development.** This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal. *Although homeowner assistance activities could also fit under the affordable housing goal, they are considered under this category because homeownership is also critical to wealth building and asset development for households with low incomes.*

3. Evaluation of past performance

Clark County made progress toward implementing the goals, objectives and strategies indicated in the previous Consolidated Plan through the following activities:

- Multifamily affordable housing development, including acquisition, rehabilitation and new construction of affordable units and special needs units;
- Single-family housing assistance such as first-time homebuyer and owner-occupied housing rehabilitation programs;
- Economic development activities such as technical assistance for small businesses;
- Homelessness prevention and rapid re-housing assistance; and
- Improvements to low- and moderate-income neighborhoods, including parks, community centers, sidewalks, street and utility improvements.

Additional homeless services are funded with local, state and federal resources to provide homelessness prevention, rapid rehousing, emergency shelter, diversion, transitional housing, and permanent supportive housing through an established coordinated entry system.

Information about specific activities addressed by the previous Consolidated Plan is included in the county's past annual Action Plans and Consolidated Annual Performance and Evaluation Reports (CAPER), available online at www.clark.wa.gov/community-services/cdbg-and-home-documents.

4. Summary of citizen participation process and consultation process

The county ensured several opportunities for citizen participation throughout the planning process of this document. Clark County solicited input via surveys for residents, service providers, elected officials and cities and towns to help identify needs in the community. An online survey was advertised and available from September 3 through October 31, 2019. There were also virtual public meetings, public hearings and a 30-day public comment period on the Consolidated Plan before submittal of the document to HUD. For more information on the citizen participation and consultation process, see section PR-10 Consultation and PR-15 Citizen Participation.

5. Summary of public comments

Online survey results and a summary of public comments received are available as an appendix to this plan. Public comment requirements on the plan were modified or reduced in response to the need for physical distancing and virtual meetings required by the COVID-19 pandemic.

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

A summary will be provided after the end of the public comment period.

7. Summary

The required elements of the Consolidated Plan include:

- **Needs Assessment:** An assessment of housing, homeless, and community development needs;
- **Housing Analysis:** An analysis of the housing market;
- **Strategy Overview:** A discussion of the strategies, priority needs, and objectives for activities; and
- **Annual Action Plan:** a description of the method for distributing CDBG and HOME funds to carry out activities in support of this strategic plan for the first year of the Five-Year plan period.

The 2020 program year for Clark County begins July 1. Because of the Coronavirus pandemic and waiver of plan submission deadlines, the plan was submitted after this date.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

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

Table 1 – Responsible Agencies

Narrative

Clark County Community Services is responsible for the administration of both the CDBG and HOME Programs in Clark County.

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

Consolidated Plan Public Contact Information

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OMB Control No: 2506-0117 (exp. 06/30/2018)

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Clark County consulted with other government agencies, housing and service providers, faith-based organizations, advisory boards, other entities with a potential interest in, or knowledge of, housing and non-housing community development issues, as well as the general public. A list of organizations that were consulted on Clark County's housing, homeless and community development needs is included in this chapter. Consultation activities included public meetings, an online survey, reviews of published studies, reports and plans, follow-up conversations to gather additional data and/or requests to review relevant portions of the draft Consolidated Plan during the public comment period.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

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

Additionally, the Trueblood v. DSHS lawsuit challenged unconstitutional delays in competency valuation and restoration services for individuals detained in city and county jails. The Trueblood settlement agreement establishes a plan for providing services to persons involved in the criminal court system and for providing treatment to people when needed so they are less likely to become involved in the criminal court system. The settlement agreement includes a plan for phasing in programs and services in Pierce, Southwest and Spokane regions July 1, 2019 through June 30, 2021.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Clark County Community Services is a member of the Coalition of Service Providers as well as the Continuum of Care (COC) Steering Committee and also provides funding to, and contracts directly with most of the committee organizations resulting in a high level of coordination. County staff regularly attends the monthly COC meetings, chairs two COC workgroups, Housing First and Family Community Allies Collaboration, and is active in additional workgroups and meetings such as the HMIS data users, System Performance Measures, Coordinated Assessment, Coordinated Street Outreach, Re-Entry Providers and Severe Weather Taskforce.

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Clark County does not receive any ESG funds and follows state policies regarding performance standards and outcomes. By accepting the state's Consolidated Homeless Grant funding, the county and its nonprofit service providers agree to:

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

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

Intervention Type	Performance Measure	2016 Baseline	Change from Baseline
Emergency Shelter	Increase percent exits to permanent housing	28%	Increase by at least 5 percentage points
Emergency Shelter	Return to Homelessness within 2 years	20.9%	Decrease by at least 5 percentage points.
Rapid Rehousing	Increase percent exits to permanent housing	73.7%	Increase by at least 5 percentage points
Rapid Rehousing	Reduce returns to homelessness within 2 years	6%	Decrease by at least 5 percentage points
Targeted Prevention	Reduce number of new homeless	1,437 people	Reduce number of new homeless by 37
Targeted Prevention	Increase households served most likely to enter homelessness based on a residence prior to project entry: institutional setting or temporarily staying with family or friends.	33.8%	Increase by at least 5 percentage points

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

The groups consulted with are detailed in the following tables.

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	Small cities of Battle Ground, Camas, LaCenter, Ridgefield, Washougal, Woodland, and Yacolt
	Agency/Group/Organization Type	Other government – Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided information to Urban County Policy Board
2	**Agency/Group/Organization**	Vancouver Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Lead-based Paint Strategy Homelessness Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Background data, needs and goal review. Asked for input.
3	**Agency/Group/Organization**	Council for the Homeless
	Agency/Group/Organization Type	Service Provider
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Affordable Housing and Homelessness goal setting, asked for input.

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

Clark County asked for feedback from all agencies that may have an interest in activities addressed by the Consolidated 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?
Homeless Action Plan	Council for the Homeless	Homeless goals in the Consolidated Plan are the same as those identified in the Homeless Action Plan which is required by the state.
Aging Readiness Plan	Clark County Community Planning	Improve infrastructure and community facilities, improve access and availability of transportation, providing affordable housing with universal design. Provide "complete" neighborhoods, access to parks and recreation, healthy communities.
Comprehensive Growth Management Plan	Clark County Community Planning	The Consolidated Plan stipulates that new housing will be constructed within Urban Growth boundaries. Goals for public infrastructure and facilities.
Developmental Disabilities Comprehensive Plan	Clark County Community Services	Expand access to safe, affordable and accessible housing, including home ownership opportunities. Expand recreational and neighborhood activities. Increase access to public transportation.
Growing Healthier Report	Clark County Public Health	Increase parks and open spaces, infrastructure improvements that promote physical activity, and affordable housing.
Clark County Economic Development Plan	Columbia River Economic Development Council	Invest in the infrastructure and amenities needed to attract new businesses and talent.
2019 Clark County Needs Assessment Survey of Needs	Clark County Community Services	Food assistance, health care, energy assistance and affordable housing were identified as high needs.
Housing Needs Assessment	State of Washington	Availability of affordable single-family and multi-family housing supply, rental subsidies.
Housing Options for People with Behavioral Health Challenges	Clark County Community Services	Increase supportive housing options and develop recovery housing and residential care programs.
Comprehensive Economic Development Strategy	Greater Portland Economic Development District	Demonstrated need for economic advancement opportunities for low- and moderate-income households. Infrastructure development and support for business startups.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Clark County Community Services coordinated a web-based survey, 2020 Consolidated Plan Survey. Mayors, city administrators and local government community development and public works stakeholders received the survey to provide input on the housing and community development needs. In addition, the Urban County Policy Board (UCPB) consists of elected officials or their designee from each small city and town in the county and is chaired by a county councilor. The UCPB reviews applications for CDBG and HOME funding annually, and reviews the Consolidated Plan, One Year Action Plan and Consolidated Annual Performance Evaluation Report. This board provides a formal recommendation to county council for project funding and priorities.

Clark County also works in close partnership with the State's Department of Commerce, Department of Social and Health Services and Department of Veterans Affairs. Clark County also partners with the City of Vancouver, Cowlitz County, Skamania County and Klickitat County.

Narrative (optional):

Part of the public process was pushed back to summer of 2020 due to COVID-19 physical distancing and cancellation of multiple council hearings and community meetings.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

All of Clark County, including people with low- and moderate-income, people living in lower income neighborhoods, non-English speaking people, people with disabilities, people experiencing homelessness, homeless services providers, and residents of public and assisted housing developments are encouraged to participate in the development and review of this plan.

Consultations and Surveys

There were several opportunities throughout the planning process for residents, service providers, and small cities and towns to participate. For example, the Clark County unincorporated residents and those in the small cities were invited to help create the Consolidated Plan by completing an online survey, also known as the 2020 ConPlan Survey, to help identify which housing and community development needs were most pressing. The survey was open for 60 days and multiple public notices were placed in the Columbian as well as on the county's Facebook page, Twitter account and Next Door online news. The surveys were available in English, Russian and Spanish. A total of 260 survey responses were collected. The results of this survey helped determine Clark County's need for Public Facilities, Housing and Economic Development needs.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community			N/A	
2	Internet Outreach	Non-targeted/broad community	260 online survey responses received	All comments received are in appendix	Not applicable.	
3	Newspaper Ad	Non-targeted/broad community				
4	Public Meeting	Non-targeted/broad community				

Table 4 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 06/30/2018)

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The community needs assessment section of the Consolidated Plan provides a community profile that describes the housing and population characteristics of the county and the urban county communities outside the city limits of Vancouver. This section serves as the basis for determining the housing and community development needs within the urban county and describes the demographic characteristics of the community.

The HUD Area Median Family Income (HAMFI) is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. HUD calculates the area median income by region and Clark County is included with Portland, Beaverton and Vancouver, which generally have higher incomes than unincorporated Clark County. In 2019, the area median income for the metro area was $87,900 for a household of four, however, when isolating Clark County's median income through census data, the figure is only $74,747.

The following sections (NA-10 through NA-30) discuss housing problems as defined by HUD. These problems include:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- Cost burden (more than 30% of income in housing costs)
    - Severe cost burden (more than 50% of income in housing costs)
- Overcrowding (more than 1 person per room)
    - Severe overcrowding (more than 1.5 persons per room)

These sections also discuss the prevalence of housing needs based on race/ethnicity and income level. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group in a category of need is at least 10 percentage points higher than the percentage of persons in the category as a whole.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Although lenders, builders, housing advocates and citizens may have somewhat different definitions of affordable housing, all of these groups have recognized that the relationship of household income to housing prices is the principal determinant in the ability to secure adequate housing. The U.S. Department of Housing and Urban Development's standard for describing affordability is shelter plus utilities that cost no more than 30% of a household's gross income. Keeping housing costs below 30% of income is intended to ensure that households have enough money to pay for other nondiscretionary costs; therefore, policymakers consider households who spend more than 30% of income on housing costs to be housing cost burdened.

The Consolidated Plan uses the census American Community Survey data from 2013-2017 and the Comprehensive Housing Affordability Strategy (CHAS) data developed by the Census Bureau for HUD. CHAS data is based on the 2011-2015 American Community Survey (ACS) Census and analyzes households with one or more housing problems (overcrowding, lacking adequate kitchen or plumbing facilities), and those experiencing cost burden (paying more than 30 or 50 percent of household income toward housing).

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	425,363	457,474	7.5%
Households	151,312	167,717	10.8%
Median Income	$58,095	$67,832	16.8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Number of Households Table

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
Total Households	7,949	9,755	16,059	10,935	52,875
Small Family Households	2,538	3,189	6,310	4,859	30,375
Large Family Households	756	1,188	1,974	1,773	5,444
Household contains at least one person 62-74 years of age	1,445	2,369	3,886	2,839	12,049
Household contains at least one person age 75 or older	1,120	1,796	2,048	984	2,421
Households with one or more children 6 years old or younger	1,344	2,326	3,065	2,405	7,503

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	195	210	55	525	50	20	69	45	184
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	22	44	4	145	25	4	52	14	95
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	229	210	243	105	787	84	195	329	161	769
Housing cost burden greater than 50% of income (and none of the above problems)	2,708	1,447	264	10	4,429	2,373	1,759	1,600	517	6,249
Housing cost burden greater than 30% of income (and none of the above problems)	275	2,243	2,397	518	5,433	455	1,276	3,299	2,328	7,358
Zero/negative Income (and none of the above problems)	354	0	0	0	354	315	0	0	0	315

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,083	1,862	766	175	5,886	2,533	1,959	2,055	747	7,294
Having none of four housing problems	772	2,818	4,973	2,649	11,212	884	3,109	8,254	7,375	19,622
Household has negative income, but none of the other housing problems	354	0	0	0	354	315	0	0	0	315

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,318	1,718	1,502	4,538	775	983	2,095	3,853
Large Related	497	450	350	1,297	152	537	701	1,390
Elderly	585	832	429	1,846	1,248	1,259	1,450	3,957
Other	922	1,084	607	2,613	719	405	887	2,011
Total need by income	3,322	4,084	2,888	10,294	2,894	3,184	5,133	11,211

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Severely Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,249	668	139	2,056	729	613	670	2,012
Large Related	423	123	25	571	117	300	80	497
Elderly	488	383	100	971	898	622	569	2,089
Other	833	414	45	1,292	671	319	329	1,319
Total need by income	2,993	1,588	309	4,890	2,415	1,854	1,648	5,917

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	269	202	262	109	842	99	199	340	121	759
Multiple, unrelated family households	29	30	25	0	84	14	0	40	54	108
Other, non-family households	0	0	0	0	0	0	0	0	4	4
Total need by income	298	232	287	109	926	113	199	380	179	871

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

Describe the number and type of single person households in need of housing assistance.
In 2019, there were 2,385 single-person households who requested housing assistance through the Housing Solutions Center, the coordinated entry point for Clark County.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.
In 2019, there were 379 families with at least one family member with a disability that requested housing assistance. In addition, there were 520 families who are victims or survivors of domestic violence who were seeking housing assistance.

What are the most common housing problems?
Clark County and the Portland-Vancouver metropolitan region continue to experience a high cost of living and limited availability of affordable housing units. From 2014 to 2019 the average Fair Market Rent for a two-bedroom apartment increased from approximately $900 per month, to $1,500 a month, a 40% increase, while median income during this same time went from $73,900 in 2014 to $87,900 in 2019, a 16% increase. According to the Council for the Homeless, "When it is not possible to obtain affordable housing, residents with low incomes inevitably pay a larger percentage of their income toward housing costs than people earning higher incomes, or they combine households to share housing costs. Individuals who pay a high proportion of their income for housing costs and those who are living in overcrowded situations are at increased risk for homelessness. Those who have fallen into homelessness and/or live paycheck-to-paycheck can't afford move-in costs. Many individuals and families who are low-income are forced to make critical choices when their income is not sufficient to meet their basic living needs. It may mean fewer meals, no health care, loss of utilities, overcrowded housing, eviction, or homelessness."

Are any populations/household types more affected than others by these problems?
Low-income and very low-income renter households are most affected by the lack of available affordable units.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

It is clear that housing costs are a primary reason for homelessness. Rent-overburdened rental households represent the largest at-risk demographic. Those who are at-imminent risk of homelessness are often doubled up with family or friends, paying more than 50% of their income toward rent, are underemployed, or unemployed. Many have a very low or fixed income because they have behavioral health or physical health challenges. Past homelessness, evictions, criminal background and debt are also common characteristics of people at imminent risk of homelessness. Needs include affordable housing, employment leading to living wage jobs, adequate transportation, financial stability support, financial assistance to move into housing and low-barrier and accessible physical/mental health services.

Those nearing the termination of RRH assistance are often in need of a living wage job or increase in income to ensure their housing stability. They may also need reliable transportation, an emergency savings fund, ongoing support services, and/or an understanding of available resources should they encounter another crisis.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The county does not have an "at-risk" definition. Clark County has a coordinated assessment process that uses a vulnerability index to determine the housing needs of individuals and families experiencing homelessness or who are at-risk of becoming homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

A stagnant wage structure, rising rents, low vacancy rates, domestic violence, mental and physical health challenges, the inability to gain or sustain stable employment, generational poverty, and loss of system support by those leaving institutions are all characteristics that have been linked with instability and increased risk of homelessness.

Discussion

Per the Urban Institute, young adult renter households and households of color are likely to be disproportionately impacted by COVID-19. They have lower incomes and savings, lower access to credit, less job stability, and historically greater difficulty in paying for their housing costs, which makes them more vulnerable than homeowners during this unstable time. COVID-19 makes the situation worse for young renters and households of color because they are disproportionately more likely to work in the four industries hardest hit during the pandemic: food and accommodation, entertainment, retail, and transportation. While many renters in Washington State have been helped by an eviction moratorium, this moratorium does not cover the accumulating rent that will be owing when the moratorium is lifted.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole. Populations who are experiencing a disproportionately greater need than the jurisdiction as a whole are indicated by bold font under the table data.

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,336	928	669
White	5,230	890	563
Black / African American	165	0	0
Asian	158	0	50
American Indian, Alaska Native	63	14	0
Pacific Islander	0	0	0
Hispanic	479	20	50

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 6,336/(6336+928+669) = 79.87%
White: 5230/(5230+890+563) = 78.26%
Black/African American: 165/(165+0+0) = 100%
Asian: 158/(158+0+50)= 75.96%
American Indian, Alaska Native: 63/(63+14+0) =81.82%
Hispanic: 479/(479+20+50) = 87.25%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,347	2,377	0
White	5,966	2,198	0
Black / African American	55	0	0
Asian	220	50	0
American Indian, Alaska Native	24	14	0
Pacific Islander	0	0	0
Hispanic	843	74	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 75.56%
White: 73.08%
Black/African American: 100%
Asian: 81.48%
American Indian, Alaska Native: 63.16%
Hispanic: 91.93%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,511	7,537	0
White	7,566	6,742	0
Black / African American	104	44	0
Asian	295	117	0
American Indian, Alaska Native	22	29	0
Pacific Islander	0	10	0
Hispanic	457	430	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 53.03%
White: 52.88%
Black/African American: 70.27%
Asian: 71.60%
American Indian, Alaska Native: 43.14%
Hispanic: 51.52%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,771	7,163	0
White	3,272	6,253	0
Black / African American	15	174	0
Asian	137	179	0
American Indian, Alaska Native	22	29	0
Pacific Islander	0	19	0
Hispanic	254	377	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 34.49%
White: 34.35%
Black/African American: 7.94%
Asian: 43.35%
American Indian, Alaska Native: 43.14%
Hispanic: 40.25%

Discussion

At income levels between 0 and 30% of Area Median Income (AMI), just over 79% of all residents reported having one or more of the four housing problems. Black/African American residents have a disproportionately higher percentage of housing problems with 100% of households reportedly having a housing problem per the CHAS data.

At income levels between 30 and 50% AMI, approximately 75% of all residents have one or more of four housing problems with Black/African American households and Hispanic households disproportionately impacted by housing problems with 100% of Black households and 91.93% of Hispanic households affected by a housing problem.

For income levels at 50 to 80% AMI, just over 53% of residents report one or more of the four housing problems. Again Black/African American households are disproportionately impacted by housing problems with 70.27% affected. In this income range, Asian households are also disproportionately impacted with over 71% identifying one or more housing problems.

At 80 to 100% AMI, 34.49% of households report one or more of the four severe housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of persons in category as a whole. Populations who are experiencing a disproportionately greater need than the jurisdiction as a whole are indicated by bold font under the table data.

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,616	1,656	669
White	4,530	1,571	563
Black / African American	150	15	0
Asian	158	0	50
American Indian, Alaska Native	53	24	0
Pacific Islander	0	0	0
Hispanic	469	30	50

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 5,616/(5616+1656+669) = 70.72%
White: 4530/(4530+1571+563) = 67.98%
Black/African American: 150/(150+15+0) = 90.91%
Asian: 158/(158+0+50)= 75.96%
American Indian, Alaska Native: 53/(53+24+0) =68.83%
Hispanic: 469/(469+30+50) = 85.43%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,821	5,927	0
White	3,231	4,971	0
Black / African American	0	55	0
Asian	117	152	0
American Indian, Alaska Native	14	24	0
Pacific Islander	0	0	0
Hispanic	403	519	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 39.20%
White: 39.39%
Black/African American: 0%
Asian: 43.49%
American Indian, Alaska Native: 36.84%
Hispanic: 43.71%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,821	13,227	0
White	2,521	11,773	0
Black / African American	35	114	0
Asian	99	315	0
American Indian, Alaska Native	4	47	0
Pacific Islander	0	10	0
Hispanic	134	748	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 17.58%
White: 17.64%
Black/African American: 23.49%
Asian: 23.91%
American Indian, Alaska Native: 7.84%
Hispanic: 15.19%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	922	10,024	0
White	764	8,799	0
Black / African American	0	189	0
Asian	79	238	0
American Indian, Alaska Native	14	37	0
Pacific Islander	0	19	0
Hispanic	54	573	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

Jurisdiction as a whole: 8.42%
White: 7.99%
Black/African American: 0%
Asian: 24.92%
American Indian, Alaska Native: 27.45%
Hispanic: 8.61%

Discussion

At income levels between 0 and 30% of Area Median Income (AMI), just over 70% of all residents reported having one or more of the four housing problems. Black/African American residents and Hispanic residents have a disproportionately higher percentage of housing problems compared to the population as a whole - 90.9% and 85.4%, respectively.

At income levels between 30 and 50% AMI, approximately 40% of all residents have one or more of four housing problems. This is relatively consistent among different races and ethnicities with 36.84% of American Indian/Alaskan Natives households indicating with housing problems and 43.71% of Hispanic households reporting housing problems.

For income levels at 50 to 80% AMI, 17.58% of all residents report one or more of the four housing problems. All groups reported issues within 10% of the mean rate, so none are considered disproportionately impacted. American Indian/Alaska Natives reported fewer housing problems at 7.84% and Asian households indicated higher housing problems at 23.91%.

