



CDBG and HOME PROGRAMS 2014 ACTION PLAN

APRIL 2014

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CLARK COUNTY CDBG AND HOME PROGRAMS EXECUTIVE SUMMARY 2014 ACTION PLAN

The Community Development Block Grant (CDBG) fund and the Home Investment Partnerships Program (HOME) fund are two federal grant programs administered by the U.S. Department of Housing and Urban Development (HUD). These programs provide annual grants to cities and counties to carry out community development activities, improve affordable housing options, and provide improved community facilities and services. Usage of CDBG and HOME funds must meet a number of parameters set nationally by HUD. Federal regulation requires that these funds focus on projects that benefit low- to moderate-income residents.

PROGRAM OBJECTIVES

The administration of these programs follows a cycle that includes the drafting of a Consolidated Plan, an Action Plan, and an annual evaluation. The *2010 – 2014 Clark County Consolidated Housing and Community Development Plan (Consolidated Plan)* identifies the County's community and housing needs and outlines the strategies to address those needs over a five-year period. Goals identified in the County's Consolidated Plan include: Establish and Maintain a Suitable Living Environment and Economic Opportunities, Ensure Decent Affordable Housing and Provide Services to End Homelessness. The annual Action Plan defines the specific activities to be undertaken during each program year to address the priorities established. The Consolidated Annual Performance Evaluation Report (CAPER) is then conducted at the end of the program year to assess activity accomplishments.

2012 CAPER OUTCOMES

In 2012, Clark County continued to show a steady progress 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 owner-occupied units in conjunction with the Weatherization program. The need for septic replacement is increasing due to improved Public Health monitoring. A close working relationship with the Vancouver Housing Authority has resulted in several joint projects for persons with special needs. Because of the economy, housing market and changing real estate conditions, homeless prevention assistance continues to be a high priority. Due to changing federal regulations and the need for greater efficiency, Clark County has implemented a coordinated-entry Housing Solutions Center, where people who are homeless or at risk of homelessness can apply for and access the best-fit housing program from among 30 different programs.

In the last year, the County had one active Community Housing Development Organization (CHDO): Affordable Community Environments, which merged and became a subsidiary of REACH, a CHDO located in Portland, Oregon.

The CDBG and HOME entitlement funds were disbursed in a timely manner. The County met the timeliness test on May 2, 2013, at 1.14 times the last entitlement amount. 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.

EFFORTS UNDERWAY

The *Clark County 2014 Action Plan* provides a detailed list and description of the activities which will be conducted with the CDBG and HOME allocations in Clark County (outside the City of Vancouver). These funds will be utilized to implement the Five-Year Strategic Plan presented in Chapter Four of the Consolidated Plan. The 2014 projects proposed for funding meet the goals and strategies as follows:

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.

Children's Center Building for the Future
Community Services NW – Wellness Center Renovation

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

City of Washougal – J Street Sidewalks
City of Woodland – Old Town Connections
Town of Yacolt – Park Pavilion

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

No projects proposed

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.

No projects proposed

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

Clark County - Housing Rehabilitation Program
Clark County - Emergency Repair and Accessibility Program

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

No projects proposed

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.

ACE – 62nd Avenue Senior Housing

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

Ongoing efforts

Goal 3: Provide Services to End Homelessness

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.

Ongoing efforts with other funding sources

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

Share Aspire Program – Tenant Based Rental Assistance, and associated case management

Janus Youth Foundations – Tenant Based Rental Assistance

Community Services NW CHEC Program – Tenant Based Rental Assistance

Ongoing efforts with other funding sources

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.

None proposed

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.

Ongoing efforts with other funding sources

CITIZEN PARTICIPATION

Clark County follows a citizen participation plan that addresses the following issues: participation, access to meetings, access to information, access to records, publishing the plan, public hearings, notice of hearings, public comments, technical assistance, complaints, and amendments. The Urban County Policy Board (UCPB) developed the Action Plan through an open process that included participation from service providers, public agencies, nonprofit organizations and county citizens. All public meetings, workshops and hearings are held in facilities that are accessible to people with disabilities. Upon request, Clark County will provide translators at public hearings and meetings. Telephonic oral language service (interpretation) is also available. Meeting notices are sent to organizations representing non-English speaking residents of Clark County. Reasonable accommodations are also provided to disabled persons, or non-English speaking persons needing assistance in reviewing CDBG/HOME program materials or documents.

ACTION PLAN PUBLIC COMMENTS

The 2014 Action Plan was published on April 14, 2014, in [The Columbian](#) and distributed to all public libraries in Clark County. The plan is also made available on the Clark County CDBG/HOME website. A public hearing was held before the Clark County Board of Commissioners on April 29, 2014. One written comment was received in support of the Children's Center project funding.

