



Clark County 2020 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.

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

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

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	<ul style="list-style-type: none"> • Acquisition • Admin and Planning • Economic Development • Housing • Public Improvements 	1,512,941	25,000	380,417*	1,918,358	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	<ul style="list-style-type: none"> • 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.

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.

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.

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	HOME: \$1,100,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
			Public Housing	CDBG: \$80,000	Housing for Homeless added: 20 Housing Units
			Homeless		Rental units acquired: 10 Housing Units
3	Asset and Economic Development	2020 - 2024	Affordable Housing	CDBG: \$530,000	Homeowner Housing Rehabilitated: 15 Housing Units
			Non-Housing Community Development	HOME: \$150,000	Financial Assistance to Homebuyers: 3 Households Assisted
					Businesses assisted: 20 Businesses

Table 1 – 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.

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 2 - 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 12 th 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 using land trust model.

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	Mercy 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 93 rd 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 3 - 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 4 - 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 5 - 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(I)(1,2,4)

Introduction:

Anticipated program income throughout 2020 is awarded as part of the 2020 CDBG project funding process. Clark County currently does not have a Section 108 loan, any urban renewal settlements or float-funded activities.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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

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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.