At 80 to 100% AMI, only 8.4% of households report one or more of the four severe housing problems. Both Asian and American Indian/Alaska Native households in this income range are disproportionately impacted with housing problems, with 24.92% and 27.45% of households experiencing housing problems respectively.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing is defined as affordable if it costs less than 30% of a household's income. Keeping housing costs below 30% of income is intended to ensure that households have enough money to pay for other nondiscretionary costs. Therefore, HUD considers households who spend more than 30% of their income on housing costs to be housing cost burdened. Households spending more than 50% of their income on housing costs are considered severely cost burdened.

According to data from the 2013 – 2017 American Community Survey, 15.11% of homeowners and 15.25% of renters are cost burdened in Clark County. Homeowners in Clark County are more likely to be cost burdened than homeowners throughout the state. Renters in Clark County, although more likely to be cost burdened than homeowners in the county, are slightly less cost burdened when compared to the rest of Washington state renters.

Overburdened Home Owners		Overburdened Home Renters	
15.11% of Housing Units Clark County, WA		**15.25%** of Housing Units Clark County, WA	
11.29% of Housing Units Vancouver, WA	↓ 25.29%	**22.88%** of Housing Units Vancouver, WA	↑ 50.03%
14.28% of Housing Units Washington	↓ 5.46%	**15.72%** of Housing Units Washington	↑ 3.1%
13.25% of Housing Units United States of America	↓ 12.29%	**14.87%** of Housing Units United States of America	↓ 2.45%

*% Diff. shows the *percentage increase or decrease* as compared to the original geography.
Sources: US Census 2013-2017 ACS

According to the Washington State Housing Needs Assessment, "Cost burden is highest for one-person households. Like age, household size is related to cost burden. One-person households were the second largest category in the state but were the most cost burdened. Two-person households were the most common type, accounting for over one-third of all households in Washington, but the least cost burdened. From there, cost burden generally increased as household size increased, reaching a peak at six people.

Not only are one-person households the most cost-burdened, they are also the most severely cost-burdened at 21.3%, compared to 11.5 % of two- to four-person households and 14.1 % of households with five or more people" (based on 2007-2011 CHAS data).

Housing Cost Burden

Housing Cost Burden	No Cost Burden	30-50% Cost Burdened	>50% Severely Cost Burdened	No / negative income (not computed)
Jurisdiction as a whole	67,106	17,921	11,825	716
White	60,775	15,476	10,068	593
Black / African American	648	178	170	0
Asian	1,900	548	468	50
American Indian, Alaska Native	284	87	81	0
Pacific Islander	88	15	0	0
Hispanic	2,374	1,214	742	50

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

No Housing Cost Burden
Jurisdiction as a whole: 68.78%
White: 69.93%
Black/African American: 65.06%
Asian: 64.06%
American Indian, Alaska Native: 62.83%
Pacific Islander: 85.44%
Hispanic: 54.20%

Discussion:

The majority of households in the jurisdiction (67,106 of 97,568, or 68.78%) are not cost burdened by housing, paying less than 30% of their income toward housing costs. Approximately 18.3% of households in the jurisdiction are cost burdened by housing, paying between 30 and 50% of their income toward housing related costs and 11,825, or 12.12% of households are severely cost burdened, paying more than 50% of their income toward housing.

White, Black/African American, Asian, American Indian, and Alaska Native households are roughly comparable with the jurisdiction numbers as a whole, ranging from 62.8% to 69.9% of these households paying less than 30% of their income toward housing costs. Although limited in number, Pacific Islander households indicate that 85.4% of households pay less than 30% of their income for housing. However, the data also show that Hispanic households are disproportionately burdened by housing costs, with only 54.2% of households paying less than 30% for housing; 27.7% of Hispanic households are cost burdened and 16.9% of Hispanic households are severely cost burdened, paying more than 50% of their income toward housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

At income levels between 0 and 30% of Area Median Income (AMI), just over 70% of all residents reported having one or more of the four housing problems. Black/African American residents and Hispanic residents have a disproportionately higher percentage of housing problems compared to the population as a whole - 90.9% and 85.4%, respectively.

At 80 to 100% AMI, only about 8.4% of households report one or more of the four severe housing problems. Both Asian and American Indian/Alaska Native households in this income range are disproportionately impacted with housing problems, with 24.9% and 27.4% of households experiencing housing problems respectively.

Finally, as indicated by Table 21, Hispanic households are disproportionately burdened by housing costs, with only 54% of households paying less than 30% for housing; 27.7% of Hispanic households are cost burdened by housing and 16.9% of Hispanic households are severely cost burdened, paying more than 50% of their income toward housing.

If they have needs not identified above, what are those needs?

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No.

NA-35 Public Housing – 91.205(b)

Introduction: Vancouver Housing Authority provides public housing in Clark County. This includes public and managed housing, Section 8 vouchers and workforce housing.

Totals in Use

	Program Type								
				Vouchers					
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant -based	VA Supportive Housing	Family Unification Program	Disabled*
# of unit vouchers in use	0	0	377	2,424	134	2,169	70	40	8

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
				Vouchers				
							Special Purpose Voucher	
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	VA Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,769	12,301	10,190	12,557	9,306	10,994
Average length of stay	0	0	7	4	0	5	0	0
Average Household size	0	0	2	2	1	2	1	2
# Homeless at admission	0	0	0	30	0	2	28	0
# of Elderly Program Participants (>62)	0	0	71	666	69	593	3	0
# of Disabled Families	0	0	111	929	21	852	44	5
# of Families requesting accessibility features	0	0	377	2,424	134	2,169	70	40
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 06/30/2018)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							VA Supportive Housing	Family Unification Program	Disabled*
White	0	0	285	1,995	106	1,789	56	37	5
Black/African American	0	0	42	280	18	246	11	2	2
Asian	0	0	22	83	4	78	0	0	1
American Indian/Alaska Native	0	0	9	29	1	28	0	0	0
Pacific Islander	0	0	19	37	5	28	3	1	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							VA Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	27	109	5	93	5	5	1
Not Hispanic	0	0	350	2,315	129	2,076	65	35	7

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

OMB Control No: 2506-0117 (exp. 06/30/2018)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

The Vancouver Housing Authority does not track the accessibility needs for Housing Choice Tenant-Based Vouchers because voucher holders find their own rental units. The Project-Based Housing Voucher waitlist has 181 households needing accessible units (up from 63 people needing accessible units in the 2015 ConPlan), most notably wheelchair access.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders.

The combined waitlist for Housing Choice Vouchers and Public Housing show that 88.5% of the households have incomes below 30% AMI and 99% are below 50% AMI. Their greatest need is availability of affordable housing.

How do these needs compare to the housing needs of the population at large?

Accessible and affordable housing is a need for low-income households throughout Clark County.

Discussion

The Vancouver Housing Authority maintains a Voucher Program Waiting List. To get on this this wait list, a household must meet the homeless preference (last night spent in a car/RV, on the street, tent camping, emergency shelter, fleeing domestic violence, or motel paid by a charity). All households must contact the Housing Solutions Center to complete an assessment and if they qualify, they are given a referral code to apply for the voucher programs.

The Vancouver Housing Authority also has a Mainstream Voucher Program Waiting List under separate funding. Although no referral code is required to apply for this program, households must still meet the homeless preference and in addition, one adult in the household must be disabled.

Vancouver Housing Authority also has Project-Based waitlists open for certain properties that a household may apply for based on the property's qualifications. Current properties available include:

- Camas Ridge 1 -3 Bedroom units
- Isabella Court (62+ or Homeless Families) 1 to 2-bedroom units
- The Meadows 1 to 3-bedroom units
- Skyline Crest 1 to 4-bedroom units
- VHA Apartment Homes 1 to 3-bedroom units
- Vista Court (62+) 1 to 2-bedroom units

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

According to the Clark County Homeless Action Plan, adopted November 2018, homelessness is a growing challenge in Clark County with over 2,593 unduplicated households experiencing homelessness in 2017; this number includes 1,401 children under 18. Clark County uses the Homeless Management Information System (HMIS) to collect and track data trends among homeless clients and service providers.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	251	201	2,560	2,060	2,132	66
Persons in Households with Only Children	6	9	142	124	128	41
Persons in Households with Only Adults	214	277	3,415	2,446	2,719	90
Chronically Homeless Individuals	54	98	897	535	649	125
Chronically Homeless Families	2	0	76	59	45	115
Veterans	25	30	323	221	261	93
Unaccompanied youth	6	9	142	124	128	41

Table 25 - Homeless Needs Assessment

Data Source Comments: 2019 Point in Time (PIT) count, January 2019.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth): N/A

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	342	393
Black or African American	42	33
Asian	3	8
American Indian or Alaska Native	6	13
Pacific Islander	37	17
Multiple Races	41	48
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	41	Unknown
Not Hispanic	430	Unknown

Data Source Comments: 2019 Point in Time Homeless Count, unduplicated number of people counted on January 24, 2019.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Based on HMIS data provided by the Council for the Homeless, in 2019 there were 868 families in need of housing assistance in Clark County. Additionally, there were 240 Veteran families in need of housing assistance.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to HMIS data, 69% of people experiencing homelessness are White, 13% are Black/African American, 8% are Native Hawaiian/Other Pacific Islander, 5% identify as Other Multiracial, 4% are American Indian or Alaskan Native, 1% are Asian, and 1% refused to answer. Additionally, 12% of people experiencing homelessness are Hispanic, 88% are not.

Per the Clark County Homeless Action Plan, "The race and ethnicity of individuals experiencing homelessness is valuable information to ensure the cultural awareness of services. Clark County remains relatively limited on racial diversity, and this is reflected in the individuals who are homeless as well with 69% identifying as Caucasian. Our area is beginning to see an increase in African American (13%) and Pacific Islander (8%) populations experiencing homelessness. Every year, we see an increase in additional minorities and ethnicities falling into homelessness with over 508 Hispanic or Latino individuals experiencing homelessness in 2017.

The recent SPARC Study through the Center for Social Innovation reinforced previous national findings identifying people who are Black, American Indian and Alaska Natives as being disproportionately affected by homelessness. In Clark County, this disproportionality is found among those identifying as African American. The need to provide culturally specific programming and progress equity and diversity among all Homeless Crisis Response System agencies is high."

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2020 Clark County Point in Time (PIT) Count was conducted on January 30, 2020. Outreach workers, elected officials, service agency staff and local volunteers located **516 unsheltered** people (staying in tents, cars, on streets and in places where people are not meant to sleep). The unsheltered census was up 6% from last year's count of 487 unsheltered people.

The number of people who were sleeping in emergency and transitional housing units totaled **400 sheltered** people, a decrease of 15% from 2019. Per the Council for the Homeless, "This can be

significantly attributed to Share Orchards Inn, a local family shelter with capacity for 50 persons, including families and single women, being closed for remodeling during the 2020 PIT Count. In addition, January 30, 2020 was not a severe weather night, meaning additional church shelter beds did not open."

The overall total of 916 people experiencing homelessness is a decrease of 4%, compared with the total 958 people identified in the 2019 count. The number of families experiencing homelessness decreased by 10% while the number of people of color experiencing homelessness increased by 1%, to 24% of the overall homeless population. The number of seniors, aged 62 and over, experiencing homeless increased by 7% over last year's count, to 61 seniors in 2020. There was an increase of 190 individuals and two families meeting HUD's definition of chronically homeless, an increase of 23%.

The PIT count represents a one-night estimate of the local scope of homelessness. Over the full 2019 calendar year, 6,117 people representing 3,979 households experienced homelessness according to the Homeless Management Information System (HMIS), which provides a much more robust and accurate count of homelessness. Of these people, 1,623 were under age 18, 2,219 were people of color, 2,921 were women or non-binary, and 4,054 were newly homeless.

The primary causes of homelessness and the biggest barriers to becoming permanently housed, identified by those experiencing homelessness, were lack of income and lack of affordable housing.

Discussion:

The PIT homeless count numbers in Clark County have increased steadily over the past five years, up from 662 in 2015 to 916 in 2020. Although sheltered homelessness has remained relatively stable in the 400-500 range each year, the number of unsheltered has more than doubled from 206 to 516. Clark County uses a variety of state and local funds to address homelessness using best practices, including prioritizing those who are most vulnerable for assistance.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction

Many non-homeless households with special needs are in need of affordable housing with or without supportive services.

Federal nondiscrimination laws define a person with a disability as someone with a physical or mental impairment that substantially limits one or more major life activities. This can include visual, speech or hearing impairments as well as developmental disabilities or behavioral health issues. Some impairments are readily observable, while others may be invisible.

The term "major life activities" includes those activities that are important to daily life such as self-care and personal hygiene, speaking, hearing, seeing, breathing, working, learning, or performing manual tasks.

People living in poverty are more likely to have a disability, especially those who are elderly. In 2012, 88.6% of Washington residents who received SSI were qualified as disabled.

Describe the characteristics of special needs populations in your community

According to the latest American Community Survey (ACS) data, 12.3% of Clark County people report having a disability. This includes 1.84% who have a vision difficulty, 3.82% who have hearing difficulty, 5.24% who have a cognitive disability and 5.86% who have an ambulatory difficulty. The ACS also indicates median income in the past 12 months for men with a disability is $31,049, while men without a disability earn a median income of $46,381. Women with earnings who indicated a disability had median income of $19,231, while women without a disability earned $29,113.

Population Living with a Disability

12.3% of people	Clark County, WA	
14.56% of people	Vancouver, WA	↑ 18.33%
12.65% of people	Washington	↑ 2.79%
12.4% of people	United States of America	↑ 0.75%

Population Living with a Self-Care Disability

2.39% of people	Clark County, WA	
3.04% of people	Vancouver, WA	↑ 27.23%
2.32% of people	Washington	↓ 2.86%
2.46% of people	United States of America	↑ 2.89%

% Diff. shows the *percentage increase or decrease* as compared to the original geography.
Sources: US Census 2013-2017 ACS
Note: This dataset defines a disability as a long-lasting physical, mental, or emotional condition. Self-care disabilities are defined as having serious difficulty with hygienic upkeep, such as dressing or bathing oneself.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing and supportive service needs of people with disabilities can vary considerably. People living with HIV/AIDS, disabilities and those who are elderly identify the need for supportive housing options with multiple levels of care. This continuum of care should provide a range of service options like peer support, housekeeping, care management, assistance meeting basic needs and navigation that can expand or contract based on changing needs of the household. Supportive housing can range from staying in owned or rented homes, to adult family homes or skilled nursing facilities.

People with alcohol or other substance use identify the need for recovery housing when exiting from a system of care. This could include Oxford-type housing where individuals who are in recovery are supported by other peers and held to a strict standard of behavior.

Permanent supportive housing and Housing First should be thought of as two complementary tools for ending chronic homelessness and helping people with disabilities live independently in the community. Permanent supportive housing is a successful and proven programmatic and housing intervention, while Housing First is a framework that can and should be used within permanent supportive housing, as well as in other program models, and as a community-wide framework for ending homelessness.

The Vancouver Housing Authority has identified those living in public housing to need additional support with increasing income, such as employment or public assistance. Support related to educational attainment and success for both adults and children is needed through partnerships with school districts and community colleges or vocational institutions. Lastly, addressing disabilities through care, navigation support, peer support and transportation is also needed.

Needs are determined through engagement with various community groups focused on specific populations, community needs assessments, various action plans focused on specific populations and community feedback. The "Housing Options for People with Behavioral Health Challenges" report also details the need for supportive housing, recovery housing and residential care for Clark County.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

The goal of the HOPWA program is to provide affordable housing and housing-related services to people living with HIV/AIDS (PLWHA). In the Portland Eligible Metropolitan Statistical Area (EMSA) there are more than 4,256 people living with HIV/AIDS. The EMSA includes Clackamas, Columbia, Multnomah, Washington, and Yamhill counties in Oregon and Clark and Skamania counties in Washington. In Clark County, in 2018, there were 20 new HIV cases reported in the Washington State HIV Surveillance Report from Washington State Department of Health. The number of new cases each year is stable (between 17 and 24) over the past five years. The total living with HIV in Clark County is 697, with 567 engaged in care and 515 with a suppressed viral load.

Overall, the composition of PLWHA in the EMSA has remained constant over the past several years. In the Portland EMSA, HIV has disproportionately impacted African Americans. African Americans account for only 2.9% of the population but make up 8.0% of PLWA and 8.3% of PLWH – almost three times higher.

Individuals with HIV or AIDS and their families who reside in the seven-county Portland EMSA and have incomes up to 80% MFI are eligible to participate in the HOPWA program. Priority is given to households with incomes below 50% MFI. HOPWA funds can be used for housing assistance, supportive services and program development as well as operation and maintenance of facilities and community residences and short-term payments to prevent homelessness. Cascade AIDS Project provides medical case management, wellness case management, service navigation, housing case management and peer support for Clark County residents living with HIV.

Discussion:

All county-funded housing assistance programs are accessed through the Council for the Homeless Housing Solution Center (HSC), which assesses each household based on its vulnerability and housing need. The HSC works with homeless outreach teams, the sobering center, jail, and others to maintain a list of people with long histories of homelessness and a disabling condition that score high on the Vulnerability Assessment Tool (VAT). When a supportive housing unit becomes available, the HSC will connect the person with the highest VAT score to the agency with the supportive housing opening.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities

Per Clark County Community Planning, "Research indicates accessible and pedestrian-friendly buildings, a mix of residential and commercial uses, easy-to-reach parks and recreation opportunities, community spaces for social interaction, and access to healthy foods can have an extraordinary impact on people's health both physically and emotionally."

Public facilities can include parks, libraries, health centers, homeless shelters, youth facilities and other community centers. In addition, there is a need for infrastructure investment for sidewalks, storm water and sewer facilities and additional needed capacity of roads because of the growing Clark County population. The county, and cities within the county, continue to bring public facilities up to American with Disabilities Act (ADA) standards.

Infrastructure improvements and open public facilities such as parks that are assisted with CDBG funding must benefit an area where at least 51% of the residents earn low- to moderate-income. Public facilities that serve a limited clientele must document income eligibility of those they serve or serve a population that is presumed to be low-income, such as people who are disabled or homeless.

How were these needs determined?

Various needs are outlined in the Clark County Comprehensive Plan as well as individual city plans within Clark County.

Clark County regularly communicates and coordinates planning with the small cities and the public about public facility needs. Clark County consulted with each small city and town to assess the nature and extent of community development needs and conducted the public survey for citizen input. Funding priorities were established based on the extent of needs and the availability of other funding sources to address those needs.

Describe the jurisdiction's need for Public Improvements:

In Clark County's Comprehensive Plan, the county has identified over $597 million in needed capital facilities expenditures in Clark County over the next six years. Needed improvements include transportation, parks and open space, stormwater drainage and water quality, government buildings and other facilities. Many of these improvements identified in the plan will likely be funded through impact fees, bonds, tax revenue, and user fees. An additional source of potential funding may come from federal and state grant and loan programs. CDBG dollars could be used to help leverage these other resources depending on the income eligibility of the service area.

How were these needs determined?

The survey conducted for this Consolidated Plan asked people to rank different public facility and neighborhood improvements as either low, medium or high based on the level of need. High needs were scored a 3, medium needs a 2 and low needs a 1. The facilities were then scored and ranked by need. Survey takers indicated a high level of need for street improvements (2.44), nonprofit facility improvements, health centers, youth centers and sidewalks. Community centers, senior centers, parks, and stormwater improvements were roughly medium priority (scored 2.02 – 2.09) and accessibility improvements as well as water and sewer improvements ranked lowest, but still nearly a medium level need, with scores at 1.95.

Public improvement needs are also detailed in the 2015 – 2035 Clark County Comprehensive Growth Management Plan, produced by Clark County Community Planning and adopted by the Clark County Council in June 2016. The Clark County Parks, Recreation and Open Space (PROS) Plan was adopted by the County Council in September 2015. The Clark County Parks Advisory Board guided the planning process for this PROS Plan from the development of the vision, mission and goals to the recommendations, capital facilities plan and other implementation tools. Extensive community outreach was conducted for both plans.

Describe the jurisdiction's need for Public Services:

Clark County Community Services conducts a Community Needs Assessment every three years. In 2017, the top needs identified were housing assistance, food assistance, and employment assistance. According to the assessment, "Food and housing assistance ranked closely in overall importance. Although food assistance ranked slightly higher in overall need, housing overwhelmingly received greater specificity and focus regarding the types of assistance required and far greater attention during group discussions."

How were these needs determined?

The 2017 Clark County Community Needs Assessment of people who are low-income was conducted by Clark County Community Services between summer 2016 and spring 2017. The assessment is required every three years under Section 676(b)(11) of the Community Services Block Grant Act.

Direct feedback from people and households with low incomes was collected through a comprehensive survey covering six areas of need. The survey was developed by county staff, with significant assistance by a volunteer CNA Task Force of Clark County Community Action Advisory Board members. The survey was open for three months and distributed in English, Spanish and Russian by more than 65 service organizations. The survey was also available online in English.

Clark County received 1,165 responses – they came from every zip code in the county. During the fall and winter, staff analyzed survey responses to understand the needs identified and worked closely with a consultant familiar with conducting needs assessments, who provided statistical validation of the data and checked for response bias. In May 2017, a cross-section of community members, service providers and policy makers attended a forum where the survey information was presented, and qualitative feedback was collected. Discussions were robust and provided more thoughts and ideas about the topics.

A new three-year assessment is currently underway for 2021; 1,665 surveys were received, and the top five needs indicated were: housing assistance, food assistance, asset building, employment services and childcare. Mental health supports were also indicated as a high need.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis examines the number of residential units in Clark County, along with the cost and condition of these units. It will also consider the availability of public and assisted housing, as well as facilities and services provided to help those who are homeless or have special needs. There is a discussion on barriers to affordable housing and how Clark County is working to address some of them.

