

2023 Consolidated Annual Performance Evaluation Report

U.S. Department of Housing and Urban Development
CDBG & HOME Funding: July 1, 2023 – June 30, 2024



Economic Prosperity & Housing Department

September 2024

CAPER

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INTRODUCTION

The City of Vancouver is pleased to present its 2023 Consolidated Annual Performance and Evaluation Report (CAPER) for the U.S. Department of Housing and Urban Development (HUD). This report provides a comprehensive evaluation of the City's progress toward meeting the goals and objectives outlined in the 2019-2023 Consolidated Plan, detailing how federal funds were utilized to address housing and community development needs throughout the program year.

In 2023, Vancouver continued to build upon its commitment to enhancing the quality of life for all residents by investing in affordable housing, supporting community development initiatives, and fostering economic opportunities. This CAPER reflects ongoing efforts to promote equity, inclusion, and sustainability, while also addressing emerging challenges and priorities within our diverse and vibrant community.

This report provides a snapshot of the achievements and challenges encountered over the past year, underscoring the City's dedication to transparency and accountability in the administration of federal HUD resources. Vancouver remains steadfast in its mission to create a more equitable and thriving city, guided by the insights and outcomes presented in this report.

This report layout and information provided is determined by HUD and this report will be submitted through the Integrated Disbursement and Information System (IDIS), which dictates the formatting and structure.

These funds and programs are overseen by City of Vancouver's Housing Team:

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CR-05 - Goals and Outcomes

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

The City of Vancouver Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) programs strive to provide a coordinated approach to addressing community needs. The programs are administered by the Economic Prosperity & Housing (EPH) Department, which partners with internal city departments, Clark County, Vancouver Housing Authority, and many other nonprofit agencies to carry out these activities. This 2023 CAPER represents the final year in the 2019-2023 City of Vancouver Consolidated Plan.

Over the course of this five-year plan, the City was greatly impacted by Coronavirus. Despite this two-year economic slowdown, the City was able to exceed several of its predicted outcomes outlined in the plan by assisting 971 microenterprise businesses and 21,890 community members with improved public facilities. Single-family homeownership was reported in two categories (Assistance to Homebuyers and Homeowner Housing Added) and assisted 12 households, more than the 10 initially anticipated in total. Due to changes in the application parameters, outcome numbers for Public Service activities were overstated in 2019, however a total of 14,066 community members were assisted with Public Services.

In program year (PY) 2023 (July 1, 2023 - June 30, 2024), City of Vancouver expended \$3,458,610 in CDBG funds, \$195,639 in CDBG-CV funding for Coronavirus response, and \$457,776 in HOME funds. At the end of July, after the close of the program year, the City closed on Fourth Plain Commons, expending an additional \$4,199,000 in Section 108 loan funding, from the CDBG Program.

In addition to HOME and CDBG funding, the City of Vancouver used local funding created through a voter-approved levy to construct and preserve affordable housing and provide emergency shelter and rental assistance for households with very low income. This Affordable Housing Fund (AHF) levy provided six million dollars per year for seven years from 2017 – 2023, to benefit households earning 50% or less of area median income (AMI). In early 2023, a renewal and levy increase was approved by Vancouver voters in a special election. The AHF levy will collect \$10 million per year, over a ten-year term starting in January 2024.

In PY 2023, the City paid \$274,848.75 toward its Section 108 loan for the waterfront access project, which now has a principal balance of \$1,345,000. The City has a second Section 108 loan for the Fourth Plain Commons Community Center project. The project has been completely drawn and payments will begin in 2025.

In 2023, the goals and outcomes of the City's programs continued to be impacted by recovery from Coronavirus with steep inflation, increased cost of labor and materials, and increased interest rates for financing. Many of the City's CDBG and HOME-supported projects continued to see lower outcomes compared to pre-pandemic outcomes as organizations adjust to pandemic-related complications from higher cost of living. The City continued to support its most

vulnerable residents during this time.

The following provides a summary of the accomplishments and people assisted with CDBG and HOME funds during the 2023 program year including activities with funding from prior years.

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	Indicator	Unit	Expected 5-Year Outcomes	Actual 5-Year Outcomes	Percent Complete	Expected PY 2023	Actual PY 2023	Percent Complete PY 2023
Increase Affordable Housing	Rental Units Added	Housing Unit	165	156	95%	0	0	N/A
	Homeowner Housing Added	Housing Unit	10	4	40%	13	0	0%
	Assistance to Homebuyers	Housing Unit	8	4	50%	15	4	27%
	Rental Units Rehabilitated*	Housing Unit	0	34	*	0	0	
	Homeowner Housing Rehabilitated	Households Assisted	50	32	64%	10	7	70%
	Tenant-Based Rental Assistance	Households Assisted	532	313	59%	46	48	104%
Strengthen Public Service	Public Service Activities other than Housing	Persons Assisted	35,318	14,605	41%	4,830	4,598	95%
Provide Economic Opportunity	Businesses Assisted	Businesses Assisted	150	971	647%	192	184	96%
Improve Public Facilities	Public Facility or Infrastructure	Persons Assisted	12,275	21,890	178%	1,500	6,359	424%
*Outcomes indicators not listed in 2019-2023 ConPlan but with outcomes achieved								

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.

