CLARK COUNTY CDBG AND HOME PROGRAMS

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR PY 2010

(July 1, 2010 to June 30, 2011)

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EXECUTIVE SUMMARY

Purpose

The purpose of this Consolidated Annual Performance and Evaluation Report (CAPER) is to present to the public and the U.S. Department of Housing and Urban Development how Clark County attained the goals and objectives established in the 2010–2014 Clark County Consolidated Housing and Community Development Plan (HCDP). This 2010 CAPER also reports how federal funds available for housing and community development were utilized during the program year.

Program Specific Information Available upon Request

This CAPER is designed to provide a meaningful overview of Clark County's progress in addressing affordable housing needs, in improving the living environment of low-income residents, and in expanding economic opportunities. In addition to the narrative summaries in this report, more detailed information about specific projects is available upon request. Additionally, a copy of the 2010-2014 HCDP is available. Please contact Clark County Department of Community Services, 1601 E. Fourth Plain Blvd, Building 17, Suite C214, Vancouver, WA 98661 (Mail: PO Box 5000, Vancouver, WA 98666). The telephone number is (360) 397-2130. Any comments on this report should be directed to Peter Munroe, Housing and Community Development Program Manager at the above address.

I. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

Federal Funds Made Available for Furthering Objectives of Consolidated Plan

Total funds available for PY 2010 (including estimated program income): $ 3,179,415
Total amount of funds committed in PY 2010: $ 3,179,415

Geographic Area Covered by the CAPER

The geographic area is comprised of the incorporated cities of Battle Ground, Camas, LaCenter, Ridgefield, Washougal, Woodland, the town of Yacolt and the unincorporated area of Clark County.

II. GENERAL PROGRAM NARRATIVE

Assessment of Strategic Plan Goals and Objectives
For program year 2010, Clark County received $1,475,636 in CDBG entitlement funds and $576,367 in HOME funds from HUD. These funds were used to address the following objectives and strategies contained in the 2010-2014 HCDP. Listed below are the projects that were funded, linked to each objective.

Goal 1: Establish and Maintain a Suitable Living Environment and Economic Opportunities

Strategy 1: Support acquisition of, and improvements to, facilities that provide services to low income, elderly or special needs persons.

In the 2010 program year, Clark County assisted the following projects:

Projects Completed as of June 30, 2011:

- City of Camas – Community Center Mobility Improvements. Renovation to improve accessibility into the building.

Projects Underway as of June 30, 2011:

- Clark County Food Bank – Warehouse and Distribution Center. Construction of a food warehouse to include storage and shipping, drive-in freezers and coolers, offices and meeting space.
- Janus Youth – Oak Grove facility upgrades. Upgrades to HVAC system, fire alarm system replacement, upgrade to secure front door and gutter replacement for emergency youth shelter.

New Projects not yet under contract as of June 30, 2011:

- None

Strategy 2: Revitalize and enhance low-income neighborhoods and communities by improving their physical and social character and eliminating slums and blight.

During the program year, Clark County undertook a number of activities in pursuit of Strategy #2. These activities are as follows:

Projects Completed as of June 30, 2011:

- Battle Ground 1st Street Pedestrian Improvements. Improvements on the south side of 1st Street including curb, gutter, landscaping, sidewalk, storm water and road improvements.
- Camas Evergreen ADA Ramps. Construction of curb ramps to provide accessibility at various intersections in downtown Camas.
- La Center Elm Avenue Completion. Installation of sidewalks, curbs and curb ramps along E. Elm Avenue.
- Ridgefield Maple Street Sewer Collection Improvements. Replacement of sewer laterals for eligible homes and upgrades to the City's existing sewer main.

- Ridgefield Sargent Street Neighborhood Garden Project. Construction of a neighborhood garden including water, fencing, benches, raised beds, a garden shed, gravel path and sidewalks.
- Yacolt Town Park Improvements. Upgrades to town park including a tennis court, skateboard area, park security and electrical equipment.

Projects under Construction as of June 30, 2011:

- Washougal "E" Street Improvements. Design and construction of sidewalks, ADA ramps and driveways in front of various residential properties along "E" Street, between Lechner and 32nd Street.
- Yacolt Elevator for New Town Hall. Installation of an elevator in the new town hall to enable individuals with disabilities to safely access the second floor.

New Projects not yet under contract as of June 30, 2011:

- Battle Ground 3rd Street Improvements
- Camas Crown Park ADA Ramps
- LaCenter Old Town Pedestrian Way Improvements

Strategy 3: Support economic vitality through activities that build a diverse economic base that enhances the opportunity for low-income persons to be come financially independent.

The County continues to support the Columbia River Economic Development Council (CREDC), Vancouver Downtown Association, and other organizations involved in bringing new businesses into the community. The County also continues to support local educational institutions to provide training relevant to the needs of employers in the community, and efforts to enhance their offerings so that the skill level of the local workforce is attractive to businesses considering locating in the Vancouver area. Clark County has also supported the following economic activities in 2010:

- As a member of the Clark County Asset Building Coalition, the county has helped determine community needs, identify and target priority asset building strategies, consolidate resources and build active membership between non-profit organizations, local government agencies and private market financial institutions. Specific objectives include: increasing financial education opportunities countywide, establishing a local Bank On Clark County effort, an EITC outreach campaign, and increasing Individual Development Accounts for low-income participants.

- Partners In Careers (PIC) is a nonprofit organization that works with families with children, refugees, low-income seniors and adults facing multiple challenges to employment such as homelessness, debt, addiction and mental illness. PIC provides job training, placement and coaching to help people achieve economic independence. They also provide employers with qualified and pre-screened employees. Programs include the Community Jobs Program, senior and refugee programs, and services for veterans through the Veteran Women Program and Homeward Bound.

- The Southwest Washington Workforce Development Council (www.swwdc.org) provides leadership and resources for WorkSource services and also works closely with the CREDC to broker employment and training services for new and expanding businesses.

Goal 2: Ensure Decent Affordable Housing

Strategy 1: Increase the supply of housing in urban growth areas that is affordable to renter households earning 60% or less of area median income. Projects should serve households with a range of incomes, provide a variety of unit sizes, incorporate universal design and meet recognized sustainability standards.

During the program year, Clark County addressed these issues through its support of the following activities/organizations:

Projects Completed as of June 30, 2010:

- Affordable Community Environments – Bethea Park Apartment Renovation. Acquisition and rehabilitation of 32 rental units in an existing project-based Section-8 building in Washougal.

Projects under Construction as of June 30, 2010:

- Affordable Community Environments – McCallister Village Apartments. Construction of 48 affordable multi-family rental units in West Vancouver.
- Vancouver Housing Authority – Camas Ridge. Construction of 51 units of multi-family rental housing in Camas. Of these units, 26 will be designated affordable rental units.

New Projects not yet under contract as of June 30, 2010:

- Longview Housing Authority – Lilac Garden Apartments new construction of approximately 35 – 38 units of affordable multi-family rental housing in Woodland, WA.

Clark County also pursued the following initiatives during the program year:

- Continued to provide information and technical assistance to nonprofit housing developers for the creation of rental housing units. Facilitated workshops on financing, grant writing, and other aspects of affordable housing.
- Continued to assist agencies in obtaining additional technical support such as CHDO development and proposal development.
- Supported applications from private and nonprofit housing developers proposing to create rental housing using the Washington State Housing Tax Credit program.
- Continued to work with members of the Continuum of Care Planning Group to develop a network of landlords who were willing to accept high-risk residents.

Strategy 2: Preserve existing affordable housing threatened with loss due to condition, location, expiring federal contracts, redevelopment efforts, lead-based paint or other situations.

In this program year, Clark County worked to stem the loss of affordable housing through its continued support for the following:

Projects Completed as of June 30, 2011:

- Clark County Minor Home Repair Program had 27 total projects completed. This includes 6 projects for the Accessibility Program and 21 projects for Emergency Home Repair.
- Clark County Homeowner Rehabilitation Program. This program provides low interest loans to homeowners in the County outside of Vancouver to rehabilitate single-family, owner-occupied homes. Six households received loans for rehabilitation projects, two of which were septic replacement.

