



# **CDBG and HOME PROGRAMS 2016 ACTION PLAN**

**DRAFT PLAN FOR PUBLIC COMMENT**

**APRIL 12, 2016**

Annual Action Plan  
2016

1

# Executive Summary

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

### 1. Introduction

The Community Development Block Grant (CDBG) fund and the Home Investment Partnerships Program (HOME) fund are two federal grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide annual grants to cities and counties to carry out community development activities, improve affordable housing options, and provide improved community facilities and services. Usage of CDBG and HOME funds must meet a number of parameters set nationally by HUD. Federal regulation requires that these funds focus on projects that benefit low- to moderate-income residents.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The administration of these programs follows a cycle that includes the drafting of a Consolidated Plan, an Action Plan, and an annual evaluation. The Clark County Consolidated Housing and Community Development Plan (Consolidated Plan) identifies the County's community and housing needs and outlines the strategies to address those needs over a five-year period. Goals identified in the County's Consolidated Plan include: Affordable Housing Development and Preservation, Community and Neighborhood Sustainability and Alleviation of Homelessness. The annual Action Plan defines the specific activities to be undertaken during each program year to address the priorities established. The Consolidated Annual Performance Evaluation Report (CAPER) is then conducted at the end of the program year to assess activity accomplishments.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As reported in the 2014 Program Year Consolidated Annual Performance Evaluation Report (CAPER), Clark County continued to show a steady progress in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the County.

The Clark County Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program. Because of the economy, extremely low vacancy rate,

increasing rent costs and changing real estate conditions, homeless prevention assistance continues to be a high priority. Clark County has continued to utilize the coordinated-entry Housing Solutions Center, where people who are homeless or at risk of homelessness can apply for and access the best-fit housing program from among 30 different programs. With the construction of 80 new Housing First units underway in the community, strides are being made to permanently house those who have struggled with homelessness and barriers to traditional housing programs.

- 4. Summary of Citizen Participation Process and consultation process**
- 5. Summary of public comments**
- 6. Summary of comments or views not accepted and the reasons for not accepting them**
- 7. Summary**

Draft

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

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

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

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

Table 1 – Responsible Agencies

### Consolidated Plan Public Contact Information

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

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

### **1. Introduction**

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

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

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

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

**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 new local CoC Steering Committee and supports implementation of the Continuum of Care Plan. Clark County supports the following initiatives:

Council for the Homeless Housing Solutions Center. The Housing Solutions Center serves as a coordinated assessment center that is the entry point for those in the community who are homeless or at-risk of homelessness and needing housing assistance.

The Council for the Homeless and Clark County continued to participate in advocacy and planning activities through the Washington Low-Income Housing Alliance.

Clark County, the Vancouver Housing Authority, Council for the Homeless and other local agencies continued to advocate at the state and local levels for increased funding for services and facilities for people who are homeless.

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

The local Continuum of Care, called the Coalition of Service Providers for the Homeless, facilitated workgroups to move specific strategies in the 10-Year Homeless Plan forward. The workgroups were:

1. Youth Service Integration
2. Coordinated Assessment Task Force
3. 10-Year Planning
4. Data Management and Analysis
5. Discharge Planning
6. Prevention
7. CoC Steering Committee
8. Coordinated Assessment 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**

Staff work with the local Clark County COC and COC Steering Committee to identify funding priorities, gather feedback on ESG fund allocations, share performance progress, review policies and procedures and grade HMIS data quality.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	COUNCIL FOR THE HOMELESS
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	
2	<b>Agency/Group/Organization</b>	VANCOUVER HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	

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

N/A

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care		

**Table 3 – Other local / regional / federal planning efforts**

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**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

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

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community				<a href="http://www.clark.wa.gov/community-services/documents.html">www.clark.wa.gov/community-services/documents.html</a>
2	Public Meeting	Non-targeted/broad community				

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c) (1, 2)