People choose housing based on its cost, condition and location. A major factor in housing selection is the community's livability, to include community infrastructure improvements and economic opportunities available. The Housing Market Analysis also considers non-housing community and economic development factors in Clark County and concludes with a Needs and Market Analysis discussion.

Clark County has a shortage of affordable housing with rising rents and a low vacancy rate. The median home price for Clark County in March 2020 was $391,700, according to the Market Action report from the Regional Multiple Listing Service. It is unknown how the Coronavirus pandemic will impact the real estate market; home sales are a lagging economic indicator. Although interest rates are low and are expected to remain that way, the governor's Stay at Home order to combat the pandemic put residential construction on hold for several months. This will further impact the supply of housing, which has been unable to keep up with demand since the Great Recession.

There continues to be a great need for permanent affordable housing including multi-family and single-family homes. There is a need for a variety of housing types, including cottage houses and accessory dwelling units. Clark County has recently created more flexibility in its zoning codes and fees to encourage innovative housing types. Supportive housing, homelessness prevention and rapid re-housing assistance programs are critical for housing stability for vulnerable and low-income households.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	80,848	79%
1-unit, attached structure	3,681	4%
2-4 units	3,615	4%
5-19 units	4,718	5%
20 or more units	3,125	3%
Mobile Home, boat, RV, van, etc.	6,929	7%
Total	**102,916**	**100%**

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	77	0%	384	2%
1 bedroom	879	1%	2,957	12%
2 bedrooms	6,317	9%	8,063	33%
3 or more bedrooms	65,682	90%	13,313	54%
Total	**72,955**	**100%**	**24,717**	**101%**

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Housing Units and Rooms – Clark County Comparison

Total Housing Units

176,422
Housing units
Clark County, WA

71,670
Housing units
Vancouver, WA

3,025,516
Housing units
Washington

135,393,564
Housing units
United States of America

Median Number of Rooms in Housing Unit

5.8
Rooms
Clark County, WA

5
Rooms
Vancouver, WA

5.5
Rooms
Washington

5.5
Rooms
United States of America

Sources: US Census 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Per the Ad Hoc HUD HOME Report of HOME units completed by congressional district, Clark County has used $20.9M in HOME funding to produce 222 rental units and assist 204 first–time homebuyers. Rental units constructed with HOME funds must house tenants who earn less than 60% of area median income and homeowners assisted must earn less than 80% of area median income. There were also 66 low- to moderate-income homeowners who were assisted with homeowner rehabilitation assistance within this amount; however, it does not include the annual tenant based rental assistance funding that Clark County commits to assist approximately 40 households earning 0-30% AMI exit homelessness and maintain their housing each year.

According to Novogradac and policymap.com, Clark County, outside the City of Vancouver, has 466 units that are supported by the federal Low-Income Housing Tax Credits program, which creates units affordable to households earning less than 60% of area median income.

Starting in 1995, Clark County's CDBG program has recorded approximately $12.5M invested in over 550 affordable units, primarily assisting homeowners in repairing their homes or in assisting first-time homebuyers purchase an affordable home. All CDBG-assisted households must earn less than 80% of area median income. Other CDBG activities include acquisition or rehabilitation of multi-family affordable housing and support of housing case management for tenants utilizing the HOME Tenant Based Rental Assistance program.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The Vancouver Housing Authority does not anticipate losing any Project-Based Section 8 units.

The Washington State Finance Commission monitors housing projects funded by Low Income Housing Tax Credits to finance affordable housing. Currently, the affordability periods for three projects with a total of 225 units will end within the next few years. There is a good possibility that these affordable units for tenants earning less than 60% of AMI could become market-rate.

Does the availability of housing units meet the needs of the population?

American Community Survey data from 2012-2016 shows that 22,575 low-income renter households and 13,880 low-income owner households live in Clark County. There are not nearly enough affordable units to meet the need. According to the CHAS data, there are 4,888 housing units in Clark County that would be affordable to someone earning less than 50% of area median income. Only 896 of these are affordable to tenants earning less than 30% of AMI.

Describe the need for specific types of housing:

The greatest need is for housing affordable to renter households earning less than 30% of median income, with a shortfall of approximately 9,000 units. For a unit to be affordable to a household of four earning 30% of AMI, the housing costs, including utilities, are approximately $8,295 annually, or $690 per month. Fair market rent for a 2-bedroom apartment in Clark County is $1,495 per month.

The types of housing that indicated the highest level of need in the Consolidated Plan survey were housing for families, housing for seniors and housing for people with mental illness.

Discussion

Clark County is removing barriers to affordable housing and helping to increase the supply of housing by modifying development codes and offering reduced impact fees. In 2018, the County Council amended some codes to allow more flexibility for the development of ADUs, cottage housing, and manufactured housing. Many people are frustrated in their search for an affordable home. Clark County is participating in a communitywide effort to provide a greater variety of housing choices. The proposed amendments to the Clark County Unified Development Code were intended to support greater diversity of housing, especially for smaller households, and promote housing affordability.

In 2020, the County Council initiated the Housing Options Study and Action Plan. It will identify housing challenges within the unincorporated Vancouver Urban Growth Area and opportunities to encourage development of housing that is affordable to a variety of household incomes through the removal of regulatory barriers and/or implementation of other strategies.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The Joint Center for Housing Studies of Harvard University indicate that in 2019 in the Portland-Vancouver-Hillsboro metropolitan area, approximately 45.7% of the recently sold homes had monthly payments affordable to households earning the median income $71,931. Although Clark County is slightly more affordable than the region as a whole, renter household median income is only $47,438. These households would only be able to afford 14.7% of the homes that sold in the past 12 months.

From 2012 to 2017, the cost of land in Clark County rose 72.2%, from $280,100 per acre to $482,400 per acre.[1] The HUD-provided data from 2009 and 2015 in Clark County's "Cost of Housing" table below is too old to give an accurate picture of the 2020 housing market. Zillow shows Clark County home values at their lowest in 2012, at about $195,000, and most recently around $388,000 in March 2020. The median contract rent of $866 in 2015 is hard to believe with the median gross residential rent at $1,218 in 2017 (ACS Survey) and the Fair Market Rent currently at $1,441 for a two-bedroom apartment in Clark County in 2019.

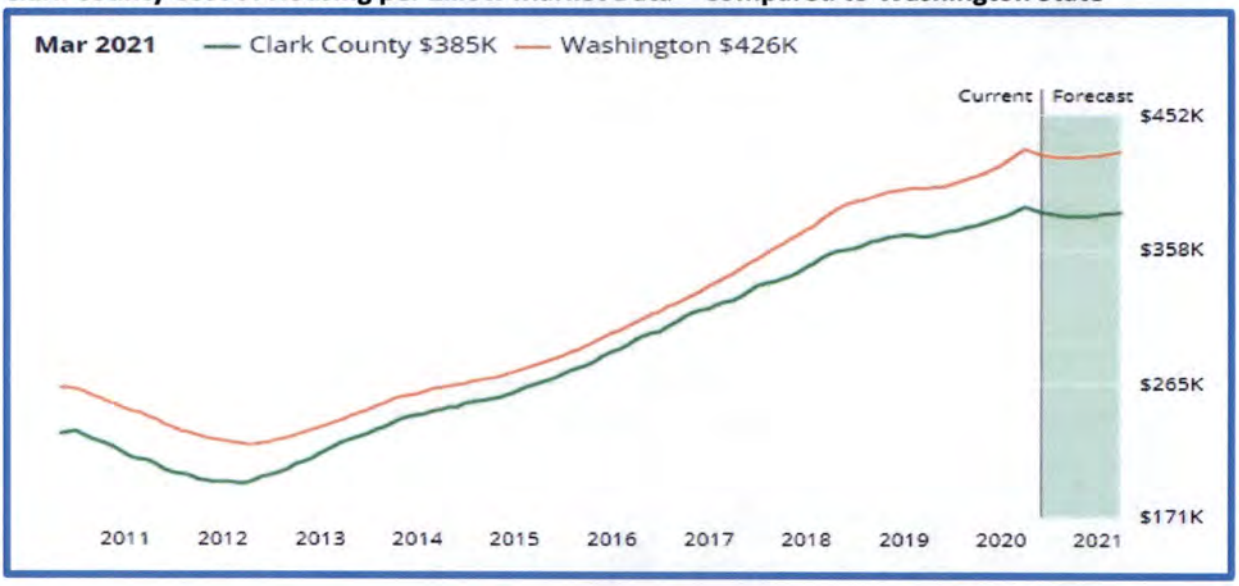
Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	258,600	234,800	(9%)
Median Contract Rent	729	866	19%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Clark County Cost of Housing per Zillow Market Data – Compared to Washington State



[1] Harvard Joint Center for Housing Studies tabulations of Federal Housing Finance Agency (FHFA), The Price of Residential Land for Counties, ZIP Codes, and Census Tracts in the United States.

Rent Paid

Rent Paid	Number	%
Less than $500	2,733	11.1%
$500-999	11,448	46.3%
$1,000-1,499	8,256	33.4%
$1,500-1,999	1,697	6.9%
$2,000 or more	496	2.0%
Total	**24,630**	**99.7%**

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	896	No Data
50% HAMFI	3,992	2,139
80% HAMFI	13,282	10,737
100% HAMFI	No Data	19,695
Total	**18,170**	**32,571**

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

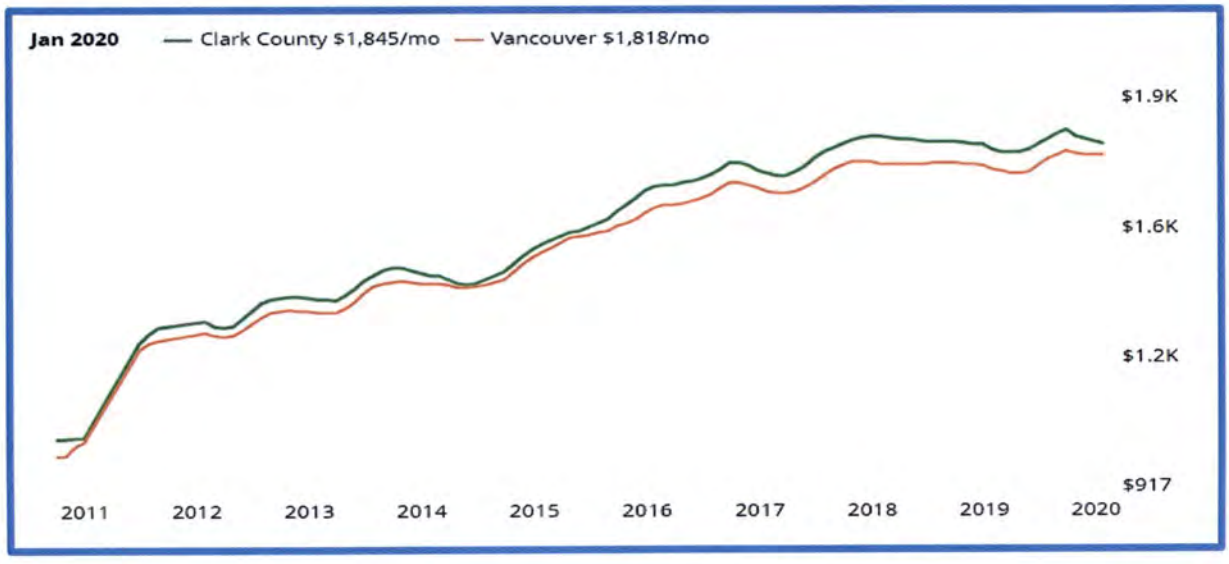
Monthly Rent

Monthly Rent ($)	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,192	1,289	1,495	2,157	2,625
High HOME Rent	981	1,053	1,264	1,452	1,600
Low HOME Rent	770	825	990	1,143	1,275

Table 31 – Monthly Rent

Data Source: 2019 HUD FMR and HOME Rents

Zillow Rent Index – Comparing Clark County to City of Vancouver



Is there sufficient housing for households at all income levels?

The Housing Affordability table shows 896 units available to households earning 30% AMI or less while ACS data from 2018 shows that Clark County has approximately 6,230 families who are living below the poverty level, which is approximately 30% AMI. This is a severe shortage of units for households with limited earnings or those who are on fixed incomes such as Social Security or Disability benefits (approximately $783 - $1,287/month).

How is affordability of housing likely to change considering changes to home values and/or rents?

The overall impact of the COVID-19 pandemic and potential market recovery is hard to predict. The government stimulus funding provided to renter households seemed to help mitigate the immediate impact on the apartment sector nationally. HUD-assisted and GSE-financed properties were prohibited from evicting tenants as part of the CARES Act response from congress. The Washington State governor also extended an eviction moratorium on all residential rental units until August 1, 2020.

While demand for housing continues to outpace supply, housing costs will continue to rise. With the temporary halt on construction activity in spring 2020, housing supply dwindled further.

The National Low Income Housing Coalition's 2019 Out of Reach report found that an average worker in Clark County would need to earn an hourly wage of at least $23.73 to afford a one-bedroom unit and $27.71 to afford a two-bedroom, using the 30% of income definition for affordability. The report estimated that about 34% of Clark County's 167,717 households are renters, and the estimated mean renter wage is $15.88 an hour.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The current median rent price in Clark County is $1,795, which is slightly below the Portland Metro area median rent of $1,895. High HOME rents range from $981 for a studio unit to $1,600 for a four bedroom. Low HOME rents are more affordable, ranging from $770 to $1,275. Fair Market rent ranges from $1,192 to $2,625, bracketing the average median rent. Affordable housing has been a huge need for Clark County for the past decade and will continue to be a very high need for the foreseeable future.

Discussion

Although Washington State has increased the minimum wage to $12 per hour, this is still not enough to afford the fair market rent for a one-bedroom, or even a studio apartment. Minimum wage earners gross $24,960 annually working full-time; this equates to $2,080 per month making a housing cost of $624 per month affordable.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

This section describes the condition, age, and the risk of lead-based paint in housing units in Clark County. The housing conditions, as described in NA-20 of this plan, include one of the following characteristics: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%. In Clark County, 79.87% of people who earn less than 30% AMI live with one of these housing conditions.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:"

The Department of Housing and Urban Development considers substandard housing units as a characteristic of "housing problems." Clark County uses the definition provided by Community Service's Housing Rehabilitation Program to describe the condition of housing as follows:

- **Substandard Housing Unit:** Any dwelling which does not meet HUD's Housing Quality Standards and the Uniform Housing Code Standards.
- **Substandard and Suitable for Rehabilitation:** A building with a sound basic structure for which the cost of rehabilitation, plus any outstanding mortgage or lien, does not exceed 95% of the value of the property after rehabilitation, and the estimated cost of rehabilitation is deemed reasonable as determined by rehabilitation specialists.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,003	26%	10,825	44%
With two selected Conditions	586	1%	997	4%
With three selected Conditions	40	0%	10	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	53,304	73%	12,880	52%
Total	**72,933**	**100%**	**24,712**	**100%**

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,737	28%	6,291	25%
1980-1999	29,146	40%	9,425	38%
1950-1979	18,592	25%	7,355	30%
Before 1950	4,462	6%	1,581	6%
Total	**72,937**	**99%**	**24,652**	**99%**

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	23,054	32%	8,936	36%
Housing Units built before 1980 with children present	13,536	19%	8,945	36%

Table 34 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

Clark County continues to see steady demand for homeowner rehabilitation. Approximately 36% of Clark County housing was built prior to 1980, or over 40 years old. Annually, at least $250,000 in CDBG funding is set aside to loan and grant funding to low- and moderate-income homeowners that need housing repairs. Approximately 15 to 20 households are assisted each year. Home improvement programs for seniors and rehabilitation of single-family homes were the two highest scoring needs identified in the Asset and Economic Development portion of the online survey.

The Clark County Assessor rates the condition of residential units based on the exterior of the building. Residential properties are physically inspected and valued once every six years. Although an exterior assessment may not provide a completely accurate evaluation, it is generally indicative of the overall condition of the building. The Assessor defines "Fair" condition as: "Much repair needed. Deferred maintenance is obvious. Several items need repair or replacement. Many items need refinishing or overhauling." Housing considered "badly worn" is defined as: "Structure is physically deteriorated, most components in need of repair or replacement."

Based on a review of the 2020 building condition data from the Clark County Assessor's office, 4,756 of the total 127,441 residential structures (excluding mobile homes) in the county were found to be "fair" or " badly worn" condition. This represents about 3.73% of single-family residential structures.

Estimated Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Almost 32,000 residential units in Clark County were built before 1980 and have a risk of lead-based paint hazards. Based on ACS data, 22,481 units built before 1980 are owned or rented by households with children. Approximately 32% of households in Clark County earn less than 80% of area median income, so roughly 7,000 households with children are living with lead-based paint hazards. It is likely that many of these homes are occupied by low- to moderate-income families, as older homes tend to be more affordable, and lower income families may not have the means to mitigate the problem.

Discussion

The Clark County Housing Preservation Program has historically found lead-based paint hazards in approximately 30% of the homes rehabilitated. Addressing lead-based paint is critical to preserving older affordable housing units and providing decent, safe housing. It is generally more cost-effective to maintain and preserve older housing than it is to replace it. Remediation of lead-based paint is a health and safety strategy as well as a necessary activity to maintain housing that is affordable. In most homes, the risk of lead hazards can be greatly reduced through window replacements, encapsulation, and dust removal. For homes built prior to 1978, Clark County's Housing Rehab Inspector conducts lead-based paint inspections and risk assessments on all homeowner repair projects.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Clark County works closely with the Vancouver Housing Authority (VHA) to meet the housing needs of households with low to moderate income. The VHA notes in its 2019 Moving to Work (MTW) Plan, that it continues to be concerned about the effect of the local rental market on its funding and the number of vouchers available for the Housing Choice Voucher program. Rental rates continue to increase in Vancouver driving up housing expenses at a rate higher than increases in program funding. VHA anticipates the average per-unit cost of housing assistance will continue to rise but expects that the increase will be more in line with funding amounts.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	28	2,904	578	1,665	261	110	290
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

For several years, VHA had no designated public housing developments. The recently opened **Caples Terrace** was developed for young people, ages 18 to 24, who are aging out of foster care. Caples Terrace provides 28 units of public housing in a three-story complex with studio, 1- and 2-bedroom units, with rents based on the tenant's income.

In 2019, VHA anticipated adding 181 new public housing units in five projects. **The Elwood Apartments** recently broke ground and will have 46 units, with half of the units reserved for people who were homeless and experiencing complex physical and behavioral health needs. **Tenny Creek Assisted Living** will be 40 new studio units for individuals with complex behavioral and physical health challenges. Of these units, 20 will be set aside for individuals earning less than 30% AMI and the remaining 20 units set aside for individuals earning at or below 50% AMI. The project will designate 75% of the units (30 units) for individuals experiencing homelessness. **Englund Manor** is an existing development with 29 studio units affordable and available to seniors or households with a member with a disability. Finally, **Arbor Ridge Assisted Living** has 52 studio and 8 one-bedroom units available to seniors with a mix of incomes.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:
Currently there are only 28 units of newly constructed public housing. Two new developments with a total of 86 units are under construction. Two existing developments will be converted to public housing status that currently serve seniors or those who need assisted living facilities. These units are in good condition.

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score
Caples Terrace	Newly constructed

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:
None of the current public housing units require restoration or revitalization.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:
Bridgeview Nonprofit coordinates services and self-sufficiency programs for VHA public housing tenants. Services provided include assessment, goal planning and linkage to direct service providers including mental and physical health, employment, education and training, financial management and Independent Living Skills Case Management as necessary. The Bridgeview Resource Center is located adjacent to Caples Terrace. This Center has over 30 partners that can help tenants with a variety of resources.

Discussion:
The Vancouver Housing Authority is a Moving to Work housing authority which allows it to be more creative in its programs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Clark County is a very active partner in the homeless crisis response system, providing over $7.1 million in funds from a variety of sources to address homelessness.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	159	72	109	138	0
Households with Only Adults	97	40	98	502	18
Chronically Homeless Households	0	0	0	290	0
Veterans	0	0	0	267	0
Unaccompanied Youth	7	3	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: From HMIS, 2014

OMB Control No: 2506-0117 (exp. 06/30/2018)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Through the use of Community Service Block Grant, Veterans Assistance Funds, Human Service Funds, Document Recording Fees, and Consolidated Homelessness Grant funds, the County provides over $7.1M annually for the variety of services needed for people who are homeless or at risk of homelessness. Connection to these services, including physical and mental health services, employment and self-sufficiency services as well as connection to federal benefits and financial planning are available through Community Action programs prioritized and funded through the Community Action Advisory Board, staffed by Community Services.

Clark County contracts with 211info to connect people with health and social service organizations. They have an extensive and regularly updated resource database and enhanced information and referral for specific services. Health services include hot meal programs, food pantries, and the school backpack program that sends healthy food home with kids on the weekends. There are also dental programs for income-eligible patients who do not have Medicaid.

Several economic advancement programs are provided through community contractors such as legal services, financial wellness coaching for college students, and employment programs. Seamar provides mental health and substance use counseling along with rental assistance programs funded through Clark County. They also help connect people who are homeless with disability benefits for a stable source of income.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, Veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The community has:

- Three shelters for families with children, each including one room for single women. (Share Orchards Inn, Homestead, Family Promise)
- Two shelters for single men. (Share House and St. Paul)
- One shelter for survivors of domestic violence or sexual assault. (SafeChoice)
- One winter shelter for all populations experiencing homelessness. (St. Andrew)
- Three winter (severe weather/overflow) shelters for families with children, couples and single individuals. (Beautiful Savior/ Immanuel Lutheran / Living Hope)
- One shelter for unaccompanied youth under 18. (Janus)
- Three transitional housing facilities for families with children and single women. (OHM)
- One transitional housing agency with scattered site single-family homes and multi-family units for those who are homeless or exiting a system of care. (Second Step)
- One transitional housing program for youth. (Vida's Ark)
- One transitional housing program for single adults (Share)
- Two day centers: one for youth 18 to 24 (Janus), and one for adults. (City of Vancouver)
- One Veteran's assistance center for Veterans and their families. (CCVAC)
- 13 Rapid Re-Housing programs for individuals and families who are homeless.