The 2019-2023 Consolidated Planning cycle faced unique challenges due to the pandemic, which had significant impacts on community needs and funding allocation. During this period, the City of Vancouver saw an enhancement in its CDBG resources with the addition of CDBG-CV

funds. This boost allowed the city to address the pressing needs arising from the pandemic more effectively.

The primary focus of Vancouver's efforts during this cycle has been on activities aimed at supporting individuals with low to moderate income, particularly those experiencing homelessness. The City uses CDBG and HOME funding to facilitate access to stable, affordable housing and economic growth. These federal funds have been directed towards various critical areas, including:

- Affordable Housing: Investments made to increase the availability and quality of affordable housing options.
- Homeless Prevention: Initiatives aimed at preventing homelessness and providing support to those at risk have been strengthened.
- Economic Empowerment: Support for small businesses has been a key area, helping to boost economic stability and growth within the community.

Overall, these activities are designed to provide essential resources and support to those in need, aligning with Vancouver's commitment to addressing and alleviating issues related to housing stability and economic security.

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	3,956	64
Black or African American	365	16
Asian	354	0
American Indian or American Native	142	4
Native Hawaiian or Other Pacific Islander	440	17
Total	5,257	101
Hispanic	282	15
Not Hispanic	4,975	86

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

Narrative

Beneficiary data is updated by City staff in IDIS as it is provided quarterly from partner agencies operating CDBG and HOME activities. The numbers in the table above, generated by HUD's IDIS system, continue to inaccurately reflect the individuals served throughout the program year. One discrepancy to note is that the race categories listed in HUD's reporting template do not include "Multi-racial" or "Other" races although this is reported in IDIS. Furthermore, CDBG-CV and HOME-ARP beneficiaries are not included in this table.

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	public - federal	\$1,653,358	\$3,458,610
HOME	public - federal	\$1,110,146	\$457,776
CDBG-CV	public - federal	N/A	\$195,639
HOME-ARP	public - federal	\$310,000	\$318,588

Table 3 - Resources Made Available

Narrative

Resources made available do not align with the amount expended because of overlapping program years and contract timelines. Funding spent in 2023 includes 2022 and 2021 entitlement funding, as well as CV funding from prior years. The Resources Made Available indicate only the 2023 entitlement funding amounts received directly from HUD and approximately 1/6 of the HOME-ARP funds, which have a six-year expenditure deadline.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A			

Table 4 - Identify the geographic distribution and location of investments

Narrative

The City of Vancouver does not allocate funding on a geographic basis and all activities are provided within the city limits.

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.

The City of Vancouver assists partner agencies in applying for available funding to leverage other resources to implement housing strategies and programs. The City has established a network of partners from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. The City of Vancouver has submitted letters of support and verification of consistency for partner agency project applications, which support the goals and objectives found in the City's Consolidated Plan.

The City's CDBG and HOME funding application process strongly encourages the leveraging of other funds by awarding points based on the percentage of committed matching funds.

The City's HOME program follows the requirements in 24 CFR 92.218. The current IDIS report PR33 shows a match liability of \$115,827 to meet the 25% matching requirement. Unfortunately, Vancouver did not see any construction projects apply for HOME funding in the 2023 program cycle. All HOME funding was awarded to tenant-based rental assistance (TBRA) programs, which include only moderate amounts of matching funds. Because of the City's ample excess match available, no additional HOME match will be documented this year, though it's noted that most TBRA programs do leverage other state and private funding in support of tenant needs and program operations.

Fiscal Year Summary - HOME Match	
1. Excess match from prior Federal fiscal year	\$2,451,444
2. Match contributed during current Federal fiscal year	\$0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,451,444
4. Match liability for current Federal fiscal year	\$115,827
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,335,617

Table 5 - Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date	Cash (non-Federal)	Foregone Taxes, Fees, Charges	Appraised Land/ Real Property	Required Infrastructure	Site Prep, Material, Donated labor	Bond Financing	Total Match
N/A	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Table 6 - Match Contribution for the Federal Fiscal Year

Program Income				
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
\$0.00	\$64,897.00	\$52,501.93	\$52,501.93	\$12,395.07

Table 7 – Program Income

HOME MBE/WBE report

Table 8 – Minority Business and Women Business Enterprises. Since HOME funding was only invested in tenant-based rental assistance, there are no Minority Business nor Women Business Enterprises contracts or dollar amounts to report for construction projects completed during the program year.

Table 8 – Minority Owners of Rental Property. Information is not collected about rental property owner demographics through the Tenant Based Rental Assistance programs, so there is no data to present for the Minority Owners of Rental Property table.

Table 10 – Relocation and Real Property Acquisition. During PY203, the Council for the Homeless acquired a new homeless service center and displaced one nonprofit organization. No other businesses nor households were displaced. The relocation expenses are being incurred and documented in Program Year 2024 and will be reported along with this project’s accomplishments in next year’s PY24 CAPER.

