

# Clark County

## 2015 Consolidated Annual Performance and Evaluation Report

### (CAPER)

Community Development Block Grant

HOME Investment Partnerships



**proud past, promising future**

**CLARK COUNTY**  
WASHINGTON

Clark County HOME and CDBG Program

P. O. Box 5000

Vancouver, WA 98666-5000

(360) 397-2130

<http://www.clark.wa.gov/housing-preservation/>

## CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In program year 2015, Clark County received \$1,427,501 in CDBG entitlement funds and \$406,842 in HOME entitlement funds from the federal Department of Housing and Urban Development. These funds were used to address the following objectives and strategies contained in the 2015-2019 ConPlan. A description of the projects that were carried out under each objective are included with this CAPER as an attachment.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Rental units constructed	Household Housing Unit	100	0	0.00%	50	50	100.00%
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	0	2		2	2	100.00%
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	5	10.00%	7	15	214.29%

Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	0	0.00%			
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	10	0	0.00%	0	0	
Affordable Housing Development and Preservation	Affordable Housing	CDBG: \$ / HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Alleviation of Homelessness	Homeless	CDBG: \$90000 / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	500	0	0.00%	47		%
Alleviation of Homelessness	Homeless	CDBG: \$90000 / HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	1000	0	0.00%			
Alleviation of Homelessness	Homeless	CDBG: \$90000 / HOME: \$	Homelessness Prevention	Persons Assisted	250	0	0.00%			
Alleviation of Homelessness	Homeless	CDBG: \$90000 / HOME: \$	Housing for Homeless added	Household Housing Unit	100	0	0.00%			

Community and Neighborhood Sustainability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	0	0.00%	30916	0	0.00%
---	-----------------------------------	----------	---	------------------	-------	---	-------	-------	---	-------

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

DRAFT

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

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

The Clark County Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program. Because of the economy, extremely low vacancy rate, increasing rent costs and changing real estate conditions, homeless prevention assistance continues to be a 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.

Although the IDIS system is not recognizing any tenant-based rental assistance (TBRA) provided in 2015, there were in fact three TBRA programs funded and in operation throughout 2015. At least 50 households assisted through tenant-based rental assistance in the past 12 months.

DRAFT

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

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

91.520(a)

	CDBG	HOME
White	506	131
Black or African American	9	18
Asian	9	2
American Indian or American Native	17	0
Native Hawaiian or Other Pacific Islander	7	1
<b>Total</b>	<b>548</b>	<b>152</b>
Hispanic	0	6
Not Hispanic	548	146

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

### Narrative

Census population estimates for Clark County, WA as of July 1, 2015, show that Clark County is 87.1% white, 2.2% black or African American, 4.7% Asian, 1.1% Native Hawaiian or Pacific Islander and 9% Hispanic or Latino. The households assisted tend to correlate with the population estimates, with the exception of Asian households and Hispanic households, which appear to be underserved. Clark County has observed that Latino households are underserved in other housing programs, not just CDBG and HOME funded activities. Initial thoughts are that culturally, Hispanic households tend to take in family members who are in need of housing, thus becoming overcrowded, but not seeking out housing assistance. In addition, it is believed that Hispanic households may currently be afraid of reaching out for government-provided assistance due to the national rhetoric and threats made to both legal and illegal immigrants in the country. To combat this imbalance, housing and program providers are being asked to do further outreach to the Latino community and make sure that documents are translated and widely distributed to encourage more equitable participation.

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

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		5,500,000	901,747
HOME		1,300,000	175,631
Other	Clark Public Utilities	2,000,000	4,839,000
Other	Community Reinvestment Act		4,839,000
Other	Consolidated Homeless Grant	2,440,000	4,839,000
Other	Document Recording Surcharge	600,000	4,839,000
Other	EFSP	876,000	4,839,000
Other	Emergency Solutions Grant	1,120,000	4,839,000
Other	Energy Matchmakers Program	700,000	4,839,000
Other	Federal Home Loan Affordable Housing Program		4,839,000
Other	FHA Single-Family Mortgage Insurance		4,839,000
Other	Homelessness Housing and Assistance Act	6,000,000	4,839,000
Other	HOPWA	4,000,000	4,839,000
Other	Section 202 - Supportive Housing for Elderly		4,839,000
Other	Weatherization Program	1,620,000	4,839,000

