

Executive Summary

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

1. Introduction

The 2023 City of Vancouver Action Plan covers the final year of the 2019-2023 Consolidated Plan for Housing and Community Development. The Five-Year Consolidated Plan determines community needs, resources, priorities, and proposed activities to be undertaken through funding provided by the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) Programs and other Housing and Urban Development (HUD) programs. The Consolidated Plan is updated annually through Action Plans. Action Plans provide information to the public regarding proposed funding allocation for programs and projects for the upcoming program year.

Program year 2023 marks Vancouver's 21st year as a CDBG entitlement jurisdiction and its 15th year receiving HOME funds. In addition, Vancouver has received other grants from HUD in recent years:

CDBG-CV: In response to the 2020 outbreak of COVID-19, the federal government passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The CARES Act provided \$5 billion nationally in supplemental CDBG-CV funding for grants to prevent, prepare for and respond to coronavirus. The City of Vancouver received funds from two tranches of CDBG-CV funding, totaling \$1,896,536. This funding was allocated through an amendment to the 2019 Action Plan to speed up distribution of funds. To date, 100% of these funds have been committed to programs and 80% have been spent.

HOME-ARP: Additionally, Vancouver received \$2,496,110 in HOME-ARP funding through the American Rescue Plan. This funding must be used to support people who are homeless, or at risk of becoming homeless. The HOME-ARP plan has been submitted to HUD as an amendment to the 2021 Action Plan and proposes to award all HOME-ARP program funding to supportive service activities. This includes rental assistance, behavioral health services, case management, outreach, employment programs, legal assistance, and other services to assist people with moving into safe and stable housing or maintaining housing if they are at risk of losing it. With the 2023 funding cycle, Vancouver is proposing to award \$634,300 in HOME-ARP to four supportive service programs. Services include street outreach and medicine, rental assistance, and legal services to assist with housing barriers.

Section 108 Loan: In 2021, the City applied for a \$4.1 million Section 108 loan to assist with acquisition of the Fourth Plain Commons Community Center located at 2220 Norris Road. Fourth Plain Commons construction is nearly complete and includes a 9,750 square foot Community Center on the ground floor along with 106 affordable apartments on the upper floors. The Community Center includes a commercial kitchen and business incubator, an open plaza for gatherings, and space for nonprofit organizations to provide services. The Center is scheduled to open in July 2023. Net income generated from the community center will be used to pay the Section 108 loan along with future CDBG entitlement funding as needed.

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Vancouver identified the following four goals through the Consolidated Planning process:

- Increase and preserve affordable housing opportunity for low-income households and people who are experiencing homelessness.
- Public Services to reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing community initiatives and target funding to align with City strategic planning efforts.
- Economic Development to increase economic opportunity by supporting small businesses.
- Public Facilities and Infrastructure- to create and preserve buildings and spaces that serve the public.

3. Evaluation of past performance

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

The 2023 Action Plan is the final year of the 5-year Consolidated Plan. The table below outlines the progress made under each program goal.

Projected outcomes for 2022 activities are still ongoing. Final outcome totals will be reported with the Consolidated Annual Performance Evaluation Report (CAPER) in September 2023.

Table 1 –

Goal	Outcomes	5-yr Plan	2019	2020*	2021*	2022
Affordable Housing	New Rental Units	165 units	0 units	0 units	107 units	6 units
	Rental Rehab	100 units	0 units	25 units	0 units	0 units
	Homeowner Rehab	35 units	9 units	13 units	5 units	10 units
	New Ownership Units	10 units	0 units	0 units	0 units	0 units
	Homebuyer Assistance	8 units	0 units	0 units	1 unit	4 units
	Rental Assistance Households Served	250 households	45 households	49 households	48 households	95 households
Public Services	LMI people served	29,715 people	5,028 people	1,952 people	1,282 people	1,219 people
Economic Development	Business assisted	150 businesses	50 businesses	323 businesses	107 businesses	255 businesses
Public Facilities	LMI People served	21,375	144 people	0 people	0 people	2,158 people

*Federal funding focused on public services and business assistance to respond to the COVID-19 pandemic.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Vancouver follows a detailed citizen participation plan. All citizens are encouraged to participate in the Action Plan development and review process including people with low to moderate income, underserved and non-English-speaking persons, people with disabilities or HIV/AIDS, homeless service agencies, and residents of public and assisted housing developments.

The 2023 application cycle began in October 2022 with an online publication of the “Notice of Funding Availability.” The notice outlined the available funding for the CDBG and HOME programs and invited interested parties to attend an informational workshop. The notice of available funding, funding application guide, 5-year Consolidated Plan, and Citizen Participation Plan were posted for reference on the City of Vancouver website. The City also issued a general press release that distributes to various media outlets and formats in the Vancouver-Portland area.

The Action Plan was advertised in The Columbian newspaper 30 days prior to the date of the public hearing, posted on the website, made available at City Hall and public libraries, and distributed via e-mail to service providers across many disciplines to encourage comments on the proposed allocation funding.

The notice included:

- Anticipated amount of assistance (including grant fund, prior year funds and program income)
- Range of activities that may be undertaken
- Estimated amount that will benefit low- and moderate-income persons
- Summary of the contents and purpose of the Action Plan
- List of locations where copies of the proposed plan may be reviewed

A public hearing notice and request for comment was published in the Columbian newspaper on April 7, 2023. The draft Action Plan and request for comment was also posted on the city’s website and published through social media. Physical copies of the plan were placed in City Hall and Vancouver Public Library. The request for comments will expire May 8, 2023.

Prior to the City Council meeting, City Council received a memo that outlined the expected funding and proposed awards in the Action Plan. This memo included information about each project recommended for funding. A City Council public hearing will be conducted May 8, 2023. A link to the City Council hearing will be made available here following May 8th.

5. Summary of public comments

Public comments will be published here after they are received.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments that are not accepted and reasons for not accepting will be published here.

7. Summary

This 2023 Action Plan provides a detailed list and description of the activities which will be conducted with CDBG and HOME funding in the City of Vancouver for the 2023 program year, July 1, 2023 through June 30, 2024. All funding will be utilized to implement strategies and goals in the City's 2019-2023 Five-Year Consolidated Plan.