Projects Underway as of June 30, 2011:

- Clark County Minor Home Repair Program has six total projects underway. This includes three projects for the Accessibility Program and three projects for Emergency Home Repair.
- Clark County Homeowner Rehabilitation Program. This program provides low interest loans to homeowners in the County outside of Vancouver to rehabilitate single-family, owner-occupied homes. Six households received loans for eligible homeowner rehabilitation projects, two of which are a septic replacement/repair.

New Projects not yet under contract as of June 30, 2011:

- Affordable Community Environments – Covington Commons siding replacement.

Clark County also pursued the following initiatives during the program year:

Clark County continued to integrate the Homeowner Rehabilitation Loan Program with Weatherization, especially in areas targeted in the H&CD Plan as having a high percentage of at-risk housing units. Furthermore, three new practices/programs were further integrated into the Weatherization program:

- The Refrigerator Replacement Program: The Weatherization program will replace refrigerators that are inefficient for households at or below 200% of the poverty level for Clark County.
- Treat Electronic Audit Requirement: This is a computer program provided by the WA State Department of Commerce (COM) that allows Clark County housing inspectors to provide a plan for the most cost effective and efficient manner for weatherizing a home. The program works on a laptop computer and allows inspectors to discuss options with the homeowner/renter during an initial site visit.
- In-field client education to directly address individual household energy use/consumption. An individualized list of ways to decrease energy consumption is created in the home and will be reviewed 12 months later for energy savings and lifestyle adjustments.

Strategy 3: Promote homeownership opportunities for low- and moderate-income households, including persons with disabilities and first-time homebuyers.

During the program year, Clark County promoted homeownership opportunities through its support for the following projects:

Projects Completed as of June 30, 2011:

- Columbia Nonprofit Housing – First Home Loan Program: HOME and CDBG funding for six first-time homebuyers.

Clark County also pursued the following initiatives during the 2010 program year:

- Continued to support and coordinate with the Community Housing Resource Center, which provides education and counseling to households to create financial security, housing stability, or homeownership opportunities.
- Support new lending models and techniques to assist low-income households become homeowners.

Strategy 4: Create additional housing opportunities for self-sufficiency for low-income elderly and persons with disabilities and special needs. Projects should incorporate universal design and meet recognized sustainability standards.

During the program year, Clark County provided funding to address these issues through its support for the following projects:

Projects Complete as of June 30, 2011:

- No projects completed.

Projects in Progress as of June 30, 2011:

- No projects currently underway.

New Projects not yet under contract as of June 30, 2011:

- Columbia Nonprofit Housing – Cherry Park Apartments new construction
- Community Services NW – The Compass Program new construction

Clark County also pursued the following initiatives during the 2010 program year:

- Clark County continued to assist the building of capacity of local nonprofits to enable them to develop, own, and manage housing units for affordable and supported housing.
- Clark County and the Vancouver Housing Authority continued to advocate for increased state and federal funding for rental housing for persons with special needs, including persons with developmental disabilities, mental illness, physical disabilities, AIDS, and the elderly.
- Clark County continued to work with the Southwest Washington consortium on HIV and AIDS to develop low-cost housing.

- The Vancouver Housing Authority (VHA) provides subsidized housing for about 2,194 elderly and disabled households through owned and/or managed housing and Housing Choice Voucher assistance. These households represent 66% of the VHA's subsidized housing residents and have an average income of $995 per month. Of the VHA's elderly/disabled households, 87% are disabled, including those who are both elderly and disabled. In addition, there are 1,681 disabled and elderly households on the VHA's waiting list for assistance. The VHA employs a full-time Resident Service Coordinator to support elderly and disabled residents of VHA housing in their desire to remain independent in their own home. This Coordinator assesses service needs, determines eligibility for services and works with other agencies to link residents to supportive or medical services.
- The VHA is one of about 30 housing authorities chosen nationwide by the Department of Housing and Urban Development to participate in the Moving to Work (MTW) demonstration program. Since April 1999, VHA has developed and implemented a variety of alternate ways to deliver housing assistance that increases administrative efficiency and reduces cost, encourages self-sufficiency among families with children and increases housing choice.

Strategy 5: Plan for and support strategies and initiatives to promote fair housing and increase access to housing and housing programs.

In 2010, Clark County continued to support Fair Housing Council of Oregon's efforts to disseminate fair housing information to the public through support for Housing Connections, a regional housing search web site, through community agencies, and through support for fair housing conferences. Clark County also provides fair housing technical assistance to housing providers and others as needed.

In PY 2010, Clark County began updating the Analysis of Impediments to Fair Housing. The results will be available in 2011.

Goal 3: Provide Services to End Homelessness

Shrinking resources, greater competition for private donations and volunteers, and increasing demands for service combine to overwhelm the budgets of existing shelters and service providers. Local document recording surcharges are a source of over $1,000,000 annually for homeless services.

Clark County pursued the following initiatives during the 2010 program year:

- Clark County explored ways to stabilize funding for emergency clothing, food, and financial assistance for low-income persons at risk of becoming homeless.
- The Council for the Homeless and Clark County continued to participate in advocacy and planning activities of the Washington State Coalition for the Homeless.
- Clark County, the VHA, and others continued to advocate at the state level for increased funding for services and facilities for people who are homeless.
- Clark County participates in community-wide Continuum of Care planning process and supports implementation of the Continuum of Care Plan.
- Clark County, along with other participants of the Continuum of Care group, leveraged Continuum of Care dollars by tapping into resources from state, county, local and private foundations such as the Washington State HTF, SHP, ESHP and Enterprise Foundation.

- In 2010, the Coalition of Service Providers for the Homeless participated in workgroups to work on specific strategies in the 10 Year Homeless Plan. The workgroups are:
    1. Housing Inventory and Analysis
    2. Youth Service Integration
    3. Employment Service Integration
    4. 10 Year Planning
    5. Data Management and Analysis
    6. Discharge Planning and Prevention
    7. Housing Partnerships
- The Strategies in the HCDP Objective Three - Provide Services to End Homelessness are directly from the 10-Year Homeless Plan.

Strategy 1: Prevention/diversion/discharge planning: Programs aimed to keep at-risk people in their housing, approaches to divert people from jail into housing and treatment services, and policies/resources that assure people are discharged from correctional facilities, hospitals, residential treatment facilities, and foster care with affordable housing and necessary supporting services in place.

During the program year, Clark County provided funding to help prevent homelessness through its support for the following projects:

Projects Underway as of June 30, 2011:

- Share ASPIRE Transitional Housing Program. This is an ongoing tenant-based rental assistance program that provided assistance to 75 households (24 new)
- Share ASPIRE Administration

New Projects not yet under contract as of June 30, 2011:

- Clark County Homeless Engagement Collaboration – rental assistance program

Clark County addressed this strategy through the following initiatives:

- Clark County is a member of the Clark County Asset Building Coalition which has worked to determine community needs, identify and target priority asset building strategies, consolidate resources and build active membership between non-profit organizations, local government agencies and private market financial institutions. The Coalition is also increasing financial education opportunities, establishing a local Bank On Clark County effort and increasing EITC outreach.

Projects funded in program year 2010 included:

- CRMHS Clearview Employment Program: Employment services for homeless families and individuals to find mainstream employment and educational services. Staff conduct outreach at multiple sites, including shelters and mental health clinics. They use person-centered planning, rapid job search assistance, and link with community partners and resources for assistance in overcoming barriers.
- Second Step Rent Well Tenant Education: Second Step provides trainer certification for the Rent Well program, a six-week class designed to help people learn to be successful renters and deal with barriers to rental housing, such as no rental history, evictions, or poor credit. Participants receive information

about money management, how to find affordable housing, and how to be a responsible tenant.