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	46	48
Number of Non-Homeless households to be provided affordable housing units	37	4
Number of Special-Needs households to be provided affordable housing units	6	0
Total	83	52

Table 9 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	46	48
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	10	7
Number of households supported through Acquisition of Existing Units	27	0
Total	83	55

Table 10 – Number of Households Supported

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

Vancouver and its program providers were unable to complete all projected housing goals for the 2023 program year. Inflation, labor and material shortages and lack of affordable housing continued to provide a huge challenge to households with lower income and the agencies serving them.

The development of new affordable housing units is a complex process that often extends beyond a single calendar year due to various stages including design, land use permitting, and construction. Although specific goals are set for each program year within an action plan, the completion of these projects may extend beyond that timeframe.

There are several factors that can influence this timeline. For instance, the number of housing units and the sources of funding might change between the approval of an action plan and the awarding of actual contracts. Additionally, developers might face delays due to pending tax

credit applications, state funding awards, or other variables such as shortages in materials or labor. These factors can all contribute to extended project timelines, impacting the overall pace of new affordable housing development.

Homeless households to be provided affordable housing units: The City of Vancouver operates its tenant-based rental assistance as rapid rehousing for households exiting homelessness. The 2023 Action Plan anticipated 46 TBRA beneficiaries. At the end of the 2023 program year, 48 households were assisted. Now that TBRA providers have adjusted to pandemic related complications, needs for 2023 were forecasted to be considerably higher than previous years. Since 2019, the goals and outcomes of the TBRA program have averaged 62 households per year.

Non-homeless households to be provided affordable housing units: Proud Ground, a land trust program focused on affordable homeownership, and Evergreen Habitat for Humanity anticipated serving 15 households during the program year and only achieved 4 new first-time homeowners purchasing an affordable home. While rising interest rates have led to a cooling of the housing market, they have also contributed to decreased affordability and availability. This has made it challenging for moderate-income homebuyers to find suitable homes.

Habitat for Humanity is in the process of qualifying new homebuyers for identified properties and anticipates closing on these homes within the next year. As a result, these achievements will be documented in the PY24 Consolidated Annual Performance and Evaluation Report.

Special Needs households to be provided affordable housing units: HOME funds were used to serve Special Needs households through rental assistance and case management support. Janus Youth and Lifeline Connections tailor their rental assistance to particular populations. In 2023, Janus Youth helped 18 youth households exit homelessness; Lifeline Connections assisted 6 households with rental assistance and substance use treatment.

Production of new units: No new construction units were awarded funding through the 2023 Action Plan. The CHDO Set-aside funding was planned to be awarded with the 2024 entitlement funding. The City continues to primarily use local Affordable Housing Fund (AHF) levy funding for new construction of affordable housing.

Rehabilitation of units: In 2023, a new Housing Rehabilitation Specialist enhanced engagement with local contractors, leading to an increased capacity to serve more households. Seven new rehabilitation projects were completed during the 2023 program year, with several currently underway.

The demand for the housing rehabilitation program remains high. In response, Vancouver has recently reallocated additional funds to address waiting lists and manage emergent repair needs more effectively. These measures aim to better meet community needs and improve program outcomes.

Discuss how these outcomes will impact future annual action plans.

Affordable housing remains a top priority for the City of Vancouver. To advance this goal, the City will continue to prioritize funding for affordable housing and rehabilitation projects. The renewal of the Affordable Housing Fund (AHF) levy will generate \$10 million annually over the next 10 years, extending through 2033. This local funding strategy is designed to streamline the development process and attract developers to apply for AHF funds.

By leveraging these local funds, the City reduces dependence on federal HOME funds, which come with complex requirements and can delay project timelines. The higher allocation provided by the AHF levy makes it a more attractive option for developers, facilitating faster and more efficient project completion. This approach accelerates the development of affordable housing and helps address the local need more effectively.

Currently AHF awards have totaled in excess of \$51.7 million dollars and have facilitated the addition of 1,453 affordable housing units.

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	1	48
Low-income	5	0
Moderate-income	189	0
Total	195	48

Table 11 – Number of Households Served

Narrative Information

The City of Vancouver prioritizes services to households with low to moderate-income. Activities which require information on household income for program eligibility include some public service, business assistance, tenant based rental assistance, homeowner rehabilitation, homebuyer assistance and rental housing.

The numbers served in the CDBG column include 184 businesses that received assistance as well as four first-time homebuyers who received assistance to purchase an affordable home. Homeowners assisted through the rehabilitation program included one household with moderate income, one with extremely low income, and 5 households with low income. The HOME column reflects the TBRA households, who are exiting homelessness and earning less than 30% of area median income.

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

The City of Vancouver's Homeless Assistance and Resource Team (HART) is staffed by six full-time employees from the City Manager's Office, Vancouver Police Department, Public Works and the City Attorney's Office. The HART Team provides extensive outreach and services to people living outside in the City of Vancouver. The HART Team also manages four Safe Stay sites, a Safe Park site, and is in the process of building a 150-bed Bridge Shelter to help move people off the street and access treatment if needed.