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

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

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

Agency Role	Name	Department/Agency
Consolidated Plan preparation CDBG and HOME administration	Vancouver, WA	Economic Prosperity and Housing

Table 2 – Responsible Agencies

Narrative

The City of Vancouver is responsible for administration of CDBG and HOME programs in compliance with HUD regulations and has responsibility for the final allocation of funds for program activities. The CDBG and HOME funds received from HUD are intended to benefit individuals, households, and businesses with low to moderate income.

Consolidated Plan Public Contact Information

Samantha Whitley, Housing Programs Manager
Economic Prosperity and Housing
City of Vancouver
PO BOX 1995
Vancouver, WA 98668
Samantha.whitley@cityofvancouver.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

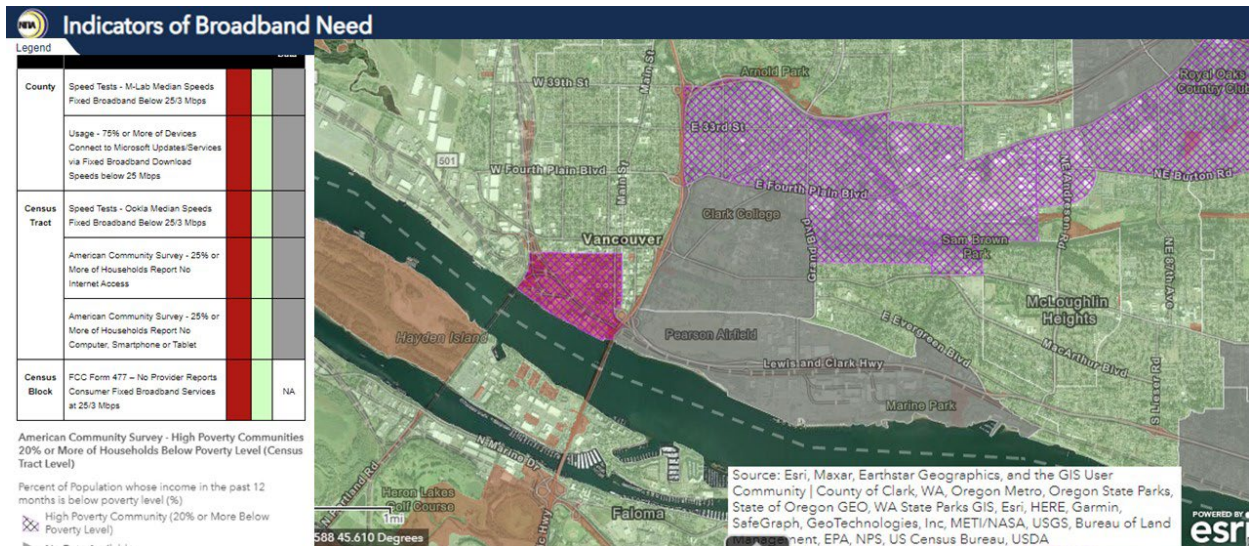
1. Introduction

The community needs far exceed the funding resources available to the City. Consulting with local community service providers helps to foster consensus on the local priority issues.

The City submitted its Five-Year Consolidated Plan to HUD in 2019. New requirements were implemented in 2020 and HUD now requires Broadband and Hazard Mitigation consultation and consideration in the planning process. Since this was not included in Vancouver’s 2019-2024 Consolidated Plan, this information is included within annual Action Plans.

Broadband Access is no longer a matter of convenience or luxury. Fast, reliable internet service is an essential part of life. From employment, to schoolwork, medical appointments, grocery and household necessities, many everyday tasks are now commonly conducted online. The COVID-19 pandemic also has made internet access more essential in ways that it was not in the past.

The National Telecommunications and Information Administration (NTIA) publishes an “Indicators of Broadband Need” mapping application which uses several different data sources to show information on broadband availability in the U.S. The NTIA map for Vancouver, shown below, indicates low levels of need for broadband services within Vancouver. The map indicates that there are multiple service providers that serve all areas of Vancouver. However, the NTIA map also shows census tracts with high poverty rates (20% or more households below poverty level), indicated by purple hash lines. Households with lower income may lack access to broadband because of cost.



The federal Affordable Connectivity Program offers eligible households a benefit of \$30 per month to help pay internet costs. In addition, the Lifeline Program will provide \$9.25 monthly toward telephone and broadband service for households that earn low income.

Hazard Mitigation refers to any sustained action taken to reduce or eliminate long-term risk to life and property. City of Vancouver is a planning partner with the Clark Regional Emergency Services Agency (CRESA). CRESA updated the Clark Regional Natural Hazard Mitigation Plan in 2022. This plan was created to identify potential hazards, develop strategies to reduce risk, and coordinate resources, thereby creating more resilient communities. The plan identifies 8 potential hazards in Vancouver, ranked highest probability (1) and impact to lowest (5). The higher the ranking, the higher the likelihood and impact of the hazard. The hazards are: earthquake (1), severe weather (1), flood (2), landslide (2), wildfire (2), volcano (3), drought (4), and dam failure (5).

Specifically, severe weather has impacted vulnerable populations in the City of Vancouver. In 2021 and 2022, the region experienced unusually cold weather in the winter and severe heat in the summer. Much of the City's housing and infrastructure is not equipped to withstand severe weather. An Action item in the CRESA plan for Vancouver includes organizing outreach to vulnerable populations, including establishing and promoting accessible heating and cooling centers in the community.

Additional recommendations for Vancouver included seismic retrofitting for buildings and structures, developing programs to identify/install wildland fire water supply systems, and relocating critical facilities out of known hazard areas.

The City of Vancouver has set ambitious climate goals and adopted a Climate Action Framework (CAF) in 2022. The CAF is a blueprint to reduce greenhouse gas emissions and build resiliency to climate change impact. The goal of this framework is to reach carbon neutrality for the City of Vancouver by 2040. This plan establishes strategies to protect vulnerable communities such as low-income people, communities of color, people with health issues, the elderly, young people, and unhoused people from the impacts of climate change. CDBG and HOME activities will help support the city's climate goals by enhancing energy-efficiency improvements and preventing displacement for vulnerable populations following project recommendations in the CAF.