#### Introduction

The table below lists the resources expected to be available in Clark County to address the priority needs and specific objectives identified in the Action Plan.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,000	0	0	1,400,000	0	Grants awarded on a formula basis for housing and community development activities. Most recipients must have low- or moderate-income levels (up to 80% AMI), or reside in a low/moderate-income area.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	425,000	0	0	425,000	0	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must have low- to moderate-incomes (up to 80% AMI) for homeownership, or low-income (up to 60% AMI) for rental housing. Requires 25% non-federal matching funds.
Housing Trust Fund	public - state	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Grants and loans to nonprofits for low-income (80% AMI) housing construction, acquisition, rehabilitation, homeowner acquisition, or farm worker housing. Competitive semi-annual process.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Section 8	public - federal	TBRA	0	0	0	0	0	Rental assistance payments to owners of private market rate units, or directly to tenants (vouchers). Participants must have low-incomes (up to 50% AMI). Administered by VHA.
Section 811	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Grants to nonprofits for supportive housing for persons with disabilities. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.
Shelter Plus Care	public - federal	TBRA	0	0	0	0	0	Provides housing and supportive services on a long-term basis for persons who are homeless and a disability. Selection is on nationwide competitive basis.
Supportive Housing Program	public - federal	Acquisition Housing Multifamily rental new construction Multifamily rental rehab Public Services	0	0	0	0	0	Promotes development of supportive housing and services for persons who are homeless. Applicants may be government entities, private non-profits, or public non-profit community mental health associations. Grants awarded through national competition annually.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Tax Credits	public - state	Acquisition Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Federal tax credits available to invest in low-income rental housing. Proceeds are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% AMI, or 40% of units at 80% AMI. Projects competing for 9% tax credits typically set income targeting at 40% AMI or below to remain competitive.
Other	private	Acquisition Homebuyer assistance Multifamily rental new construction Multifamily rental rehab	0	0	0	0	0	Long-term housing financing (grants/loans) for qualified homeownership and rental housing development projects. Assistance limited to households under 80% AMI (program is competitive and often requires lower targeting).
Other	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab TBRA	0	0	0	0	0	Grants to nonprofits for supportive housing for the elderly. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Housing Other	219,000	0	0	219,000	0	Funds are given to local recipient organizations to provide mass shelter, off-site lodging, rent/mortgage assistance and food.
Other	public - federal	Housing Public Services	1,000,000	0	0	1,000,000	0	Grant administered through City of Portland for housing assistance and supportive services for people with low-incomes and HIV or AIDS.
Other	public - federal	Other	405,000	0	0	405,000	0	Program uses a blend of federal grants (Health and Human Services, Bonneville Power Administration, and Department of Energy) to provide renters and property owners with weatherization measures. Recipients must have an income below 125% of poverty.
Other	public - state	Housing TBRA	890,000	0	0	890,000	0	Contracts are awarded to nonprofits to provide homelessness prevention assistance and rapid rehousing assistance.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - state	Other	175,000	0	0	175,000	0	Program increases resources for low-income single and multi-family home weatherization by leveraging local matching dollars and resources from utilities, rental owners, and other sources. Allowable funds provide a dollar-for-dollar match.
Other	public - local	Acquisition Housing	1,650,000	0	0	1,650,000	0	2060: A \$10 document recording surcharge; 57% goes to the county, 43% returned to Commerce. All households assisted must be at or below 50% of AMI. E2SHB 2163: A \$40 document recording surcharge; 61% to the county, 39% to Commerce. HB 1359: \$10 document surcharge allows county to retain 90%, 10% returned to Commerce. All households assisted must be homeless or formerly homeless.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Other	2,400,000	0	0	2,400,000	0	Seasonal energy grant helps households with low-incomes with home heating costs to maintain a warm and safe environment for renters and homeowners. Crisis season funds pay to repair broken or dysfunctional heating systems as well as avoiding service shutoff.

Table 5 - Expected Resources – Priority Table

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

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

The CDBG and HOME applications strongly encourage leveraging of other funds. CDBG applicants can receive up to 10 additional points when project applications are scored for committing a higher level of match to their project. The HOME program encourages leveraging additional funds by awarding up to five additional rating points for HOME-eligible match exceeding the 25% minimum HOME match requirement. Some of

the HOME projects include Washington State Housing Trust Funds which meet the HOME match requirement. In addition, a few projects have various fees waived and provide services to tenants that also meet the HOME match requirements.