- Six Permanent Supportive Housing programs for households experiencing chronic homelessness or demonstrating the highest need for permanent supportive housing.
- An 85-unit facility for families with children exiting homelessness. (Isabella Court II)
- A 20-unit transitional housing facility for youth 18 to 24, transition from foster system. (Caples Terrace)

In addition to these ongoing services and facilities in Clark County, additional facilities have been quickly developed in 2020 to respond to COVID-19. In July 2020, Clark County had these additional homeless resources available:

- Over 110 units to support households impacted by COVID-19; half of the units are reserved for quarantine and isolation with the other half utilized for non-congregate shelter. This site serves families with children, couples and single individuals.
- One transitional housing facility for persons in recovery, coming in 2020. (Xchange)

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section describes supportive housing needs for various populations in Clark County. People with special needs, just like other segments of the population, want to locate across the county, depending upon personal preferences and the location of family, friends, health care, support services and transit. Special needs populations live throughout the county, even though they may be underserved or limited in their access to housing.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

All supportive housing in the community needs to be affordable and stable for those accessing this type of housing. Supportive services (including case-management, health services, counseling, employment services, legal services, and special accommodations) are determined based on each household's unique circumstances.

People living with HIV/AIDS, disabilities and those who are elderly or recovering from substance use need supportive housing options with multiple levels of care. This continuum of care should provide a range of service options like peer support, housekeeping, care management, assistance meeting basic needs and navigation that can expand or contract based on the needs and vulnerability of the individual. Supportive housing can range from staying in owned or rented homes to adult family homes or skilled nursing facilities.

People recovering from alcohol or other substance use may need clean and sober housing when exiting a system of care. This includes the Oxford House model where individuals who are in recovery can live affordably in group home settings that are self-run and supported by other peers. Recovering individuals living together in the disciplined environment of an Oxford House help each other stay clean and sober without relapse.

Following best practices, people with long-term substance use and/or disabilities that have been identified as chronically homeless are very vulnerable and benefit from Housing First supportive housing. Housing First dictates the eligibility process be barrier-free and the housing be provided independent of program engagement. Clark County developed its first Housing First complex in 2016. Lincoln Place was developed in partnership with the housing authority and the City of Vancouver. It houses 30 tenants who were identified as chronically homeless with the highest risk of dying on the street. Nonprofit service providers assist tenants with resources and programs to help tenants maintain stable housing.

The housing authority has identified those living in public housing to need additional support with increasing income, such as employment or federal long-term benefits. Support related to educational attainment and success for both adults and children is needed through partnerships with school districts and community colleges or vocational institutions. Lastly, addressing disabilities through care, navigation support, peer support and transportation is also needed.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

All publicly funded programs in the Homeless Crisis Response System use coordinated entry and assessment to triage services based on need and vulnerability. Exiting systems of care, including mental and physical health institutions, as well as jail, are circumstances that are considered and prioritized in the assessment process for people to access supportive housing services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Urban County Policy Board selects projects for funding annually using a competitive application process. Several activities that support people with special needs are funded each year. In 2020, the activities addressing housing or supportive services which were recommended for funding include:

- The Share ASPIRE Tenant-Based Rental Assistance (TBRA) program provides security deposits, rental assistance and case management for people who are homeless and earn less than 50% AMI.
- Lifeline Connections Recovery TBRA program provides security deposits, rental assistance and case management for people who are homeless and in recovery.
- Janus Youth TBRA program provides security deposits, rental assistance and case management for youth who are homeless.
- Clark County Homeowner Rehabilitation program improves safety, livability, and energy efficiency improvements to extend the life of owner-occupied homes. Many of the people who access this program are seniors who have trouble providing the upkeep necessary to maintain safe and healthy housing and many need accessibility improvements.
- The Washougal Social Service Building will be rehabilitated so that it can continue to offer programs serving people who are low income with mental health services, food programs and children's counseling, parent education and family support groups.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Much of Clark County's growth in the last 20 years can be attributed to its affordability compared to the surrounding region. Clark County and city officials see housing affordability as an important objective. The 20-Year Comprehensive Plan, as a government document, provides an opportunity to focus on the leadership role that local government can take to work cooperatively with all segments of the community in order to increase affordability within the context of protecting public health, safety and welfare.

Many factors controlled by public policy can impact the affordability of housing from the availability of buildable land, zoning and permitting regulations, to design review and impact fees. A major objective of the 20-Year Comprehensive Plan is to ensure that housing remains affordable for all income groups.

The Comprehensive Plan suggests several options to encourage housing affordability, including:

- Infill development: Infill is a term used to describe development of parcels originally passed over in a first phase of development. Infill development is central to achieving higher density housing and reducing sprawl.
- Accessory Dwelling Units: Accessory units are another method for increasing density in a manner that may be affordable. Accessory housing units are complete living quarters constructed within an existing single-family lot. Accessory units combine the advantages of small size, maximizing use of existing dwellings and income for homeowners. Clark County has had an Accessory Dwelling Unit ordinance in effect since 1992.
- Rehabilitation and Preservation: Older housing stock is generally more affordable than newly constructed housing and rehabilitation of existing structures also reflects an environmentally conscious approach to neighborhoods with an orientation toward stewardship and reuse of existing resources.
- Inclusionary Zoning: Developers could be given incentives that would make it profitable for them to build affordable units within a development. Incentives include things such as density incentives, expedited review, or impact fee waivers.

One of the goals in the Clark County Comprehensive Plan is to promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques. There are specific policies to promote affordable housing types, and increase affordable units using public/private partnerships as well as nonprofit developers.

In 2020, the Clark County Council initiated the Housing Options Study and Action Plan. It will identify housing challenges within the unincorporated Vancouver Urban Growth Area and opportunities to encourage development of housing that is affordable to a variety of household incomes through the removal of regulatory barriers and/or implementation of other strategies.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

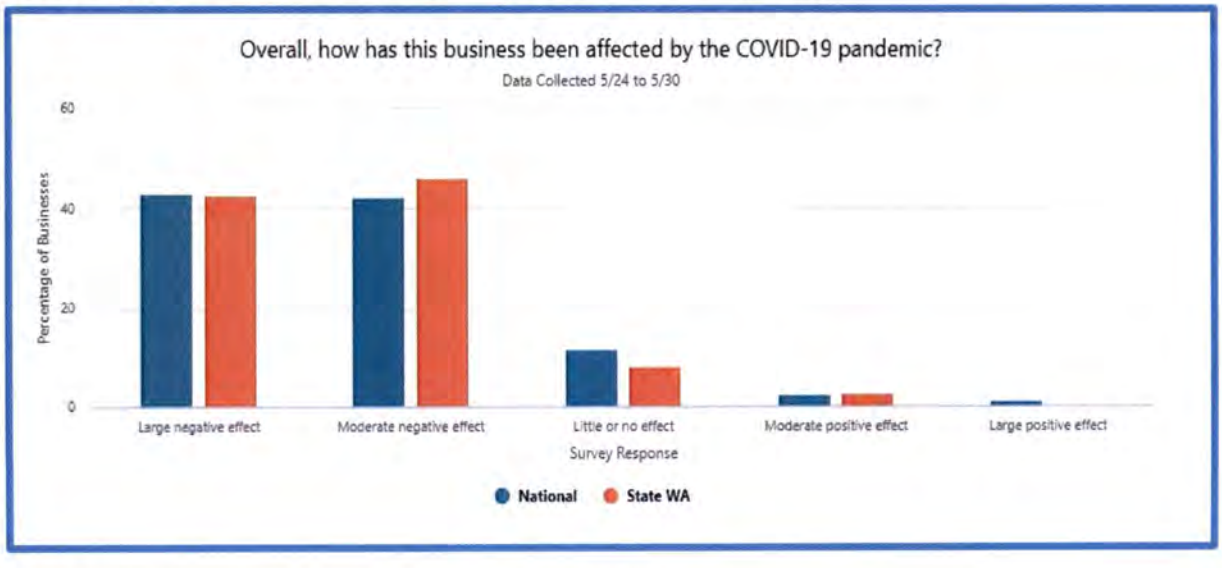
Economic opportunity is critically important. Income and educational attainment are among the most powerful predictors of overall health, and societies with more equal incomes tend to have better health than those with extreme inequalities. Clark County has moved from an unemployment rate of 6.8% in 2015 to and unemployment rate of 4.5% in 2020. During the five-year period covered by the last Consolidated Plan, the area median income rose from $73,900 to $87,900.

The outbreak of COVID-19 virus in March 2020 and physical distancing requirements keeping people at home has had a profound effect on Clark County's economy, and the economic and social impacts cannot be fully realized as of the writing of this plan. Industries hardest hit are those that typically provide entry level jobs such as restaurants, retail and hospitality and leisure businesses. The unemployment rate in Clark County jumped from 4.4% in March 2020 to 13.8% in April 2020.

Small- and medium-sized businesses, through no fault of their own, have faced severe financial strain from widespread closures due to Stay Home, Stay Healthy orders. While the CARES Act made billions of dollars available through the Paycheck Protection Program and the Main Street Business Lending Program, many businesses have permanently closed or been unable to access this funding due to heavy demand. While this funding was made available to small- and medium-sized businesses, the larger businesses with well-established banking relationships received priority. Very small businesses such as micro-enterprises had more difficulty accessing this federal funding.

Much remains to be seen as far as the economic recovery and the phased reopening of business and social activities. If a second wave of Coronavirus infects the population and requires another economic shutdown to protect public health and hospital capacity, the economic impact could be even more severe. Current projections indicate a recovery that could return to pre-crisis levels anywhere from fourth quarter 2020 to the first quarter of 2023 depending on virus resurgence and public health intervention effectiveness.

U.S. Census Small Business Pulse Survey – Updated June 4, 2020



OMB Control No: 2506-0117 (exp. 06/30/2018)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,449	790	1	1	0
Arts, Entertainment, Accommodations	10,801	6,007	10	11	1
Construction	8,723	6,908	8	13	5
Education and Health Care Services	18,388	8,872	17	17	0
Finance, Insurance, and Real Estate	5,723	1,705	5	3	-2
Information	2,471	375	2	1	-2
Manufacturing	13,299	7,624	12	14	2
Other Services	3,878	2,059	4	4	0
Professional, Scientific, Management Services	9,350	2,939	9	6	-3
Public Administration	27	0	0	0	0
Retail Trade	13,365	6,798	13	13	0
Transportation and Warehousing	5,343	1,425	5	3	-2
Wholesale Trade	7,446	3,762	7	7	0
Total	**100,263**	**49,264**	--	--	--

Table 38 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	136,731
Civilian Employed Population 16 years and over	125,860
Unemployment Rate	7.92
Unemployment Rate for Ages 16-24	21.70
Unemployment Rate for Ages 25-65	4.76

Table 39 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	30,827
Farming, fisheries and forestry occupations	5,019
Service	13,252
Sales and office	30,882
Construction, extraction, maintenance and repair	11,832
Production, transportation and material moving	7,781

Table 40 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	71,895	62%
30-59 Minutes	36,012	31%
60 or More Minutes	7,215	6%
Total	**115,122**	**100%**

Table 41 - Travel Time

Data Source: 2011-2015 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,599	811	4,071
High school graduate (includes equivalency)	23,935	1,732	9,782
Some college or Associate degree	43,230	3,177	13,445
Bachelor's degree or higher	33,638	1,362	6,752

Table 42 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	361	539	752	1,417	1,351
9th to 12th grade, no diploma	3,541	2,578	2,069	3,109	2,450
High school graduate, GED, or alternative	7,437	8,364	8,314	18,792	9,880
Some college, no degree	7,882	9,020	10,433	22,930	9,919
Associate degree	1,700	3,839	4,506	9,313	3,144
Bachelor's degree	1,273	5,813	7,909	14,657	5,201
Graduate or professional degree	150	1,336	3,757	8,288	3,913

Table 43 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	947,373
High school graduate (includes equivalency)	1,421,349
Some college or Associate degree	1,768,467
Bachelor's degree	2,574,742
Graduate or professional degree	3,035,939

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

From 2000 to 2018, Clark County nonfarm employment grew more than three times faster than the nation, and 64% faster than the state. During the 2008 to 2009 recession, employment fell by 6 percent, closely tracking the state and nation. A slow recovery started in 2010, and in early 2013, hiring accelerated and has been exceedingly strong up until the Coronavirus outbreak. Major industry sectors in Clark County include healthcare and social assistance (24,600 jobs in 2018), professional and business services (20,200), retail trade (19,000 jobs), leisure and hospitality (16,000 jobs) and manufacturing (14,200 jobs). In addition, government employed 27,100, over half of which were in public education.

Describe the workforce and infrastructure needs of the business community:

The Columbia River Economic Development Council adopted a Clark County Economic Development Plan in 2018. The plan identified strengths, weaknesses, opportunities, and threats to economic development in Clark County. While infrastructure such as the deepwater port, rail lines and proximity to I-5 are shown as strengths for Clark County businesses, I-5 congestion and the quality of overall regional infrastructure is listed as a threat. The plan also indicates several weaknesses in Clark County, including lower educational attainment compared to the region, lack of multimodal options for transportation, lack of housing options, and a limited business startup ecosystem.

The plan identified the following strengths, weaknesses, opportunities, and threats (SWOT) based on stakeholder input, survey responses, and general research:

Strength (internal)	**Weakness (internal)**
• Company engagement • Utilities – low cost, reliability, and sustainable source • Land availability and understanding of shovel-ready capability • Strong and diverse manufacturing base • Strong technology export industries • Growing software base • WSU Vancouver Tier 1 status • Clark College engagement • Outdoor recreation opportunities • Mild climate • Multiple communities (rural and urban) • Emerging downtown core • Strong K-12 system • Infrastructure: Deepwater port, rail, I-5	• Lack of brand/identity makes it hard to attract talent • Big box/suburban reputation • Lack of multimodal options • Rural and urban differences and conflicting values • Aging population • Lack of housing options/diversity • Lack of cultural diversity and amenities • Lower educational attainment compared to region • Limited exposure to venture capital • Limited business formation/startup ecosystem • Clark County depends on greater Portland for professional services and educated talent
Opportunity (external)	**Threat (external)**
• Access to PNW mountains, beaches, forests • Asia proximity and foreign investment • West Coast population growth • City of Portland proximity • PDX International Airport • No Washington income tax	• Limited STEM education workforce • I-5 congestion and quality of overall regional infrastructure • Lack of state incentives • Protectionist trade policies

Clark County has provided ongoing CDBG support to a small business assistance program through the Hispanic Metropolitan Chamber of Commerce since 2017. In response to COVID-19 impact, CDBG-CV grants will be provided to eligible microenterprises to help sustain their business while they wait for a broader, slower economic recovery to take place.

Household Income in the Last 12 Months (In 2018 Inflation-Adjusted Dollars) by Presence and Type of Internet Subscription in Household

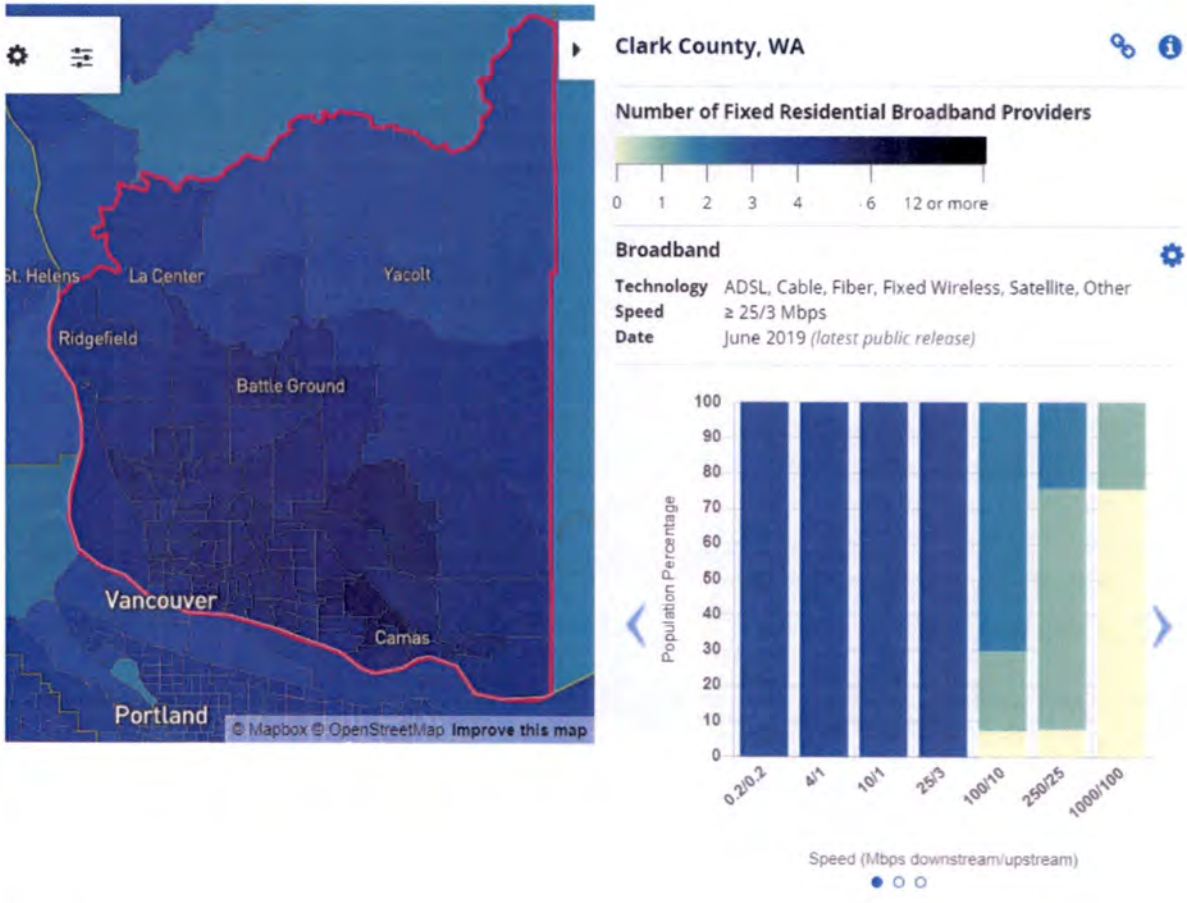
	Clark County, Washington	
	Estimate	Percent
Total:	171,522	100.00%
Less than $10,000:	6,662	3.88%
With dial-up Internet subscription alone	28	0.02%
With a broadband Internet subscription	4,414	2.57%
Without an Internet subscription	2,220	1.29%
$10,000 to $19,999:	9,962	5.81%
With dial-up Internet subscription alone	103	0.06%
With a broadband Internet subscription	6,766	3.94%
Without an Internet subscription	3,093	1.80%
$20,000 to $34,999:	19,800	11.54%
With dial-up Internet subscription alone	91	0.05%
With a broadband Internet subscription	15,157	8.84%
Without an Internet subscription	4,552	2.65%
$35,000 to $49,999:	21,370	12.46%
With dial-up Internet subscription alone	152	0.09%
With a broadband Internet subscription	18,635	10.86%
Without an Internet subscription	2,583	1.51%
$50,000 to $74,999:	32,206	18.78%
With dial-up Internet subscription alone	201	0.12%
With a broadband Internet subscription	28,992	16.90%
Without an Internet subscription	3,013	1.76%
$75,000 or more:	81,522	47.53%
With dial-up Internet subscription alone	207	0.12%
With a broadband Internet subscription	78,253	45.62%
Without an Internet subscription	3,062	1.79%

Data Source: 2018 5-Year Estimate ACS

In total, 152,217 households have broadband internet subscription, or 88.7% of Clark county households.

According to the FCC's broadband map, 100% of Clark County's population has three or more broadband providers available. Across Washington state, there are only three other counties with this level of access as of June 2019. Clark County HOME contracts require that all newly constructed housing projects with more than four rental units include installation of broadband infrastructure, as this term is defined in 24 CFR 5.100. The importance of connection to reliable broadband internet has been illustrated with Coronavirus and physical distancing requiring many employees to telework from home.

Federal Communications Commission Fixed Broadband Deployment Map



Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Per the Columbian's business reporter, Anthony Macuk on March 31, 2020, "The ongoing outbreak of the novel coronavirus COVID-19 has already had a profound effect on Clark County's job market, and the impact is likely to get worse in the coming weeks as the newest round of public containment measures make themselves felt.

Some nonessential businesses may find ways to continue operations with employees working from home, but others depend on physically staffed locations and will have no choice but to stay closed while Gov. Jay Inslee's stay-at-home order is in place.

Regional labor economist Scott Bailey releases a monthly report summarizing data from the state Employment Security Department. The full impact of the coronavirus on local jobs likely won't be seen until the March 2020 report comes out in mid-April, but a weekly report painted a stark picture of where things are headed.

Clark County initial unemployment claims jumped 1,575% to 6,249, compared with 373 claims the prior week. Year-to-date claims were up 2,249% compared with the same point in 2019. Washington and Oregon's unemployment insurance programs will likely require support from the federal government to avoid becoming overwhelmed, Bailey said, and the states will also suffer diminished revenue from sales and income taxes."

Clark County's total resident employment was estimated at 237,336 in January, and the county had 169,700 nonfarm jobs, including both public- and private-sector workers. The gap between those numbers is due primarily to commuters, as well as self-employed people and agricultural workers, who aren't counted in the jobs number.

The monthly reports group jobs into 10 sectors, with a brief analysis of each from Scott Bailey:

1. Trade, transportation and utilities – 29,900 jobs
Clark County's biggest employment sector covers a wide range of subcategories including wholesale trade, retail stores and transportation jobs. The potential job losses vary between subcategories, some wholesalers are going to see a major negative impact, along with motor vehicle retailers and some personal care retailers. On the other hand, grocery stores have been seeing a huge surge in customer traffic in recent weeks, prompting many retailers to go on hiring sprees. Transportation services have seen relatively few local impacts and that's unlikely to change. River, rail and truck traffic are all moving normally, and the Port of Vancouver is still operating.