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

The City of Vancouver enhances coordination of public, private, and non-profit housing providers, human service agencies, and social service providers through the following actions:

- Appointing the commissioners for the Vancouver Housing Authority Board (PHA).
- Continuing to work with regional jurisdictions including Clark County and the Vancouver Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.
- Continuing to participate in coordinated efforts for shelter and services assisting homeless individuals and families.
- Attendance by City Council members on the Council for the Homeless Board and local Clark County Community Action Advisory Board.
- The City and County created a Joint Executive Board on Homelessness in order to support the county's more involved leadership role in addressing homelessness. The city's role is to support

the county in providing those services. The city can ensure the places frequented by residents experiencing homelessness are as safe and healthy as possible.

- Participation by City staff on the committees that provide direction for the Clark County Homeless Action Plan and other planning initiatives.
- Participation by City staff in local service provider coalition meetings and workgroups.
- Consultation with the Washington State Housing Commission.
- Participation on Washington State Department of Commerce Policy Advisory Team
- Hosting and facilitating homelessness workgroups.
- Creation of city-operated Safe Stay temporary shelter communities in partnership with local service providers.
- Administrator for Vancouver Affordable Housing Fund.
- Administrator for Multi-family Tax Exemption projects.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

City of Vancouver staff participates with the Council for the Homeless and area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. This partnership, known as the Coalition of Service Providers, includes the collaborative efforts of more than 40 community groups, faith communities, government agencies and homeless service providers. The coalition meets regularly to discuss community issues related to homelessness, best practices, and opportunities for collaboration. Staff attends bi-monthly coalition meetings and participates in subgroups dedicated to improving data management, youth access, homelessness prevention, and assessment coordination and updating the Clark County Homeless Action Plan. City staff members are also represented on the Coalition's decision-making body (the CoC Steering Committee).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

City of Vancouver staff members serve on our local Continuum of Care's decision-making body (CoC Steering Committee). The CoC Steering Committee meets every month and has primary responsibility for ensuring that Homeless Management Information System (HMIS) is fully funded with appropriate policies and procedures. The CoC Steering Committee also works closely with Clark County (ESG recipient) to allocate funds and monitor outcomes. In addition, a Vancouver City Council member serves on the Clark County Community Action Advisory Board which makes allocation decisions for ESG and other local funds dedicated to serve people who are homeless.

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

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	VANCOUVER HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultations were conducted through email and phone.
2	Agency/Group/Organization	Clark County Coalition of Service Providers
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment Service-Fair Housing Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Organization of approximately 40 social service providers. Consultation occurred through virtual meetings.
3	Agency/Group/Organization	CLARK COUNTY DEPARTMENT OF COMMUNITY SERVICES
	Agency/Group/Organization Type	Other government - County

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation through virtual meetings and email. Regular coordination on housing needs, outcomes, partner funding and joint projects.
4	Agency/Group/Organization	Clark County Community Action Advisory Board
	Agency/Group/Organization Type	Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meetings occur virtually. Consultation includes identification of needs and recommendations for funding programs by community-based organizations that address community needs and moving people towards self-sufficiency.
5	Agency/Group/Organization	City of Vancouver-Economic Development
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Quarterly meetings conducted remotely. Consult on identification of evolving business needs and ideas and opportunities for collaboration with local economic development service providers.

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

No agency types are specifically excluded from consultation.

Consultation also included outreach to housing developers, faith partners, by and for agencies, mental health providers, schools, and neighborhoods in Vancouver.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Council for the Homeless	The majority of efforts to improve public health and address homelessness are organized through Clark County, so close collaboration between the City and the County are essential.
Public Health Strategic Plan	Clark County Public Health	
Analysis of Impediments to Fair Housing Choice	City of Vancouver	Fair housing is a complement to the other goals of affordability and inclusion listed in the Consolidated Plan.
Homeless Action Plan	Council for the Homeless	A plan created with input and feedback from members of the general community including key leaders and stakeholders, homeless service providers and individuals experiencing homelessness.
Fourth Plain Forward	City of Vancouver	Fourth Plain Forward plan is a multi-year City initiative to improve the portion of Fourth Plain Boulevard known as Vancouver's international business district. The initiative is focused on strengthening and growing small businesses, creating opportunities for entrepreneurs, improving the corridor's safety and appearance, and promoting equitable and inclusive development.
Greater Portland Comprehensive Ec-Dev Strategy	Greater Portland Inc. and Metro	Overlapping goals include expanding economic opportunities, supporting local small businesses and building resilient infrastructure.

Table 4 – Other local / regional / federal planning efforts

Narrative

A common thread in many of these plans is an increased awareness and focus on equitable outcomes. These plans recognize disparities in housing, health and economic opportunity, and seek to improve outcomes for people of color. Diversity, equity and inclusion is a key initiative for City Council and a pillar in the City’s strategic plan for 2022-2027.

AP-12 Participation – 91.105, 91.200(c)

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

Vancouver follows a detailed citizen participation plan. All citizens are encouraged to participate in the Action Plan development and review process including people with low to moderate income, underserved and non-English-speaking persons, people with disabilities or HIV/AIDS, homeless service agencies, and residents of public and assisted housing developments.

The 2023 application cycle began in October 2022 with an online publication of the “Notice of Funding Availability.” The notice outlined the available funding for the CDBG and HOME programs and invited interested parties to attend an informational workshop. The notice of available funding, funding application guide, 5-year Consolidated Plan, and Citizen Participation Plan were also posted for reference on the City of Vancouver website. The City also issued a general press release that distributes to various media outlets and formats in the Vancouver-Portland area.

The Action Plan public notice was advertised in The Columbian newspaper 30 days prior to the date of the public hearing, posted on the website, and distributed via e-mail to service providers across many disciplines to encourage comments on the proposed allocation funding.

The notice included:

- Anticipated amount of assistance (including grant fund, prior year funds and program income)
- Range of activities that may be undertaken
- Estimated amount that will benefit low- and moderate-income persons
- Summary of the contents and purpose of the Action Plan
- List of locations where copies of the proposed plan may be reviewed

A public hearing notice and request for comment was published in the Columbian newspaper on April 7, 2023. The draft Action Plan and request for comment was also posted on the city’s website and published through social media. Physical copies of the plan were placed in City Hall and Vancouver Public Library. The request for comments will expire May 8, 2023.