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

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

**Discussion**

No further discussion.

Draft

## Annual Goals and Objectives

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

#### Goals Summary Information

#### No Goals Found

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Community and Neighborhood Sustainability	2015	2019	Non-Housing Community Development		Community and Neighborhood Sustainability		

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	Community and Neighborhood Sustainability
	Goal Description	

Table 7 – Goal Descriptions

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

## AP-35 Projects – 91.220(d)

### Introduction

The Clark County Action Plan provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County (outside the City of Vancouver). These funds will be utilized to implement the Five-Year Strategic Plan presented in the Consolidated Plan.

#	Project Name
1	Battle Ground Kiwanis Park Improvements
2	Camas Franklin North Neighborhood Improvements
3	Ridgefield Downtown Accessibility Improvements
4	Woodland Beechwood Sidewalk Project
5	CDM Aging with Dignity
6	Foundation for the Challenged Home Acquisition
7	Proud Ground Homeownership
8	Salvation Army Corps Community Center
9	Clark County Housing Preservation Program
10	Janus Youth The Nest TBRA
11	REACH Isabella Court Apartments
12	Share ASPIRE TBRA

Table 8 – Project Information

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

# Projects

## AP-38 Projects Summary

### Project Summary Information

Funds for the Clark County CDBG Program are made available through Title I of the Housing and Community Development Act of 1974, as amended. Approximately \$1,611,339 is anticipated to be available for the 2016 program year. This sum consists of approximately \$1,448,339 from the 2016 entitlement, \$138,000 in reprogrammed funds and \$25,000 in program income.

The 2016 CDBG funds will be used for the following activities, all of which benefit people who have low or moderate income.

- 1. Battle Ground Kiwanis Park Improvements.** Funds will be used to complete a missing sidewalk section along SW 3<sup>rd</sup> Avenue and construct a new accessibility ramp on the south side of Kiwanis Park. CDBG Budget: \$34,900 from 2016 entitlement.
- 2. Camas Franklin North Neighborhood Improvements.** Improvements on NE Franklin Street between NE 19<sup>th</sup> and 22<sup>nd</sup> Avenues to include installation of a new sanitary sewer main, new sanitary sewer services, water system improvements, curb ramps, and reconstruction of the existing failed street section with cement-treated base and new asphalt pavement. This project funding will be provided as a pre-award, which will have no effect on recipient's eligibility for future grants. CDBG Budget: \$210,000 from 2016 entitlement and \$40,000 in reprogrammed funds.
- 3. Ridgefield Downtown Accessibility Improvements.** This project will design and construct ADA compliant sidewalks and curb ramps to fill in gaps and connect existing segments of sidewalk in Downtown Ridgefield. Sidewalk improvements will improve access for people with disabilities and pedestrians between residential areas and downtown businesses and public facilities. CDBG Budget: \$156,700 from 2016 entitlement.
- 4. Woodland Beechwood Sidewalk Project.** CDBG funds will be used to design and construct new sidewalk along Beechwood Street from Pacific Avenue to Glenwood. Construction work will include excavation, rock placement, grading, sidewalk and curb installation, road repair, and stormwater improvements. CDBG budget: \$138,500 from 2016 entitlement.
- 5. CDM Caregiving Services Aging with Dignity.** CDBG funds would be applied toward construction costs for construction of an 8,400 square foot Clark County Aging Care Resource Center which will include adult day services center and office space for home care programs and other aging resources. The Center will be located at 2306 NE Andresen Road, Vancouver WA 98661. CDBG Budget: \$140,000 from 2016 entitlement.
- 6. Foundation for the Challenged Homes X.** Funds for acquisition and rehabilitation of a 3-bedroom, single-family home for use as a group home for people with developmental disabilities. The home

will be located in Clark County, outside the city limits of Vancouver. Residents will have 24-hour support and pay no more than 30% of their income toward rent. CDBG Budget: \$45,000 from 2016 entitlement.