In addition to the HART Team, EPH supports several other programs that are working to reduce homelessness. Share, Janus Youth, Second Step Housing, Salvation Army and Lifeline Connections offer rental assistance programs and services for people experiencing homelessness. The Council for the Homeless (CFTH) is a close partner to the City, coordinating rental assistance, motel vouchers, homeless outreach and diversion assistance for people experiencing, or risk of homelessness. Additional organizations participate in a variety of outreach strategies to engage people who are homeless and connect them to needed resources and services. Along with CDBG and HOME, the City uses the local Affordable Housing Fund levy to prevent homelessness and support people experiencing homelessness.

CFTH is the coordinated entry provider for over 40 service providers to prevent and end homelessness. CFTH collaborates with service providers, government agencies, faith communities, educators, businesses and others to identify and implement solutions to homelessness. They operate the Housing Solutions Center, which includes the Housing Hotline, to help people access emergency shelter, housing assessments and rental assistance programs to prevent and end homelessness. They also provide navigation to other community resources, help with landlords, and community voicemail. CFTH administers the Homeless Management Information system (HMIS), which collects service data to monitor trends and evaluate strategies to address homelessness. They also coordinate the severe weather shelters.

CFTH coordinates the local countywide homelessness count known as the annual Point in Time (PIT) count. PIT provides a one-day snapshot of homelessness in the community and informs homeless trends and needs. This count is required by HUD and Washington state law.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Vancouver continues to support nonprofit organizations in the delivery of services and emergency and transitional housing. Council for the Homeless, Share, Janus Youth, Xchange, New Life Friends Church, Salvation Army, and Second Step Housing provide support services for shelters and transitional housing. Share operates a men's shelter, a women's shelter and a family shelter. Janus Youth operates a youth shelter and rental assistance programs as well as case management services. CFTH manages data in HMIS and assists people in finding emergency shelter and navigating access to other community resources. Salvation Army and Second Step Housing operate assistance and housing programs serving families and individuals.

Janus Youth Oak Bridge: Oak Bridge Youth Shelter is the only emergency shelter for youth ages 9-17 who have run away, are experiencing homelessness, are victims of sex-trafficking, or are at-risk on the streets of Vancouver. Oak Bridge is staffed as an 8-bed shelter with room for up to 11 youth based on community need and available staffing. Oak Bridge provides safe shelter, food, clothing, showers, laundry, and life-skills training. Case managers provide crisis intervention, work to clarify youth and family needs and identify resources in the community to provide ongoing support for both youth and family.

The City of Vancouver funded several tenant-based rental assistance providers including Share, Janus Youth, Lifeline Connections, and Second Step Housing. Housing case management services were also provided by these agencies. These programs served 48 households in 2023.

The City continues to use the Affordable Housing Fund (AHF) to provide funds for shelter and rental assistance. To date, the AHF has awarded \$4.8 million for shelter improvements and staffing costs and \$12.3 million for rental assistance. Since 2016, AHF funding has supported 450 total shelter beds and 1,921 families receiving rental assistance.

Helping individuals and families with low-income avoid becoming homeless, especially individuals and families who have extremely low-income 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

City of Vancouver staff participates in the Coalition of Service Providers, which is a consortium of nonprofit agencies, businesses, community groups, and government agencies, as well as those currently and formerly experiencing homelessness. The group identifies critical gaps in service, prioritizes needs and plans for solutions. Prevention, diversion, and discharge planning are included in the Clark County Homeless Action Plan.

Council for the Homeless' Housing Solutions Center and 211 info both help connect low-income individuals and families with multiple agencies providing housing, health, social services, employment, education, or youth needs.

Janus Youth uses their TBRA funding to help foster youth and other youth exiting facilities who are at risk of homelessness. Their programs are specifically focused on youth by providing emergency shelter, case management and TBRA.

Helping people who are homeless (especially those who are chronically homeless, 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 individuals and families to exit homelessness to affordable housing, and preventing individuals and families who were recently homeless from becoming homeless again

In 2023, HUD awarded \$2,316,242 in 2023 Continuum of Care (CoC) funding to the projects listed below. All CoC projects benefit people experiencing homelessness.

Council for the Homeless – WA-508 CoC Planning (\$60,095): Planning, coordination, and support for the local continuum of care, point in time count, system performance reporting and annual continuum of care application.

Council for the Homeless – Coordinated Entry DV Project (\$134,115): Funding to integrate domestic violence resources and supports into the coordinated entry system.

Council for the Homeless - HMIS (\$100,602) (Homeless Management Information System): Program administers the Homeless Management Information System for all homeless service providers in Clark County. An additional \$51,700 was awarded for the HMIS Expansion Project.

Impact NW – Permanent Supportive Housing Program (\$237,428): Serves households that are chronically homeless through leasing assistance to provide stable housing for participants.

Janus Youth Programs – Connections (\$214,268): Permanent supportive housing program serving youth between the ages of 18 and 25 who have a disability and multiple complex needs.