Prior to the City Council meeting, City Council received a memo that outlined the expected funding and proposed awards in the Action Plan. This memo included information about each project recommended for funding. A City Council public hearing will be conducted May 8, 2023. A link to the City Council hearing will be made available following May 8.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Non-targeted/broad community	Notice of 2023 Funding Availability- October 1, 2022 42 individuals attended pre-application conference.			NA
Newspaper Ad	Non-targeted/broad community	Notice of Public Hearing and request for public comment -Published April 7, 2023			
Internet Outreach	Non-targeted/broad community	City of Vancouver Communications team advertised Action Plan on social media - Facebook, Be Heard page, Twitter and Neighborhood newsletter.			
Email	Non-targeted/broad community Community partners	Emailed to over 300 agency stakeholders and interested parties.			NA
Hard copy distribution	Persons with disabilities Non-targeted/broad community	Distributed copies of 2023 Action Plan to City Hall and Vancouver Library			NA
Public Hearing	Non-targeted/broad community	Public hearing scheduled for May 8, 2023.			https://www.cvtv.org/program/vancouver-city-council

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Vancouver is responsible for administration of the CDBG and HOME programs in compliance with HUD regulations and has responsibility for the final allocation of funds for program activities. HUD released the 2023 annual entitlements on February 27, 2023.

In addition to the 2023 CDBG and HOME entitlement funding, the City of Vancouver previously received \$1,896,536 of CDBG-CV funds through the CARES Act stimulus. To date, 100% of these funds have been committed to programs and 80% have been spent. If committed projects or activity delivery are not fully spent, these funds will be awarded to 2023 activities that prevent, prepare, or respond to the impacts of COVID-19. Although these applications were awarded as part of the 2023 process, they will be detailed and accounted for in an amendment to the 2019 Action Plan, with the other COVID-response activities, per HUD guidance.

The City of Vancouver has also been allocated \$2,496,110 in HOME funds through the American Rescue Plan (ARP). The plan for this funding has been submitted to HUD and Vancouver accepted supportive service program applications as part of the 2023 application process. Although HOME-ARP funding has been awarded as part of the 2023 process, the activities are detailed and accounted for through a substantial amendment to the 2021 Action Plan per HUD guidance. All HOME ARP funds are intended specifically to mitigate the impacts of COVID-19 on people who are homeless or at risk of becoming homeless. The City is working to assess community need and develop an allocation plan for these funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,392,021	\$120,000	\$141,337	\$1,653,358	\$0	Prior year resources include activities that were not able to fully draw entitlement awards due to program income, which must be expended as it is received. Program income includes \$120,000 in estimated program income that will be received in the 2023 program year.
HOME	public - federal	Acquisition Homebuyer assistance Multifamily rental new construction TBRA	\$791,895	\$0	\$202,363 prior year + \$115,888 CHDO Setaside	\$1,110,146	\$0	Prior year resources include activities that were not able to fully draw entitlement funds due to program income, which must be expended as it is received. Prior year resources include \$202,363 in from a cancelled 2022 project and activities that were not able to fully draw entitlement awards due to program income. Prior year resources also include the 2022 15% CHDO setaside that was not able to be awarded in 2022 due to no applicants.

Table 6 - Expected Resources – Priority Table

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

In 2016, Vancouver passed Proposition 1, a local property tax measure designated for affordable housing construction and preservation, homelessness prevention, and rental assistance. The levy provides \$6 million per year and will end in 2023. In February 2023, voters approved renewal and an increase for the Affordable Housing Fund. The new levy will generate \$10 million per year for ten years, from 2024 to 2033. The City of Vancouver uses CDBG and HOME funding in combination with local affordable housing funding to meet community needs.

Vancouver has taken action to assist agencies apply for available funds and leveraging other resources to implement housing strategies and programs. Vancouver works with representatives from the private lending community, financial experts, and private and nonprofit housing developers who can provide technical expertise in packaging development proposals. Vancouver has submitted letters of support and verification of consistency for project applications which support the goals and objectives found in the Housing and Community Development Plan. The CDBG and HOME applications strongly encourage leveraging funds by awarding additional points based on the amount of committed match.

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

The City of Vancouver owns 25 acres of developable land within a 205-acre subarea plan to be redeveloped with affordable housing, office and retail, and amenities. The bulk of the redevelopment is within the Tower Mall area which approximately 63 acres. The plan specifies creating an equitable development that is inclusive of community members from a variety of economic and racial/ethnic backgrounds. The 20 year “build out” plan for the subarea will include 2,300 new residential units, with approximately 1,000 units varying in affordability level from deeply affordable 0-30% AMI to 100%AMI to meet the GMA targets as closely as possible.

The City’s vision for the Heights redevelopment is to create a vibrant, connected and walkable neighborhood center which will promote community in an inclusive and equitable manner through sustainability, connectivity, community health and wellness, arts and culture and economic development. There will be a mix of services and amenities including a civic plaza, neighborhood park, linear park, retail, dining and personal services all within walking distance. We propose to increase housing density from 232 units to 2,300 units with a vast range of affordable units from deeply affordable to 80%AMI. We propose to increase jobs from 650 to over 1,000, while retaining as many local small businesses as possible. Sustainability goals which will align with the City’s Climate Action Framework include increasing the tree canopy coverage, reduce heat islands and reduce carbon emissions through pedestrian-oriented streetscape design. The City is making significant investment in the public infrastructure to support private development and is currently designing and engineering the streets and open spaces. The first street project will be constructed in late 2024 with subsequent streets improvements constructed throughout 2025. The City anticipates private development occurring in 2025. The project poses a once in a generation opportunity for the City to proactively influence equitable, inclusive and sustainable development in an underserved area that is ready for revitalization.

Affordability targets will also be realized through the sale of City-owned parcels with development agreements, as well as through a new proposed multifamily tax exemption program designed to deliver density and affordability near transit, as well as other equitable development outcomes.

In late 2021, Vancouver opened its first Safe Stay Community (SSC) consisting of 20 two-person modular shelter units housing approximately 40 people experiencing homelessness. This temporary shelter site is located on city-owned land and managed by the city’s Homeless Response coordinator. In 2022, Vancouver opened a second Safe Stay site on city-owned property and a third Safe Stay will open in April 2023, although the third site is downtown, located on private property that is leased to the city for this use.