7. **Proud Ground Homeownership Program.** Funds will be used to purchase and rehabilitate two homes in Clark County, outside the city limits of Vancouver. Funds will lower the purchase price and the homes will be permanently affordable using a land trust model. CDBG Budget: \$58,570 from 2016 entitlement and \$25,000 from program income.
8. **Clark County Housing Rehabilitation Program.** Low-interest loans provided to homeowners throughout the county, outside the city limits of Vancouver, to rehabilitate their homes. This program also provides grants for small emergency repairs or accessibility improvements to single-family, owner-occupied homes. Twelve households are projected to be served. CDBG Budget: \$152,000 from 2016 entitlement and \$98,000 reprogrammed funds.
9. **Salvation Army Vancouver Corps Community Center.** CDBG funds would be applied to construction of the new Corps Community Center building, which will include offices, a demonstration kitchen, a shopping-style food pantry, an expanded after school program, senior drop-in services, and emergency disaster service. CDBG Budget: \$153,000 from 2016 entitlement.
10. **Contingency.** Funds reserved as contingency, \$30,001 from 2016 entitlement funds.
11. **Project Implementation of CDBG Projects.** Funds will be used for direct coordination and management of CDBG projects. CDBG Budget: \$40,000 from 2016 entitlement.
12. **Clark County CDBG Program General Program Administration.** Funds for overall management and coordination of the CDBG program by Clark County. CDBG Budget \$289,668 from 2016 entitlement.

### **2016 HOME Investment Partnerships (HOME) Program**

Funds for the Clark County HOME Program are made available through Title II (Home Investment Partnerships Act) of the National Affordable Housing Act of 1990. Approximately \$599,481 will be available to Clark County for the 2016 program year. This consists of approximately \$432,446 from the 2016 entitlement, \$162,000 in program income, and \$5,035 in reprogrammed funds.

The 2016 HOME funds will be used for the following activities benefiting people who are low-income.

1. **REACH CDC 62<sup>nd</sup> Avenue Senior Housing Phase 2.** Construction of 49 units of affordable senior housing on the southern portion of the property located at 3112 NE 62<sup>nd</sup> Avenue in Vancouver. There will be studio, one-bedroom and two-bedroom units for seniors earning less than 50% of the

area median income (AMI). HOME Budget: \$185,133 from 2016 entitlement and \$64,867 from 2016 CHDO funds (CHDO designated).

2. **Share ASPIRE Tenant-Based Rental Assistance.** Funds will provide tenant-based rental assistance for approximately 30 households who are at or below 50% of AMFI. Tenants can receive assistance and case management for up to 24 months. HOME Budget: \$4,202 from 2016 entitlement, \$162,000 from program income and \$5,035 from reprogrammed funds.
3. **Janus Youth The Nest Tenant-Based Rental Assistance.** Funds will provide tenant-based rental assistance for approximately 20 households who are at or below 30% of AMFI. Tenants can receive assistance and case management for up to 24 months. HOME Budget: \$125,000 from 2016 entitlement.
4. **Project Implementation of HOME Projects.** Funds will be used for direct coordination and management of HOME projects. HOME Budget: \$10,000 from the 2016 entitlement.
5. **Clark County HOME Program General Program Administration.** Funds for overall management and coordination of the HOME program by Clark County. HOME budget: \$43,244 from 2016 entitlement.

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## **AP-50 Geographic Distribution – 91.220(f)**

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Clark County	100

**Table 9 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

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

### **Discussion**

No further discussion.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Certain populations require special housing and supportive services. People affected by substance use disorders, people with mental illness, people who are frail/elderly, survivors of domestic violence, people with developmental disabilities and those living with HIV/AIDS characteristically sustain themselves on incomes well below area median. For members of these communities, Clark County seeks to improve access to safe, affordable, and accessible housing, including opportunities for homeownership.

