

## CLARK COUNTY STAFF REPORT

**DEPARTMENT:** Community Services

**DATE:** 09/25/18

**REQUESTED ACTION:** Community Services is requesting time on the 9/25/18 agenda for a public hearing to receive public input regarding the Program Year 2017 Consolidated Annual Performance and Evaluation Report (CAPER).

Consent     Hearing     County Manager

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### BACKGROUND

The Community Development Block Grant (CDBG) and the Home Investment Partnerships Program (HOME) are two federal grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide annual allocations to carry out community development activities, improve affordable housing options, and create or improve community facilities and services. CDBG and HOME projects must meet a number of parameters set nationally by HUD and must be used for projects that benefit low to moderate-income residents.

State and local governments which receive CDBG and HOME funds are required to provide HUD with a five-year Consolidated Plan, an Annual Action Plan, and a Consolidated Annual Performance and Evaluation Report (CAPER). The Council approved the Consolidated Plan on 8/11/15 and the Program Year 2017 Annual Action Plan on 5/9/17. The CAPER, which does not require Council approval, describes program activity which occurred during the Action Plan period 7/1/17 through 6/30/18.

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

For questions please contact Michael Torres at 564.397.7801

### EXPECTED RESULTS AND OUTCOMES

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

### EXPECTED DISADVANTAGES IF NOT APPROVED

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

### COUNCIL POLICY IMPLICATIONS

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

Funding for CDBG programs in 2017 was \$1,392,126. Funding for HOME programs in 2017 was \$428,290.

**ADMINISTRATIVE POLICY IMPLICATIONS**

There are no known administrative policy implications.

**COMMUNITY OUTREACH**

The Urban County Policy Board developed and implemented a five-year Consolidated Plan and Annual Action Plan in an open process that included participation from service providers, public agencies and organizations and County citizens. All Urban County Policy Board meetings are open to the public and are scheduled at times and locations convenient to potential and actual beneficiaries with accommodations for people with disabilities and oral language assistance (interpretation) for non-English speaking persons. The Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report were emailed to all stakeholders and posted online for public review prior to a public hearing and subsequent approval by the County Council.

**BUDGET IMPLICATIONS**

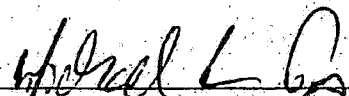
YES	NO	
	N/A	Action falls within existing budget capacity.
	N/A	Action falls within existing budget capacity but requires a change of purpose within existing appropriation.
	N/A	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

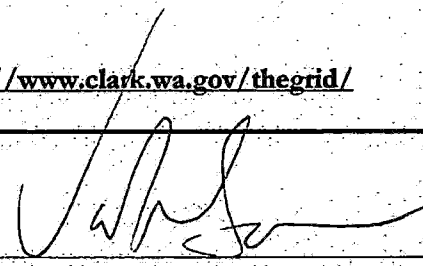
**BUDGET DETAILS**

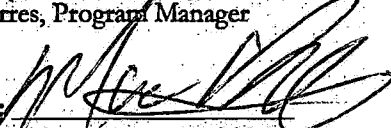
Local Fund Dollar Amount	N/A
Grant Fund Dollar Amount	N/A
Account	N/A
Company Name	N/A

**DISTRIBUTION**

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

  
 Michael A. Torres, Program Manager

  
 Vanessa Gaston, Director

APPROVED:   
 CLARK COUNTY, WASHINGTON  
 COUNTY COUNCIL

DATE: Sept. 25, 2018

SR# \_\_\_\_\_

APPROVED: \_\_\_\_\_  
 Shawn Hennessee, County Manager





# CLARK COUNTY COMMUNITY SERVICES

## CDBG AND HOME PROGRAMS

### CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

**PROGRAM YEAR 2017**

(July 1, 2017 to June 30, 2018)



*proud past, promising future*

**CLARK COUNTY**  
WASHINGTON

## **CR-05 - Goals and Outcomes**

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

In program year 2017, Clark County received and allocated \$1,392,126 in CDBG entitlement funds and \$428,290 in HOME entitlement funds from the federal Department of Housing and Urban Development. This was a slight decrease in funding from the 2016 program year. In addition to entitlement funding, Clark County had \$249,940 to allocate to CDBG projects from program income and reprogrammed funding and \$1,188,000 to allocate to HOME projects from program income and reprogrammed money.