**Table 3 - Resources Made Available**

**Narrative**

The "Resources Made Available" in the table above only consider the annual HUD allocation for CDBG and HOME. The amount expended exceeds the amount available for CDBG due to program income that comes in and the timing of projects from previous year that expended previous allocations. The amount expended for all "Other" sources in the last row is an approximation based on the resources available. Due to separate timelines, multiple contracts and funding restrictions, there is no easy way to document the funding from every source that was expended between July 1, 2015 and June 30, 2016.

**Identify the geographic distribution and location of investments**

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

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

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

## Leveraging

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

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

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	7,070,764
2. Match contributed during current Federal fiscal year	270,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	7,340,764
4. Match liability for current Federal fiscal year	30,656
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	7,310,108

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

DRAFT

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2014-HOME-14H3 Lincoln Place	07/15/2016	270,000	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

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

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition</b>		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0

Households Temporarily Relocated, not Displaced	0	0
---	---	---

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

DRAFT

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

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	30
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>0</b>	<b>30</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	47	47
Number of households supported through The Production of New Units	50	30
Number of households supported through Rehab of Existing Units	7	15
Number of households supported through Acquisition of Existing Units	0	3
<b>Total</b>	<b>104</b>	<b>95</b>

Table 12 – Number of Households Supported

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

Lincoln Place is a 2014 HOME project that was fully drawn down in March 2016. This is 30 units of permanent supportive housing that follow the Housing First model and serve the community's most vulnerable chronically homeless individuals. The anticipated one-year goal for 2015 was 50 units through the Freedom's Path complex, that was completed in August 2016 but has not yet drawn the county's committed HOME funds. This project was constructed on the Vancouver VA campus and serves formally homeless veterans. Since the funding has not yet been drawn, these 50 units will be reported in the 2016 CAPER.

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

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

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

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	5	77
Low-income	4	0
Moderate-income	6	0
<b>Total</b>	<b>15</b>	<b>77</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

All of the TBRA programs (47 households) and the Lincoln Place apartments (30 units) are focused on those with the lowest income, or 0-30% of area median income. The Housing Rehabilitation Program serves a range of homeowners earning from 15-80% of area median income. The 15 households served by CDBG Homeowner Rehabilitation Program are indicated in the table under CDBG Actual. To qualify for a mobile home repair grant (limited to \$7,000) homeowners must be at or below 60% of area median and be considered a senior or disabled household.

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

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

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

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

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

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

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

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

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

banks and/or LIHEAP and making other appropriate connections.

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

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

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

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

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

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

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

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

Clark County provided funding for a site-based, permanent housing building for Veterans who are homeless. This building will house 50 Veterans who are chronically homeless, homeless, and/or have a disability. The majority of residents will be eligible to receive supportive services to help with housing stability.

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

DRAFT

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

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

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

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

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

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

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

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

### **Employment Services**

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

and office work). An Employment Specialist through the VHA provides intensive Career Mapping and Resource Planning, and Career Link classes introduce participants to one of the three targeted industries.