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	72
Non-Homeless	64
Special-Needs	3
Total	139

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	72
The Production of New Units	49
Rehab of Existing Units	15
Acquisition of Existing Units	3
Total	139

**Table 11 - One Year Goals for Affordable Housing by Support Type**

## Discussion

REACH plans to build 49 units of senior housing, Share and Janus Youth will provide rental assistance for approximately 72 households who are transitioning from homelessness. Foundation for the Challenged will purchase and rehabilitate one home that will serve as housing for 3 developmentally disabled individuals who will live together with a 24-hour service provider. Proud Ground will assist 3 households in becoming first-time homebuyers using the land trust model and Clark County will rehabilitate 12 income-qualified homeowners to keep them safe and stable in their housing.

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## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The mission of the Vancouver Housing Authority (VHA) is to provide opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. In order to fulfill that mission, the VHA owns and manages numerous low-income housing projects and operates several subsidized housing programs. Foremost among these are the Section 8 Housing Choice Voucher program and the Public Housing program. The VHA contracts with the Department of Housing and Urban Development (HUD) to operate these programs in Clark County, Washington.

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

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

The VHA recently constructed and opened Lincoln Place, a housing first project designated for the most vulnerable chronically homeless citizens. The VHA is also planning a new MTW activity that will increase the local supply of affordable housing, the completion of a newly constructed mixed income apartment community, a change to the way housing assistance is calculated that will provide additional funds to increase the number of very low-income households they serve, and a change in a MTW activity that will result in reduced administrative cost. The Housing Authority is also planning to build a new Resource and Education Center for resident services. For additional information, see: <http://www.vhousa.com/media/docs/vha-2015-plan-final.pdf>

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

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

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

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

Not applicable.

**Discussion**

No further discussion.

Draft

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

### **Introduction**

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

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

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

Clark County providers reach out to the unsheltered homeless population in the following ways:

Build on the existing shelter entry system to include coordinated access to all housing opportunities, including those for youth, families, elderly, veterans, and those who are chronically homeless or at-risk of homelessness.

Increase the support for people who are homeless and applying for SSI/SSDI by offering SOAR training to volunteers, peers and homeless system professionals annually.

Provide consumer focused resource access fairs or drop-ins such as, project homeless connect and Veterans Stand Down on an annual basis.

Support shared housing programs in Clark County and provide outreach and information to system providers.

Create direct connections from outreach programs for permanent supportive housing options.

Ensure the main focus of community outreach programs are on housing stability.

Increase linkages between systems to enhance holistic planning and case management.

Develop a full SOAR initiative to effectively engage and efficiently move those who are homeless and have disabilities onto SSI/SSDI.

Develop a peer navigator program to support those who are at-risk of homelessness or homeless.

Develop access centers for those who are homeless and for specific populations.

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

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

Support current transitional housing programs with operating and maintenance resources.

Support current transitional housing programs with service resources and case management.

Increase transitional housing plus support options for Veterans.

Maintain the current transitional housing programs until analysis shows it is feasible to transition housing to permanent supported housing. This is not a 1:1 trade of housing and services by program type.

Continue to fund and increase coordinated access to current shelter and outreach programs.

Strengthen linkages between the shelter access point, outreach programs and housing programs.

Reduce barriers to shelter that make it challenging for consumers to access or sustain housing.

Create a system to divert households from shelters to most appropriate housing options

Increase urgent access to emergency shelter and decrease need, by increasing permanent supported housing and homelessness prevention options.

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

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

Create a rapid re-housing program to reintegrate youth who are transitioning out of foster care or who are being released from juvenile facilities into stable housing.

Work to establish additional discharge planning and re-entry procedures from hospitals, jails, prisons,

mental health institutions, detox and other treatment programs.

Create additional rapid re-housing programs to divert or move households from emergency shelters into stable housing.

Increase the number of rapid re-housing opportunities for people who would do not need the long-term support of Permanent Supported Housing.

Provide rapid re-housing options for those exiting systems of care.

Establish options for people who are medically fragile and being discharged from hospitals or other institutions.

Support housing stability for those being released from jail or prison by advocating for offenders, including sex offenders to have their public benefits re-instated as soon as they are discharged.