These funds were used to address the following objectives and strategies contained in the 2015-2019 Consolidated Plan. A description of the projects carried out under each objective are included with this CAPER as an attachment.

DRAFT

**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)**

Goal	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	CDBG and HOME, amounts provided in attachment	Rental units constructed	Housing Unit	100	95	95.0%	49	0	0.0%
		Rental units rehabilitated	Housing Unit	10	40	400.0%	0	0	
		Homeowner Housing Added	Housing Unit	0	0		4	4	100.0%
		Homeowner Housing Rehabilitated	Housing Unit	50	16	32.0%	12	16	133.3%
		Direct Financial Assistance to Homebuyers	Households	10	12	120.0%	4	6	150.0%
		Tenant-based rental assistance (TBRA)	Households	100	268	68.0%	72		
		Housing for Homeless added	Housing Unit	10	30	300.0%	0	0	
		Housing for People with HIV/AIDS added	Housing Unit	0	0		0	0	
Alleviation of Homelessness	HOME, CHG, Document Recording Surcharge, EFSP	TBRA / Rapid Rehousing	Households	500	268	53.6%	72	114	158.3%
		Homeless Person Overnight Shelter	Persons	1,000	1,254	125.4%			
		Homelessness Prevention	Persons	250	325	130.0%			
		Housing for Homeless added	Housing Unit	100	30	30.0%			
Community and Neighborhood Sustainability	CDBG	Public Facility or Infrastructure Activities other than Housing	Persons	15,000	30,923	206.1%	17962	30923	172.2%

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

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

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

Clark County's Housing Rehabilitation Program continues to rehabilitate owner-occupied units in conjunction with the Weatherization program. Because of the economy, extremely low vacancy rate, increasing rent costs and changing real estate conditions, homeless prevention assistance continues to be a very high need. Clark County has continued to utilize the coordinated-entry Housing Solutions Center, where people who are homeless or at risk of homelessness can apply for and access the best-fit housing program from among 30 different programs. With the construction of new affordable housing underway in the community, and the City of Vancouver's recently passed Affordable Housing Bond, strides are being made to permanently house those who have struggled with homelessness and barriers to traditional housing programs.

All tenant-based rental assistance (TBRA) programs are now targeted toward rapid rehousing for those who were homeless at program entry. For that reason, all TBRA is reported under the Homeless category and not under Affordable Housing. There were no households assisted with homeless prevention, since all assistance was targeted toward households who were literally homeless. However, Clark County uses other local and state resources to assist those in danger of becoming homeless in our community.

\*Clark County provides extensive annual funding for overnight shelter and homelessness programs. Most of the funding provided is through a document recording surcharge, implemented by the State of Washington.

## 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	26,881	55
Black or African American	191	6
Asian	628	0
American Indian or American Native	152	2
Native Hawaiian or Other Pacific Islander	7	8
<b>Total</b>	<b>27,859</b>	<b>71</b>
Hispanic	2,598	2
Not Hispanic	25,261	69

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

### Narrative

Racial and ethnic population numbers were taken from the U.S. Census Bureau's 2012-2016 American Community Survey 5-year estimate for census tracts that benefitted from CDBG expenditures. HOME numbers reported are from actual units and agency reports for HOME funding. Numbers reported do not account for "Other" racial category, nor "Two or more races," which are additional categories reported by the census.



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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	CDBG	1,652,066	1,725,729
HOME	HOME	1,616,290	583,317
HOPWA	HOPWA	0	0
ESG	ESG	0	0
Other	Other	6,739,000	6,739,000

Table 3 - Resources Made Available

### Narrative

The CDBG Amount Expended in 2017 is greater than the Resources Made Available, because previous year's funding was expended for projects.

The Amount Expended for all "Other" sources is an approximation based on the annual Resources Made Available. The majority of this funding is from Document Recording Surcharge money used for the homeless crisis response system. Other funding also includes Community Services Block Grant, Human Service Fund, Veterans Assistance Funds, Emergency Solutions Grant (ESG) and Consolidated Homeless Grant; mostly state and local funds. Due to separate timelines, multiple contracts and funding reports, there is no easy way to document the funding from every source that was expended between July 1, 2017 and June 30, 2018. Clark County is a subgrantee for ESG funds through the state, and not a direct entitlement, ESG funding and outcomes are reported to HUD by the State of Washington.