- Volunteer Lawyers Program: Support for free legal services to low-income and homeless persons in Clark County. Homeless Court, Homeless Clinics, Advice Clinics and Direct Representations are all components of Volunteer Lawyers. Legal services can directly achieve the objective of reducing the numbers of homeless families and individuals.
- Salvation Army Moving Forward Together: A combination of case management, rent/mortgage subsidies, and employment services with Partner in Careers and Life Skills classes taught by WSU Extension. Current funding for the program is through the United Way. Local funds provide additional rent/mortgage subsidies to assist clients.
- 211 Info: Operation of a helpline that provides information and referral to Clark County residents who are experiencing, or at risk of homelessness. The line operates 5 days a week from 8 AM to 6 PM.
- Salvation Army Fresh Alliance: Volunteers retrieve fresh and frozen food items from participating area grocery stores for distribution to all Clark County Food Banks.
- Share Individual Development Accounts (IDA): IDAs are bank saving accounts to assist in the purchase of an asset that will lead to self-sufficiency and moving people out of poverty. IDAs offer a 2:1 match toward the purchase of a home, obtaining education, or starting a small business and a 1:1 match for a car or computer. The program includes case management, money management training and education related to their overall goal.
- Community Voice Mail: Voice mail boxes for homeless and low-income households, providing 24-hour access to phone messages from potential employers, landlords, social workers and family members.
- Homeless Grant Assistance Program: Clark Homeless Engagement Collaboration coordinates and expands systems of care for the most vulnerable segment of Clark County's homeless population – those living on the street and in encampments, and those with mental health and/or co-occurring substance abuse disorders transitioning from jail, prison, hospital or an institution.
- Veterans Assistance Program: Local property tax funding provides emergency rent, utility, food, transportation, prescription and burial expenses to eligible veterans earning less than 150% of poverty. The funding was also used to provide an annual Veterans Stand Down, a one-day event providing services and supplies to homeless veterans.
- Janus Acorn Program: Assistance to young people transitioning out of foster care, or being released from juvenile facilities to prevent youth homelessness. Case management and rental assistance is provided in semi-supervised independent living apartments.
- Partners in Careers (PIC): Additional employment services for Moving Forward Together participants through employment preparation, job development and job retention services.
- Washington State Department of Veterans Affairs Veterans Reintegration Program: Case management to reduce recidivism, incarcerations, and increase stable living environments of veterans transitioning from jail.

New efforts underway beginning January 2011:

- Clark County Veterans Assistance Center: Provides a safe environment and a listening ear for veterans and members of the United States Armed Forces and their families. Volunteers help clients build positive and productive relationships through community reintegration and assistance with challenges and barriers to community living.

Strategy 2: Housing plus supportive services: Expand affordable housing available and provide necessary supporting services to assist homeless youth, families, and single adults reach self sufficiency. For most homeless populations, services will be transitional; more intense initially and tapering off over time. For chronic homeless/disabled population, ongoing support services linked to affordable housing should be required.

Clark County addressed this strategy through the following initiatives:

- Clark County continued to administer the Low-Income Home Energy Assistance Program, which provides emergency assistance with utility bills. The total assistance provided was $2,684,030 to 5,995 households.
- Clark County continued to participate in the Coalition of Service Providers, led by the Council for the Homeless, which is responsible for the coordination of Continuum of Care funding in Clark County.
- The Council for the Homeless worked with providers and members of the Continuum of Care planning group to develop an application for funding through the McKinney Program. In 2010, six agencies continuing grants were awarded, for a total of $911,444.
- The Council for the Homeless and the Vancouver Housing Authority established MOUs with five agencies to provide 50 project-based Housing Choice vouchers for people who are homeless and identified as strong candidates for gaining self-sufficiency with short-term limited supports.
- The Vancouver Housing Authority in collaboration with the WA Department of Social and Health Services acquired 25 Family Unification Program Vouchers to house families capable of having their children returned from Child Protective Service but for lack of housing.
- The Vancouver Housing Authority in collaboration with The US Department of Veterans Affairs acquired 70 Housing and Urban Development/Veterans Administration Supported Housing Vouchers to permanently house homeless veterans.
- Clark County continued to administer the Weatherization Program for rental and homeowner units. Three hundred and thirty low-income households were served throughout Clark County last year.

Projects funded in program year 2010 included:

- Community Services NW Welcome Home: Supportive housing with intensive case management for chronically homeless high-needs individuals with a dual diagnosis of drug or alcohol addictions and mental health or physical disabilities.
- Share ASPIRE: A tenant-based housing program, which helps transition families from shelters into permanent housing through the use of rental subsidies and on-going case management.
- In 2009, Share was awarded a 2-year McKinney-Vento Continuum of Care Bonus Funding grant ($51,687) to support housing costs for families in their Bridges to Housing Program that provides intensive case management services to families that historically use resources at high rates.
- Share Bridges to Housing Project: ASPIRE tenant-based rental assistance provides housing and case management to chronically homeless individuals and families.
- Second Step Housing Operating Costs: Support for 10 units of transitional housing for low-income women in treatment and recovery, and their children. Clients enter the program from homelessness.
- Council for the Homeless Community Housing Specialist: Provides outreach, incentives, and links between landlords and programs who serve difficult to house people and maintains an affordable housing inventory for Clark County.

Strategy 3: Short term emergency response: Quickly identify people who are homeless, assess their needs, and move them into housing with appropriate supporting services. They include outreach, shelter, and rapid access to benefits, services, and affordable housing.

Clark County pursued the following initiatives during the 2010 program year:

- Clark County and the Council for the Homeless continued to explore sources of operating funds used by other shelters in Washington State to identify additional sources for Clark County.
- Clark County continued to participate in monthly Emergency Shelter Clearinghouse meetings. This group is composed of shelter managers, transitional housing staff and formerly homeless people. The committee makes recommendations on the expanded winter severe weather plan, coordinates motel voucher programs and organizes monthly training for staff and volunteers.
- Clark County has a SOAR trainer who trains case managers to assist homeless adults with serious mental illnesses and co-occurring disorders with the application process for Social Security disability benefits. These benefits are among the first steps toward recovery and stability for many people experiencing homelessness. The curriculum provides an in-depth, step-by-step explanation of the application and disability determination process for SSI and/or SSDI.

Projects funded in the program year 2010 included:

- Emergency Shelter Clearinghouse: a hotline that operates from 9:00 a.m. to 8:00 p.m., seven days a week. The Hotline operators "pre-screen" callers and attempt to direct them to housing options or to other appropriate services before placing them in an emergency shelter.
- Share Shelter Programs and Hunger Response: Share operates four homeless shelters year-round. The Winter Hospitality Overflow (WHO) operates nightly from November through March. The Share Backpack program provides food for children in area schools to take home on weekends. The Share meal program provides men, women and children with food at each of the shelters, including a drop-in program for anyone who is hungry.
- Share Outreach: Share's new Service Center will open September 2011 to provide a clean, safe, and welcoming facility where homeless individuals and families can come to use restrooms, showers, and laundry equipment. The Center will include a day resource room with access to phones, voice mail, internet, and community resources. In addition, the Center will provide hygiene products, minor first aid supplies, laundry soap, clothing, and case management.
- Janus Youth Outreach: A street outreach program that identifies where Clark County youth are congregating, determines the number of youth on the street and refers them to services and support that help them transition out of street life.
- YWCA SafeChoice: Serves victims of domestic violence by providing a 24-hour crisis line, shelter, children's advocacy program, legal advocacy, counseling, support group facilitation, safety planning and community education. The program helps reduce and prevent the number of homeless families by maintaining current domestic violence services and expanding emergency rental assistance.

Strategy 4: System wide Improvement: The Clark County Homeless Plan contains two strategies that are designed to improve the overall performance, efficiency, and accountability of the homeless system.

Clark County pursued the following initiatives during the 2010 program year:

- Through the Continuum of Care model, local homeless service providers have worked toward establishing a more coordinated approach to ensure that homeless individuals, youth and families receive the services (shelter, counseling and training) they need.
- Clark County supported efforts to increase coordination between service providers through the Council for the Homeless and the Coalition of Service Providers. However, greater opportunities for coordination still exist, including the coordination of case management between programs, sharing of program data for funding applications, and consistency of policies and procedures between shelters to assure greater access to services.
- The Council for the Homeless continues to work with local agencies to increase the presence and effectiveness of the local HMIS program which tracks services provided to people who are homeless.