Sea Mar CHC – The Way Home Too (\$376,320): Serves people with a disability who are chronically homeless and are high utilizers of psychiatric, medical, and other community system resources.

Share - Bridges to Housing (\$69,115): Program for individuals who are chronically homeless, have complex, high needs and are high utilizers of systems of care.

Share – Bridging the Gap (\$246,476): Program for individuals who are chronically homeless, have complex, high needs and are high utilizers of systems of care.

Share – Seniors PSH Program (\$120,326): Permanent supportive housing for seniors who have a disability and are chronically homeless.

Share – Step Forward (\$342,197): Serves adults who are chronically homeless, have complex needs and are high utilizers of systems of care.

Share- Story Street I & II (\$363,600): Permanent supportive housing through rental subsidies and case management for individuals and families who are experiencing homelessness and have high and complex needs.

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

Actions taken to address the needs of public housing

The VHA owns and manages 1,335 subsidized units throughout Clark County including 212 Rental Assistance Demonstration (RAD) units, 203 Section 8 New Construction units, 424 VHA-owned Project-Based Voucher units, 307 nonprofit units, and 189 public housing units. VHA will continue efforts started in 2022 to transfer RAD subsidy from older housing stock to new development with the intent of selling the remaining original public housing units that were converted to RAD.

The VHA administers a total of 4,243 housing vouchers. These include project-based, tenant-based, VA supportive, family unification and disabled households special purpose vouchers. VHA will apply for additional rental vouchers from HUD as they become available.

Since 2012, the VHA has emphasized that subsidized housing is not the end goal for work-able families, but rather the first step toward self-sufficiency. Work-able individuals are those who are ages 18-62, not disabled, nor caring for a disabled family member. The VHA is providing access to community resources through its nonprofit affiliate Bridgeview and the Bridgeview Resource Center to prepare and equip individuals and families to move to self-sufficiency in the belief that, as families become self-reliant, precious subsidized housing resources then become available to other families in need. The Bridgeview Resource Center began operation in January 2019. Bridgeview connects families with a variety of resources for self-reliance. Bridgeview has developed relationships with more than 25 community agencies and organizations who provide education, employment and wellness services to clients who use the Resource Center. While one of the primary uses of the Resource Center is to serve subsidized housing residents, the center is open to all individuals in Vancouver for referral to resources available in the community. The Resource Center has four classrooms available for Bridgeview, VHA, and community partners to use for classes, resource events and job fairs.

Bridgeview operates the Family Self-Sufficiency program, which helps people living in subsidized housing access resources and learn skills to graduate from the program, receive savings that they built during the program to move into non-subsidized housing, and return their housing voucher. The VHA has participated in the Moving to Work (MTW) demonstration program since April 1999 under a contract with HUD. The VHA currently has 22 on-going MTW activities and anticipates serving 2,689 households in 2023 with public housing, Housing Choice Vouchers, and other programs. The MTW goals include 1) reducing cost and achieving greater effectiveness in Federal expenditures; 2) giving incentives to families with children where the head of household is working, seeking work, or preparing for work by participating in job training, educational programs, or employment programs ; and 3) households become economically self-sufficient and increase housing choices for families with low income.

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

The VHA has a Resident Advisory Board (RAB) that meets regularly. The RAB is a volunteer group of Public Housing residents and voucher program participants who reflect and represent the households assisted by the VHA. The RAB makes comments and recommendations to the VHA regarding matters of concern to all residents in the development of the Annual Plan and any significant changes to the Plan. The Annual Plan is a document VHA prepares for HUD that explains its plans for the coming year. It includes development of new housing, changes to rules, and budget plans.

To increase opportunities for affordable homeownership, VHA and local homeownership partners have recently launched the Clark County Affordable Homeownership Program. This partnership addresses the difficulties faced by first-time homebuyers entering the housing market — namely, the high median value of homes and lack of affordably priced inventory available for households earning less than 80% of the area median income.

VHA has entered into acquisition agreements with residential builders to construct homes for this program. The goal is to make homes priced below \$430,000 available to households receiving homebuyer training from nonprofits participating in the program. If a home is not sold within 30 days of the certificate of occupancy, VHA will purchase the home and retain ownership for up to 60 days. If the home is not sold to a homebuyer working with a nonprofit within an additional 60 days, VHA may opt to sell the unit on the open market.

The initial offering of new homes was released in the second quarter of 2024; homes constructed include single-family, townhomes and condos. Acquisition agreements for the program may be available for existing homes, including those requiring rehabilitation, as long as the home can be offered to program participants at an affordable cost.

Potential homebuyers must earn below 80% AMI, complete homebuyer preparation with one of the participating nonprofits, and qualify for a mortgage. The Clark County Affordable Homeownership Program has established a goal of 75% BIPOC household participation.

Actions taken to provide assistance to troubled PHAs

Not Applicable; the VHA is not a "troubled PHA."