SERVICE DELIVERY AND MANAGEMENT

Clark County's institutional structure for implementation of the Consolidated Plan Strategies and 2014 Action Plan is strong. A variety of agencies and organizations play key roles in delivering and managing housing and community development programs throughout the county. Every city within the county (other than the City of Vancouver) participates and has an equal vote on the Urban County Policy Board (UCPB), which oversees CDBG and HOME funding. Projects funded by the UCPB include street, sidewalk, stormwater and other infrastructure improvements, community parks, improvement of shelters and community centers, homeownership programs, housing construction and rehabilitation, as well as tenant-based rental assistance programs.

GEOGRAPHIC DISTRIBUTION

The housing and community development needs of the county are dispersed throughout Clark County. Many of the projects discussed below are not geographically specific, but are intended to benefit citizens throughout the county. Other projects may be site-specific and intended to serve a localized population. When available, this information is included with the project description. Projects receiving federal funds from the County will target the entire county outside the City of Vancouver, which is its own entitlement community. Generally, new construction is considered to benefit areas within urban growth boundaries. New housing, community centers and senior centers may only be located within urban growth boundaries when funded, even though these projects may benefit persons living outside urban growth boundaries.

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.

Activity 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 standards.

2014 projects funded to support this activity:
Children's Center – Building for the Future
Community Services NW – Wellness Center Renovation

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

Activity CD-2.1: Fund infrastructure improvements (streets, sidewalks, storm drainage, water, sewer, etc.) needed in eligible neighborhoods and communities (consistent with neighborhood/community plans).

2014 projects funded to support this activity:
City of Washougal – J Street Sidewalks
City of Woodland – Old Town Connections

Activity 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.

2014 projects funded to support this activity:
Town of Yacolt – Park Pavilion

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

Activity CD-3.1: Support activities that retain or create jobs for low/moderate-income persons.

2014 projects funded to support this activity: *None proposed*

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.

Activity AH-1.1: Support the construction of new affordable rental housing.

2014 projects funded to support this activity: *None proposed*

Activity AH-1.2: Support acquisition and/or rehabilitation of rental housing to increase affordable housing stock.

2014 projects funded to support this activity: *None proposed*

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

Activity AH-2.1: Support preservation of existing low-income single-family housing.

2014 projects funded to support this activity:
Clark County - Housing Rehabilitation Program

Activity AH-2.2: Support preservation of existing low-income rental housing.

2014 projects funded to support this activity: *None proposed*

Activity AH-2.3: Reduce accessibility barriers in single-family owner-occupied and rental housing.

2014 projects funded to support this activity:
Clark County – Housing Accessibility Program

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

Activity AH-3.1: Support homeowner assistance for first-time or low-income homebuyers and encourage participation in pre- and post-purchase housing education.

2014 projects funded to support this activity: *None proposed*

Activity AH-3.2: Support techniques to assist low-income households to become homeowners or preserve home ownership.

2014 projects funded to support this activity:
Ongoing; efforts will be reported in CAPER

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.

Activity AH-3.1: Support the creation of housing for low-income elderly.

2014 projects funded to support this activity:

ACE – 62nd Avenue Senior Housing

Activity AH-3.2: Support creation of housing for disabled and special needs populations.

2014 projects funded to support this activity: *None proposed*

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

Activity AH-5.1: Work to increase access to housing for households with special needs.

2014 projects funded to support this activity:

Ongoing; efforts will be reported in CAPER

Activity 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.

2014 projects funded to support this activity:

Ongoing; efforts will be reported in CAPER

Goal 3: Provide Services to End Homelessness

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.

Activity HS-1.1: Increase housing stability for individuals and families at risk of homelessness by supporting and expanding programs that provide short-term rental housing assistance, eviction prevention services, incentives for landlords to rent to low income households, and other supportive services.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

Activity HS-1.2: Increase coordination and linkage among mainstream 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 that public institutions discharge people into housing.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

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

Activity HS-2.1: Preserve and expand the supply of permanent housing and permanent supportive housing affordable to households with very low incomes.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

Activity HS-2.2: Preserve and expand the supply of transitional supportive housing for individuals and families.

2014 projects funded to support this activity:

Share – ASPIRE Tenant-Based Rental Assistance

Janus Youth – Foundations Tenant-Based Rental Assistance

Community Services NW – Clark Homeless Engagement Collaborative Tenant-Based Rental Assistance

Activity 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.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

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.