On March 8, 2018, the Washington State legislature signed House Bill 1570, which will help an additional 11,500 people who are homeless or at risk of homelessness access housing services. The bill increases the real estate document recording fee by \$22. The increase will create \$26 million more statewide per year to fight homelessness. The bill also removes the expiration date on the fee, creating a permanent source of funding.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Clark County	100	100	No geographic areas targeted

Table 4 – Identify the geographic distribution and location of investments

### Narrative

No specific target areas are 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 match, with additional points awarded for additional match. The HOME application process encourages leveraging additional funds by awarding additional rating points for match exceeding 25%.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	7,310,108
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	7,310,108
4. Match liability for current Federal fiscal year	38,772
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	7,271,336

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

<b>Match Contribution for the Federal Fiscal Year</b>						
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Bond Financing	Total Match
						\$0

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

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
Balance on hand at begin-ning 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
\$389,885	\$521,028	\$52,103	\$0	\$858,809

**Table 7 – Program Income**

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

**No construction contracts were awarded in 2017. HOME funding was used for tenant-based rental assistance and homeownership opportunities.**

	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**

## 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	139	111
Number of Non-Homeless households to be provided affordable housing units	24	0
Number of Special-Needs households to be provided affordable housing units	49	0
<b>Total</b>	<b>212</b>	<b>111</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	139	111
Number of households supported through The Production of New Units	53	0
Number of households supported through Rehab of Existing Units	16	15
Number of households supported through Acquisition of Existing Units	4	6
<b>Total</b>	<b>212</b>	<b>132</b>

Table 12 – Number of Households Supported

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

REACH closed on Phase 2 of Isabella Court in July 2018. This project was funded with HOME funds in 2016, 2017 and 2018. These 49 units were originally planned as senior housing units (i.e., special needs housing), similar to Isabella Court, Phase 1. The funding of the overall project was delayed when the state of Washington and City of Vancouver prioritized funding housing for formerly homeless households over senior households. REACH had to restructure the project funding applications and reapply for funds to meet the homeless housing requirements. This caused a one-year delay in the planning and construction but now that all funding is committed, construction will get underway this summer with a planned completion date of December 2019. The number of new units created will be reported upon project completion.

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

Affordable housing continues to be a huge need throughout Clark County. The housing crisis has overwhelmed the homeless system and nonprofits who provide services. Waiting lists at the Housing

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	111
Low-income	4	0
Moderate-income	4	0
<b>Total</b>	<b>16</b>	<b>111</b>

**Table 13 – Number of Households Served**

### **Narrative Information**

All HOME-funded TBRA programs are focused solely on households exiting homelessness who have an extremely low-income, or 0-30% of area median income. The Housing Rehabilitation Program serves a range of homeowners earning from 15-80% of area median income. The households served by CDBG Homeowner Rehabilitation Program are indicated in the table under CDBG Actual. To qualify for a mobile home repair grant (limited to \$7,000) homeowners must be at or below 60% of area median and be a senior or disabled household. For first-time homebuyer programs, the households receiving assistance are generally in the moderate-income category.

## **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 inpatient substance use disorder facilities.

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

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

Clark County has a number of publically and privately funded nightly shelters, emergency shelters and transitional housing options in the community. All publically funded facilities are accessible through coordinated assessment. In 2017, an additional 18 bed emergency shelter facility was opened specifically for women. The women's shelter follows a 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 low-to-no barrier in accessibility.

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

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

health care home, connecting with employment providers, reducing household costs by utilizing food banks and/or LIHEAP and making other appropriate connections.

The diversion program through coordinated assessment provides housing search support and/or one-time financial assistance to people who are homeless. The intervention provides strength-based, problem-solving case management to connect a household with resources in order to reduce their period of homelessness.

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

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

Clark County Community Services is working with local partners, including the Vancouver Housing Authority to develop permanent supportive housing specifically for people who are homeless, have behavioral health challenges and are engaged with two key behavioral health service providers. This collaboration is well poised to utilize the 1115 Medicaid waiver, 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, Clark County's housing rehabilitation program helps people who are low-income or fixed income and may have mobility challenges, with home repairs. This helps households avoid homelessness and remain in their home, when other housing may not be affordable to them.