Reduce the household waiting time between filling out an application and obtaining stable housing within all rapid re-housing programs.

Advocate for the criminal justice system to provide housing plans, long and short-term housing subsidies and case management for offenders.

Create a peer navigator/mentor system to support those re-entering the community, including sex offenders.

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

Clark County Homeless Prevention strategies include:

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

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

Ensure families do not become homeless due to code enforcement actions by sustaining funds that can

help relocate individuals and families to decent and safe housing.

Continue coordination with DSHS to assist families in rapidly accessing emergency income support and other services.

Integrate homelessness prevention screening and activities within intake sites for all housing programs to identify households who are most effectively served by homelessness prevention.

Establish an initial abbreviated prevention assessment system for referral to local agencies.

Increase flexibility of resources to allow programs to meet the varying needs of households, as identified by assessments.

Move beyond one-time eviction prevention payments to providing time-limited housing subsidies and case management until families are stable in their housing situation.

Provide re-housing opportunities for those who are paying over 30% of their income to housing or those who are living doubled up.

Enhance coordination and information sharing among prevention providers to maximize existing prevention dollars and streamline services.

Create new opportunities for youth to explore their post high school options and receive support as they plan for their future.

Work with schools to help them provide resource information to students or families about community services that might be relevant to their needs.

Target new homelessness prevention and emergency assistance efforts to neighborhoods and populations from which a disproportionate number of people are seeking shelter.

With a focus on reducing re-user rates, extend case-management and supportive services for individuals and families that have completed programs, but find themselves still in need of services.

## **Discussion**

The community's first housing-first complex was opened this spring and a new housing complex for homeless veterans will open this summer. Although these new units help, there is still a major need for affordable housing in the community. Clark County continues to experience one of the lowest vacancy rates in the state.

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

Draft

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

### **Introduction**

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

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

Clark County is in the process of developing its 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.

Housing affordability is a key component within the Growth Management legislation. Housing affordability will be affected by policies adopted in the other elements including transportation, public facilities, utilities, open space and recreation, land use and rural lands. Likewise, the pattern and density of housing development will affect costs to the county and its residents for needed services such as water lines, sewer lines, transit service, fire protection, etc.

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

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

### **Discussion**

No further discussion.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

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

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacle to meeting underserved needs in our community has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for the elderly and people with special needs in Clark County and it would cost an estimated \$18 million to address this need. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. By 2030, one in four Clark County residents will be 60 or older.

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

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

### **Actions planned to foster and maintain affordable housing**

The County also supports affordable housing by:

- Providing funds each year for the rehabilitation of owner-occupied housing for people of low- and moderate-income,
- Providing low-interest loans through the HOME and CDBG programs assisting in the development of many housing projects creating additional rental units, and
- Preserving the housing stock in Clark County through support of the Clark County Housing Preservation Program.

## **Actions planned to reduce lead-based paint hazards**

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

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units;
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards;
- Follow the existing Housing Preservation Program policies regarding lead hazard evaluation, reduction, and education activities;
- Continue to train Housing Preservation staff on lead-based paint procedures;
- Pursue funds available to help identify and control lead-based paint hazards in both tenant- and owner-occupied housing; and
- Support and promote comprehensive public health programs aimed at education and testing, especially for low- and moderate-income households and households at risk.

## **Actions planned to reduce the number of poverty-level families**

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

Clark County can impact only some of the causes of poverty. The County encourages employers that pay a living wage, supports housing and human service providers that offer a continuum of services necessary for self-sufficiency, and develops or continues programs aimed at reducing the number of households in poverty. Community Funds distributed by Clark County have provided additional programs that address poverty and homelessness.

## **Actions planned to develop institutional structure**

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

## **Actions planned to enhance coordination between public and private housing and social**

## **service agencies**

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

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

## **Discussion**

No further discussion.

## Program Specific Requirements

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

#### Introduction

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The County only uses those forms of investment described in 24 CFR 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

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

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

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

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

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The property is secured by a deed of trust specifying the affordability period and a written agreement between the 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.

## **Discussion**

No further discussion.