Projects funded in program year 2010 included:

- Council for the Homeless - Community Planning: The Council facilitates the Coalition of Service Providers for the Homeless and the Homeless Task Force, a consortium of nonprofit agencies, businesses, community groups, government agencies and individuals who are homeless or formerly homeless. The Coalition assists in identifying critical gaps in service, prioritizes needs and plans for solutions to reduce homelessness. The Council produces the annual HUD Continuum of Care grant application and coordinates the annual Point in Time count in January.
- Council for the Homeless - Homeless Management Information System (HMIS): takes the lead in data collection through Service Point, a system that links homeless programs and gathers long-term unduplicated information. Data is used to gather statistical and categorical information on the local homeless population to be used in the assessment and analysis of needs and services. HMIS also provides training, technical assistance and ongoing trouble shooting with all HMIS clients.

CONSOLIDATED FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN GOALS

OBJECTIVE ONE
Establish and Maintain a Suitable Living Environment and Economic Opportunities

	Activity	5 Year Goal	Outcomes
Strategy 1: Support acquisition of, and improvements to, facilities that provide services to low-income, elderly or special needs persons. **HUD Community Planning & Development Performance Measures:** **Objective:** Suitable Living Environment **Outcome:** Sustainability	CD-1.1: Support acquisition of, and improvements to, community facilities to enhance service delivery to low-income persons (consistent with neighborhood/ community plans). Facilities should meet sustainability and accessibility standards.	10 organizations	2
Strategy 2: Revitalize and enhance low-income neighborhoods and communities by improving their physical, social character and elimination of slums and blight. **HUD Community Planning & Development Performance Measures:** **Objective:** Suitable Living Environment **Outcome:** Sustainability	CD-2.1: Fund infrastructure improvements (streets, sidewalks, storm drainage, water, sewer) needed in eligible neighborhoods and communities (consistent with neighborhood/community plans).	15 activities	3
	CD-2.2: Fund the acquisition of, and improvements to, parks and recreation facilities to improve the livability of low- and moderate-income neighborhoods (consistent with neighborhood/community plans). Facilities should meet sustainability standards.	10 activities	2
Strategy 3: Support community economic vitality through activities that build a diverse economic base that enhances the opportunity for low income persons to become financially independent. **HUD Community Planning & Development Performance Measures:** **Objective:** Economic Opportunity **Outcome:** Availability/Accessibility	CD-3.1: Support activities that retain or create jobs for low/moderate-income persons.	2 activities	

OBJECTIVE TWO
Ensure Decent Affordable Housing

	Activity	5 Year Goal	Outcomes
Strategy 1: Increase the supply of housing in urban growth areas that is affordable to renter households, earning 60 percent or less of AMI. Projects should serve households with a range of incomes, provide a variety of unit sizes, incorporate universal design and meet recognized sustainability standards. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Affordability	AH-1.1: Support the construction of new affordable rental housing.	40 HHs 0-30% AMI*	8
		35 HHs 30-50% AMI	7
		12 HHs 50-80% AMI	2
		87 HHs total	
	AH-1.2: Support acquisition and/or rehabilitation of rental housing to increase affordable housing stock.	10 HHs 0-30% AMI	2
		15 HHs 30-50% AMI	3
		5 HHs 50-80% AMI	1
		30 HHs total	
Strategy 2: Preserve existing affordable housing threatened with loss due to condition, location, expiring federal contracts, redevelopment efforts, lead-based paint, or other situations. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Affordability/Accessibility	AH-2.1: Support preservation of existing low-income single-family housing.	10 HHs 0-30% AMI	2
		15 HHs 30-50% AMI	3
		15 HHs 50-80% AMI	3
		40 HHs total	
	AH-2.2: Support preservation of existing low-income rental housing.	10 HHs 0-30% AMI	2
		10 HHs 30-50% AMI	2
		10 HHs 50-80% AMI	2
		30 HHs total	
	AH-2.3: Reduce accessibility barriers in single-family owner occupied and rental housing.	15 HHs 0-30% AMI	3
		15 HHs 30-50% AMI	3
		10 HHs 50-80% AMI	2
		40 HHs total	

OBJECTIVE TWO
Ensure Decent Affordable Housing

	Activity	5 Year Goal	Outcomes
Strategy 3: Promote homeownership opportunities for low- and moderate-income households, including persons with disabilities and first-time homebuyers. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Affordability/Accessibility	AH-3.1: Support homeowner assistance for first-time or low-income homebuyers and encourage participation in pre- and post-purchase housing education.	1 HHs 0-30% AMI	0
		5 HHs 31-50%AMI	1
		50 HHs 51-80% AMI	10
	AH-3.2: Support techniques to assist low-income households to become homeowners or preserve home ownership.	Ongoing – will report in narrative form	
Strategy 4: Create additional housing opportunities for self-sufficiency for low-income elderly and persons with disabilities or special needs. Projects should incorporate universal design and meet recognized sustainability standards. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Affordability/Accessibility	AH-4.1: Support the creation of housing for low-income elderly.	18 HHs 0-30% AMI	3
		16 HHs 30-50% AMI	3
		10 HHs 50-80% AMI	2
		144 HHs total	
	AH-4.2: Support the creation of housing for disabled and special needs populations.	25 HHs 0-80% AMI	5
Strategy 5: Plan for and support strategies and initiatives to promote fair housing and increase access to housing and housing programs. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Accessibility	AH-5.1: Work to increase access to housing for households with special needs.	Ongoing – will report in narrative form	
	AH-5.2: Disseminate fair housing information to the public through support for regional housing search services, through community agencies, and support of fair housing conferences.		
	AH-5.3 Provide fair housing technical assistance to housing providers and community.		

**HH = Household*
AMI = Area Median Income

OBJECTIVE THREE
Provide Services to End Homelessness

	Activity	5 Year Goal	Outcomes
Strategy 1: Prevention/diversion/discharge planning: Programs and policies to keep at-risk people in housing, divert people from jail into housing and treatment services, and assure people are discharged from correctional facilities, hospitals, residential treatment facilities, and foster care with affordable housing and necessary supporting services in place. **HUD Community Planning & Development Performance Measures:** **Objective:** Decent Housing **Outcome:** Affordability	HS-1.1: Increase housing stability for those at risk of homelessness by supporting and expanding programs that provide rental assistance, eviction prevention, incentives for landlords to rent to low income households, and other supportive services.	40 HH maintain housing stability through the receipt of financial assistance; 50 HH avoid eviction.	18
		100 families will not become homeless as a result of accessing the specific assistance.	20
	HS-1.2: Increase coordination among programs that provide care and services to low-income people in order to consistently assess and respond to their housing needs to prevent homelessness, and ensure public institutions discharge people into housing.	Establish and refine a discharge plan and re-entry procedures from hospitals, jails, prisons, treatment programs and foster care of juvenile facilities.	
Strategy 2: Housing plus supportive services: Expand affordable housing available and provide necessary supporting services to assist homeless youth, families, and single adults reach self sufficiency. For most homeless populations, services will be transitional; more intense initially and tapering off over time. For chronic homeless/ disabled population, ongoing support services linked to affordable housing should be required. **HUD Community Planning & Development Performance Measures:** **Objective:** Suitable Living Environment **Outcome:** Availability	HS-2.1: Preserve and expand the supply of permanent housing and supportive housing affordable to those with very low incomes.	50 housing units for HH below 30% AMI will be preserved or developed.	10
	HS-2.2: Preserve and expand the supply of transitional supportive housing for individuals and families.	Support current transitional housing programs.	
		Create 20 beds of supportive housing for chronically homeless and 25 beds for non-chronically homeless	9
	HS-2.3: Increase access to educational and employment programs to increase earning potential for individuals who are homeless, or at risk of homelessness, and lead to self-sufficiency.	20 persons who are chronically homeless get supported employment	
		30 unemployed people who are at-risk or temporarily homeless get jobs	
		75 people will complete credit building and financial planning training	