**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 been maintained 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 2016, the community opened its first site-based housing first facility for 30 people who are chronically homeless and highly vulnerable.



In 2017, Clark County HOME funds helped construct new permanent housing for Veterans coming from homelessness. This building now houses 50 Veterans who were chronically homeless, homeless, and/or living with a disability. Many of the residents utilize VASH vouchers and supportive services to maintain their housing stability.

All rapid re-housing and prevention programs in the community connect people with permanent housing rentals, 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, instead of starting over at the “front door” of the response system.

Because both the City of Vancouver and State of Washington have prioritized housing funding to serve formerly-homeless tenants, REACH's Isabella Court Phase 2 has switched its proposed tenant populations from seniors to formerly homeless households. This project has been funded by Clark County for the last three years with HOME awards and will begin construction in August 2018.

DRAFT

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

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

The Vancouver Housing Authority (VHA) converted all of its public housing stock in 2015 and there were no changes occurring in 2017.

To address some of the needs of other affordable housing owned by the VHA, they continually strive to maintain, upgrade, and improve the physical condition of affordable 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 complies with the Uniform Federal Accessibility Standards, meaning new development includes a minimum 5% of units which are accessible to people with disabilities, 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.

In 2017, VHA built a new 30-unit project with services for chronically mentally ill and another 30-unit affordable property operated by a local nonprofit housing provider. Both of these projects were supported with project-based vouchers.

### **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**

Bridgeview Education and Employment Resource Center is currently under construction to replace the RISE & STARS Community Center. Programs are open to all VHA subsidized housing residents and nearby neighbors. The community center is located at 505 Omaha Way, Vancouver, in VHA's Skyline Crest Public Housing development and next to the Boys & Girls Club. Some of the programs offered will include education and employment services, banking and access to community resources.

#### **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 with employment or education. 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 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 career mapping, resource planning, and Career Link classes to introduce participants to one of the three targeted industries.

**Other Tenant Services**

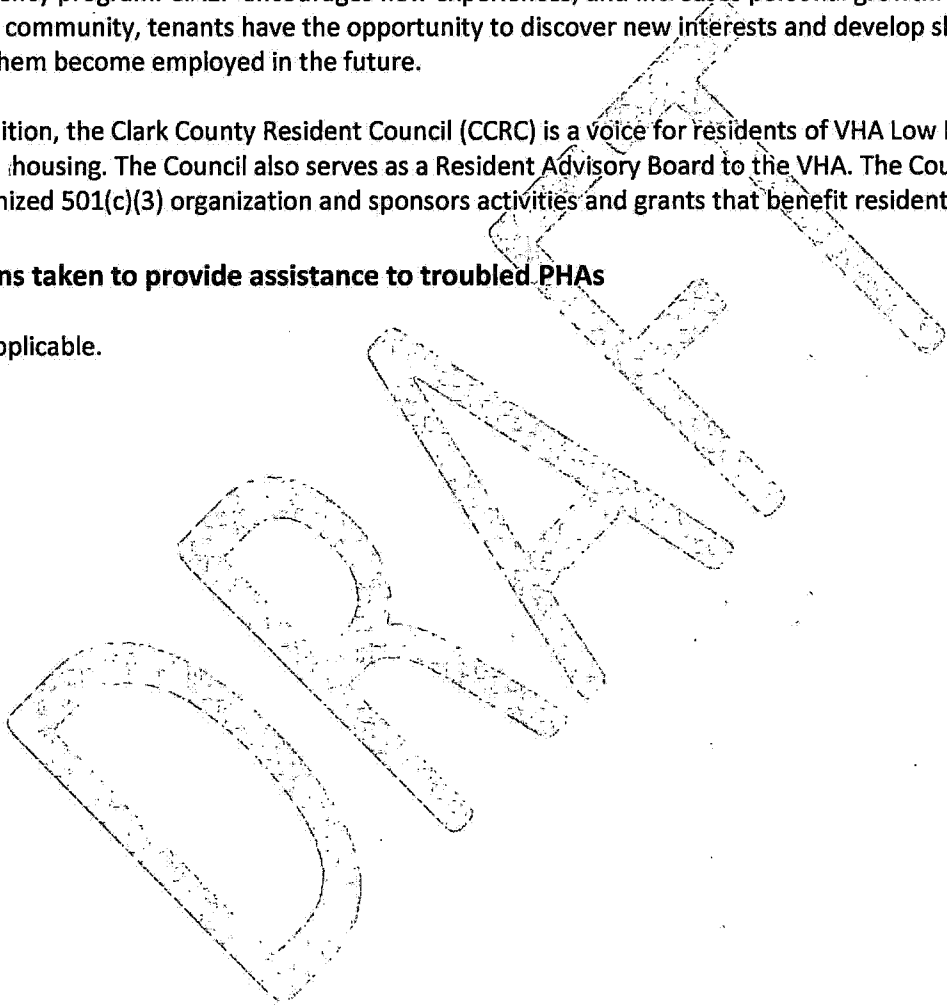
Elderly and Disabled Service Coordinators work with VHA seniors. They help people sign up for benefits and share community resources and services that help seniors remain active and independent.

