

# AFFORDABLE HOUSING DATA COLLECTION AND COMMUNITY OUTREACH

## MULTIFAMILY/RENTAL

Source	Summary/Themes
Columbian article July 2021	<ul style="list-style-type: none"> <li>• High end construction and population influx pushing up demand/decreasing affordability</li> <li>• Rent outpacing wage growth, tenants must work more or move, can't save for home purchase</li> <li>• Many community comments comparing rent prices from 5-10 years ago to now</li> </ul>
Council for the Homeless staff August 2022	<ul style="list-style-type: none"> <li>• Vulnerability screening along with a Pathways (Housing First) program model and Diversion assistance seems to be the most effective interventions right now</li> </ul>
VHA Family Self Sufficiency Program August 2022	<ul style="list-style-type: none"> <li>• Working with voucher holders/subsidized units. Tenants are having their housing sold by its owners and can't find new units - have to find new housing in 120 days and this is hard to do.</li> <li>• Program serves 125 families, 80% using rental vouchers to private landlords and 20% using project-based vouchers</li> </ul>
Bridgeview Resource Navigator August 2022	<ul style="list-style-type: none"> <li>• Currently seeing a lot of families in need of school supplies and school clothes, could use more assistance with security deposits and flexible funding to help families stabilize in housing.</li> <li>• Landlord education is a need, smaller landlords don't always know/follow fair housing law and tenant protections (Section 8 discrimination)</li> </ul>
Open House Ministries August 2022	<ul style="list-style-type: none"> <li>• Working with other housing organizations to provide wrap-around services and support – partnerships and collaboration are crucial</li> </ul>
City of Vancouver Homeless Outreach staff August 2022	<ul style="list-style-type: none"> <li>• Mixed income developments work better than concentrating people with behavioral health and high need/vulnerability in one complex</li> </ul>
PEACE Housing Committee August 2022	<ul style="list-style-type: none"> <li>• There is a huge need for housing for people with developmental disabilities (DD). The state's DDA department offers supportive case management, so the main barrier to housing is the affordability</li> <li>• Most people with DD receive only SSI, approximately \$840 per month</li> <li>• Interested in shared communities/cottage housing but not congregate housing</li> <li>• Parents/caregivers have a need for ADUs and technology supports to facilitate independent living</li> </ul>

## HOMELESSNESS ASSISTANCE

Source	Summary/Themes
City of Vancouver HOME-ARP survey October 2021	<ul style="list-style-type: none"> <li>62 responses, 40% prioritized homeless prevention, 29% prioritized people fleeing domestic violence, 24% prioritized people who are homeless</li> <li>Majority of respondents prioritized families for homelessness assistance, then youth, seniors, single-parents, veterans</li> <li>Majority prioritized supportive services, then rental assistance, housing development, temporary shelter last</li> </ul>
Safe Stay interviews with Outpost residents Summer 2022	<ul style="list-style-type: none"> <li>Case management/supportive services are crucial, need to increase agency capacity to ensure training, consistency, and accountability of case managers</li> <li>People need continued support after moving into housing to ensure stability</li> <li>Need for laundry/showers/restrooms for people living outside</li> <li>Need help with car maintenance/employment opportunities/community activities – social events</li> </ul>
Youth Action Board August 2022	<ul style="list-style-type: none"> <li>Need for more supportive and safe campsites; need for bike lockers/storage and public restrooms</li> <li>Need for publicly available wi-fi for people to take classes or remain employed while living outside</li> </ul>
City of Vancouver Homeless Outreach staff August 2022	<ul style="list-style-type: none"> <li>Need for extremely low-income units for people at 30% - many on fixed income don't need other supports but will never be able to afford housing without help</li> </ul>
CFTH Vancouver Homeless Action Plan forum August 2022	<ul style="list-style-type: none"> <li>City and county should work more collaboratively to solve homelessness. Most people don't understand the distinction between the two jurisdictions.</li> <li>Work on barriers to becoming housed (credit, mental health, transportation) as well as build on successes (peer support, family reunification, wrap around services).</li> <li>There are larger systemic issues that also contribute to homelessness – healthcare, justice system</li> </ul>
Vancouver Public Schools Homeless Youth Advocate August 2022	<ul style="list-style-type: none"> <li>Rental and move-in assistance for students with no support going to school, may have no income</li> <li>Students lose housing due to LGBTQ status, or families moving away</li> <li>Only youth shelter is Oakbridge; it is used for justice-involved, foster, or runaway youth</li> <li>Unaccompanied youth in school that are not in foster care need a place to go, can't sign lease when under 18.</li> <li>There are resources available for teen moms, foster youth or justice-involved – students outside of these populations who can't live with family or friends don't have options</li> </ul>