Discussion

No additional discussion.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2019	2023	Affordable Housing Public Housing Homeless		Increase and preserve affordable housing	CDBG: \$369,954 HOME: \$977,335	Homeowner Housing Rehabilitated: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 15 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 46 Households Assisted Housing acquisition: 13
2	Public Services	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development		Reduce poverty, increase stability	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 4,830 Persons Assisted
3	Economic Development	2019	2023	Non-Housing Community Development		Increase economic opportunity	CDBG: \$485,000	Businesses assisted: 192 Businesses Assisted
4	Public Facilities and Infrastructure	2019	2023	Homeless Non-Housing Community Development		Create and preserve public infrastructure	CDBG: \$250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,500 Persons Assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Increase and preserve affordable housing opportunity for low-income households and people who are homeless. Needs addressed: Increase and preserve affordable housing. Typical uses: New rental units constructed, existing rental units rehabilitated, homeowner housing rehabilitation, homebuyer assistance, tenant based rental assistance.
2	Goal Name	Public Services
	Goal Description	Reduce poverty, increase stability, and prevent and address homelessness for individuals and families. Where possible, support existing community initiatives and target funding to align with City strategic planning efforts. Needs addressed: Increase and preserve affordable housing / Reduce poverty, increase stability Typical uses: Staffing costs for programs serving low income residents. Emergency grants or loans.
3	Goal Name	Economic Development
	Goal Description	Increase economic opportunities by supporting small businesses. Needs addressed: Increase economic opportunity Typical uses: Staff costs for business assistance programs. Emergency grants or loans for business assistance.
4	Goal Name	Public Facilities and Infrastructure
	Goal Description	Create and preserve buildings and spaces that serve the public. Needs addressed: Create and preserve public infrastructure. Typical uses: Construction, maintenance and rehab costs for buildings that provide services to low income residents.

Projects

AP-35 Projects – 91.220(d)

Introduction

Vancouver organizes a volunteer committee comprised of community and City program staff members to prioritize annual application funding. The committee application scores guide the prioritization of projects. Prioritized applications are then presented to Vancouver City Council. The following section describes proposed projects for funding, subject City Council approval, and the resources available in the annual allocation. This Action Plan is consistent with the statutory goals outlined in the strategies and the priority needs listed in the 2019-2023 Consolidated Plan. A detailed list of activities that are included under each project type are included as an attachment to this Action Plan.

In addition to the projects funded with 2023 entitlement funding, the city was approved for a Section 108 loan for the Fourth Plain Commons (FPC) project, a mixed-use project located on Fourth Plain Boulevard at 2200 Norris Road. FPC includes affordable housing on the upper floors and a flexible community-serving space on the ground floor. The ground floor community spaces are envisioned as flexible areas where the Fourth Plain community can gather, hold events, and access services. The following elements are currently planned for the community space:

- A commercial kitchen incubator to launch and support emerging food-based businesses
- A shared office space to co-locate services to make it easier for residents and businesses to access resources
- A community event space that can be rented for festivals, birthdays, trainings, and other events
- A public plaza with infrastructure to support a Vancouver Farmer’s Market satellite market

This project is a collaboration between the Vancouver Housing Authority (VHA) and the City of Vancouver. The VHA will own and operate the housing on the upper floors and the City will own the ground floor space and partner with community-based organizations to operate it.

The Section 108 loan was approved for \$4,199,000 along with federal approval of grant number B-20-MC-53-0013. The Section 108 funding will be drawn when construction is complete, approximately June 2023, when the city will acquire the community center portion of the building from the VHA.

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

The primary obstacle to addressing underserved needs is available financial resources. Allocation priorities were chosen based on:

- Consistency with HUD objectives for CDBG/HOME programs
- Alignment with the City of Vancouver Consolidated Plan goals
- Project review committee weighted scoring analysis

AP-38 Project Summary - Project Summary Information

Agency	Project Name	Recommended funding	Outcomes	Funding Source	Project Description
Public Services					
Boys and Girls Club of SW WA	Youth Violence Prevention and Intervention	\$50,000	150 youth	CDBG	Targeted outreach to youth to help them re-engage in a community where they learn, grow, connect and make healthy and safe life choices.
Community Mediation Services	Eviction Mediation Program	\$50,000	600 people at risk of eviction	CDBG	Eviction Mediation Program encouraging landlords and tenants to engage in mediation and come to a sustainable agreement outside the court system.
Council for the Homeless	Dynamic Diversion	\$50,000	90 at risk of homelessness	CDBG	Diversion assistance for clients who are experiencing homelessness to move into stable and safe housing.
Janus Youth	Oak Bridge Case Management	\$25,000	80 youth who are homeless	CDBG	Safe shelter, food, clothing, showers, laundry, crisis intervention, resource connection, and life-skills training for youth ages 9-17 experiencing homelessness.
New Life Friend's Church	Homeless to Home	\$25,000	20 people in transitional recovery housing	CDBG	Addiction recovery and reentry program that educates and encourages residents in recovery while providing limited housing.
Thrive 2 Survive	Outreach Events	\$50,000	2,000 residents experiencing homelessness	CDBG	Community events hosted by agency to bring resources to, and meet the needs of, people experiencing or at risk of homelessness.
Totals		\$250,000	2,940 people		
Public Facilities					
Family Solutions	New Integrated Health Center	\$250,000	1,500 people annually	CDBG	Fund building improvements to update space for the provision of healthcare services to low/mod income individuals.
Housing Preservation					
City of Vancouver	Homeowner Rehabilitation	\$192,338	10 households	CDBG	Low-interest loans for homeowners with low-income to repair their single-family home.