Provide Services to End Homelessness

	Activity	5 Year Goal	Outcomes
Strategy 3: Short term emergency response: Quickly identify people who are homeless, assess their needs, and move them into housing with appropriate supporting services. They include outreach, shelter, and rapid access to benefits, services, and affordable housing. **HUD Community Planning & Development Performance Measures:** **Objective:** Suitable Living Environment **Outcome:** Availability/Accessibility	HS-3.1: Maintain an effective outreach program to chronically and non-chronically homeless persons having difficulty accessing services in order to link them to resources.	25 people who are homeless receive detox, mental health and medical services	5
		75 people who are homeless are treated at the free clinic	15
		Funding and location identified for a Resource Center	
	HS-3.2: Ensure availability and access to clearinghouse, emergency shelter and services in the existing shelter system.	Continue to fund and increase access to current shelter and outreach programs	
		30-60 youth per year will move toward self-sufficiency through transitional housing and case management	9
Strategy 4: System wide Improvement: The Clark County Homeless Plan contains two strategies that are designed to improve the overall performance, efficiency, and accountability of the homeless system.	HS-4.1: Plan and coordinate system-wide to efficiently manage limited resources for ending homelessness.	Report on progress toward meeting goals, and updates to 10-Year plan every 2-3 years	
	HS-4.2: Build on successful implementation and expansion of Homeless Management Information System (HMIS) in Clark County.	Analyze HMIS data to determine where additional exploration is needed to understand homelessness in Clark County	
		Incrementally expand the agencies participating in the HMIS and collecting performance outcome measurements	

Affirmatively Furthering Fair Housing

Clark County worked on an updated Analysis of Impediments to Fair Housing during the 2005 program year. The County approved the document in 2006. The plan is currently in the process of being updated and should be completed in he Fall of 2011.

Summary of Impediments

The following impediments to fair housing in both jurisdictions are:

- As the income of applicants increases, the loan denial rates of minorities continues to stay high relative to whites; and
- The geographic distribution of denial rates within Clark County still is predominantly an urban event, with the City of Vancouver having higher denial areas than the remainder of the County.

Questions identified in the study to be considered:

- Is there good cause for higher rates in the urbanized areas?
- Will denial rates for whites and non-whites continue to trend closer together?
- While housing prices are rising faster than income, is lack of income the primary reason for denial?
- Are predatory lending practices having an impact in Clark County?
- Can the First Home Loan Program further stimulate interest, and loan approvals, for minority and female heads of households?

Actions Taken to Overcome Effects of Impediments

- Clark County sees the First Home Loan Program as a catalyst to show that it is in the best interest of local lenders to provide first mortgage loans for minority and female heads of households. During the program year, Clark County continued to encourage mortgage lenders to provide first mortgage loans and funded the program to provide second mortgage loans up to 20% of the home purchase price to low and moderate-income first-time homebuyers.
- Clark County required Columbia Nonprofit to create and follow a Minority Outreach Plan for the First Home Loan Program.
- Clark County continues to coordinate with the Community Housing Resource Center to provide information and education regarding homeownership, tenant-landlord rights and responsibilities as well as provide Fair Housing brochures at public events and make them available at various sites throughout the community.
- The County encouraged the use of Housing Connections, a web-based community service intended to better connect providers of housing and housing services to renters who seek housing opportunities. This online tool provides access to up-to-date housing information with a user-friendly interface that is customized for each user group including renters, landlords and property managers, and housing agency staff who help people in need find housing.
- The County participated in educational activities related to fair housing and outreach activities.

Affordable Housing Narrative

Clark County has addressed and worked to meet the four affordable housing objectives identified in the 2010-2014 HCDP by utilizing the Clark County allocated CDBG and HOME funding dollars available. The numbers shown are projected total units.

Clark County committed the PY 2010 funds accordingly:

Priority Need Category	2010 HOME	2010 CDBG
Renters		
At or below 80% of MFI	11	0
At or below 50% of MFI	30	0
At or below 30% of MFI	42	0
Owners		
At or below 80% of MFI	4	35
Non-Homeless Special Needs	0	
Total	87	35
Total 215 Housing	87	35

Details on these projects are provided in the "Affordable Housing Objectives" section of this report's "General Program Narrative."

Rental Housing

During the program year, three projects, McCallister Village, Camas Ridge and Lilac Gardens were assisted with HOME funding. Affordable Community Environments finished construction on McCallister Village and hosted a Grand Opening May 19, 2011. This apartment complex includes 48 units of affordable housing affordable to households with incomes under 60% AMI. Half of the units are affordable to households with incomes below 30% AMI. The complex includes a range of unit sizes from studio apartments to four-bedroom units for large families. Ten of the units are set aside for persons with a disability, including three units set aside for persons with HIV/AIDS and five units wired with special equipment for deaf residents. Boys and Girls Clubs of Southwest Washington runs after school programs onsite and a Resident Services Coordinator assists residents with referrals, financial management, job training, and onsite social programs.

The Vancouver Housing Authority will complete construction of Camas Ridge in August 2011. Camas Ridge will provide 26 units of housing affordable to 11 households below 80% AMI and 15 households earning less than 50% AMI. The remaining 25 units will be market rate rental units. The project is a mix of apartment units and townhomes and is developed in a high cost area with limited affordable housing options.

The Longview Housing Authority was awarded HOME funds in both 2010 and 2011 to construct Lilac Gardens in Woodland. Construction will begin spring 2012. This complex will include approximately 35 - 38 units, with 27 units reserved for those transitioning from homelessness. Nine units will serve households under 60% of AMI, 8 units will serve households under 50% and the remaining 18 units will serve households

earning less than 30% AMI. The Housing Authority is partnering with a local domestic violence shelter to help with victims housing needs.

Clark County also funded a rental subsidy program, Share ASPIRE. This two-year program provides rental subsidies to low-income households to ensure they pay no more than 30% of their income for rent. ASPIRE also provides case management to tenants and assists them in finding permanent housing after two years or less in the program. With HOME funding, Share serves approximately 40 households per year.

Homeownership

Clark County continued to fund Columbia Nonprofit Housing's First Home Loan Program. The program provided low interest loans to six first-time homebuyers. All of these households were between 51 and 80% of AMI.

Summary of Clark County Housing Rehabilitation Program Accomplishments

Priority Need Category	Owner Households Assisted
0-30% of MFI	3
31-50% of MFI	4
51-80% of MFI	4
Total	11

"Worst-Case Needs"

"Worst-case needs" are low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, or have been involuntarily displaced. The "worst-case needs" were addressed by the funding of several projects noted in the Affordable Housing section above. Projects include McCallister Village, Lilac Gardens, Camas Ridge and Share ASPIRE. Each of these projects address low-income renters, persons recovering from addiction and persons with disabilities.

Continuum of Care Narrative

In PY 2010, Clark County continued to participate with the Council for the Homeless and 40 other service providers to enhance the community's comprehensive Continuum of Care system to end homelessness in the County. This dynamic partnership includes collaborative efforts of a variety of community groups, government agencies and coalition of more than 40 homeless service providers. PY 2010 demonstrated the continual success that Clark County has had in obtaining McKinney funding for programs for homeless people. During 2010, the Continuum of Care group applied for and received funding for six agencies with a total of 10 projects for a total of $911,444. Below is a listing of these grants.

- Columbia River Mental Health Services, to provide rental subsidies for people with mental illness who are chronically homeless and receiving case management, mental health services, and drug and alcohol treatment.

- Community Services Northwest, to provide two programs that include housing subsidies and case management for individuals who have been homeless for years due to psychiatric disorders and long-term substance abuse. Considered the most at risk and difficult to engage in the community, most of the people to be served are frequent users of emergency rooms and detox facilities.
- Second Step Housing/Share, two programs: one program provides coordinated case management and supportive services like education, transportation, and childcare for homeless families, and one program provides rental subsidies, case management, and supportive services for individuals and families who are disabled and homeless.
- Share Outreach, to proactively reach out to single adults living on the street who have drug/alcohol addictions, mental illness, and other serious health problems, and engage them in services.
- Vancouver Housing Authority, for shelter plus care programs that provide rental assistance, case management, and supportive services for families leaving area homeless shelters.
- Council for the Homeless, for the management of the Homeless Management and Information System (HMIS) a community-wide computer network that prevents the duplication of services and provides an accurate statistical picture of homelessness in our community.