2. Education and health services – 27,900 jobs
The bulk of this sector is health care jobs, most of which are considered essential in the midst of a viral epidemic. There are exceptions, however. "We did see a spike in (unemployment) claims related to home health care," Bailey said, likely due to the fact that some home health care agencies have cut back services, and more workers are at home and able to take care of family members. This sector also includes private school jobs and independent education services such as dance studios and martial arts classes, all of which are going to take a huge hit under the new restrictions.

3. Government – 27,300 jobs
The public-sector category covers everyone with a federal, state or local government job, including everyone working for the public K-12 education system. This category is mostly safe because even though schools and most government offices are shuttered, workers in this sector have switched to work-from-home models, and most essential municipal services will continue.

4. Professional and business services – 20,300 jobs
The professional services sector is something of a mixed bag. The sector includes several services that are considered essential, such as janitorial staff, rental car companies, security services, veterinary

hospitals, and waste management. It also includes some businesses such as law firms, where employees will likely be required to stay home, although some white-collar office workers may find it relatively easy to transition to remote work.

5. Leisure and hospitality – 16,000 jobs
The vast majority of the jobs in this sector are accommodation and food service jobs, meaning workers at hotels and restaurants. All restaurant dining rooms have been shuttered since Inslee's order, and the stay-at-home decree will take a huge bite out of the hotel industry. The order allows restaurants to continue delivery and takeout services, but it's a tough ticket. According to estimates from the American Hotel & Lodging Association, the Washington hotel industry had already lost approximately 18,500 hotel-related jobs by March 20.

6. Construction, mining and logging – 15,700 jobs
Governor Inslee's initial order outlined several kinds of construction work that would be considered essential, which industry groups initially took as a signal that most construction would be exempted from the shutdown. But the governor issued a memo clarifying that residential and commercial construction projects are not considered essential unless they fit into certain specific categories, such as emergency repairs. Most other projects will need to come to a halt, likely resulting in significant job losses both statewide and in Clark County.

7. Manufacturing – 14,000 jobs
Clark County's manufacturing sector is divided into subcategories such as wood and paper products, food products, plastic products, machinery and electronics. Most of those categories were given a thumbs-up to continue as essential services. This sector also includes home and building repair services like heating and cooling systems and plumbing, which are generally considered essential.

8. Financial services – 9,500 jobs
The financial services category includes banks, insurance and real estate. Banks are only minimally affected, and insurance firms will likely be able to work remotely. The real estate sector is more vulnerable; local homebuilders have said that things are going well so far. But they expect a downturn in home sales due to quarantine efforts.

9. Other services – 6,200 jobs
As the name implies, this sector is something of a miscellaneous category. It includes personal services like tanning, hair salons and auto repair, as well as labor unions, some nonprofits and business groups like the Greater Vancouver Chamber of Commerce. The eclectic makeup of the category means the coronavirus impacts will be a bit of a patchwork. Auto mechanics, for example, are a protected industry, but hair salons are not. It mostly comes down to the nature of each service.

10. Information – 2,900 jobs
The information services category is mostly untouched, Bailey said, with one major exception: Movie theaters. Businesses at every stage of the film production pipeline are classified as information services, and the coronavirus restrictions have taken a major toll, shuttering movie theaters both nationally and in Clark County. Most of the other businesses in the information category, such as telecommunications, are considered essential — and the telecom industry could end up seeing a boost powered by a spike in demand for work-from-home solutions.

Clark County lost 6% of its employment base in the 2001 downturn, about the same as the state and nation, but by late 2018, it was 21% above its pre-recession peak, compared with 14% for the state and 8% for the nation. Growth has been spurred by the relocation of the headquarters of both PeaceHealth and Banfield Pet Hospital, the expansion of Fisher Investment and the opening of the ilani Casino. A major new development on the Columbia River waterfront is changing the face of Vancouver. The plan includes two hotels, 3,300 condo and apartment units, along with office space, retail and restaurants and a public park with a pier stretching 90 feet out over the river. A public market is also a possibility. Construction of the first phase is well under way, and the pier is complete. It is unknown whether this waterfront development will be completed as originally planned or will make adjustments to the number and type of new construction based on the Coronavirus economic downturn.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce needs, as identified by Southwest Washington Development Council, are basic and advanced skills in science, technology, engineering, and math (STEM). The focus is on building awareness of industry demands and career paths and encouraging individuals to pursue careers and related training programs. There is also a need to understand employer's skill needs and to work to fill their job openings.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Clark College's WorkFirst programs are federally funded and designed to support students who are TANF (Temporary Assistance for Needy Families) recipients. WorkFirst Financial Aid helps to remove barriers and provide students with access to education and skills training opportunities. Students in the program may receive help with tuition, books and fees, childcare assistance and educational advising and personal support.

Clark College also has a Workforce Education Services department that administers a variety of programs that are designed to support students who are pursuing vocational, professional technical non-transfer degree programs and certificates as well as Transitional Studies programs. Students may receive assistance with tuition, fees and books as well as help in accessing other supports to include public benefits.

Workforce SW Washington (WSW) helps individuals find work and companies find workers. They design and fund a variety of programs to meet the specific workforce needs of the companies and people in Clark County, Cowlitz County and Wahkiakum County and to further the region's economic growth and viability. WSW also coordinates Next, a local employment and training center designed specifically for youth. Next integrates education, job placement and training, housing support and other services in one place and provides young adults a space where they can feel safe and empowered and build community and relationships.

Partners in Careers (PIC) is a nonprofit offering job training and employment services as well as support services to households with low-income, refugees and immigrants, Veterans who are homeless, and youth. Services provided may include tuition assistance, barrier navigation, mentorship and employment placement support, housing assistance, interview and résumé classes, or job shadowing, depending on the program.

WorkSource is a statewide partnership of state, local and nonprofit agencies that provides an array of employment and training services to job seekers and employers in Washington. It offers job seekers online access to thousands of jobs and advanced job-search tools to find career opportunities more easily. Employers get unlimited job posting and automatic ranking and side-by-side comparisons of applicants based on their criteria.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Greater Portland Economic Development District (GPEDD), staffed by Greater Portland Inc, is a not-for-profit organization working in Clackamas, Multnomah, and Washington counties in Oregon and Clark County in Washington. GPEDD is funded primarily through grants awarded by the U.S. Department of Commerce's Economic Development Administration (EDA).

GPEDD is currently focused on developing the next bi-state CEDS which will establish and maintain a robust economic ecosystem by building regional capacity that contributes to individual, business, and community success. GPEDD updates its CEDS every five years in order to continue qualifying for EDA assistance under its Public Works and Economic Adjustment Assistant programs.

Greater Portland Inc recently published an article regarding COVID-19 pandemic recovery:

> The immediate response is a critical first step, but we will not be able to reopen and recover until there is substantial improvement in the public health crisis. Until then, economic developers can continue to identify sources of liquidity and provide technical assistance to businesses.
>
> Phase two will revolve around developing plans for reopening the economy. In our region, resources at the local and state levels are likely to be limited. Therefore, we need to create a regional recovery team where we can leverage the limited resources that remain.
>
> Phase three, and key to our region's long-term recovery, is incorporating resiliency planning into our strategies. GPI is the federally designated economic development district for the bi-state region, and is charged with carrying out a federally approved, five-year plan, called the Comprehensive Economic Development Strategy. Doing so presents additional funding opportunities for the region.

Discussion

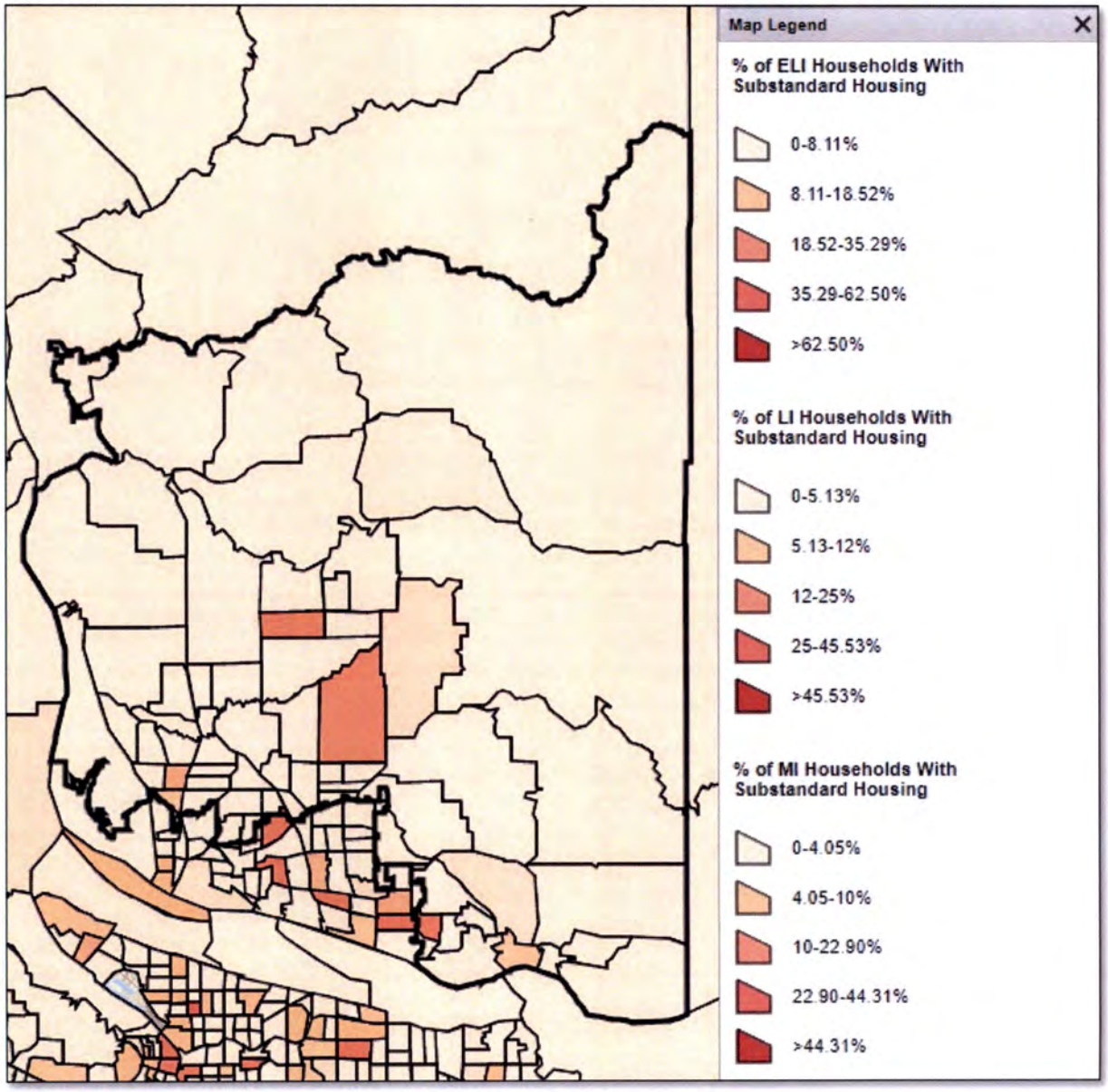
As counties in Washington started reopening in June 2020, they began seeing an increase in COVID-19 cases. It is unknown at this time whether a vaccine will be found quickly or whether the virus will impact the community further with a second wave of illness and need for increased physical distancing and/or business closures. The Coronavirus Aid, Relief, and Economic Security (CARES) Act provided some federal relief, but it is also unknown what other federal assistance may be forthcoming for recovery.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD mapping shows two census tracts in Clark County that have a higher percentage of households living in substandard housing. Census Tract 407.10 in the Greater Brush Prairie Neighborhood and Census Tract 404.13 in southwest Battle Ground have older housing stock which tends to have more housing problems.

Clark County Census Tracts with Substandard Housing Map https://egis.hud.gov/cpdmaps/

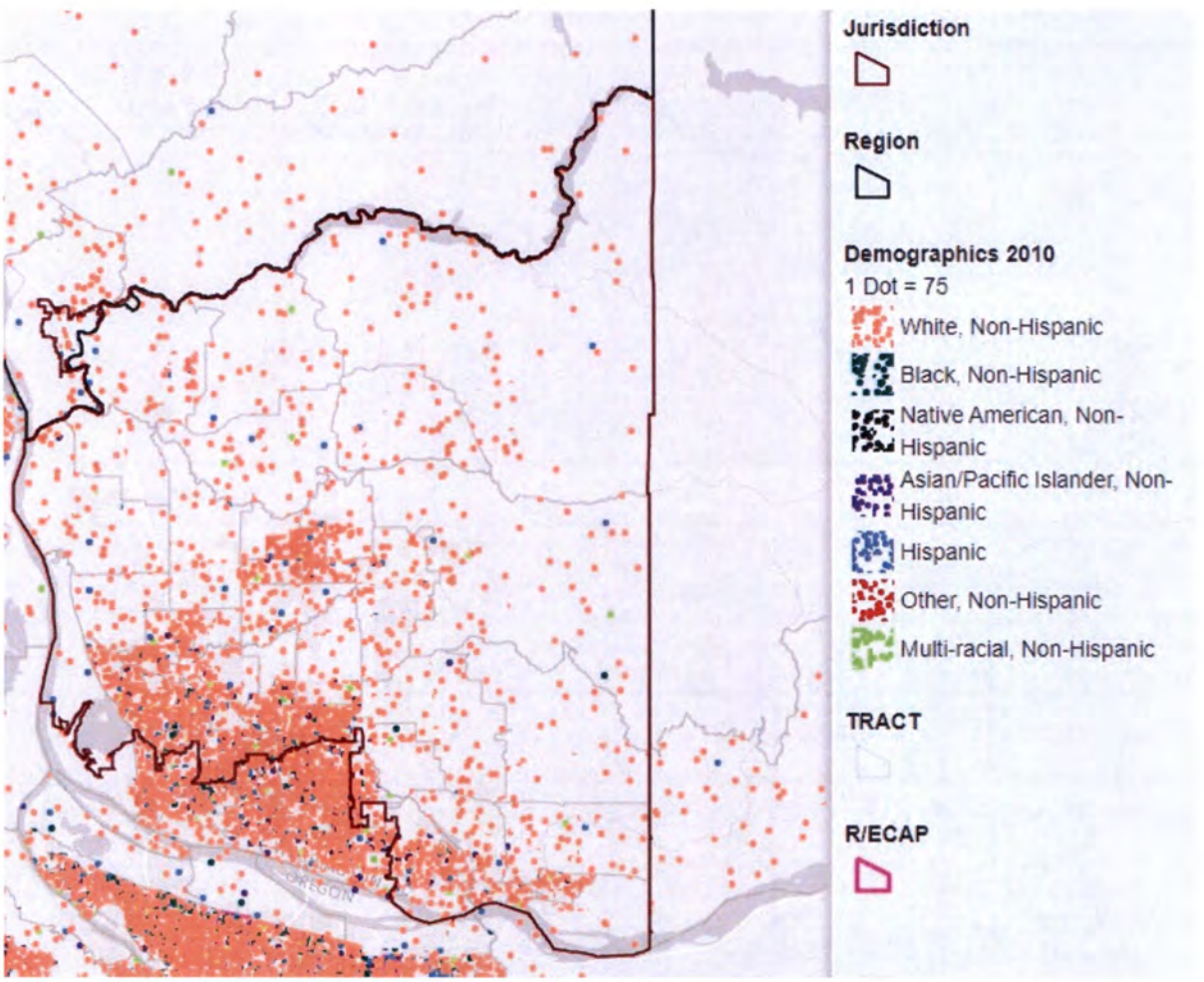


OMB Control No: 2506-0117 (exp. 06/30/2018)

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area (with revisions to these formula for non-urban areas). There are no R/ECAP areas in Clark County; approximately 84.4% of the population is white.

Clark County Racial Demographics Map - HUD



What are the characteristics of the market in these areas/neighborhoods?
Opportunity Zones, created by the Tax Cuts and Jobs Act, offer capital gains tax relief for investments in economically distressed areas. Final IRS and Treasury regulations came out in late 2019 and since investors are private, it is hard to know what projects are currently being considered for these areas or how investment will be impacted by COVID-19. Anthony Macuk, with the Columbian newspaper, wrote an article describing the Opportunity Zones in Clark County. The descriptions of the Opportunity Zones located outside of the City of Vancouver are provided below.

Clark County has seven Opportunity Zones, most of which are in Vancouver or Washougal. The zones are based on census tracts. In order to qualify as an Opportunity Zone, the tract either had to have a poverty rate greater than 20% or be contiguous with another low-income tract. Most of the data listed below comes from the Federal Financial Institutions Examination Council and is projected for the year 2015 based on data from the 2010 census.

Hazel Dell North
- Population: 3,698
- Minority population percentage: 17.6%
- Owner-occupied housing units: 737
- Median family income: $52,156
- Median household income: $40,918

The Hazel Dell North zone is the only designated tract in unincorporated Clark County. It is located along Northeast Highway 99 between Northeast 78th and 99th streets. According to Clark County senior legislative assistant Lindsey Shafar, the tract was nominated because the Opportunity Zone program fit with the county council's vision for the Highway 99 corridor. "Not everything fits the bill (to be an Opportunity Zone) within the unincorporated county," she said, "but the Hazel Dell area really functions much like a city. It has a lot of the same concerns." The county isn't aware of any current projects that could take advantage of the zone, Shafar said, but new projects could emerge in the future.

Washougal Town Center
- Population: 3,153
- Minority population percentage: 15.3%
- Owner-occupied housing units: 568
- Median family income: $45,160
- Median household income: $42,688

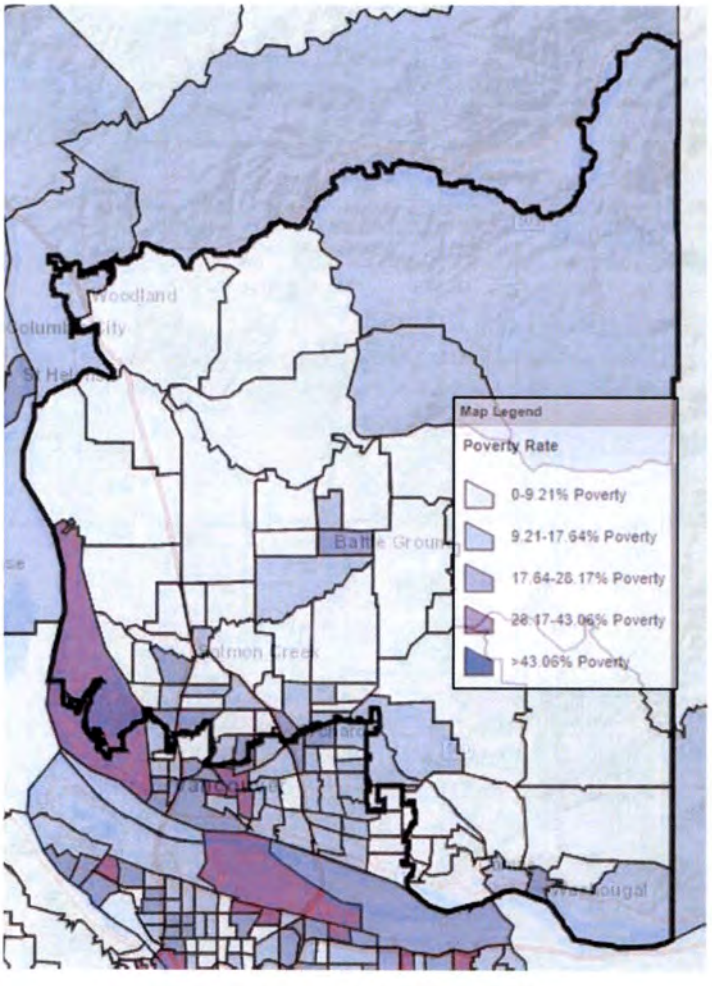
The Town Center zone centers on Washougal's main downtown commercial corridor along E Street — although not including the Port of Camas-Washougal. "It does start to move west, but stops short of the port's waterfront area," said Paul Dennis, president of the Camas-Washougal Economic Development Association. CWEDA and port officials have both highlighted the zone's potential to aid Washougal's recovery from the Great Recession. The city lost approximately 17% of its job base during the economic downtown, compared with 5% in the Portland metro area.

Washougal-Steigerwald

- Population: 2,289
- Minority population percentage: 19.5%
- Owner-occupied housing units: 527
- Median family income: $51,613
- Median household income: $44,412

Most of the Washougal-Steigerwald opportunity zone is part of the Steigerwald National Wildlife Refuge and thus off-limits to building, so any developments will primarily be in the Port of Camas-Washougal's Steigerwald Commerce Center at the zone's western end. "We decided on the port's property (to be a zone) because it was ready to go," said port executive director David Ripp. Three new projects are scheduled to break ground at the center in 2019. None of those projects will be using Opportunity Zone funds, but Ripp said the port is in very early discussions with at least two companies interested in taking advantage of the zone.

Map of Clark County Poverty Rates



Map of Clark County Opportunity Zones
(marked with red dot)

https://egis.hud.gov/cpdmaps/

Are there any community assets in these areas/neighborhoods?
Community assets located in Opportunity Zones are described above.

Are there other strategic opportunities in any of these areas?
The county has long been thinking about redevelopment opportunities in the Hazel Dell area. Hazel Dell borders the City of Vancouver and is located along the I-5 freeway with good access to the Portland Metro area. Highway 99 is a four-lane commercial arterial that runs north-south through Hazel Dell. In 2000, Team 99, a group of concerned residents, businesses, and property owners, initiated a grass roots effort to remake the Highway 99 corridor. As Team 99 moved forward, the original Highway 99 project evolved from a corridor beautification project into an area-wide sub-area plan. This sub-area plan was adopted in 2008 and details the existing conditions of the area, the community process, and the infrastructure, transportation and recreation opportunities. The vision of this plan is, "To revitalize historic Hazel Dell as a vital, attractive, cohesive, prosperous, accessible, safe community and destination in which to work, shop, live, and play."