## HOMEOWNERSHIP

Source	Summary/Themes
Washington Housing Finance Commission Down Payment Assistance Program July 2022	<ul style="list-style-type: none"> <li>Nearly \$100K investment needed for household at 80% AMI to afford \$450K home in current market</li> <li>Approximately \$200K needed for household at 50% AMI</li> <li>Encouraged establishing a homebuyer program now, so if/when market conditions change, program is set-up and available</li> </ul>
Columbian article August 2022	<ul style="list-style-type: none"> <li>Annual income of \$86K required for median home (\$525K) purchase w/3.5% down payment</li> <li>Higher interest rates affecting affordability</li> </ul>
Proud Ground Land Trust August 2022	<ul style="list-style-type: none"> <li>Need to layer multiple forms of subsidy to make homeownership affordable: SHOP/CDBG/AHF/WSHFC</li> <li>Highly recommend allowing households earning up to 80% AMI to qualify for homeownership assistance</li> <li>Average income of Proud Ground homebuyers is 59% of area median.</li> <li>Currently 22 people on waiting list for Vancouver under 50% AMI; majority are female-headed households with children; majority are households of color</li> <li>Very difficult to find available homes</li> </ul>
Evergreen Habitat for Humanity August 2022	<ul style="list-style-type: none"> <li>Homeownership at 50% is really challenging, most families Habitat works with are dual income and almost no family earning two incomes is under 50%</li> <li>Habitat's standard income level is 60% AMI - that would help homeownership assistance</li> </ul>

## GENERAL COMMUNITY FEEDBACK

Source	Summary/Themes
2020 Clark County Community Needs Assessment Surveys targeted to people with low-income for CSBG	<ul style="list-style-type: none"> <li>1,403 survey respondents – 50% renters, 25% homeowners, 14% homeless, 11% doubled up</li> <li>84% of respondents earned less than 200% of federal poverty level (\$53K/family of 4)</li> <li>49% identified housing as top need, followed by food (44%), asset building (35%), mental health (31%), employment (30%)</li> <li>Housing Barriers: 64% identified housing affordability as primary challenge, 49% needed rental assistance, 44% noted not being able to find housing</li> </ul>
Fair Housing Survey March 2019	<ul style="list-style-type: none"> <li>274 responses – countywide, 144 respondents said they were cost burdened by housing (paying 30%+ of income for housing) or extremely cost burdened (paying more than 50% of income)</li> <li>260 respondents (95%) said lack of affordable housing was a barrier for them when seeking housing</li> </ul>
Clark County Community Services staff August 2022	<ul style="list-style-type: none"> <li>All ARPA-funded assistance will end December 2024 –including street outreach teams, outreach coordination, hoarding specialists and Independent Living Skill services for PSH clients</li> <li>Need for additional housing navigators at shelters to help people transition into housing</li> <li>Potential need for increased funding for Housing Justice project</li> </ul>

The City's Be Heard Vancouver site provided information about AHF and a survey regarding affordable housing. As of September 15, 2022, 46 people completed the survey. A summary of responses to question one is included:

### 1. When it comes to addressing our community's housing needs, how important are each of the following options?

[More Details](#)

Not important
Slightly important
Moderately important
Important
Very important