**Other Tenant Services**

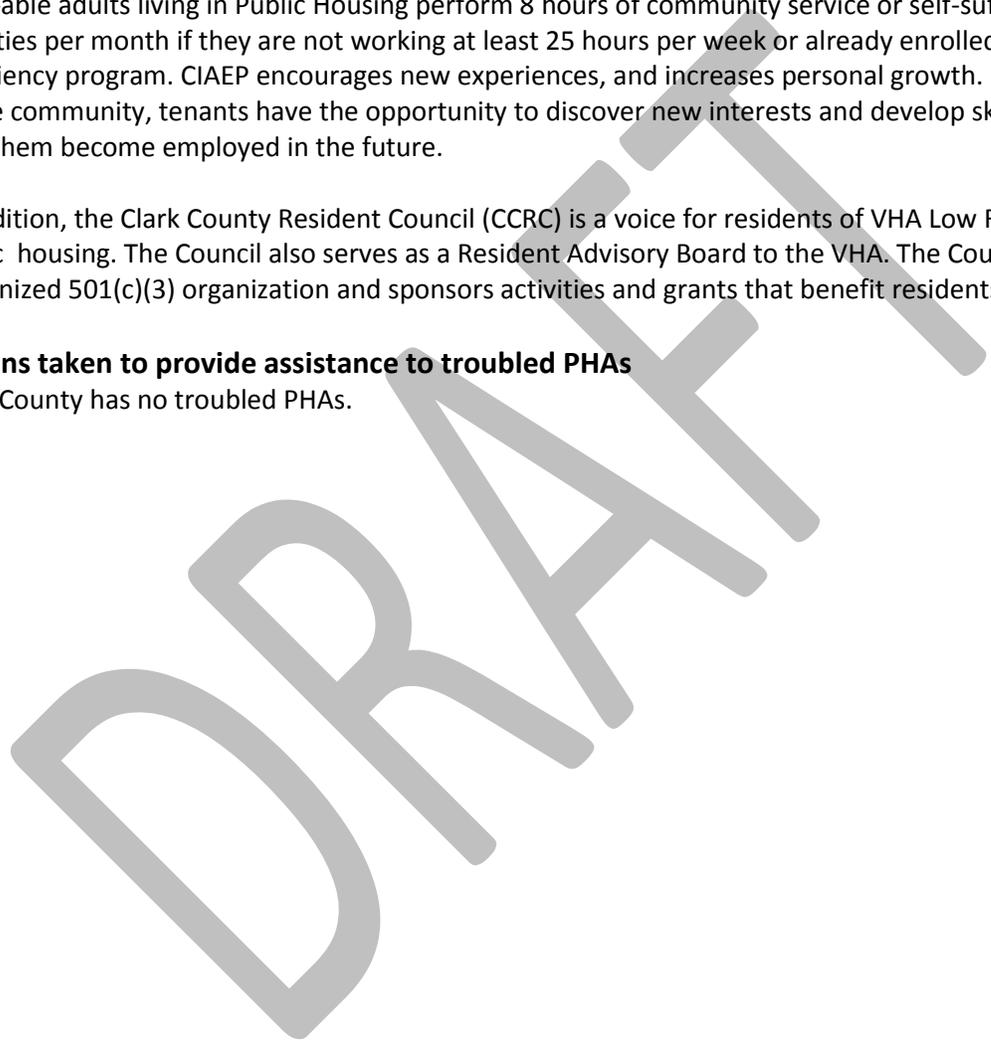
Elderly and Disabled Service Coordinators work with VHA seniors. They help people sign up for benefits and share community resources and services that help seniors remain active and independent.

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

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

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

Clark County has no troubled PHAs.



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

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

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

The County's efforts include:

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

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

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

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

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

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

The primary obstacle to meeting underserved needs in our community has been, and continues to be, lack of funding. There is a high unmet need for housing and supportive services for the elderly and people with special needs in Clark County and it would cost an estimated \$18 million to address this

need. Clark County completed an Aging Readiness Plan in February 2013. It found that as the baby boomer generation reaches retirement age, the number of Clark County residents 60 and older is estimated to have a projected growth rate of 158% from 2005 to 2030. By 2030, one in four Clark County residents will be 60 or older.

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

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

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

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

- Continued to provide and act as a broker for the delivery of basic services through the Department of Community Services for emergency shelter, transitional housing, domestic violence programs, food assistance, dental services, youth programs, low-income home energy assistance, weatherization programs and other basic needs and essential services. Nineteen agencies receive local, state, and/or federal funds through the County;
- Conducted the 2013 Survey of Needs. The Countywide survey received responses from over 800 people and identified food, dental care, health care, access to prescription medications and clothing as the highest needs;
- In response to the Survey of Needs and Community Action Advisory Board member priorities, a dental program, food programs and youth programs continued to receive funding;
- Continued to provide Veterans Assistance Funds for emergency assistance (including rent, utilities, food and dental services) to veterans earning less than 150% of the Federal Poverty Level and other funds to the WDVA to assist incarcerated veterans in the Reintegration Program;
- Continued participation in the Clark County Asset Building Coalition, helping to determine community needs, identify and target priority asset building strategies, consolidate resources and build an active membership between local nonprofits, government agencies and private financial institutions. Specific objectives include: increasing financial education opportunities countywide, EITC outreach, increasing asset building opportunities and Individual Development Accounts for low-income participants;
- Staff provided a SOAR training during the fiscal year and participated in local and statewide planning and coordination efforts; and
- Continued support of 211info referral services in the community to prioritize obtaining accurate/updated information from service providers and outreaching to those living in rural areas that may need social service assistance.