Similarly, the City of Washougal has a Capital Improvement Plan calling for their Civic Center remodel, transportation upgrades, replacing water meters with automated meters, and biosolids dredging at the Wastewater Treatment Plant.

Clark County's CDBG program awards additional points in its competitive application process for projects within Opportunity Zones to encourage investments in these areas.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The CDBG program, authorized by Title I of the Housing and Community Development Act of 1974, provides annual grants to develop strong communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for people with low- and moderate-income.

Each Consolidated Plan strategy was developed to address one or more of the CDBG national objectives, which are to benefit people with low- and moderate-income, eliminate slums or blight, and meet urgent needs. Through data analysis, input from the ConPlan survey, and other consultation with community partners, Clark County has developed a proposed strategic plan with three priorities for the use of CDBG and HOME funds.

The 2020-2024 Clark County Consolidated Housing and Community Development Plan's Strategic Plan outlines the ways in which federal housing and community development funds will be used to respond to the needs of the community.

Strategic goals are broad in nature and are designed to address the various needs identified in the Consolidated Plan. This plan has three goals:

1. **Public Facilities and Neighborhood Improvements.** This goal includes infrastructure improvements in low- and moderate-income neighborhoods. It also includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low income.

2. **Affordable Housing and Homelessness.** This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and construction or rehabilitation of affordable multifamily units.

3. **Asset and Economic Development.** This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal. *Although homeowner assistance activities could also fit under the affordable housing goal, they are considered under this category because homeownership is also critical to wealth building and asset development for households with low incomes.*

Each year, these three goals will be used as the framework for the projects and programs selected for funding through a competitive process. The annual activities are presented in the one-year Action Plan each May, which details the specific projects and programs to receive funding. Clark County's annual Action Plan for program year 2020 is included in this section.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The county does not allocate CDBG funds geographically. HOME funds for rental construction and/or acquisition are only awarded to projects within the urban growth boundaries.

Both CDBG and HOME funds are for activities in Clark County, outside the city limits of Vancouver. The City of Vancouver is its own entitlement grantee and receives CDBG and HOME funding for investment within their jurisdiction. In some cases, an activity that serves both county and city residents can be funded within the City of Vancouver if there is proportional investment by the City of Vancouver based on the people projected to be served.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs Table 45 – Priority Needs Summary

1	**Priority Need Name**	**Public Facilities and Neighborhood Improvements**
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Frail Elderly, Persons with Disabilities, Non-housing Community Development
	Geographic Areas	No geographic areas targeted
	Associated Goals	Public Facilities and Neighborhood Improvements
	Description	Infrastructure improvements in low- and moderate-income neighborhoods. Includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low income.
	Basis for Relative Priority	The priority needs are based on the data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.
2	**Priority Need Name**	**Affordable Housing and Homelessness**
	Priority Level	High
	Population	Extremely Low, Low, Large Families, Families with Children, Elderly, Frail Elderly, Chronic Homelessness, Individuals, People with Disabilities, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Victims of Domestic Violence, Unaccompanied Youth
	Geographic Areas	No geographic areas targeted
	Associated Goals	Affordable Housing and Homelessness
	Description	Maintains and improves the response to homelessness including emergency shelter, rapid rehousing, transitional housing permanent supportive housing, and construction or rehabilitation of affordable multifamily units.
	Basis for Relative Priority	The priority needs are based on the data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.
3	**Priority Need Name**	**Asset and Economic Development**
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Large Families, Families with Children, Elderly, Non-housing Community Development
	Geographic Areas	No geographic areas targeted
	Associated Goals	Asset and Economic Development
	Description	This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal.
	Basis for Relative Priority	The priority needs are based on the data discussed earlier, including affordable housing, community development, homelessness, and non-homeless special needs.

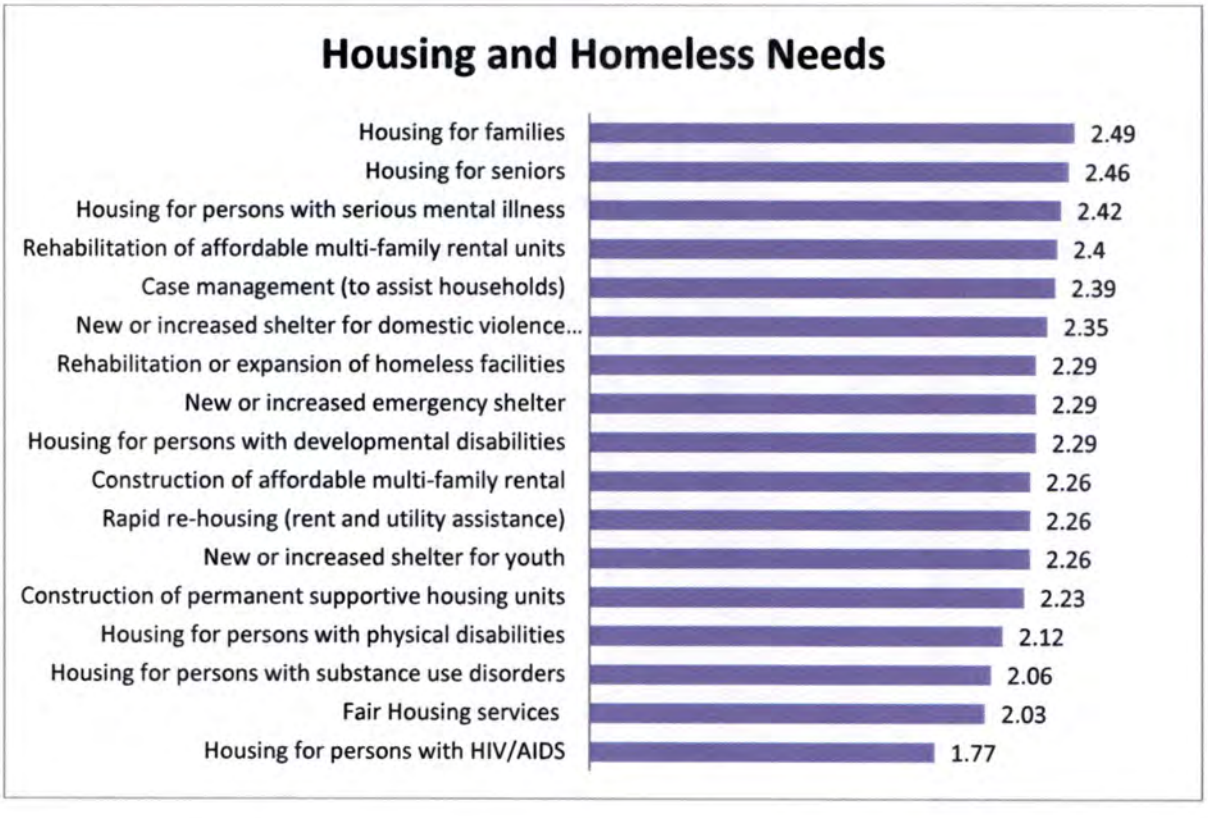
OMB Control No: 2506-0117 (exp. 06/30/2018)

Narrative (Optional)
All three of the strategic goals are a high priority for Clark County.

Public facilities and neighborhood improvements are vital for safe and vibrant communities. Improved streets, sidewalks and stormwater facilities as well as park improvements, community centers, and accessibility investments benefit lower income areas, and are a high priority to increase the livability of these neighborhoods. In the ConPlan survey, the highest average needs under this goal were: street improvements, improving nonprofits that serve vulnerable people, and access to health centers and resources.

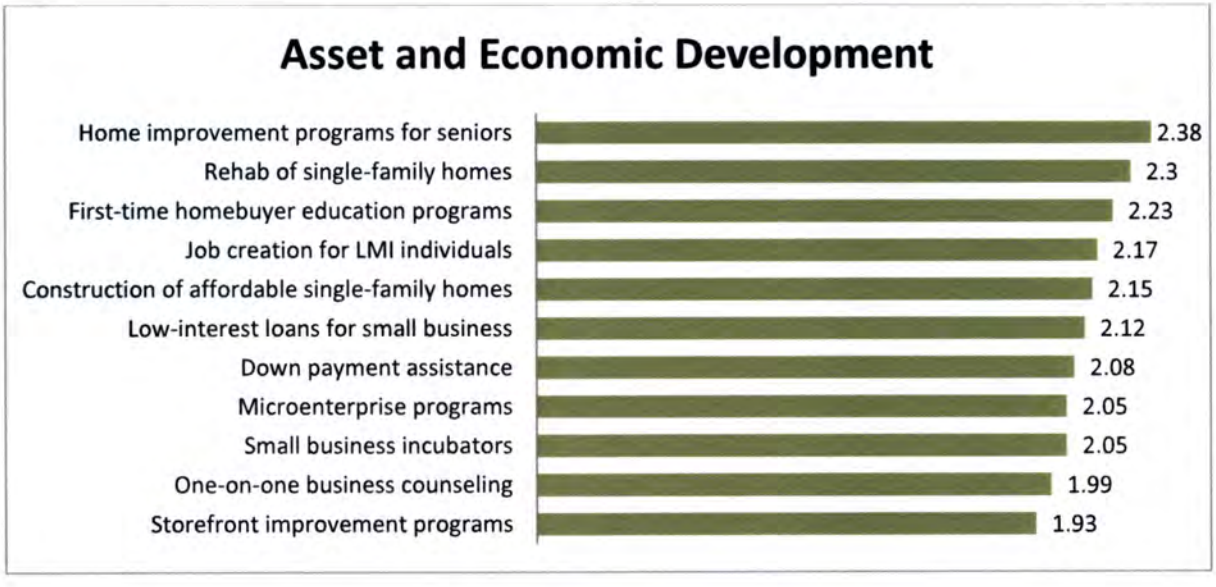
Affordable Housing and Homelessness has been a high need for years in Clark County. This is informed by the annual Point-in-Time count, which shows that homelessness has steadily increased over the last five years. While the 2020 count did show a reduction in the number of people in shelter, this was due to the closure of a 50-person family shelter at the time of the count. The 2020 count identified 516 people living unsheltered on the street, in a car or in a location not meant for habitation, this is a 6% increase from 2019. The high need for affordable housing is shown by the census data, which indicates a lack of units affordable to households earning 30-60% AMI. The government mandate to "Stay Home, Stay Healthy" during the COVID-19 pandemic illustrated how even more important safe and stable housing is for health outcomes.

The highest needs indicated by the ConPlan survey were: housing for families, seniors, and those living with serious mental illness. Rehabilitation of affordable multi-family projects and case management for low-income households was also in the top five.



Asset and Economic Development is a high priority to help people move out of poverty, either through assistance with a small business or through acquisition of a home to help build wealth over time. It became an even higher priority during the COVID-19 pandemic when business and services were put completely on hold for nearly three months. Nationally, an estimated 100,000 small companies have shut permanently. On top of that, numerous businesses— restaurants, live-events businesses, hospitality and hotel services, private schools, and in-person services—face severe and stubborn slumps.

Although the highest needs for Asset and Economic Development were related to housing rehabilitation for seniors and other households, and education for first-time homebuyers, this survey was launched in the fall of 2019 when the effects of COVID-19 on the economy were unforeseeable.



SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Clark County awards TBRA funds to agencies that administer rapid rehousing programs to house low- and very low-income households experiencing homelessness. Market characteristics that influence this funding availability will be: number of affordable units available in the community, number of people who are homeless and need rental assistance, and capacity of case managers to help households access resources and increase income so that they stay stably housed after exiting the TBRA program.
TBRA for Non-Homeless Special Needs	Although the primary focus of rental assistance programs is housing people who are homeless, proposals to serve non-homeless special needs populations with CDBG and HOME TBRA may be considered. There is certainly a high need for housing combined with services for these populations, but many need longer-term supportive services, not short-term rental assistance. HOPWA funding, permanent supportive housing funding and other state and local resources might better meet the needs of these tenants.
New Unit Production	In Spring 2020, the University of Washington's Apartment Market Report indicated a 2.2% apartment vacancy rate in Clark County. Although the City of Vancouver approved an Affordable Housing bond and has been creating new units to increase supply, new unit production is still necessary. The Urban County Policy Board generally awards HOME funding to new construction projects annually. Based on Clark County's limited entitlement amount and the cost of new construction, few units are solely HOME funded, but the leveraging and local support provided by the HOME award is important to securing other funding for a project. HOME funds can be used for affordable units after review of environmental factors, underwriting, market analysis, and leveraging opportunities.
Rehabilitation	The age of housing and the number of substandard units are two characteristics to consider regarding the need for housing rehabilitation work. The aging population in Clark County is another consideration because many seniors wish to age in place but may have a hard time maintaining their housing on a fixed income. Rehabilitation also includes septic repair and replacement, something that continues to be an environmental safety and health need in rural parts of Clark County. Because of the steady demand for homeowner rehabilitation, $250,000 in CDBG funding is set-aside each year to maintain this program.
Acquisition, including preservation	HOME funds can assist in the acquisition of new construction or existing market rate units to create new affordable units. HOME funds could also be used to help keep projects with expiring LIHTC affordability periods maintain affordable units or replace units that convert to market rate.

Table 46 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The table below lists the federal CDBG and HOME resources expected to be available in Clark County to address the priority needs based on historic allocations.

With the passing of the Coronavirus Aid, Relief, and Economic Security Act, also known as the CARES Act, on March 27, 2020, massive federal funding was distributed to states and local jurisdictions to prepare, prevent and respond to COVID-19; much of this funding will be available during the 2020 program year. As of July 1, 2020, the total funding received for COVID-19, related to the needs of this Consolidated Plan is approximately $8,369,000. This funding was allocated toward rental assistance and small business assistance, as well as services for people who are homeless such as isolation and quarantine space and additional shelter space or non-congregate living space. Of this funding, $890,000 in CDBG-CV funding was allocated to activities that were included in an amendment to the 2019 Consolidated Plan and will take place during the 2020 program year.

While it is anticipated that additional federal resources will be made available to respond to the COVID-19 pandemic soon, it is unknown what timelines, uses, or amount of funding might be made available to the county.

For total funding not strictly devoted to COVID-19 response, the county expects approximately $9,665,000 to be available during the program year in federal, state and local funding. Much of this funding is directed at homeless services and anti-poverty initiatives, which help address the needs of low- and moderate-income households identified in this plan. Of the available funding, approximately $1,875,000 is federal CDBG and HOME funding. The remaining funds, $7,790,000, include state Consolidated Homeless Grant, local Veterans Assistance funding, Community Service Block Grant dollars and Document Recording fees for homelessness assistance.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	• Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements • Public Services	1,300,000	50,000	0	1,350,000	5,400,000	Grants awarded on a formula basis for housing and community development activities. Beneficiaries must have low- or moderate-income (up to 80% AMI), or reside in a low/moderate-income target area.
HOME	public - federal	• Acquisition • Homebuyer assistance • Homeowner rehab • Multifamily rental new construction • Multifamily rental rehab • New construction for ownership • TBRA	500,000	25,000	0	525,000	2,100,000	Grants awarded on a formula basis to implement local housing strategies. Tenants served must be below 60% AMI and homeownership activities serve households up to 80% AMI. Requires 25% non-federal matching funds.

Table 47 - Anticipated Resources

OMB Control No: 2506-0117 (exp. 06/30/2018)

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Clark County CDBG application process gives additional points for larger matching funds that have been secured.

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

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

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

On April 14, 2020, HUD issued a "Memoranda on Suspensions and Waivers for HOME Program COVID-19 Response." Clark County applied for the waiver reducing the matching requirement due to a major disaster declaration by 100% for FY 2020 and FY 2021. This will ease the economic burden on Clark County and eliminate the need to identify other sources of match for HOME activities in these years. This match reduction applies to funds expended by a PJ located in a presidentially declared-disaster area between October 1, 2019, and September 30, 2021.

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

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

Discussion

Clark County has received a large influx of federal funding through the CARES Act to address many of the COVID-related needs in our community. Additional funding in future years is anticipated, although amounts and timelines are unknown.

Clark County assists subrecipients and developers in applying for other available funds and leveraging other resources to implement community development and housing activities. The limited Clark County HOME funds regularly provide gap financing for projects receiving Housing Trust Funds or HOME funds through the State of Washington as well as Low-Income Housing Tax Credit projects.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Clark County Community Services	Government	• Homelessness • Non-homeless special needs • Ownership • Planning • Rental • Neighborhood Improvements • Public Facilities • Public Services	Jurisdiction
Vancouver Housing Authority	PHA	• Public housing • Rental	
Community Homeless Service Providers	Non-profit organizations	• Homelessness • Rental	Jurisdiction
Affordable Housing Developers	Non-profit organizations	Rental	Jurisdiction
Anti-Poverty Service Providers	Non-profit organizations	• Homelessness • Public Services	Jurisdiction
Business Assistance Providers	Non-profit organizations	Economic Development	Jurisdiction

Table 48 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Clark County benefits from a strong Coordinated Assessment system to identify housing options for households with a strong network of experienced multi-service agencies. The service providers in Clark County have a commitment to best practices and high HMIS system data quality. Funding sources have been well-managed to provide steady resources for several years, providing continuity of service for programs that help vulnerable people. The Clark County HOME and CDBG programs award funding as a low-interest loan when possible to help recycle funding to the community instead of relying solely on new allocations.

Clark County struggles with having enough affordable rental options for households with rental barriers or low incomes. Although relationships between the small cities in Clark County are good, it can be difficult to outreach and provide a high level of services and affordable housing to the more rural communities in the county; many of the affordable housing projects are developed in or near the City of Vancouver where more services and economic opportunities are available. Public transportation and social services outside of the metropolitan areas are limited. Available resources to meet the needs identified in this Consolidated Plan are a constraint.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 49 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Clark County is the primary grantee of services targeted to people who are homeless. Funds are allocated through a request for application process utilizing the Community Action Advisory Board as the decision-making body. People seeking assistance call 211info to gain information and referral to services. All housing programs focused on people who are homeless are accessed through a coordinated entry point operated by the Council for the Homeless, known as the Housing Solutions Center (HSC). The HSC has navigators to connect households with needed services and resources.

The Council for the Homeless works closely with outreach teams, systems of care, and school districts to connect with people and families who are homeless and assess their vulnerability. Connections to services with little to no barriers are prioritized. The HSC also works closely with the VA through SSVF and local Veterans assistance resources to ensure Veteran households, especially those who are homeless, are connected to the appropriate intervention for their needs. Diversion services are critical to keeping people from entering the homeless crisis response system when possible.

Clark County also has a homeless youth drop-in center, managed by Janus Youth, that connects youth with the coordinated assessment system and serves them through youth-focused housing programs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

As stated in the Homeless Action Plan, Clark County is fortunate to have many philanthropic and community-minded businesses, individuals, foundations and nonprofits seeking to address homelessness. Through these partnerships our system offers shelter (safe parking spaces, winter shelter, severe weather shelter and congregate shelter), housing (recovery, interim and permanent), basic need services (showers, food/meals, laundry, fellowship), rental assistance and much more.

While our current service delivery system covers all sub-populations and types of services needed to prevent and end homelessness, resources are not scaled to the extent needed to end homelessness. The Homeless Action Plan calls for increased mobile outreach, strengthening prevention and diversion practices, leveraging community resources and increasing housing options, both for transitional and permanent housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Clark County adopted the Homeless Action Plan produced by the Council for the Homeless in November 2018. This plan emphasizes that achieving optimized Homeless Crisis Response System (HCRS) performance is directly connected to funding availability, use of evidence-based practices, provision of high-quality service delivery and effective management of the current system.

For outreach services, the plan recommends collaboration with nontraditional partners, warm hand-offs to other service providers, Assertive Community Treatment teams, efficient connection to disability benefits, and coordinated entry referrals.

Strategies to improve targeted prevention and diversion programs include, progressive engagement services, Critical Time Intervention for case management, and wrap around services from multiple partners.

Interim housing, rapid re-housing and supportive housing are all critical programs to help end and prevent homelessness. Providing housing support using a Housing First model is a best practice so that people can have safe and stable housing while receiving supportive services such as employment, behavioral health treatment or education.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start – End Year	Category	Funding*	Goal Outcome Indicator
1	Public Facilities and Neighborhood Improvements	2020 - 2024	Non-Housing Community Development	CDBG: $4,500,000	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 25,000 Persons Assisted
2	Affordable Housing and Homelessness	2020 - 2024	Affordable Housing Public Housing Homeless	HOME: $5,500,000 CDBG: $400,000	Tenant-based rental assistance / Rapid Rehousing: 300 Households Assisted Housing for Homeless added: 100 Housing Units Rental units constructed: 100 Housing Units Rental units rehabilitated: 10 Housing Units
3	Asset and Economic Development	2020 - 2024	Affordable Housing Non-Housing Community Development	CDBG: $2,650,000 HOME: $750,000	Homeowner Housing Rehabilitated: 75 Housing Units Financial Assistance to Homebuyers: 12 Households Assisted Businesses assisted: 100 Businesses

Table 50 – Goals Summary

**Funding estimate includes anticipated program income as well as annual entitlement amounts.*

Goal Descriptions

1	**Goal Name**	**Public Facilities and Neighborhood Improvements**
	Goal Description	This goal includes infrastructure improvements in low- and moderate-income neighborhoods. It also includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low income.
2	**Goal Name**	**Affordable Housing and Homelessness**
	Goal Description	This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and construction or rehabilitation of affordable multifamily units.
3	**Goal Name**	**Asset and Economic Development**
	Goal Description	This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal.