Agency	Project Name	Recommended funding*	Outcomes	Funding Source	Project Description
Business Assistance					
Fourth Plain Forward	Business Incubator	\$230,000	54 micro-enterprises	CDBG	Small business education and technical assistance providing startups and existing businesses with access to services and networking.
Hispanic Metropolitan Chamber	Latino Small Business Assistance	\$104,000	45 micro-enterprises	CDBG	Outreach, one-on-one bilingual/bicultural technical assistance and business education workshops to increase revenue and family income.
Mercy Corps NW	Vancouver Small Business Assistance	\$50,500	56 micro-enterprises	CDBG	Small business education and technical assistance with activities dedicated to business growth, which creates pathways to financial opportunity.
Micro Enterprise Services of Oregon	Vancouver Small Business Assistance	\$100,500	48 micro-enterprises	CDBG	Small business education and technical assistance with a focus on businesses in the fourth plain area, as well as expanded outreach, programs and services to new entrepreneurs and small businesses.
Totals		\$485,000*	203 businesses		

**All agencies were funded at less than their full request, because of the limited amount of CDBG funding available.*

Housing Services (CDBG)/Rental Assistance (HOME)					
Janus Youth	The Nest TBRA and Housing Services	\$202,500	30 households	CDBG/HOME	Rental assistance with intensive case management focused on life skills and connection to mental health/substance use treatment.
Lifeline Connections	TBRA for Recovery	\$79,200	6 households	CDBG/HOME	Case management and rent/utility assistance for households who are homeless and struggling with substance use and/or mental health disorders.
Second Step Housing	Transitional Housing	\$154,200	10 households	CDBG/HOME	Transitional housing program that includes rental subsidies, coordinated support, and referral to community resources.
Totals		\$435,900	46 households		

Agency	Project Name	Recommended funding	Outcomes	Funding Source	Project Description
Housing Projects					
Evergreen Habitat for Humanity	Scattered Site Home Trust	\$294,000	14 households	HOME	Down payment assistance for homebuyers, subsidizing each mortgage to make mortgage more affordable.
Proud Ground	Permanently Affordable Housing	\$100,000*	1 household	HOME	Creating homeownership affordability using a Community Land Trust model to administer assistance to first-time homebuyers.
Second Step Housing	Affordable Housing Acquisition	\$300,000	13 households	HOME	Purchase existing market rate rental units to be preserved as affordable housing units for households with children experiencing homelessness.
Totals		\$694,000	28 households		

**One agency was funded at less than their full request, because of the limited amount of HOME funding available for Housing Projects.*

HOME ARP Supportive Services					
Clark County Volunteer Lawyers Program	Housing Justice Project	\$125,000	1,240 people	HOME ARP	Provide supportive services and address the basic needs of people charged with “crimes of homelessness.”
Council for the Homeless	Coordinated Outreach	\$185,000	50 people	HOME ARP	Supporting households who are experiencing homelessness through community outreach.
Xchange Recovery	Outreach & Rental Assistance	\$249,300	450 people	HOME ARP	Supporting households who are experiencing homelessness through community outreach and providing rental assistance as a supportive service to housing.
Xchange Recovery	Medical Team Outreach	\$75,000	150 people	HOME ARP	Providing medical treatment to individuals experiencing homelessness through community outreach.
Totals		\$634,300	1,890 people		

AP-50 Geographic Distribution – 91.220(f)

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

The City does not currently distribute assistance strictly by geographic area. In the past, the City has designated certain areas of focus through Neighborhood Revitalization Strategy Areas (NRSA). At present there are no designated NRSA's in Vancouver.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable.

Discussion

No additional discussion.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Vancouver partners with the Vancouver Housing Authority (VHA) and several non-profit and for-profit agencies to assist in projects designed to provide affordable rental and homeowner housing opportunities. As a result of the COVID-19 pandemic the City of Vancouver has shifted housing projects funding to rental assistance and special projects. Funding for housing projects will be provided through other sources. HOME funds will be used to support the production of two affordable housing projects.

One Year Goals for the Number of Households to be Supported	
Homeless	40
Non-Homeless	37
Special-Needs	6
Total	83

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	46
The Production of New Units	
Rehab of Existing Units	10
Acquisition of Existing Units	27
Total	83

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The goals above include three projects for rental assistance and housing services: (1) Janus Youth’s The Nest TBRA, (2) Lifeline Connections’ TBRA for Recovery, and (3) Second Step Housing’s Transitional Housing Program. The Nest TBRA program consists of long-term rental assistance with intensive case management focused on life skills and connection to mental health for 30 individuals. The TBRA for Recovery Program provides case management and rent/utility assistance for households who are experiencing homelessness and struggling with substance use and/or mental health disorders for 6 individuals. The Transitional Housing Program includes rental subsidies, coordinated support, and referral to community resources for 10 individuals. Lastly, approximately 10 households will be assisted through the City’s Homeowner Rehabilitation program.

Additionally, the above goals include two housing projects: (1) Second Step Housing’s Affordable Housing Acquisition and (2) Evergreen Habitat for Humanity’s Scattered Site Home Trust. The Affordable Housing Acquisition consists of acquiring 13 units in to support households earning less than 60% area median income (AMI) with a preference for households experiencing homelessness. The Scattered Site Home Trust consists of the acquisition of 14 units for permanently affordable homeownership for low income households.

In addition to these HUD-related housing goals, the City of Vancouver's Affordable Housing Fund (AHF) supports the production, rehab, and acquisition of affordable housing units for residents earning under 50% AMI. Since 2016, the AHF has produced and preserved 1,061 affordable units within the city of Vancouver, provided rental assistance to 1,409 households, and supported 450 shelter beds. Through the City's annual CDBG, HOME, and AHF application process, an additional 8 applications for AHF funding were submitted, and 5 were selected for funding. The committee recommended AHF funding of \$3,500,000 for Housing Assistance and Services and \$730,000 for Temporary Shelter, totaling \$4,230,000 to serve 1,237 households earning less than 50% AMI.

AP-60 Public Housing – 91.220(h)

Introduction

Vancouver partners with the Vancouver Housing Authority (VHA) to support projects designed to provide affordable rental and homeowner housing, including assistance to people with disabilities and individuals and families experiencing homelessness. The VHA also provides Housing Choice Vouchers for households in Vancouver.

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

Prior to 2019, the Vancouver Housing Authority (VHA) had converted all its public housing units under the Rental Assistance Demonstration (RAD) program and didn't operate public housing projects as defined by HUD. In 2019, VHA reintroduced 28 units of Public Housing with the Caples Terrace project which houses youth who are escaping homelessness and those who are aging out of foster care. Public Housing funds were used for the construction of Caples Terrace.

VHA partners with local nonprofits to develop new public housing units to better assist residents. Columbia Non-Profit Housing partnered with VHA to rehabilitate an existing complex, Englund Manor Senior Apartments, as a public housing project. This project preserved 29 units as housing for seniors experiencing low-income and was completed in 2022.