The Clark County Continuum of Care group meets monthly. The Continuum of Care has begun to update to the 10-Year Homeless Plan, which should be completed in 2011. Future periodic updates will be made as new data becomes available. The current goals and objectives in priority order are:

Summary of Homeless Strategic Plan

Prevention/diversion/discharge planning

- Prevention
- Diversion/Re-entry

Housing plus supportive services

- Permanent Housing
- Transitional/Supportive
- Employment/Income Support

Short term emergency response

- Outreach/Access/Linkage
- Access to Shelter

System-wide improvement

- Planning/Coordination
- Data Analysis

Other Actions

Public Policies

The Clark County 2010-2014 HCD Plan serves as the guide for the policies of CDBG and HOME programs.

Agencies requesting funds are asked to respond to general and program-specific policies in their application. The general policies incorporate federal, state, and local requirements. These requirements include, among other things:

- consistency with local codes and policies
- restrictions on change of use of property/buildings assisted with federal funds
- establishment of a legally binding public interest
- minimization of displacement and provision of relocation assistance
- adherence to federal wage rates
- compliance with federal audit requirements
- establishment of affordable rents
- new construction must be within Urban Growth Boundaries

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

Obstacles to Meeting Underserved Needs

The goal of the multi-family rehabilitation program is to bring low-income rental properties up to code. The homeowner rehabilitation program also provides assistance to handicapped and elderly homeowners who live in homes that are not accessible or are in poor condition. Clark County also assisted:

- The Clark County Homeowner Accessibility Program, a program dedicated to building accessibility improvements for persons with disabilities so that despite their disabilities, they can remain in their homes,
- The Clark County Emergency Repair Program, an emergency housing repair program for households who are low-income, addresses imminent threat to the heath and safety of the household and the community.

Foster and Maintain Affordable Housing

The County also supports affordable housing by:

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

Reduction of Barriers to Affordable Housing

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

The County's efforts include:

- Developed or enhanced programs that financially assist low and moderate-income households in renting or buying affordable and adequate housing; and
- Coordinated application workshops for public and private housing developers to provide funding information and technical assistance for housing development projects.

Institutional Structure

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

Coordination

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

- Continued to work with other jurisdictions and agencies within the County, including the VHA, to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services throughout the County.
- Continued to participate in coordination efforts initiated by the Council for the Homeless for shelter and services for homeless individuals and families.
- Continued to work with the VHA and public housing residents to identify gaps in housing for low-income renters and special needs populations and to develop housing programs to meet these needs.
- Washington State has a budget amendment allocating $2 million dollars to fund the Washington Families Fund program for homeless families, much like the Sound Families model funded by the Gates Foundation. Share was one of the first agencies to receive an award to provide housing and services to 10 families through 2015.
- Regionally, the Bridges to Housing (B2H) group has worked to develop a similar program available to Clark County, Washington, Multnomah, Clackamas and Washington counties in Oregon. Funds were awarded to Share ASPIRE through an allocation process. In addition, Clark County committed $1 million dollars for B2H from 2002 to 2012. Currently, Share ASPIRE is the designated B2H project with HB 2163 and HB 1359 funding ASPIRE as the Clark County commitment.
- Provided support and funding to the Council for the Homeless to collect outcomes for the Countywide 10-Year Homeless Plan.
- Discussions with jail staff, homeless shelter operators and mental health staff regarding the discharge policies for homeless persons have been ongoing.
- Clark County received a $3.3 million dollar three-year Homeless Grant Assistance Program grant from Washington State Department of Commerce to develop teams to work with homeless people in encampments to obtain permanent housing with supportive services and close the encampments.
- The VHA provided subsidized housing for about 2,194 elderly and disabled households through owned and/or managed subsidized housing and Housing Choice Voucher assistance. These households represent 66% of the VHA's subsidized housing residents. Of the VHA's elderly/disabled households, 87% are disabled, including those residents who are both elderly and disabled. The average total income of VHA elderly and disabled households is about $995 per month. In addition, there are 1,681 disabled and elderly households on the VHA's waiting list for assistance. These households have average incomes of only about $805 per month. The VHA maintains a full-time staff member in a grant funded Resident Service Coordinator position to provide additional support for elderly and disabled residents of VHA owned and/or managed subsidized housing. The purpose of this position is to link

residents to supportive services or medical services provided by public agencies or private practitioners within the community. The Service Coordinator assesses service needs, determines eligibility for public services and works with other agencies involved with the resident. The goal of this position is to support residents in their desire to remain independent in their own home.

- The VHA has participated in the Moving to Work demonstration program since April 1999 under a contract with the Department of Housing and Urban Development. Utilizing the authority granted under the contract, the VHA developed a program intended to demonstrate that mandatory participation in a self-sufficiency program along with time limits on housing assistance would result in a greater number of public housing tenants and voucher holders moving from assistance to self-sufficiency.

Public Housing Improvements

The VHA continually strives to maintain, upgrade, and improve the physical condition of Clark County's public housing units. Renovations vary, but include repaving parking lots, replacing siding and roofing, upgrading plumbing, installing new kitchen and bathroom cabinets and countertops, and repainting building exteriors. The apartment complexes that were improved in 2010 were:

- Fishers Mill Apartments received new siding and interior upgrades
- Springbrook Village required restoration due to fire damage
- Skyline Crest upgraded HVAC and water heaters with a Green Initiatives grant
- Van Vista Senior apartments replaced plumbing and roofing in 2010

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

Public Housing Resident Initiatives

The VHA continued the following public housing initiatives over the course of PY 2010:

- The RISE & STARS Community Center is 5,000 square foot space at the Skyline Crest public housing development. The center includes a licensed childcare center, youth recreation space, a computer lab, counseling offices, the STARS Mentoring Program, the Clark County Resident Council and the Community Center Adult Program Sponsors, food distribution, a community activities room with kitchen facilities and an outdoor patio area. RISE & STARS provides educational opportunities and support for parents working toward self-sufficiency including computer classes, parenting groups, job search support, job skills workshops, and leadership opportunities. The RISE & STARS Youth Program helps young residents do better in school and provides recreational activities like sports, outdoor adventures, and cultural activities. RISE & STARS is operated by the VHA and funded by the HUD Comprehensive Grant, HUD Resident Opportunities for Self Sufficiency (ROSS) grants, private grants, and contributions from the VHA and other community partners. Community center programs are available to all VHA public housing and Housing Choice Voucher residents.

Other actions and steps taken by the VHA in 2010 to improve the management and operations of public housing units and to enhance the living environments of public housing tenants are described in the 2010 Annual Moving to Work Plan that was approved by HUD June 21, 2011. Actions and steps to encourage resident involvement are also described in the Plan.

Lead-Based Paint Hazard Reduction

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

- Coordinated with public and private efforts to reduce lead-based paint hazards in residential units.
- Participated in the Washington State lead-based efforts to obtain additional funds for testing, and reduction of lead-based paint.
- Integrated lead hazard evaluation and reduction activities into existing housing programs.
- Worked with several companies in Washington and Oregon, which can evaluate and reduce lead-based paint. Clark County rehabilitation staff has received training in Safe Work Practices and Risk Assessment.
- Coordinated with COM to develop policies and procedures for the weatherization program.
- Received grant from COM to reduce lead hazards in homes that are low- to moderate-income, focusing on homes with children under the age of 6 and women of child bearing age.