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)

The City of Vancouver's Economic Prosperity and Housing Department has been building a Housing Action Plan in partnership with other departments in the City. To meet demand, over the next 10 years, the City must build at least 2,500 new units per year, while currently averaging around 1,700 units. Included within this 2,500, the City needs 1,000 units of affordable housing and currently builds approximately 225 new affordable units each year. The Housing Action Plan has been developed through extensive research, collaboration, and data analysis. The tasks included in the plan identify a wide-ranging framework of action items that require the involvement and coordination of departments across the City.

The plan is organized in 7 categories:

- Land Use and Code
- Policies and Process
- Investment and Incentives
- Fees
- Innovation
- Advocacy
- Data Tracking

As part of this Housing Action Plan, the City updated its multifamily tax exemption (MFTE) program, both a development incentive and a unique opportunity for private developers to contribute to meeting affordable housing needs. Vancouver increased the number of MFTE target areas from 2 to 7 in July 2023. Other program updates include simplifying the public benefit negotiation by requiring a fee-in-lieu. This fee is a portion of the value of the property tax exemption over 8 years. The payment will be deposited into the Affordable Housing FIL Fund and will then be used toward new affordable units serving renters up to 60% AMI and/or owners up to 80% AMI.

Vancouver offers a reduction in development impact fees (Transportation and Park) for projects that agree that rental units will remain affordable to low-income households for at least 15 years, and owner-occupied units must be sold or leased only to low-income households for 10 years. Another waiver program under consideration is for affordable housing System Development Charges (SDCs). Vancouver received state CHIP funding to cover SDC costs for affordable developments and started discussing opportunities to continue SDC waivers or deferrals through City policy.

The City also has a policy that it will sponsor rezoning applications that include covenants

restricting land uses to affordable housing projects where 40% of units are affordable at 60% area median income. Applicants requesting rezoning will not have to pay approximately \$20,000 for a processing fee.

The municipal zoning code provides the following incentives for affordable housing:

- affordable housing projects in commercially zoned districts abutting high-capacity transit service provided that at least 40% of units are affordable to households at 60% AMI for at least 30 years.
- Housing projects devoted entirely to housing affordable to households earning 80% or lower AMI can get 50% higher densities than otherwise allowed in single-family zones and 100% in multi-family zones, provided it remains consistent with all other development standards.
- Developments with housing units affordable below 60% AMI receive a .25% decrease in the amount of on-site parking space required.
- Accessory dwelling unit regulations have been relaxed to allow more unit production. The main dwelling is no longer required to be occupied by the homeowner. This allows rental properties to add additional units.

City Comprehensive Plan:

The Comprehensive Plan is one of Vancouver's most important tools to help alleviate barriers to affordable housing. Over the next year, community members and the City will continue to work together to develop a plan that will guide Vancouver's growth and development over the next 20 years. This initiative is called Our Vancouver 2045. Since the plan was last updated in 2011, Vancouver has experienced significant growth, as well as demographic, economic and social changes. The Comprehensive Plan provides the overall long-term vision and policy direction for the City. It helps to manage growth and development, in balance with the natural environment, and guides infrastructure improvements to support community needs. Washington's Growth Management Act requires the City to adopt an updated plan and changes to its zoning code by June 30, 2025.

To meet requirements set by the Growth Management Act, the City will:

- Perform a holistic re-write of the existing Comprehensive Plan
- Develop a detailed strategy for implementing the goals, policies, and strategies outlined within the revised plan
- Modify the existing zoning code (Title 20 of the Vancouver Municipal Code) that is reflective of the goals and policies identified in the revised plan
- Complete the Environmental Impact Statement (EIS) process outlined within the State Environmental Policy Act
- Establish a process to develop and create the plan with members of the community, and
- Conduct community engagement activities in a method consistent with state law.

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

While the City has employed a range of strategies to address the identified needs within the community, the primary challenge remains the lack of financial resources. To overcome this obstacle, the City will continue to plan and fund housing and supportive service programs tailored for underserved populations, including the elderly, youth, and individuals with disabilities.

The Affordable Housing Fund (AHF) levy plays a crucial role in advancing these efforts, providing resources that extend beyond the capabilities of CDBG and HOME funds. The AHF supports a diverse array of activities, including new construction, operation and rehabilitation of shelters, preservation of existing housing, homeownership assistance, rental assistance, and eviction prevention.

By leveraging these funds, the City aims to enhance its ability to meet the needs of its most vulnerable residents and improve overall housing stability within the community.

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

The City of Vancouver conducts lead-based paint screening on all rehabilitation activities. This screening determines if the property is old enough to have lead-based paint, and if so, whether the rehabilitation efforts will disturb this paint. If required, mitigation activities are carried out.

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

Vancouver works with Clark County to alleviate poverty. Clark County receives the majority of state and federal funding to help people in need and performs a Community Needs Assessment (CNA) every 3 years in compliance with Community Service Block Grant (CSBG) requirements. The CNA is an important part of the process of developing community-wide policies, practices and services intended to respond to the needs prioritized by those with low income.