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

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

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

Not applicable.



## **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 safe and affordable housing. Clark County continues to work to develop or enhance programs that financially assist low and moderate-income households in renting or buying suitable housing and coordinates application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.

### **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. 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 to build accessibility improvements for those with disabilities, so that they can remain in their homes.
- The Clark County Emergency Home Repair Program to repair housing issues that present an imminent threat to the health and safety of low-income households and/or the community.

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

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

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in the Washington State lead-based efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Worked with several companies in Washington and Oregon, which can evaluate and reduce lead-based paint. Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.

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

Clark County's anti-poverty strategies focus on increasing self-sufficiency of households 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 Community Services for emergency shelter, housing, domestic violence programs, food assistance, low-income home energy assistance, weatherization programs and other basic needs and essential services. Fourteen agencies receive local, state, and/or federal funding through the county;
- Completed a Community Needs Assessment, which included a county-wide survey of needs. The survey responses came from over 1,165 households and identified food, housing and employment services as their highest needs;
- Continued to provide local Veterans Assistance Funds for emergency assistance (including rent, utilities, food and transportation) to indigent Veterans, and enhanced the housing assistance eligibility and availability for Veterans who are homeless;
- 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 Services
- Education and Cognitive Development Services
- Income and Asset Building Services
- Housing Services
- Health and Social/Behavioral Development
- Civic Engagement and Community Involvement

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

Clark County 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 crisis response system 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 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 the Housing Solutions Center.
- Used data from the HMIS system to identify service gaps and system trends to adjust or create new initiatives.
- Continued to work with the VHA and public housing residents to identify gaps in housing for renters with low-incomes and special needs populations to develop housing programs/initiatives to meet those needs.
- Chaired the Family-Community Allies Collaborative to continue strong collaboration between DSHS, housing programs and employment programs in support of the program households.
- Participated in the Housing and Essential Needs (HEN) Group, which brings together partners and reduce barriers for HEN clients to receive assistance.
- Provided support and funding to the Council for the Homeless to coordinate homeless system advocacy activities and training opportunities.
- Worked with the local HUD VASH and SSVF programs to ensure Veterans presenting at the Housing Solutions Center are provided a warm hand off to these programs.

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

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

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

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

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

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

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

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

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

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

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

- An analysis of the minority outreach efforts during the last year demonstrates that Clark County used the same number of minority contractors on HOME-assisted projects as the previous year.
- Clark County will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Housing Rehabilitation staff continues to work with the Property Owners Association and various minority groups to try to identify minority rental property owners.
- Clark County has made available housing discrimination brochures and fair housing information available in Chinese, Spanish and Russian.
- Clark County 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 work in Clark County.
- All agreements have language requiring activities that encourage the participation of minority- and woman-owned business.
- Community Services, as well as the Housing Solutions Center and associated housing programs have access to a language line which provides translation for over 200 languages. This ensures Limited English Proficiency households can be connected to a translator when accessing services.

## **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 September 4, 2018 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 County Council on September 25, 2018.



**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.**

No changes to the primary program objectives.

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

No

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

N/A

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

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

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

All units that should have been inspected were inspection as scheduled. All units passed inspection. Please see attached table for detail.