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 91.315(b)(2)

Totaling the number of new affordable rental units likely to be constructed, acquisition or preservation of existing homeowner and rental units, and continued funding for tenant-based rental assistance, Clark County estimates that 585 low- and moderate-income households will be assisted with affordable housing during this Consolidated Plan period.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Vancouver Housing Authority is not required to increase the number of accessible units by a Section 504 Voluntary Compliance Agreement with HUD.

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Clark County Community Planning's 20-Year Comprehensive Growth Management Plan details several factors in Clark County that impact the affordability of housing. From the Plan,

> "The cost for land and construction of new housing has been increasing rapidly over the past seven years. If the trend continues, then there will be even less affordable new housing built in the county. The needs of middle as well as lower income households will be more difficult to meet with new housing.
>
> Restrictions on local government funding resources have resulted in increasing use of development impact fees to pay for the cost of extending services to new housing developments. However, these impact fees increase the cost of the new housing. The goal of making new development "pay its own way" may run counter to the goal of producing an adequate supply of affordable housing.
>
> Changes in federal regulation of the banking and savings and loan industries have affected the availability of financing for residential development and the types of projects being financed. It is much harder to finance projects now and financial institutions are requiring greater equity participation by the developer in each project. It is also more difficult to find financing for unusual or creative housing designs, which might reduce the cost of each home to the purchaser or renter. Federal, state and local governments should consider public subsidies in order to ensure that such housing is available.
>
> Increasing federal, state and local environmental protection regulations have reduced the amount of land available for development and increased the time and cost involved in producing housing. The goal of protecting sensitive environmental resources may run counter to the goal of producing an adequate supply.
>
> Until the early 1980s, the federal government provided most of the support for the creation and maintenance of affordable housing, including tax incentives and direct funding of construction and operating costs. The withdrawal of this support, coupled with a changing economic environment, has severely reduced the availability of affordable housing. The absence of the federal government and lack of history or experience of the state and local government and the private sector in funding affordable housing has resulted in a confusion of roles and responsibilities. In order to provide the housing needed by the low and middle income population, it will be necessary for the county, cities, state and the private sector to create new working relationships if the needs for financing, construction or acquisition and maintenance of housing are to be met."

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Comprehensive Plan suggests several options to encourage housing affordability, including:

- Infill development: Infill is a term used to describe development of parcels originally passed over in a first phase of development. Infill development is central to achieving higher density housing and reducing sprawl.
- Accessory Dwelling Units: Accessory units are another method for increasing density in a manner that may be affordable. Accessory housing units are complete living quarters constructed within an existing single-family lot. Accessory units combine the advantages of small

size, maximizing use of existing dwellings and income for homeowners. Clark County has had an Accessory Dwelling Unit ordinance in effect since 1992.

- Rehabilitation and Preservation: Older housing stock is generally more affordable than newly constructed housing and rehabilitation of existing structures also reflects an environmentally conscious approach to neighborhoods with an orientation toward stewardship and reuse of existing resources.
- Inclusionary Zoning: Developers could be given incentives that would make it profitable for them to build affordable units within a development. Incentives include things such as density incentives, expedited review, or impact fee waivers.

One of the goals in the Clark County Comprehensive Plan is to promote an active role in affordable housing using a combination of regulatory, partnership and finance techniques. There are specific policies to promote affordable housing types, and increase affordable units using public/private partnerships as well as nonprofit developers.

Clark County's Comprehensive Plan has several policies intended to address barriers to affordable housing.

County 20-Year Planning Policies Goal: Provide for diversity in the type, density, location and affordability of housing throughout the county and its cities. Encourage and support equal access to housing for rental and homeowners and protect public health and safety.

2.2.1 Ensure that implementation measures recognize variety of family structure.

2.2.2 Encourage a variety of housing types and densities, including mixed-use centers, services and amenities.

2.2.3 Clark County shall create a voluntary inclusionary zoning program in residential and mixed-use zones with bonus incentives strategies. A demonstration project should be created to illustrate profitability to finance institutions and developers and to illustrate the effectiveness of the policy to the public.

2.2.4 Develop a fair share housing allocation that provides low- and moderate-income housing targets for cities and urban growth areas. The program should include a housing inventory, incentives and financing mechanisms.

2.2.5 Preserve the character of stable residential neighborhoods through selective and innovative zoning techniques.

2.2.6 Encourage a variety of housing types and densities in residential neighborhoods.

2.2.7 Encourage infill as a development and redevelopment concept. Appropriate development regulations that accomplish infill should consider:

- impact on older/existing neighborhoods;
- development that is appropriate to surrounding residential density, housing type, affordability or use characteristics;
- encouragement of affordable units;
- maintenance of neighborhood integrity and compatibility; and,
- provision of development standards and processes for infill regardless of the sector (public, not-for-profit, or private sectors) creating it.

2.2.8 Assure that policies, codes and ordinances promote neighborhood designs that are pedestrian and transit friendly and discourage reliance upon the automobile.

2.2.9 The county should take appropriate action to encourage the preservation and expansion of the current stock of federally subsidized affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Whether because of independence, behavioral health, or lack of knowledge of where to receive assistance, there are people who are homeless who do not connect with homeless service providers to seek help. Having well-trained outreach teams who can find people who are homeless, build relationships, and help them connect to the resources and services needed for them to regain housing is critical to a successful homelessness system.

The Homeless Action Plan has continued efforts to have comprehensive and effective outreach by:

1. Having sufficient outreach capacity to cover the entire geographic area of Clark County;
2. Utilizing strategies such as trauma-informed care, peer mentorship and other evidence-informed practices to successfully engage people who are living outside; and
3. Maintaining a high-level of coordination between outreach workers and the coordinated assessment system to ensure access to housing.

Addressing the emergency and transitional housing needs of homeless persons

Having immediate access to shelter from the elements when a household experiences a housing crisis is an essential and potentially life-saving part of the homelessness system. The demand for short-term emergency shelter is dependent on the community's success at preventing people from becoming homeless and how quickly they are able to regain housing once they have accessed emergency shelter.

The Homeless Action Plan calls for efforts to provide emergency shelter by:

1. Maintaining the current level of emergency shelter until such a time when the demand for such shelter is less than the supply;
2. Eliminating barriers such as lack of transportation or clean and sober requirements that might prevent people who are homeless from accessing emergency shelter; and
3. Focusing services in shelters on helping people quickly regain housing.

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.

There are many successful housing programs in Clark County that use best practices to help families become and remain stably housed. There are, however, focus areas that can improve outcomes for all programs:

1. Creating a better connection to employment services for those who are not immediately job ready. Foundational Community Supports helps address this now.
2. Increasing access to disability benefits for those who cannot work. The Washington State Department of Social and Health Services has started screening guests at the Navigation Center for disability benefits. Clark County's contracts require agencies providing case management to complete SOAR applications annually and to participate in SOAR trainings, meetings and reporting.

3. Creating a safety net for those who, through no fault of their own, need more than a short-term rental subsidy; and
4. Increasing training around motivational interviewing and harm reduction. Clark County is planning to provide additional training to contracted service providers and other non-county contracted providers working with homeless populations to increase best practice knowledge.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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

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

SP-65 Lead-Based Paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Over the next five years, the following actions will be implemented to evaluate and reduce lead-based paint hazards:

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units;
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards;
- Follow the existing Housing Rehabilitation Program's Policies and Procedures regarding lead hazard evaluation, reduction, and education activities;
- Continue to train rehabilitation staff on lead-based paint procedures;
- Pursue lead-based paint funds to identify and control LBP hazards in both renter 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Both the weatherization and rehabilitation programs tend to work with older homes with a high probability of lead-based paint being present. The above actions are followed to ensure lead hazards are eliminated.

How are the actions listed above integrated into housing policies and procedures?

The County, as a Community Action Agency receives Weatherization funds. The weatherization program only uses contractors that are registered with the state to work with lead-based paint. The rehabilitation contractors and staff are Certified Renovators.

In addition, the rehabilitation, weatherization, and tenant-based rental assistance programs provide the latest lead hazard information to clients in housing built before 1978.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families
Clark County Community Services works with schools, businesses, service providers, and people with a low income to identify issues and develop programs and strategies that will help to prevent poverty and provide people with the skills and opportunity for self-sufficiency. Programs are designed to provide services that are accessible, flexible, and provide wrap-around services to help people achieve their goals of self-sufficiency. Clark County is the designated Community Action Agency and as such receives Community Services Block Grant funds to assist in these efforts.

Clark County Community Services can impact only some of the causes of poverty. Washington State Document Recording Fees (House Bills 2060, 2163 and 1359) administered by Clark County provide additional funding to programs and services that address poverty and homelessness through the Homeless Crisis Response System.

Clark County's anti-poverty strategies focus on increasing the stability and self-sufficiency of individuals and families who have low-income. In achieving this goal, the County coordinates the following programs:

Community Service Block Grant (CSBG): Working through a network of community action agencies, CSBG targets the reduction of poverty, the revitalization of low-income communities, and the empowerment of families and individuals who have low-income to become fully self-sufficient. As the Community Action Program agency, Clark County Community Services staffs a tripartite community advisory board, which establishes priorities based on community needs. Participation from people who are low-income and elected officials is an integral part of this process.

Housing Preservation and Weatherization Programs: These programs provide low-interest loans or grants for assistance with needed home repairs to homes owned by people with low to moderate income in Clark County. The Weatherization Assistance Program focuses on installing cost-effective measures for energy conservation and addressing home health and safety concerns for low-income households.

Low-Income Home Energy Assistance Program (LIHEAP): LIHEAP is a federal grant program provided by Health and Human Services and administered by Clark County through Clark Public Utilities. LIHEAP provides grants for energy assistance during the winter months and can provide limited rental assistance to prevent eviction for eligible households. Eligibility for assistance is based on factors such as income, household size and home heating costs.

Marriage License Fee Surcharge: This surcharge is imposed by state legislature and the local revenue is provided to Clark County Community Services to fund family services, specifically domestic violence prevention and intervention services.

Veterans Assistance Program: The Veterans Assistance Fund is a property tax levy established to provide assistance to indigent Veterans and their families. Veterans Assistance funding is administered by the county and provided to nonprofits for program services. The Veterans Assistance Center, which provides a variety of assistance such as: rent, utilities, food, transportation, prescription medication, clothing, tools, textbooks and referral services. The CCVAC also serves as a drop-in center for Veterans

OMB Control No: 2506-0117 (exp. 06/30/2018)

who are homeless. The Free Clinic of SW Washington provides limited dental services and the Washington Department of Veterans Affairs helps Veterans file for earned disability and retirement benefits from the federal Veterans Administration.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Clark County Community Services staff actively participate in the local Continuum of Care (CoC) which is designed to promote community-wide commitment to the goal of ending homelessness. Staff administers local, state and federal funding for efforts by nonprofit providers to quickly rehouse individuals and families experiencing homelessness while minimizing the trauma and dislocation caused, not only to individuals and families, but to communities as well. Staff also works to promote outreach and access to mainstream programs that can help improve self-sufficiency among individuals and families experiencing homelessness.

SP-80 Monitoring – 91.230

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

Clark County provides both a CDBG Policy and Procedures Manual and a HOME Investment Partnership Program Policy Manual for guidance on specific program components and activities. Both manuals are available online and staff regularly provides these reference manuals to awardees. Staff is also available for technical assistance during the pre-application stage and from project award to completion. Because of the complexities of the federal program requirements, Clark County provides additional assistance and monitoring to new agencies and/or new agency staff.

Annually, Community Housing and Development staff in Community Services review the timeliness of CDBG expenditures, stay within the spending caps and spend the required percentage of CDBG funds on activities benefiting low- to moderate-income households.

For construction projects, Clark County requires small cities to advertise construction bidding opportunities in a paper of general circulation and a minority-owned newspaper. All projects require a pre-construction conference where the general contractor, agency representative and project engineers are instructed on Davis-Bacon and related labor compliance and how the county will monitor the project. Section 3 requirements and reporting expectations are also discussed in the pre-construction conference. Any environmental mitigation measures are included in a CDBG or HOME contract when it is executed.

HOME Investment Partnerships Program funding commitment and drawdown deadlines are carefully tracked along with HOME match and subsidy layering requirements. HOME funds are generally awarded to projects as a loan with a term at least the length of the HUD affordability period and the HOME restrictions are required through a Deed of Trust and Affordable Housing Covenant recorded against the property. Annually, the county reviews household income and rent charges for tenants in all HOME-assisted rental units. Housing Quality Standard inspections of rental projects are also conducted in compliance with the required HOME inspection schedule.

Clark County Community Services uses an Administrative Review, Risk-Assessment and Monitoring Plan to determine the risk and level of review needed for each project prior to contracting.

At the project level, staff work to ensure that funded projects comply with the applicable federal regulations, OMB Circulars relating to financial management systems, procurement and contracting, property management and disposition, labor standards, recordkeeping and reporting requirements. Project monitoring consists of both desk monitoring and on-site monitoring. Each quarter the status of each project is reviewed and reported to the Urban County Policy Board.

Clark County 2020 DRAFT Action Plan

Executive Summary

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

1. Introduction

The Community Development Block Grant (CDBG) fund and the Home Investment Partnerships Program (HOME) fund are two federal grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide annual grants to cities and counties to carry out community development activities, improve affordable housing options, and provide improved community facilities and services. Use of CDBG and HOME funds must meet 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: Public Facilities and Neighborhood Improvements, Affordable Housing and Homelessness, and Asset and Economic Development. The annual Action Plan defines the specific activities to be undertaken during each program year to address the priorities established. The Consolidated Annual Performance Evaluation Report (CAPER) is conducted at the end of the program year to assess activity accomplishments.

3. Evaluation of past performance

As reported in the 2018 Consolidated Annual Performance Evaluation Report (CAPER), Clark County completed a number of important projects from July 2018 through June 2019. Over 17 activities were completed with 14 partners. Three neighborhood street improvements were completed, 20 homeowners with low-income had repairs made to their homes, 4 families bought their first home and 25 small business received technical assistance. In the 2018 program year, five social service facilities made improvements with the help of CDBG funding: renovations of a mental health clinic, acquisition and rehabilitation of a group home for people with developmental disabilities, a recovery home, acquisition of an early education classroom and rehabilitation of an emergency family shelter. Clark County continued to show 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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

The Clark County Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program.

Because of the economy, low vacancy rate, increasing rental costs and the COVID-19 pandemic, homelessness assistance continues to be a high priority. Clark County continues to utilize its coordinated-entry program, the 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 affordable housing for people experiencing homelessness and housing with supportive services for people with behavioral health needs 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 2020 Action Plan was sent by email to all those listed on Clark County's Stakeholder list, which includes over 250 people who represent cities, housing and homeless service nonprofits, housing developers, community advisory boards, other county departments, transportation agencies, tribal representatives, school districts, neighborhood foundations, Hispanic service providers, housing authorities, workforce agencies, senior services providers, and Veteran agencies. The notification and request for comment was also advertised to the general public through Clark County's Facebook and Twitter accounts.

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

5. Summary of public comments

N/A

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

N/A

7. Summary

The Clark County 2020 Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County. These funds will be utilized to implement the 2020 Five-Year Consolidated Plan. The 2020 projects proposed for funding meet the following goals:

Public Facilities and Neighborhood Improvements

Washougal Social Service Building Repairs
Camas NW 12th Avenue Improvements
Ridgefield Simons Street Improvements
Battle Ground SE Clark Avenue Improvements

Asset and Economic Development

Mercy Corps NW Small Business Development
Proud Ground Homeownership Assistance
Hispanic Chamber Small Business Assistance

DRAFT

OMB Control No: 2506-0117 (exp. 06/30/2018)

Affordable Housing and Homelessness

Janus Youth The Nest Tenant-Based Rental Assistance
Mercy Housing Mercy PeaceHealth Housing
Second Step Multifamily Housing Acquisition
Vancouver Housing Authority Central Park Place Rehab
Share ASPIRE Tenant-Based Rental Assistance
Lifeline Recovery Tenant-Based Rental Assistance

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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	Community Services
HOME Administrator	CLARK COUNTY	Community Services

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

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

1. Introduction

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

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

- Creation and operation of Lincoln Place, a 30-unit permanent supportive housing complex that uses the Housing First model to serve tenants who were previously chronically homeless and identified as the most vulnerable people in the community.

- Council for the Homeless Housing Solutions Center (HSC). The Housing Solutions Center serves as a coordinated assessment center that is the entry point for those in the community who are homeless or at-risk of homelessness and requesting housing assistance. Direct assessment and HSC referral is set up with local outreach programs, systems of care, Veteran and youth programs. All HOME-funded tenant-based rental assistance programs must utilize the HSC for tenant referrals.
- The Council for the Homeless and Clark County continue to participate in advocacy and planning activities through the Washington Low-Income Housing Alliance, United States Interagency Council on Homelessness and National Alliance to End Homelessness.
- Clark County, the Vancouver Housing Authority, the Council for the Homeless and other local agencies continued to advocate at the state and local levels for increased funding for services and facilities for people who are homeless.
- All shelter programs are required to provide training and appropriate accommodations for people who identify as transgender per CPD-15-02.

Clark County also receives Consolidated Homeless Grant (CHG) and Emergency Solutions Grant (ESG) funding from the WA State Department of Commerce and allocates these funds to multiple housing assistance and homeless crisis response programs. The local Continuum of Care facilitates workgroups to move specific strategies in the Clark County Homeless Action Plan forward. The workgroups are:

1. Data Users Workgroup
2. System Performance Workgroup
3. CoC Steering Committee
4. Coordinated Assessment Workgroup
5. Housing First Cohort
6. Veterans by Name List Workgroup

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Clark County follows state policies regarding homeless system performance standards and outcomes. By accepting the state's Consolidated Homeless Grant funding, the county and its nonprofit service providers agree to:

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

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

Intervention Type	Performance Measure	2016 Baseline	Change from Baseline
Emergency Shelter	Increase percent exits to permanent housing	28%	Increase by at least 5 percentage points
Emergency Shelter	Return to Homelessness within 2 years	20.9%	Decrease by at least 5 percentage points.
Rapid Rehousing	Increase percent exits to permanent housing	73.7%	Increase by at least 5 percentage points
Rapid Rehousing	Reduce returns to homelessness within 2 years	6%	Decrease by at least 5 percentage points
Targeted Prevention	Reduce number of new homeless	1,437 people	Reduce number of new homeless by 37
Targeted Prevention	Increase households served most likely to enter homelessness based on a residence prior to project entry: institutional setting or temporarily staying with family or friends.	33.8%	Increase by at least 5 percentage points

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

Described in the table below.

OMB Control No: 2506-0117 (exp. 06/30/2018)

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	COUNCIL FOR THE HOMELESS
	Agency/Group/Organization Type	Housing, Services – Housing, Services-homeless, Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Homeless Needs - Chronically homeless, Families with children, Veterans, Unaccompanied youth, Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff communicate frequently with the Council for the Homeless, the main coordinator for homeless services in the Clark County/Vancouver area. The Council for the Homeless operates the Housing Solutions Center and administers the Homeless Management Information System, providing regular reports on the nonprofit agencies and programs that offer services to those who are homeless.
2	**Agency/Group/Organization**	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing, PHA, Services – Housing, Service-Fair Housing, Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment, Public Housing Needs, Non-Homeless Special Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Vancouver Housing Authority provided information about the public housing stock in Clark County and information about public housing resident demographics and how tenants are involved in governance and services offered. The Vancouver Housing Authority is a participating site in HUD's Moving To Work program.
3	**Agency/Group/Organization**	Clark County Public Health
	Agency/Group/Organization Type	Services-Children, Health, Persons with HIV/AIDS, Health Agency, Other government – County, Planning organization, Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Clark County Public Health provides many services, including HIV/AIDS testing and case management, child and family health programs for those who are low-income, nurse-family partnership program for pregnancy resources and early childhood development, and assistance for children with special needs. Public Health 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.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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

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

All agency types were given the opportunity to review and comment on the 2020 Action Plan.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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?
Homeless Action Plan	Council for the Homeless	Homeless goals in the Consolidated Plan are the same as those identified in the Homeless Action Plan which is required by the state.
Aging Readiness Plan	Clark County Community Planning	Improve infrastructure and community facilities, improve access and availability of transportation, providing affordable housing with universal design. Provide "complete" neighborhoods, access to parks and recreation, healthy communities.
Comprehensive Growth Management Plan	Clark County Community Planning	The Consolidated Plan stipulates that new housing will be constructed within Urban Growth boundaries. Goals for public infrastructure and facilities.
Developmental Disabilities Comprehensive Plan	Clark County Community Services	Expand access to safe, affordable and accessible housing, including home ownership opportunities. Expand recreational and neighborhood activities. Increase access to public transportation.
Growing Healthier Report	Clark County Public Health	Increase parks and open spaces, infrastructure improvements that promote physical activity, and affordable housing.
Clark County Economic Development Plan	Columbia River Economic Development Council	Invest in the infrastructure and amenities needed to attract new businesses and talent.
2019 Clark County Needs Assessment Survey of Needs	Clark County Community Services	Food assistance, health care, energy assistance and affordable housing were identified as high needs.
Housing Needs Assessment	State of Washington	Availability of affordable single-family and multi-family housing supply, rental subsidies.
Housing Options for People with Behavioral Health Challenges	Clark County Community Services	Increase supportive housing options and develop recovery housing and residential care programs.
Comprehensive Economic Development Strategy	Greater Portland Economic Development District	Demonstrated need for economic advancement opportunities for low- and moderate-income households. Infrastructure development and support for business startups.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Clark County follows a citizen participation plan that addresses the following issues: participation, access to meetings, access to information, access to records, publishing the plan, public hearings, notice of hearings, public comments, technical assistance, complaints, and amendments. The Urban County Policy Board (UCPB) developed the Action Plan through an open process that included participation from service providers, public agencies, nonprofit organizations and county citizens. This year, with the COVID-19 pandemic and physical distancing requirements, all public meetings take place virtually. Upon request, Clark County will provide translators at public hearings and meetings. Telephonic oral language service (interpretation) is also available. Meeting notices are sent to organizations representing non-English speaking residents of Clark County. Reasonable accommodations are also provided to disabled persons, or non-English speaking persons needing assistance in reviewing CDBG/HOME program materials or documents.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community				
2	Public Meeting	Non-targeted/broad community	A virtual public hearing will be held before the Clark County Council. This meeting is televised and will be available online at www.cvtv.org			

Table 3 – Citizen Participation Outreach

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 identified in the Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	• Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements	1,512,941	25,000	380,417*	1,943,358	5,400,000	Grants awarded on a formula basis for housing and community development activities. Beneficiaries must have low- or moderate-income (up to 80% AMI), or reside in a low/moderate-income neighborhood.
HOME	public - federal	• Acquisition • Homebuyer assistance • Multifamily new construction • Multifamily rehab • TBRA	574,307	783,624	0	1,357,931	2,100,000	Grants awarded on a formula basis to implement local housing strategies. Tenants served must be below 60% AMI and homeownership activities serve households up to 80% AMI. Requires 25% non-federal matching funds.