The following actions were taken to achieve this goal:

- Supported programs of the Council for the Homeless and providers of emergency and transitional shelter and services for people who are homeless or at risk of becoming homeless;
- City of Vancouver Council members and staff participate on the Community Action Advisory Board which awards CSBG and other community funding to nonprofit agencies for homelessness prevention and other basic services.
- Continued to support nonprofits in the delivery of basic services through the CDBG and general fund for emergency shelter, transitional housing, case management, food, youth programs and resource connection.
- Continued funding of microenterprise development programs through the Hispanic Metropolitan Chamber, Mercy Corps, Fourth Plain Forward, and Microenterprise Services of Oregon (MESO). These programs provide technical support to business owners or

entrepreneurs with low to moderate income.

- Continued use of the Affordable Housing Fund to provide income-restricted units and rental assistance for households earning up to 50% AMI.
- Beginning in 2023, Fourth Plain Commons offered a commercial kitchen and incubator for food-based businesses. They plan to develop a market and outdoor vendor space for the neighborhood, helping local entrepreneurs get established and develop wealth.

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

The City of Vancouver works with a variety of organizations to plan and implement activities. Staff are responsible for managing day-to-day operations of CDBG and HOME programs. Key partners in the planning and implementation of activities include nonprofit organizations, other City departments, Clark County, housing developers, and the Vancouver Housing Authority . The primary strength of the institutional system for delivering programs is the cooperation of the City of Vancouver departments as well as the collaboration of community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

Commissioners of the Vancouver Housing Authority are appointed by the City Council. Once appointed they have no further direct relationship with the City. However, there is close cooperation between the City and VHA through the City's award of funding for housing activities operated by VHA. In addition, the City and VHA cooperate in reviewing the capital needs of VHA.

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

Vancouver participates with Council for the Homeless and other service providers to enhance the community's Continuum of Care (CoC) system to end homelessness. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 homeless service providers.

Vancouver enhances coordination with public, private, and nonprofit housing providers, social service providers and faith-based communities through the following actions:

- Continuing to work with partners, including Clark County and the VHA, to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services. In 2023, participated in development of Clark County's Affordable Housing Plan development.
- Continuing to participate in coordinated efforts for shelter and services assisting homeless individuals and families through the Continuum of Care.
- Participation in Ending Community Homelessness Organization (ECHO), a collaboration between Clark County and its cities' elected leadership, as well as the VHA and homeless agency directors, discussing collaboration and homeless needs on a monthly basis.

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

The last analysis of impediments (AI) report was issued in 2012. The 2012 AI assessed the impact of the City's laws, regulations, policies and practices on the availability and accessibility of housing as well as an assessment of public and private sector conditions that affect fair housing choice. The 2012 AI identified the following strategies to reduce impediments to fair housing choice:

- Support nonprofit and private sector efforts to increase the stock of affordable housing, especially deeply subsidized rentals
- Monitor potential areas of racial/ethnic concentrations and high mortgage loan denials
- Improve access to and dissemination of fair housing information

The city began researching data and launched a new fair housing survey to update its plan in 2019 when HUD's requirements changed, and the City has been waiting on new guidance. The strategies previously identified are still very important and relevant to the City in 2024. The Affordable Housing Fund levy renewal in February 2023 is a significant resource to increase the number of affordable units and demonstrated the community's support for the City's housing efforts.

In addition, the City has begun efforts to initiate a Rental Habitability program which will help identify rental housing concerns and educate landlords and tenants on Fair Housing requirements and resources.

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.

Vancouver utilizes three tools for monitoring to ensure program compliance: clear policies and procedures, contract reporting requirements, and program-specific monitoring. All applications received are evaluated to determine eligibility and priority based on program policies, local, state, and federal regulations, consolidated plan goals, and local need.

Prior to contracting, staff review all documents required through the application process and conduct a risk assessment of each program. Staff review contract requirements with each agency and discuss needed documentation and reports. As part of the quarterly reporting, agencies collect data from participants.

Agency risk assessments are based on a range of risk factors. The scoring is used as a basis to determine which agencies to monitor each year. Newly funded entities/programs are likely to be monitored in their first year receiving CDBG or HOME funding. The City of Vancouver ensures that all records are complete, and agencies comply with applicable rules and regulations including Political Activity, Davis Bacon and Related Acts, Civil Rights, Cash Management, Federal Financial Reports, Allowable Costs and Cost Principles, Drug Free Workplace Act, and other administrative requirements.

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.

Vancouver follows a detailed Community Participation Plan. All members of the community, including people with low to moderate income, people living in low- and moderate-income neighborhoods, minority populations, non-English-speaking people, people with disabilities, persons with HIV/AIDS and their families, people who are homeless, social service agencies and residents of public and assisted housing developments are encouraged to participate in the development and implementation of HUD-assisted programs. The 2023 CAPER hearing notice was published in The Columbian newspaper on August 23, 2024, providing notice of the public hearing time and date. The draft 2023 CAPER was placed on the City website for public review. An email blast was also sent to approximately 400 CDBG and HOME stakeholders.

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.