Facility Name	HOME Units	Inspect Date	Unit(s)	Pass / Fail	Re-Inspect Date	Comments
Arbor Ridge Hazel Dell Sr. Apts	2	04/26/18	125, 202, 222	Pass		
Englund Manor	23	03/21/18	111, 108 202, 204, 209	Pass		
Walnut Grove	3	04/26/18	215, 310, 321	Pass		
Covington Commons	23	05/09/18	6, 16, 21, 30, 37	Pass		
Gateway Garden (fka Bethea Park)	4	05/08/18	5, 38, 45, 54	Pass		
Share Townhome	1		6108 & 6110	Pass		
Hyde Park (aka YW Housing III)	1	05/08/18	House	Pass		
Kauffman Townhomes	5	05/08/18	1, 2, 4, 8	Pass		
McLoughlin House (aka YW House II)	1	05/08/18	House	Pass		
Camas Ridge Apartments	1	05/02/18	309	Pass		
Esther Short Commons	6	05/04/18	240, 314, 327, 413	Pass		
Mill Creek Apartments	6	05/11/18	C208, D314, E118, E217	Pass		
Orchard Glen Apartments	4	03/16/18	A-1, B-6, B-7 D-13	Pass		
SRO - Central Park Place	5	03/27/18	101, 103, 115, 205, 320,	Pass		

**2017 HQS Inspections**

**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**

Program income is used in conjunction with annual entitlement funding and has not been split out of the overall outcomes for reporting purposes.

**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 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 housing projects, creating additional rental units, and
- Preserving the housing stock in Clark County through support of the Clark County Housing Rehabilitation Program.

**2017 Program Year (July 1 2017 - June 30 2018) Expenditures**

Agency	Program	Amount	Number served	
CDBG	Clark County	CDBG Administration	\$256,262.54	0
CDBG	Share	ASPIRE Case Management	\$12,198.45	
CDBG	Community Services NW	CHEC Case Management	\$11,526.06	Reported under HOME
CDBG	Share	ASPIRE Case Management	\$22,832.24	
CDBG	Salvation Army	Guiding Light Case Management	\$3,066.80	
CDBG	Proud Ground	Proud Ground Homeownership	\$199,620.30	3
CDBG	Battle Ground	Kiwanis Park Accessibility Improvements	\$18,027.56	5,710
CDBG	Camas	Franklin North Neighborhood Improvements	\$9,132.68	5,342
CDBG	Ridgefield	Downtown Accessibility Improvements	\$196,879.70	7,564
CDBG	Woodland	Beechwood Sidewalk Project	\$140,667.07	7,623
CDBG	Hispanic Chamber	Microenterprise Technical Assistance	\$28,875.80	10
CDBG	Clark County Housing Rehab	Rehab Implementation	\$121,932.44	0
CDBG	Clark County Housing Rehab	Mobile Home Repair Implementation	\$56,178.31	0
CDBG	Clark County Housing Rehab	Private Homeowner	\$6,501.82	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$7,000.00	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$7,000.00	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$4,564.80	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$39,980.69	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$6,860.04	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$33,522.32	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$38,128.49	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$6,569.04	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$5,796.15	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$31,221.50	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$7,000.00	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$7,000.00	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$5,586.81	1
CDBG	Clark County Housing Rehab	Private Homeowner	\$23,283.59	1
CDBG	VHA	Bridgeview Resource and Education Center	\$92,091.90	Not yet open
CDBG	CDM Services	CDM Aging with Dignity Facility	\$142,069.84	71
CDBG	Columbia River Mental Health	Facility Preservation and System Replacement	\$59,061.66	4,493
CDBG	Lifeline Connections	Residential Treatment for Pregnant/Parenting	\$125,290.32	120
		<b>2017 CDBG TOTAL</b>	<b>\$1,725,728.92</b>	
HOME	Clark County	HOME Program Admin	\$30,802.52	0
HOME	Janus Youth	The Nest Housing Program	\$116,552.33	30
HOME	Share	ASPIRE Tenant Based Rental Assistance	\$180,400.90	62
HOME	Community Services NW	CHEC TBRA Program	\$11,131.00	0
HOME	Salvation Army	TBRA Program	\$14,030.28	19
HOME	Proud Ground	Homeownership Program	\$172,000.00	3
HOME	REACH	Isabella Court add-on	\$58,400.00	
		<b>2017 HOME TOTAL</b>	<b>\$583,317.03</b>	