Table 5 - Expected Resources – Priority Table

*Prior year resources include one 2017 project that was completed under budget and unbilled staff implementation costs that weren't needed to manage the 2017 projects, for a total of $44,873 in 2017 funds. Funds from 2018 program income total $252,353. Two projects were cancelled in 2019 due to an inability to proceed, for a total of $83,191 in 2019 funding.

OMB Control No: 2506-0117 (exp. 06/30/2018)

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 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 regularly submits 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 other HOME funding through the State of Washington, Low-Income Housing Tax Credits, or bonds. Because there are not enough HOME dollars to fully fund developments, project sponsors must leverage significant amounts of other resources.

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 to meet the 25% minimum HOME match requirement. Some of the HOME construction 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.

DRAFT

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

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

Discussion

Before the 2020 allocation amounts were released, the Urban County Policy Board recommended that any additional funding or reduction in funding be allocated to projects based on the scoring awarded, with the highest scored applications being prioritized for full funding and the lowest scoring applications or partially-funded applications reduced or increased based on the funding available. As of July 1, 2020, actual CDBG and HOME allocation amounts are known, and project funding aligns with the actual allocation amounts per the Urban County Policy Board's recommendation.

DRAFT

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start – End Year	Category	Funding*	Goal Outcome Indicator
1	Public Facilities and Neighborhood Improvements	2020 - 2024	Non-Housing Community Development	CDBG: $900,000	Public Facility or Infrastructure Activities other than LMI Housing Benefit: 5,000 Persons Assisted
2	Affordable Housing and Homelessness	2020 - 2024	Affordable Housing Public Housing Homeless	HOME: $1,100,000 CDBG: $80,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Housing for Homeless added: 20 Housing Units Rental units acquired: 10 Housing Units
3	Asset and Economic Development	2020 - 2024	Affordable Housing Non-Housing Community Development	CDBG: $530,000 HOME: $150,000	Homeowner Housing Rehabilitated: 15 Housing Units Financial Assistance to Homebuyers: 3 Households Assisted Businesses assisted: 20 Businesses

Table 4 – Goals Summary

Goal Descriptions

1	**Goal Name**	**Public Facilities and Neighborhood Improvements**
	Description	This goal includes infrastructure improvements in low- and moderate-income neighborhoods. It also includes acquisition and improvements to facilities that provide services to the elderly, those with special needs, and other households with low-income.
2	**Goal Name**	**Affordable Housing and Homelessness**
	Description	This goal maintains and improves the response to homelessness including rapid rehousing programs, transitional housing, permanent supportive housing, and construction or rehabilitation of affordable multifamily units.
3	**Goal Name**	**Asset and Economic Development**
	Description	This goal is to assist with financing eligible economic development projects, including microenterprise and small business development. Homeownership activities and homeowner rehabilitation are also part of this goal.

**Funding estimates include anticipated program income as well as annual entitlement amounts.*

OMB Control No: 2506-0117 (exp. 06/30/2018)

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Projects

#	Project Name
1	Battle Ground SE Clark Avenue
2	Camas NW 12th Avenue
3	Ridgefield Simons Street
4	Washougal Social Service Building
5	Janus Youth TBRA
6	Share ASPIRE TBRA
7	Lifeline TBRA
8	Hispanic Chamber Business Technical Assistance
9	Mercy Corps NW Business Assistance
10	2020 Homeowner Rehabilitation
11	Second Step Housing Acquisition
12	2020 Proud Ground Homeownership
13	VHA Central Park Place
14	Mercy Housing Peacehealth
15	2020 CDBG Administration
16	2020 HOME Administration

Table 5 - Project Information

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

The Urban County Policy Board scores and ranks applications based on the need in the community, the proposed solution to meet the need, the benefit to people with low-income, management ability, associated services and match contribution. Clark County sets aside $20,000 annually in CDBG funds for project contingency. Although this funding is available for any project that may need a small amount of contingency funding, it is shown under the Homeowner Rehabilitation activity in the Action Plan set up. If this funding is not needed for contingency costs, it will be awarded with the 2021 funding.

AP-38 Project Summary

1	**Project Name**	**Battle Ground SE Clark Avenue Improvements**
	Target Area	Clark County
	Goals Supported	Public Facilities and Neighborhood Improvements
	Needs Addressed	Public Facilities and Neighborhood Improvements
	Funding	CDBG: $133,700
	Description	Battle Ground will complete an approximate 150-foot section SE Clark Ave, thereby allowing for a through connection from East Main Street to SE Rasmussen Boulevard.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,150 households will benefit, of which 585 are considered to have low or moderate income per the census.
	Location Description	SE Clark Avenue, Battle Ground, WA
	Planned Activities	Street improvements
2	**Project Name**	**Camas NW 12th Avenue Improvements**
	Target Area	Clark County
	Goals Supported	Public Facilities and Neighborhood Improvements
	Needs Addressed	Public Facilities and Neighborhood Improvements
	Funding	CDBG: $259,500
	Description	Camas will construct new curbs and sidewalks and replace the water lines on NW 12th Avenue. This project will also include road reconstruction.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,250 households in this area will be assisted, of which 1,135 have low or moderate income per the census.
	Location Description	NW 12th Avenue, Camas, WA
	Planned Activities	Replace water line and reconstruct roadway and sidewalks
3	**Project Name**	**Ridgefield Simons Street Improvements**
	Target Area	Clark County
	Goals Supported	Public Facilities and Neighborhood Improvements
	Needs Addressed	Public Facilities and Neighborhood Improvements
	Funding	CDBG: $259,500
	Description	Ridgefield will design and construct improvements to include upgrading an undersized water line to current standards, stormwater improvements, and approximately 300 feet of sidewalks with associated ADA ramps, and paving.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 people in this area will be assisted, of which 43 have low or moderate income. Numbers served are based on a HUD-approved survey that was conducted.
	Location Description	Simons Street, Ridgefield, WA
	Planned Activities	Ridgefield will construct new curbs and sidewalks and replace the water lines on Simons Street.

4	**Project Name**	**Washougal Social Service Repairs**
	Target Area	Clark County
	Goals Supported	Public Facilities and Neighborhood Improvements
	Needs Addressed	Public Facilities and Neighborhood Improvements
	Funding	CDBG: $232,000
	Description	Washougal will rehabilitate its Social Service facility with siding replacement, a new window, trim and flashing replacement, dormer flashing repair, gutter replacement, soffit and roof repair, entry repairs, and repainting as needed.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 953 households are assisted by this facility each year and will benefit from these improvements, of which 953 are considered low or moderate income.
	Location Description	1702 C Street, Washougal, WA
	Planned Activities	Exterior building rehabilitation
5	**Project Name**	**Hispanic Chamber Business Assistance Program**
	Target Area	Clark County
	Goals Supported	Asset and Economic Development
	Needs Addressed	Asset and Economic Development
	Funding	CDBG: $76,200
	Description	Hispanic Chamber will provide business, marketing, financial, and other assistance to 25 low-income business owners. All businesses will be located outside the City of Vancouver.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low-income business owners.
	Location Description	Services are provided virtually, at the Hispanic Chamber's office at 805 Broadway Street, Suite 605 in Vancouver, or out in the community as needed.
	Planned Activities	Business technical assistance
6	**Project Name**	**Mercy Corps NW Business Assistance Program**
	Target Area	Clark County
	Goals Supported	Asset and Economic Development
	Needs Addressed	Asset and Economic Development
	Funding	CDBG: $54,500
	Description	Mercy Corps will provide business, marketing, financial, and other assistance to 25 low-income business owners. All businesses will be located outside the City of Vancouver.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 25 low-income business owners.
	Location Description	Services will be provided virtually, at Mercy Corps office, or out in the community as needed.
	Planned Activities	Business technical assistance

7	**Project Name**	**2020 Homeowner Rehabilitation**
	Target Area	Clark County
	Goals Supported	Asset and Economic Development
	Needs Addressed	Asset and Economic Development
	Funding	CDBG: $350,000
	Description	Approximately 20 homeowners with low-income will be assisted with rehabilitation needs to remain safe and stable in their homes in Clark County, outside the City of Vancouver.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	20 homeowners with low to moderate income.
	Location Description	Throughout Clark County, outside the City of Vancouver.
	Planned Activities	Single-family housing rehabilitation
8	**Project Name**	**2020 Proud Ground Homeownership**
	Target Area	Clark County
	Goals Supported	Asset and Economic Development
	Needs Addressed	Asset and Economic Development
	Funding	CDBG: 151,000 HOME: $156,000
	Description	Proud Ground will help 3 first-time homebuyers purchase homes in Clark County through their Buyer Initiated Program. Properties purchased must be outside the City of Vancouver. The homes will remain in Proud Ground's portfolio of permanently affordable homes, available at resale to buyers up to 80% AMI.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Three first-time homeowners with low to moderate income.
	Location Description	Throughout Clark County, outside the City of Vancouver
	Planned Activities	Homebuyer assistance

9	**Project Name**	**Second Step Housing 9-unit acquisition**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	HOME: $302,000
	Description	Second Step will purchase 8 newly constructed townhomes and one existing single-family home at Neals Lane to be kept as affordable rental units. Second Step is the only CHDO that applied for HOME funding this year.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Nine households with low to moderate income.
	Location Description	2705 Neals Lane, Vancouver, WA
	Planned Activities	Affordable housing acquisition
10	**Project Name**	**Mercy Housing Peacehealth Apartments**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	HOME: $253,000
	Description	MHNW will develop a 70-unit family housing development adjacent to the PeaceHealth SW Medical Center. The project consists of six 3-story, wood frame, walk-up apartment buildings with interior stairways, each consisting of 10-12 apartments, 105 parking spaces, and a community room.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 70 low-income households will be served.
	Location Description	415 NE 93rd Avenue, Vancouver, WA
	Planned Activities	New multifamily construction
11	**Project Name**	**2020 Janus Youth TBRA Program**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	CDBG: $20,000 HOME: $103,000
	Description	TBRA Program will serve approximately 15 homeless youth earning less than 50% AMI. Rental assistance provided with HOME funds; housing support services provided with CDBG.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 homeless youth.
	Location Description	Housing in Clark County as chosen by tenant.
	Planned Activities	Tenant-based rental assistance (TBRA)

12	**Project Name**	**2020 Lifeline Connections TBRA Program**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	CDBG: $9,370 HOME: $50,500
	Description	TBRA Program will serve approximately 15 homeless households that are working on recovery and earning less than 50% AMI. Rental assistance provided with HOME funds; housing support services provided with CDBG funding.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 15 homeless households working on recovery.
	Location Description	Tenants choose housing units within Clark County.
	Planned Activities	Tenant Based Rental Assistance (TBRA)
13	**Project Name**	**2020 Share ASPIRE TBRA**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	CDBG: $50,000 HOME: $253,000
	Description	TBRA Program will serve approximately 41 homeless households earning less than 30% AMI. Rental assistance will be provided with HOME funds; housing support services provided with CDBG.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 41 homeless households
	Location Description	Tenants choose housing units within Clark County.
	Planned Activities	Tenant Based Rental Assistance (TBRA)

14	**Project Name**	**VHA Central Park Place Rehabilitation**
	Target Area	Clark County
	Goals Supported	Affordable Housing and Homelessness
	Needs Addressed	Affordable Housing and Homelessness
	Funding	HOME: $183,000
	Description	Siding, window, door replacement, updating major building systems and interior work to kitchens and dwelling units.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	There are 124 SRO-units serving households leaving homelessness, many who are Veterans. All units serve tenants with incomes less than 50% AMI.
	Location Description	1900 Fort Vancouver Way, Vancouver, WA
	Planned Activities	Multifamily Rehabilitation

15	**Project Name**	**2020 CDBG Administration**
	Target Area	Clark County
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $302,588
	Description	Administration of the Clark County CDBG funding includes program planning, reporting, monitoring as well as fair housing activities.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Administration
16	**Project Name**	**2020 HOME Administration**
	Target Area	Clark County
	Goals Supported	
	Needs Addressed	
	Funding	HOME: $57,430
	Description	Administration of the Clark County HOME funding for program year.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Clark County, WA
	Planned Activities	Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

Geographic Distribution

Target Area	Percentage of Funds
Clark County	100

Table 6 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

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

The HOME regulations at 24 CFR 92.201(a)(2) provide that "a local participating jurisdiction may only invest its HOME funds within its boundaries, or in joint projects within the boundaries of contiguous local jurisdictions which serve residents of both jurisdictions." The only time Clark County will invest its HOME funds in a project within the City of Vancouver, is when the City also makes a financial contribution to the project and the project will benefit residents of both jurisdictions.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	71
Non-Homeless	212
Special-Needs	14
Total	297

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	71
The Production of New Units	70
Rehab of Existing Units	124
Acquisition of Existing Units	9
Total	274

Table 8 - One Year Goals for Affordable Housing by Support Type

Discussion

The 71 homeless households represented include the households assisted with tenant-based rental assistance (TBRA). All of Clark County's TBRA funding is provided through a rapid-rehousing model for households who are literally homeless and assessed through Coordinated Entry. The 212 non-homeless households supported with affordable housing include: 3 households who will purchase their first home through Proud Ground's last trust program, 9 affordable units that Second Step plans to acquire, 124 units of rehabilitated housing at Central Park Place and 70 new affordable apartments that will be developed near PeaceHealth. Fourteen of these units will be set aside for households which include a member with a disability. In addition, 20 homeowners will be assisted with housing repairs so that they can maintain their housing safely and affordably.

AP-60 Public Housing – 91.220(h)

Introduction

The mission of the Vancouver Housing Authority (VHA) is to provide opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. In order to fulfill that mission, the VHA owns and manages numerous affordable housing units and operates several subsidized housing programs. Foremost among these are the Section 8 Housing Choice Voucher program and subsidized housing for approximately 3,400 households. In addition, the VHA owns 1,600 units that are not subsidized but are affordable to household earning less than 80% AMI.
Starting in 1999, the VHA was selected by HUD to participate in a new demonstration program called Moving to Work (MTW). This program provides the VHA the opportunity to design and test innovative, locally designed strategies that use federal dollars more efficiently, help residents find employment and become self-sufficient, and increase housing choices for families with low-income. MTW gives PHAs exemptions from many existing Public Housing and Housing Choice Voucher rules and more flexibility with how they use their federal funds.

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

Currently the Vancouver Housing Authority (VHA) owns 28 units of newly constructed public housing. Two new developments with a total of 86 units are under construction. Two existing developments will be converted to public housing status that currently serve seniors or those who need assisted living facilities. These units are in good condition.

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

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

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

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

The VHA also has a Family Self-Sufficiency Program. This program provides case management, resources, support, and structured classroom time through the GOALS program. A Case Manager helps identify and outline self-sufficiency goals and steps to get there. By linking education and training, employment, financial management, homeownership, and other resources, they provide the support, encouragement, and tools tenants need to achieve self-sufficiency. As an incentive and reward for

participants, as they increase their income while in the program, a special savings account is set aside for them which earns interest. The money is theirs when they complete their self-sufficiency goals and graduate.

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

The Vancouver Housing Authority is not designated as troubled.

Discussion

Clark County has a strong relationship with the Vancouver Housing Authority and regularly attends meetings with this organization.

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

Introduction

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

To address the emergency shelter and transitional housing needs for people who are homeless, Clark County's strategies include:

- Support current emergency shelter and transitional housing programs with operating and maintenance resources.
- Support current emergency shelter and transitional housing programs with service resources and case management.
- Increase transitional housing plus support options for Veterans.
- Maintain the current emergency shelter and transitional housing programs until analysis shows it is feasible to transition housing to permanent supported housing. This is not a 1:1 trade of housing and services by program type.
- Continue to fund and increase coordinated access to current shelter and outreach programs.
- Strengthen linkages between the shelter access point, outreach programs and housing

programs.

- Reduce barriers to shelter that make it challenging for consumers to access or sustain housing.
- Create a system to divert households from shelters to most appropriate housing options.
- Increase urgent access to emergency shelter and decrease need, by increasing permanent supported housing and homelessness prevention options.

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

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

- Create a rapid re-housing program to reintegrate youth who are transitioning out of foster care or who are being released from juvenile facilities into stable housing.
- Work to establish additional discharge planning and re-entry procedures from hospitals, jails, prisons, mental health institutions, detox and other treatment programs.
- Create additional rapid re-housing programs to divert or move households from emergency shelters into stable housing.
- Increase the number of rapid re-housing opportunities for people who would do not need the long-term support of Permanent Supported Housing.
- Provide rapid re-housing options for those exiting systems of care.
- Establish options for people who are medically fragile and being discharged from hospitals or other institutions.
- Support housing stability for those being released from jail or prison by advocating for offenders, including sex offenders to have their public benefits re-instated as soon as they are discharged.
- Reduce the household waiting time between filling out an application and obtaining stable housing within all rapid re-housing programs.
- Advocate for the criminal justice system to provide housing plans, long and short-term housing subsidies and case management for offenders.
- Create a peer navigator/mentor system to support those re-entering the community, including sex offenders.

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

All publicly funded prevention and rapid re-housing assistance in Clark County is facilitated through the Council for the Homeless' Housing Solutions Center (HSC), the coordinated assessment program. The program partners with numerous entities, including systems of care, shelters, school districts, youth agencies and health clinics. If an individual or family is at-risk of homelessness, they may call the HSC to

be screened for eligibility based on program space available. If the individual or family is homeless, the household would be lightly screened by phone and invited for an in-house assessment. These assessments may also be conducted in systems of care, or other community-based settings, depending on the needs of the family or individual. Once the appropriate housing type is determined, the household is prioritized based on several factors. There are a number of housing programs that prioritize specific populations, including households being released from systems of care, youth, families and households experiencing chronic or unsheltered homelessness.

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

Discussion

No additional discussion.

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

Introduction

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

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

Clark County's 20 year Comprehensive Plan, 2015-2035, which includes a Housing Element to identify the need for, and establish mechanisms that will lead to the construction and preservation of decent housing for all economic segments of the Clark County population was approved by the Clark County Council on June 21, 2016. The plan was appealed, and limited aspects of the plan are under review. Housing affordability is a key component within the Growth Management legislation. Housing affordability will be affected by policies adopted in the other elements including transportation, public facilities, utilities, open space and recreation, land use and rural lands. Likewise, the pattern and density of housing development will affect costs to the county and its residents for needed services such as water lines, sewer lines, transit service, fire protection, etc.

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

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

Discussion

No additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs in our community has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for seniors and people with special needs in Clark County and it would cost more than $18 million to address this need. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. By 2030, one in four Clark County residents will be 60 or older. In 2016, the Commission on Aging focused on housing needs for seniors and focused on affordability and accessibility and the importance of aging in place. This plan encourages new housing construction to be accessible and ensure that neighborhoods are functional, connected and accessible for all people.

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

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

Actions planned to foster and maintain affordable housing

The county also supports affordable housing by:

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

Actions planned to reduce lead-based paint hazards

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

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units;
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards;
- Follow the existing Housing Preservation Program policies regarding lead hazard evaluation,

reduction, and education activities;

- Continue to train Housing Preservation staff on lead-based paint procedures;
- Pursue funds available to help identify and control lead-based paint hazards in both tenant- and owner-occupied housing; and
- Support and promote comprehensive public health programs aimed at education and testing, especially for low- and moderate-income households and households at risk.

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

- Continue to work with other jurisdictions and agencies within the County to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the County;
- Continue to participate in coordination efforts initiated by the Council for the Homeless for housing, shelter and other services for those who are homeless;
- Facilitate groups of service providers to provide information on current projects, share information about funding sources and regulation updates, collaborate on projects and problem-solve;
- Continue to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for households who are low-income and populations with special needs and

develop housing programs to meet these needs; and

- Continue to plan and coordinate with Community Action fund recipients via regular meetings and reports from providers. This has encouraged a close working relationship with various service providers throughout the county who are addressing poverty and homelessness issues.

Discussion: No additional discussion.

Program Specific Requirements

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

Introduction:

Anticipated program income throughout 2019 is awarded as part of the 2019 CDBG project funding process. Clark County currently does not have a Section 108 loan, any urban renewal settlements or float-funded activities.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
   Clark County only uses those forms of investment described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
   Clark County's Resale and Recapture Policies were approved by HUD April 4, 2018 and will be used by all subrecipients who are awarded HOME funding for homebuyer activities. They are available for

OMB Control No: 2506-0117 (exp. 06/30/2018)

review online at https://www.clark.wa.gov/community-services/cdbg-and-home-documents.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
   The property is secured by a deed of trust specifying the affordability period and a written agreement between the subrecipient and homeowner.

   The affordability period is as follows:
   - Assistance less than $15,000 requires a 5-year affordability period;
   - Assistance from $15,000 to $40,000 requires a 10-year affordability period; and
   - Assistance over $40,000 requires a 15-year affordability period.

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
   There are no plans to use HOME funds to refinance existing debt.