Vancouver is home to a variety of local community-based organizations (CBOs) that provide essential services to historically disadvantaged communities. Despite their crucial role, many of these organizations operate with minimal staff—often consisting of just one or two paid employees, supplemented by volunteers. This limited staffing and capacity can hinder their ability to expand programs and services and increase their impact.

These CBOs are vital in reaching those who may not engage with larger organizations, offering trusted and necessary resources. To effectively close the gap in quality of life and access to opportunities for these communities, it is imperative to enhance the long-term stability and capacity of these organizations.

Stable and predictable support over multiple years is essential for these CBOs to build the organizational infrastructure needed to pursue and manage public funding from various sources. This support will enable them to expand their programs and services, ultimately better meeting the evolving needs of the communities they serve

Beginning with the 2024-2028 Consolidated Plan, Vancouver will be working with community partners to utilize CDBG funds for Capacity Building.

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

No

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

Not applicable to the City of Vancouver.

CR-50 - HOME 24 CFR 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

The City of Vancouver has a small HOME-funded portfolio, with most of its affordable housing units funded through the local affordable housing levy fund. The City follows an ongoing monitoring procedure for HOME-assisted units. Income and rent data for all HOME-assisted rental units is collected annually.

The City has recently addressed a gap in its monitoring of HOME-assisted rental units due to staff changes in Economic Prosperity and Housing. To resolve this, the City has partnered with the Washington State Housing Finance Commission through a Memorandum of Understanding (MOU). This collaboration aims to enhance compliance and improve customer service for owners and residents in affordable housing developments supported by both entities.

As part of this effort, the City has developed a revised internal monitoring schedule and will conduct regular inspections. These measures are designed to ensure that the City meets all HOME monitoring requirements and achieves full compliance by the end of 2024.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City requires owners of housing projects with five (5) or more HOME-assisted units to use affirmative fair housing marketing practices in soliciting renters or buyers, determining their eligibility, and concluding all transactions. Owners must comply with the following procedures for the duration of the applicable compliance period:

Advertising: The Equal Opportunity logo or slogan must be used in all ads, brochures, and written communications to owners and potential tenants. Advertising media may include The Columbian (or any other local newspaper), radio, television, social media, housing organizations such as Housing Connections (www.housingconnections.org), brochures, leaflets, or may simply involve a sign in the window.

Fair Housing Poster: Owners must display the HUD's fair housing poster in rental offices or other appropriate locations.

Special Outreach: Owners are encouraged to solicit applications for vacant units from persons in the housing market who are least likely to apply for HOME-assisted housing without the benefit of special outreach efforts. Vancouver recommends the following methods to reach this objective:

- Positioning of informational flyers in lower opportunity neighborhoods, including social service agencies and housing counseling agencies serving these areas.
- Use of minority-specific traditional and social media: HOME-assisted housing

opportunities may be advertised in minority-specific newspapers (i.e., The Skanner, Portland Observer, El Hispanic News, The Asian Reporter).

- Record Keeping: Owners must maintain a file containing documentation of all marketing efforts (copies of newspaper ads, memos of phone calls, copies of letters, etc.). These records must be available for inspection by Vancouver staff. Owners must maintain a listing of all tenants residing in each unit.

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

The City received \$64,897 in HOME program income in 2023 (PR-09). All program income was expended in 2023 on tenant-based rental assistance programs (PR-07). Total expended was \$52,501.93. There remains \$12,395.07 to be carried over to PY2024.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)

In 2017, the City established a voter-approved levy to create an Affordable Housing Fund (AHF) to serve households with very low-income (up to 50% of area median income). Initially, the levy provided \$6 million per year for seven years. At the end of 2023, the levy was renewed and increased by voters and now provides \$10 million per year for ten years, through 2033. The levy is paid by residential and commercial property owners and is used to increase Vancouver's supply of affordable housing, preserve existing homes, and reduce homelessness through rental assistance, temporary shelter, and services.

To date, AHF has supported production or preservation of 1,921 units of affordable housing. The AHF funds are leveraged with other funding to support a total housing investment of over \$508 million.

Other City actions to foster and maintain affordable housing, such as MFTE program updates, SDC waivers and Housing Action Plan items have been previously discussed in this CAPER.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Tables 15 and 16, Total Labor Hours and Qualitative Efforts – Number of Activities by Program respectively, are omitted here. Although the CAPER reports on two public facilities that have recently completed construction, Family Solutions and Fourth Plain Commons, both projects are still in the late stages of close out and not all Section 3 reports have been received from all subcontractors. HUD finalized updates to Section 3 reporting in July 2021, and changed from tracking the number of contracts awarded on a project to tracking actual hours worked by Section 3 targeted workers. These are the first two Vancouver CDBG construction projects that have been completed under the new requirements. The Section 3 reporting will be input in IDIS when all subcontractors have submitted reports and prior to closing the activity.

Narrative

The purpose of Section 3 is to ensure that employment and other economic opportunities resulting from projects assisted with HUD funding be directed to people with low and very-low income, particularly those who are recipients of government assistance for housing, and to low-income businesses, which provide economic opportunities to people with low and very-low income.