Compliance and Monitoring

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

Anti-Poverty Strategy

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

- Continued to provide and act as a broker for the delivery of basic services through the Clark County Department of Community Services for emergency shelter, transitional housing, domestic violence programs, food, low-income home energy assistance, weatherization programs and other basic needs and essential services. Fourteen different agencies receive local, state, and/or federal funds;
- Supported programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless;
- Provided funding to develop a 10-year Homeless Plan. The plan is being updated and is used as the guiding document to provide House Bill 2060, 2163 and 1359 funds for homeless activities; and
- In 2008, the Community Action Advisory Board awarded $1,155,125 in Community Services Block grant, House Bill 2060 and 2163 funds to nine different nonprofits to continue 17 different homeless programs, and enhance existing programs. The programs provide job training, homeless youth outreach, housing, rental subsidies, and emergency assistance. The contracts were awarded for one year, with the option of renewal for two additional years. All programs were continued in 2010.

The anti-poverty activities funded by Clark County meet the following ROMA criteria:

- Employment
- Employment Supports

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

Leveraging Resources

Clark County has taken action to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement the housing strategies and programs. Clark County has established a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Clark County has submitted letters of support and verification of consistency for project applications, which support the goals and objectives, found in the H&CD Plan.

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

Clark County leveraged $8,166,158 in additional County, state, and private funds for its Community Development Block Grant program. This is an additional $5.52 for each CDBG dollar spent in the County. Many CDBG projects are able to leverage more than 50% of the cost.

2010 CDBG Leverage Table

Source	Amount
State of WA	2,930,500
Local	$7,038,158
Federal (non CDBG)	$837,500
Total	**$8,166,158**

The HOME program was able to leverage an additional $19,660,327 during the last program year. This was an additional $34.10 for each HOME dollar spent.

2010 HOME Leverage Table

Source	Amount
State of WA	$5,248,000
Private	$6,311,264
Federal non-HOME	$9,986,063
Agency/Owner	$115,000
Total	**$19,660,327**

Clark County Department of Community Services receives an annual allocation of weatherization funds that are matched whenever possible with homeowner rehabilitation funds for specific rehabilitation projects. The weatherization program is funded with a combination of Federal (DOE, BPA, CDBG, HOME) and State (EMM) dollars. The funding totaled approximately $1,772,934 and was used to assist 330 households.

Self-Evaluation

In 2010, Clark County continued to show a steady growth in meeting the goals and implementation strategies of the Consolidated Plan and developing partnerships for affordable housing. Additional funds were leveraged for projects undertaken in the County.

The Clark County rehabilitation program continues to rehabilitate increasing numbers of owner-occupied units and links with the Weatherization program. Additional programs for the homeless have been developed, especially with the progress of new transitional housing. A close working relationship with the VHA has resulted in several joint projects for persons with special needs. Because of the current economy, faltering housing market and changing real estate conditions, homeless prevention assistance is a high priority. In the last year, the County had one active CHDO: Affordable Community Environments.

The CDBG and HOME entitlement funds have been disbursed in a timely manner. The County met the timeliness test on May 1, 2010, at 0.78 times the last entitlement amount. Sponsors of projects that are behind schedule have been notified that they must increase their efforts to complete projects. The staff reviewed the HOME and CDBG programs with their respective advisory/funding boards and made minor changes to the application process to streamline the process.

III. COMMUNITY DEVELOPMENT BLOCK GRANT NARRATIVE

Clark County maintained its program year objectives throughout 2010. The objectives listed in the Consolidated Plan and the strategies outlined in the 2010 Action Plan to meet those objectives continue to be implemented.

The overall objective for Community Development is to provide livability and economic opportunities within communities, as well as support for growth and development. In PY 2010, five infrastructure and four social services projects were awarded $1,691,979 in CDBG funds within the County. Information about each project is provided on the Grantee Summary Report.

A. Relationship

During the last program year, the CDBG program expended 39% on projects addressing infrastructure needs, 41% on projects addressing social services/housing needs, and the remaining funds spent on administration and implementation of projects. Funds were allocated to projects with the highest County priority.

B. Program Changes

The Clark County CDBG and HOME program did not make any changes in the objectives of each effort during the last year. Changes of note include a pilot project with a biennial CDBG application process. The applications due December 2009 were for both 2010 and 2011 program years. In summer 2011, the Urban County Policy Board will review the process to determine if the biennial application process will continue.

C. Completion of Consolidated Plan Actions

Clark County pursued all available funds for its CDBG projects. The County provided all the certifications of consistency with the consolidated plan that were requested. The County did not hinder consolidated plan implementation by actions or willful inaction.

D. National Objectives

All non-administrative and planning CDBG funds expended during the program year benefited persons and families with low- and moderate-income.

E. Anti-displacement and Relocation

Clark County has taken the following steps to minimize the amount of displacement resulting from CDBG/HOME-assisted activities:

- The First Home Loan Program only acquires vacant houses.
- The County discourages CDBG/HOME-funded rental rehabilitation programs from rehabilitating units requiring permanent relocation, and
- The Urban County Policy Board discourages projects that involve displacement/relocation through a grant application scoring system that deducts points from projects that anticipate displacement/ relocation.

F. Low- and Moderate-Income Benefit

The Homeowner Rehabilitation Program and the First Home Loan Program were targeted to families that are low- and moderate-income. These programs require that the participant's income be at or below 80% of AMI. One hundred percent of participants were low and moderate income (as documented through federal tax returns, projecting income for 12 months, and other means prescribed by HUD).

Projects meeting each of the listed Community Development Objectives:

PRIORITY COMMUNITY DEVELOPMENT NEEDS	Need Level	2010	2011	2012	2013	2014
Acquisition of Real Property	High	1				
Disposition	Low					
Clearance and Demolition	Low					
Clearance of Contaminated Sites	Low					
Code Enforcement	Low					
PUBLIC FACILITY NEEDS (projects)						
Senior Centers	Medium					
Handicapped Centers	Medium					
Homeless Facilities	Low	1				
Youth Centers	Low					
Child Care Centers	Medium					
Health Facilities	Medium					
Mental Health Facilities	Medium					
Neighborhood Facilities	High					
Parks and/or Recreation Facilities	High	1				
Parking Facilities	Low					
Tree Planting	Low					
Fire Stations/Equipment	Low					
Abused/Neglected Children Facilities	Low					
Asbestos Removal	Medium					
Non-Residential Historic Preservation	Low					
INFRASTRUCTURE (projects)						
Water/Sewer Improvements	Medium					
Street Improvements	High					
Sidewalks	High	3				
Solid Waste Disposal Improvements	N/A					
Flood Drain Improvements	Low					
PUBLIC SERVICE NEEDS (people) [1]						
All Public Service Activities	N/A					
ECONOMIC DEVELOPMENT						
C/I Land Acquisition/Disposition	Medium					
C/I Infrastructure Development	Medium					
C/I Building Acq/Const/Rehab	Medium					
Other C/I	N/A					
ED Assistance for For-Profit	Medium					
ED Technical Assistance	Low					
Micro-Enterprise Assistance	Medium					
PLANNING						
Planning	N/A					

[1] *The Clark County Urban County Policy Board does not fund activities eligible under the CDBG Public Services category.*

G. Program Income

Program Income from rehabilitation loans is used for rehabilitation of additional homes.