VHA also partners with other nonprofit developers to create new public housing to better assist residents. Housing Initiative, a subsidiary of Council for the Homeless, constructed two new 46-unit projects targeting individuals with behavioral health challenges and those escaping homelessness. Both The Elwood and The Meridian consist of 46 units and provide Permanent Supportive Housing units designated as public housing.

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

To encourage more engagement in the work of the VHA, residents are encouraged to participate on the VHA Resident Advisory Board (RAB). The RAB meets to discuss and provide input on VHA initiatives. The VHA also has a Resident Commissioner who serves on the VHA Board of Commissioners. The Resident Commissioner must be housed in public housing or receive a Section 8 Housing Choice Voucher. Homeownership is encouraged for households in Public Housing and Family Self-Sufficiency programs. Family Self-Sufficiency (FSS) participants create a plan to use training, education and other community resources to become self-sufficient within five years. As part of the FSS program any increase in the tenant's share of rent due to increases in income are paid into an escrow account that becomes available to the participant upon successful completion of their plan. Many participants use the escrow account for down payment on a home.

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

The VHA is not a troubled housing authority, it is rated as a high-performing agency by the U.S. Department of Housing and Urban Development.

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

Introduction

The City of Vancouver continues to fund activities through service providers focused on reducing and ending homelessness for all segments of the population. The City will also continue to collaborate with the Council for the Homeless and Continuum of Care providers to prevent and end homelessness.

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

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

The City of Vancouver's HART team does daily outreach to people living outside. The City will also continue to partner with nonprofit partners conducting outreach as well as the Council for the Homeless' Housing Solutions Center, which is the coordinated entry system for Vancouver.

The City also partners with XChange Recovery to provide street outreach and needs assessment to people experiencing homelessness and addiction and/or behavioral health challenges through the Street Medicine program. Funding supports three Xchange Recovery Certified Peer Counselor to help 150 individuals identify goals, obtain a medical provider, addiction treatment, and/or mental health therapist, and find employment opportunities to support their financial needs while working towards their occupational goals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Vancouver will use other funding (Affordable Housing Fund) to support temporary shelters. The City also partnered with the county and the Vancouver Housing Authority to acquire a 63-room hotel that has been converted into a non-congregate shelter.

In 2021, the City's Homeless Assistance & Resource Team (HART) developed a comprehensive plan to utilize city-owned sites for people experiencing homelessness. The City hired a Homeless Response Coordinator to implement this plan and opened the first of three planned Safe Stay Communities (SSC). This site consists of 20 2-bed modular units and provides transitional housing to 40 people experiencing homelessness. In 2022, the City developed two additional SSCs, serving 40 individuals at each site. In 2023, the City plans to develop an additional two sites for a total of 5 Safe Stay Communities.

SSCs provide transitional housing for individuals, couples, and senior households. The sites are open to any member of the Vancouver community that is experiencing unsheltered homelessness, with a focus on those experiencing chronic homelessness. Potential residents of the SSC are referred by community outreach teams, complete an application, and go through a review process by the site operator prior to moving into the community. Each community has 24/7 on-site staffing and residents are expected to engage in support services and other activities offered by both the site operator and community social service providers.

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 City of Vancouver funds several organizations that assist people who are currently experiencing homelessness and are transitioning to permanent housing and independent living. The programs funded at Janus Youth are designed to assist homeless youth and young people exiting the foster home system to develop life skills and achieve independent housing through case management and rental assistance. All rental assistance programs funded by the City prioritize transitioning individuals out of homelessness. One hundred percent of the households served are projected to be off the street, temporary shelters, fleeing domestic violence or transitioning from mental health institutions.

In 2023, renters in the city of Vancouver continue to face increased housing insecurity due to the financial and health impacts of COVID-19. In response, the City has utilized its HOME allocation to support three TBRA service programs to transition and stabilize households that are experiencing or at risk of homelessness.

In addition to TBRA, the City supports housing production for families experiencing homeless through the Second Step and Evergreen Habitat for Humanity Acquisition projects that will provide a total of 27 affordable units for households experiencing low-income and homelessness.

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

The City of Vancouver has entered into an agreement with the Homelessness Prevention Consortium, which brings together a number of local agencies that work to prevent homelessness through short-term rental assistance. This assistance specifically targets vulnerable people who might have a temporary crisis, such as losing a job, a sudden illness, or the breakdown from a relationship. Additionally, this assistance is open to anyone who qualifies. The provision of several months of rental assistance is a much more cost-effective way to prevent homelessness in contrast to providing services to people who have an eviction on record and are currently experiencing homelessness. HOME-funded rental assistance will be used to help eligible households plug gaps in income that might occur as the result of serious illness, relationship breakdown, or other emergency circumstances. CDBG funds will be used to staff housing-focused case management programs for tenants in these rental assistance programs and people in addiction recovery.

Vancouver and Clark County established an Ending Community Homelessness committee. According to state law, counties are the lead agencies to address homelessness. Homelessness in Clark County has been a prominent issue in the community. City Council and city staff through the HART team are

engaged operationally. The City's role is to support Clark County in providing Homeless Crisis Response services. The City endeavors to keep the places frequented by residents experiencing homelessness as safe and healthy as possible. Priority items for City Council discussion with this group include the issue of chronic homelessness and those that need immediate shelter.

Discussion

Vancouver received \$2,496,110 in HOME-ARP funding through the American Rescue Plan. This funding must be used to support people who are homeless, or at risk of becoming homeless. The HOME-ARP plan has been submitted to HUD as an amendment to the 2021 Action Plan and proposes to award all HOME-ARP program funding to supportive service activities. This includes rental assistance, behavioral health services, case management, outreach, employment programs, legal assistance, and other services to assist people with moving into safe and stable housing or maintaining housing if they are at risk of losing it. With the 2023 funding cycle, Vancouver is proposing to award \$634,300 in HOME-ARP to four supportive service programs. Services include street outreach and medicine, rental assistance, and legal services to assist with housing barriers.

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

Introduction:

From the Vancouver Housing Action Plan, “The City of Vancouver, like much of the rest of the U.S., is experiencing a housing crisis. Years of underbuilding combined with unprecedented population growth in Clark County have created a persistent deficit in housing units of all types and affordable units in particular. This supply deficit is driving up the cost of rental housing and home prices and directly contributing to the rise in homelessness in our community.