Activity 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.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

Activity HS-3.2: Ensure availability and access to clearinghouse, emergency shelter and services in the existing shelter system.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

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.

Activity HS-4.1: Plan and coordinate system-wide to efficiently manage limited resources for ending homelessness.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

Activity HS-4.2: Build on successful implementation and expansion of the Homeless Management Information System in Clark County.

2014 projects funded to support this activity:

Ongoing; efforts using local document recording surcharge fees will be reported in CAPER

CONSOLIDATED FIVE-YEAR HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC PLAN GOALS

Establish and Maintain a Suitable Living Environment and Economic Opportunities

	Activity	5 Year Goal	Projected One-Year Outcomes
<p>Strategy 1: Support acquisition of, and improvements to, facilities that provide services to low-income, elderly or special needs persons.</p> <p>HUD Community Planning & Development Performance Measures: Objective: Suitable Living Environment Outcome: Sustainability</p>	<p>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.</p>	10 activities	2
<p>Strategy 2: Revitalize and enhance low-income neighborhoods and communities by improving their physical, social character and elimination of slums and blight.</p> <p>HUD Community Planning & Development Performance Measures: Objective: Suitable Living Environment Outcome: Sustainability</p>	<p>CD-2.1: Fund infrastructure improvements (streets, sidewalks, storm drainage, water, sewer) needed in eligible neighborhoods and communities (consistent with neighborhood/community plans).</p>	15 activities	3
	<p>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.</p>	10 activities	1
<p>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.</p> <p>HUD Community Planning & Development Performance Measures: Objective: Economic Opportunity Outcome: Availability/Accessibility</p>	<p>CD-3.1: Support activities that retain or create jobs for low/moderate-income persons.</p>	2 activities	0

Ensure Decent Affordable Housing

	Activity	5 Year	Projected One-Year Outcomes	
<p>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.</p> <p>HUD Community Planning & Development Performance Measures: Objective: Decent Housing Outcome: Affordability</p>	AH-1.1: Support the construction of new affordable rental housing.	40 HHs 0-30% AMI*	0	
		35 HHs 30-50% AMI	0	
		12 HHs 50-80% AMI	0	
		87 HHs total	0	
	AH-1.2: Support acquisition and/or rehabilitation of rental housing to increase affordable housing stock.	10 HHs 0-30% AMI	0	
		15 HHs 30-50% AMI	0	
		5 HHs 50-80% AMI	0	
		30 HHs total	0	
	<p>Strategy 2: Preserve existing affordable housing threatened with loss due to condition, location, expiring federal contracts, redevelopment efforts, lead-based paint, or other situations.</p> <p>HUD Community Planning & Development Performance Measures: Objective: Decent Housing Outcome: Affordability/Accessibility</p>	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			8	
AH-2.2: Support preservation of existing low-income rental housing.		10 HHs 0-30% AMI	0	
		10 HHs 30-50% AMI	4	
		10 HHs 50-80% AMI	4	
		30 HHs total	8	
AH-2.3: Reduce accessibility barriers in single-family owner occupied and rental housing.		15 HHs 0-30% AMI	4	
		15 HHs 30-50% AMI	4	
		10 HHs 50-80% AMI	3	
		40 HHs total	11	

*HH = Household

AMI = Area Median Income

Ensure Decent Affordable Housing (continued)

	Activity	5 Year	Projected One-Year 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 30-50% AMI	0
		50 HHs 50-80% AMI	0
	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	22
		16 HHs 30-50% AMI	9
		10 HHs 50-80% AMI	14
		144 HHs total	45
	AH-4.2: Support the creation of housing for disabled and special needs populations.	25 HHs 0-80% AMI	0
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 be reported in narrative form	Clark County's Analysis of Impediments to Fair Housing was updated in 2012. An advanced Fair Housing training will be provided in 2014.
	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.		

*HH = Household

AMI = Area Median Income

Provide Services to End Homelessness

(Most homeless services in Clark County are funded through Document Recording Fees, CSBG funding and other local and state funding. The 5-year Goals and Projected One-Year Outcomes shown below reflect CDBG and HOME funding only.)