FINANCIAL SUMMARY ATTACHMENT

a.	Program Income		$107,088.87
	1. Total program income to revolving funds:		$0.00
	2. Float-funded activities:		$0.00
	3. Other loan repayments by category:		
	Single-unit housing rehabilitation		$5,467.80
	Other loans		$101,621.07
	4. Income received from sale of property:		$0.00
b.	Prior Period Adjustments:		$0.00
c.	Loans and Other Receivables:		
	1. Float-funded activities outstanding as of end of the reporting period:		$0.00
	2. Total number of Loans Outstanding and principal balance owed as of end of reporting period:		
	a. Single-unit housing rehabilitation:		
	Outstanding deferred loans	63 loans	
	Principal balance of deferred loans		$883,839.01
	Outstanding installment loan	1 loan	
	Principal balance of installment loan		$15,867.31
	Principal balance of single-unit housing rehabilitation		$899,706.32
	b. Other outstanding CDBG loans:	18 projects	
	Deferred		
	1. Clark County Community Services–first home loans		
	2. Clark County Food Bank		
	3. Community Services Northwest		
	4. Inland Empire, 59th St		
	5. Share, Inc. - Share House		
	6. Share, Inc. – transitional group home		
	7. Vancouver Housing Authority, Camas Ridge		
	8. Washougal Social Service Center		
	Subtotal deferred loans		
	Installment		
	1. Educational Service District #112		
	2. Green Mountain School District #103		
	3. Janus Youth		
	4. Second Step Housing, St. James Road		
	5. Second Step Housing, Kauffman Ave Townhomes		
	6. Vancouver Housing Authority, Adams Street		
	7. Vancouver Housing Authority, Orchard Glen		
	8. YWCA Vancouver, Elevator installation		
	9. YWCA Vancouver, Child Care Expansion		
	10. Woodland Community Center		
	Subtotal installment loans		337,376.15
	Principal balance of other outstanding CDBG loans		$2,743,351.49
	Unexpended balance shown on GPR:		$2,847,256.21
	ADD: LOC Balance		
	Cash on hand		0.00

Grantee program account	0.00
Subrecipient program account	0.00
Revolving fund cash balances	0.00
Sec. 108 cash balances	0.00
Deduct: Grantee CDBG liabilities	$0.00
Total Reconciled Balance	$1,856,452.68
Unreconciled Difference	$0.00

FINANCIAL SUMMARY ATTACHMENT (continued)

Calculation of Balance of Unprogrammed Funds:	
Add: Funds available during report period	$4,429,981.08
Program income expected but not yet realized	$0.00
Subtotal	$4,429,981.08
Deduct: Total budgeted amount	4,359,366.21
Unprogrammed Balance	$70,614.87

Explanation of Adjustments

Part I-Line 7 & Part V-Line 44

An adjustment of $458.15 was made to the current year's program income for a timing difference, which includes program income receipted after year end that was related to the current year.

An adjustment of ($6,114.53) was made to the prior year's program income for timing differences, which includes program income receipted after year end that was related to the prior year.

Another adjustment of $5,594.23 was made to adjust the report balance to the proper program income amount for the fiscal year ending 6/30/11. This adjustment is necessary to offset the prior year's report errors in the IDIS Online system.

The net adjustment to current year's program income was ($62.15)

Part II-Line 10 & Line 18

An adjustment of $42,277.50 was made to the financial report balance because activities #1021, #1099 and #1069 were not included in the Low/Mod activities when they should have been. They were subsequently included in Part III, Line 18 and therefore had to be adjusted here to show the proper low/mod credit percentage of 100%. The adjustment for #1069 for $9,279.10 is necessary to total expenditures for draws that were flagged as prior year that are not showing up on the PR26 – CDBG Financial Summary Report. The total disbursements other than Section 108 repayments and planning/administration should be $2,226,556.60

Part IV-Line 34

An adjustment of $6,114.53 was made to the prior year's program income for timing differences, which includes program income receipted after year end that was related to the prior year.

An adjustment of $4,054.48 was made to program year 2008's program income for a timing difference.

Another adjustment of ($5,594.23) was made to adjust the report balance to the proper program income amount for the fiscal year ending 6/30/10, due to report errors in the IDIS Online system.

The net adjustment to prior year's program income was $4,574.78

H. Rehabilitation

The 33 completed homeowner rehabilitation projects during the program year had a total value of work of $270,770. All rehabilitation projects are deferred loans at 2% simple interest except accessibility and minor rehabilitation, which are grants. The table below shows the value of completed homeowner rehabilitation units during the program year. Twenty-seven of the units where minor home repair or accessibility.

2010 Completed CDBG Homeowner Rehabilitation (including Minor Home Repair and Accessibility)

Area	Units	Value of Work
Total (includes lead costs)	33	$176,136.57

IV. HOME PROGRAM NARRATIVE

A. Distribution of HOME Funds

The table below shows how HOME funds were allocated by percentage

Distribution of HOME Funds for Housing Needs during Program Year

Housing Activity	Percentage of Total
Rental Housing (includes housing for the developmentally disadvantaged, elderly, and transitional housing)	55%
CHDO Operating	0%
Tenant Based Rental Assistance	17%
Homeownership	18%
Housing Rehabilitation	0%
Administration	10%
Total	**100%**

B. Match Report

HOME Match Report is attached. Clark County currently has excess match in the amount of $7,108,938.

C. Minority Contractors

See the attached HUD Form-4107 Contracts and Subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

D. On-Site HOME Rental Inspections

Clark County follows an ongoing monitoring procedure of HOME-assisted units. Annually, income and rent data of all HOME-assisted rental units is collected and units are inspected for Housing Quality Standards (HQS) every one to three years depending on the total number of units in the project. During the last program year, the Clark County Housing Preservation staff inspected the following projects.

Development	Total Occupied Units	Results of Inspection of HOME-Assisted Units
ACE Cascadia Village Apartments	50	Passed Inspection
CRMH Elahan Place	27	Passed Inspection
VHA Orchard Glen	80	Passed Inspection
VHA Central Park Place (SRO)	124	Passed Inspection
VHA Esther Short Commons	160	Passed Inspection
VHA Arbor Ridge Assisted Living	60	Passed Inspection
CNPH Hazel Dell Senior Apartments	45	Passed Inspection
CNPH Walnut Grove	65	Passed Inspection
CNPH Wisteria Manor	24	Passed Inspection
VHA Plum Meadows	162	Passed Inspection
VHA Mill Creek Apartments	50	Passed Inspection
Second Step Kauffman Townhomes	10	Passed Inspection
VHA CMI Youth Triplex	3	Passed Inspection
CNPH Cascade Terrace Triplex	3	Passed Inspection
CRMHS Forest Creek Condos	12	Passed Inspection
Share House Transitional	1	Passed Inspection
IERR Heron Hills	2	Passed Inspection
Second Step Aurora Place	7	Passed Inspection
Y's Transitions	2	Passed Inspection

E. Affirmative Marketing

- An Assessment of Affirmative Marketing activities shows that Clark County has made progress in marketing housing assisted with HOME funds. Clark County requires that all HOME-funded project agreements have language in them requiring owners to affirmatively market their units. Many units assisted with HOME funds house the mentally disabled, within this group the units are available to anyone.
- Clark County requires the Equal Opportunity logo or slogan be used in all ads, brochures and written communications to potential owners and tenants by the Rehabilitation staff. Owners of rental

property assisted with HOME funds are required to display the fair housing poster in rental offices or other appropriate locations.

- The County continues to distribute its "Housing Discrimination" brochure to tenants and landlord/property managers. The brochure gives details of the federal fair housing laws and telephone numbers to call for help. Fair Housing brochures were provided to direct services agencies and other community organizations for distribution to the public.

F. Minority Outreach

- An analysis of the minority outreach efforts during the last year demonstrates that Clark County used the same number of minority contractors on HOME-assisted projects as the previous year.
- Columbia Nonprofit developed a Minority Outreach Plan stating the policies and outreach they will use for the First Home Loan Program.
- Clark County will continue to involve minorities in all aspects of projects assisted with HOME funds. Specifically, Housing Rehabilitation staff will continue to distribute flyers explaining the Rehabilitation and Weatherization program to local contractors. The Rehabilitation staff continues to works with the Property Owners Association and various minority groups to try to identify minority rental property owners. The County Weatherization staff also provides Weatherization clients with rehabilitation program information.
- The Department of Community Services requires all advertisements for bids to be placed in a local minority-owned newspaper. However, there is only one minority firm listed in the Washington State Directory of Certified Minority, Women and Disadvantaged Business Enterprises directory for remodeling/rehabilitation in Clark County.
- All HOME agreements have language requiring activities that encourage the participation of minority- and woman-owned business.

Citizen Comments

The CAPER's availability for the 15-day public review and comment period was advertised in The Columbian on September 11, 2011. The report was distributed to all public libraries in Clark County and made available on the CDBG web site at: www.clark.wa.gov/cdbg/documents.html. A public hearing was held before the Board of County Commissioners on September 27, 2011. No comments on the CAPER have been received.