To meet new demand and close the deficit within 10 years, Vancouver must:

- ▶ Increase annual housing production to at least 2,500 new housing units.
- ▶ Including 750 new housing units per year affordable to households earning 80% or less of area median income.

Achieving this increase in housing production will require implementation of a wide range of policies and programs to spur additional private and public development and accelerate the pace of change in the community. Many of these actions, such as land use reform or process improvements, lie within the administrative powers of the city and have the potential to stimulate the production of thousands of units of privately-funded, market rate housing. Achieving the target production of new affordable units will require new programs and new sources of funding to maximize the investment available, including the addition of funding streams beyond “traditional” affordable funds.”

Additionally, many households are still recovering from the pandemic and struggling with rapidly rising costs as inflation increases. Increased costs, loss of income, or illness can quickly lead to housing insecurity. Approximately half of all renters in Vancouver are considered cost-burdened (spending 30% or more of their income on housing). The City recognizes the importance of housing in fostering a healthy and livable community. Vancouver is committed to promoting safe, affordable housing and reducing homelessness through funding, partnership, and policy efforts.

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

The Housing Action Plan calls for 14 strategies in four areas to increase the number of new housing units and impact housing affordability.

Land Use

1. Update the City’s Comprehensive Plan to establish citywide housing and density goals and strategies
2. Update code to remove artificial barriers to density and additional housing types
3. Update single family zoning to achieve naturally affordable housing through broad allowance for middle housing options, especially for first-time homeowners

Direct Investment

4. Renew Affordable Housing Fund Levy

5. Seek high leverage investments to maximize units and households served
6. Pursue strategic land acquisition
7. Explore additional investments- System Development Charge (SDC) waivers, Multifamily Tax Exemption (MFTE) Fee-in-lieu, etc.
8. Explore development of homeownership programs

Incentives

9. Reorient MFTE to prioritize density and expand eligibility to high density corridors and districts
10. Align infrastructure investments with high density corridors
11. Offer additional incentives for density – lower parking minimums, additional height, etc.

Process

12. Evaluate development review processes to ensure consistency and efficiency, and reduce costs and time burden where appropriate
13. Establish clear guidance and timelines on new policies (e.g., green building requirements)
14. Explore process incentives like pre-approved Accessory Dwelling Unit (ADU) designs that meet code requirements

Discussion:

No additional discussion.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Vancouver has multiple strategies to meet the needs of the community. Although the CDBG and HOME fund contributions are small, they are a very important funding component.

Actions planned to address obstacles to meeting underserved needs

Several projects proposed for funding under the 2023 Action Plan address the goal of meeting underserved needs. Janus Youth will provide rental assistance to homeless and at-risk youth aging out of foster care. Council for the Homeless will provide diversion assistance along with a separate program that will provide motel vouchers for households experiencing literal homelessness. Thrive 2 Survive will host community events, bringing resources to and meeting the needs of people experiencing or at risk of homelessness. New Life Friend's Church will provide a faith-based addiction recovery and reentry program that educates and encourages residents to build a foundation in their faith and recovery. Community Mediation Services will provide eviction mediation services to households that are at risk of eviction. The Boys and Girls Club of Southwest Washington provides targeted outreach to youth who are at risk of experiencing community violence. Additionally, Lifeline Connections provides case management alongside TBRA for people who are struggling with substance abuse and/or mental health issues.

Actions planned to foster and maintain affordable housing

The City of Vancouver utilizes the Multi-Family Tax Exemption (MFTE) program authorized by state RCW 84.14, to encourage new private multi-family development and redevelopment within designated target areas to accommodate future population growth and encourage affordable housing. This program exempts project owners from the new construction tax value cost, for residential development.

This program is currently undergoing a significant update with 9 new proposed target areas and a revision to the tax incentives to better incentivize housing affordability and density. The City anticipates implementing updates to MFTE in the 2023 program year.

The City of Vancouver also uses the Affordable Housing Fund (AHF), a voter approved levy of \$42 million (\$6 million annually over 7 years) to fund projects that benefit very low-income households within the city who earn less than 50% of area median income. Through 2023, the City will make funding available to community partners for projects and programs that:

- Build and preserve long-term affordable housing in Vancouver
- Provide temporary shelter to people experiencing homelessness
- Provide rental assistance and services to help households avoid eviction or access a rental unit

Voters recently approved a renewal and increase to the AHF levy. The existing levy expires at the end of 2023 and beginning in 2024, a new AHF levy will collect \$10 million per year over 10 years, for a total of \$100 million for affordable housing and homelessness assistance.

Actions planned to reduce lead-based paint hazards

The City continues to require lead-based testing for houses during housing quality and safety inspections and for any rental assistance units and rehabilitation work on structures built before 1978.

Actions planned to reduce the number of poverty-level families

The City of Vancouver continues to fund various assistance from rapid rehousing and homelessness prevention, substance use recovery, new and rehabilitated affordable housing units and business assistance to help stabilize at risk populations and move them toward self-sufficiency.

Actions planned to develop institutional structure

City Council members and other city staff serve on various nonprofit agency boards including service providers, economic development companies and chambers of commerce.

City of Vancouver Council members are also participants of the Community Action Advisory Board which awards various community funding to nonprofit agencies for homelessness prevention and other basic services. The City also participates in the coordination of homeless services, job training and housing programs through the Continuum of Care and Community Action Advisory Board.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Vancouver has a wide variety of programs and involve partnerships between public housing providers and private developers. The City continues to create and utilize new and innovative funding sources such as the local Affordable Housing Fund and Multifamily Tax Exemption programs that are available to private developers and nonprofit housing agencies allow the City to further supplement CDBG and HOME funding.

Discussion:

No additional discussion.

Program Specific Requirements

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

Introduction:

Generally, CDBG funding is dedicated solely to activities that benefit people with low to moderate income. During the COVID-19 pandemic recovery, some additional flexibility was allowed to help business owners over 80% AMI access technical assistance to modify business practices to recover from the economic slowdown.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

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

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

The City of Vancouver does not use HOME funds other than those identified by 92.205.

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

The 2023 Action Plan does not propose any new HOME projects that require resale or recapture guidelines.

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

The 2023 Action Plan does not propose any new HOME projects that require resale or recapture guidelines.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Vancouver does not anticipate using HOME funds in this manner.