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

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

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

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

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

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

- Continued to work with other jurisdictions and agencies within the County, including the VHA, City of Vancouver and Council for the Homeless, to prioritize housing needs, provide services, and maximize the use of philanthropic, federal, state, and local funds. Primary efforts in 2015 were focused on increasing collaborations with a focus on affordable housing and community development throughout the County.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter, housing and services for households who are homeless.
- Worked closely with the Council for the Homeless Coordinated Assessment Workgroup to refine and expand the Housing Solutions Center.
- Used data from the HMIS system to identify service gaps and system trends to adjust or create new initiatives.
- Continued to work with the VHA and public housing residents to identify gaps in housing for renters with low-incomes and special needs populations to develop housing programs/initiatives to meet those needs.
- Chaired the Ending Family Homelessness Collaborative to continuing building strong

collaborations between DSHS, housing programs and employment programs in support of the program households.

- Created Housing and Essential Needs (HEN) Group to bring together all related partners and reduce barriers for HEN clients to receive assistance.
- Provided support and funding to the Council for the Homeless to coordinate homeless system advocacy activities and training opportunities.
- Created a forum for County Community Funds service providers to share their feedback regarding County business practices.
- Worked closely with Cowlitz County nonprofit and governmental entities to continue a training series collaborative and enhance the regional effort around SSI/SDI, Outreach, Access and Recovery (SOAR) coordination.
- Worked with the local HUD VASH and SSVF programs to ensure Veterans presenting at the Housing Solutions Center are provided a warm hand off to these programs.

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

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

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

1. **Establish fair housing points of contact within jurisdictions and educate landlords about fair housing.** Clark County should take the lead on publicizing and sponsoring training for the small jurisdictions within the county, as needed. Each jurisdiction should have a designated individual to whom residents can be referred when they call with fair housing concerns. In addition, the county should offer fair housing education and training sessions for landlords at least two times per year to increase provider understanding of fair housing laws and be a resource to the private sector on fair housing concerns.

This year, Clark County provided a free Fair Housing training on May 14, 2016 that was open to any interested community members. Landlords, nonprofit housing providers, and social service providers were invited to attend. The training provided an overview of state and federal laws and an in-depth discussion of fair housing with regard to families with children and those with disabilities – the two areas of which the Fair Housing Council of Oregon receives the greatest complaints.

1. **Increase the stock of affordable housing countywide, especially deeply subsidized rentals.** As the housing market improves Clark County jurisdictions should seek opportunities to diversify their housing stock and create more opportunities for residents of all income levels to reside in their communities. To encourage the development of affordable housing in high cost areas, the most expensive jurisdictions within the county should offer fee waivers and other types of development incentives for the production of affordable housing.
2. **Monitor lending disparities.** In Battle Ground, Camas and La Center, Asians and Hispanics were denied mortgage loans at much higher rates than were white applicants. The county has

supported the Community Housing Resource Center's financial literacy programs in the past and should continue these efforts to help narrow lending disparities. The jurisdictions and county should also monitor disparities over time and, as needed, engage local lenders and community leaders in discussions about the reasons for the denials.

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

DRAFT

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

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

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

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

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

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

The CAPER was available for a 15-day public review and comment period that was announced through Clark County's Facebook and Twitter account, the stakeholder mailing list and posted at the Clark County CDBG website, <https://www.clark.wa.gov/community-services/documents>. A public hearing will be held before the Board of County Councilors on September 27, 2016.

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

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

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
---	----

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

DRAFT

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

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

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

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

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

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

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

The County also supports affordable housing by:

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