	Activity	5 Year	Projected One-Year Outcomes
Strategy 1: Prevention/diversion/discharge planning: Programs aimed at preventing homelessness and creating housing stability, and policies/resources that assure people are discharged from public institutions into affordable housing with necessary support services in place. HUD Community Planning & Development Performance Measures: Objective: Decent Housing Outcome: Affordability	HS-1.1: Increase housing stability for individuals and families at risk of homelessness by supporting and expanding programs that provide housing payment assistance, eviction prevention services, and other supportive services.	70% of those who receive rental assistance maintain stable housing for 18 months	Same as 5-Year Outcome
	HS-1.2: Increase coordination and linkages among programs that provide care and services to low-income people in order to consistently assess and respond to housing needs to prevent homelessness, and ensure public institutions discharge people into housing.	90% of those exiting institutions are discharged into housing	Same as 5-Year Outcome
Strategy 2: Housing plus supportive services: Expand affordable housing and services to assist youth, families, and single adults reach self-sufficiency. For many, services will be more intense initially and taper off over time. Chronic homeless and/or disabled population may need ongoing support services and affordable housing. HUD Community Planning & Development Performance Measures: Objective: Suitable Living Environment Outcome: Availability	HS-2.1: Provide housing which is intended to be the tenant's home for as long as they choose with appropriate supportive services for people who, for reasons outside of their control, cannot support themselves independently in housing.	Create a 5% net increase in capacity for permanent supported housing annually until the needs has been met.	Same as 5-Year Outcome
	HS-2.2: Preserve and expand the supply of short-term supportive housing for individuals and families.	At least 80% of clients will remain in stable housing for 24 months measured annually.	Same as 5-Year Outcome
	HS-2.3: Increase access to educational and employment programs to increase earning potential for people who are homeless, or at risk of homelessness, and lead to self-sufficiency.	75% of those contacted from the shelters obtain employment (63% placement rate).	Same as 5-Year Outcome

Provide Services to End Homelessness (Continued)

	Activity	5 Year	Projected One-Year 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 including 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 effective outreach programs for people who are homeless and chronically homeless and are not engaged in the homeless service system.	At least 375 people who are homeless receive an increase in their income while in shelter.	75 people per year
	HS-3.2: Ensure availability and access to staffed emergency shelter and services in the existing shelter system.	Emergency Shelter Housing Program turnaway numbers are reduced below 50%.	Same as 5-Year Outcome
Strategy 4: System-wide Improvement: Strategies that are designed to improve the overall performance, efficiency, and accountability of the homeless system.	HS-4.1: Plan and coordinate countywide and system-wide to efficiently and effectively manage limited resources for ending homelessness.	A 10-Year Plan report card or an update will be published annually.	Same as 5-Year Outcome
	HS-4.2: Build on successful implementation and expansion of Homeless Management Information System (HMIS) in Clark County.	At least 95% of available beds in the Homeless Inventory Chart will provide data.	Same as 5-Year Outcome

OUTCOMES MEASURES

The table below identifies outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006.

	Availability/Accessibility	Affordability	Sustainability
Creating Suitable Living Environments	<ul style="list-style-type: none"> • CSNW Wellness Center Renovation • Children's Center Building for the Future 		<ul style="list-style-type: none"> • Washougal J Street Sidewalks • Woodland Old Town Connections • Yacolt Pavilion
Providing Decent Affordable Housing	<ul style="list-style-type: none"> • Clark Housing Rehab Accessibility Program • Clark Housing Rehab Emergency Repair • Clark Housing Rehab Program • ACE 62nd Avenue Senior Housing 	<ul style="list-style-type: none"> • Share ASPIRE Program • Janus Youth Foundations Program • CSNW CHEC Program 	

RESOURCES EXPECTED TO BE AVAILABLE

The table below lists the resources expected to be available in Clark County to address the priority needs and specific objectives identified in the Action Plan.

Project Name	Description	Eligible Activities
I. Federal Programs		
a. Formula/Entitlements		
Community Development Block Grant (CDBG) Approximate annual allocation: \$1,400,000	Grants awarded on a formula basis for housing and community development activities. Most recipients must have low- or moderate-income levels (up to 80% AMI), or reside in a low/moderate-income target area.	<ul style="list-style-type: none"> - Property acquisition, disposition, clearance - Rehabilitation - Homebuyer assistance - Economic development - Homeless assistance - Neighborhood revitalization - Public facilities
Home Investment Partnerships Program (HOME) Approximate annual allocation: \$425,000	Flexible grant program awarded on a formula basis to implement local housing strategies. Recipients must have low- to moderate-incomes (up to 80% AMI) for homeownership, or low-income (up to 60% AMI) for rental housing. Requires 25% non-federal matching funds.	<ul style="list-style-type: none"> - New construction - Site improvements - Acquisition - Demolition - Rehabilitation - Relocation - Homebuyer assistance
Housing Choice Voucher Rental Assistance Program (5,600 vouchers) and Veterans Affairs Supported Housing (VASH) Vouchers	Rental assistance payments to owners of private market rate units, or directly to tenants (vouchers). Participants must have low-incomes (up to 50% AMI). Administered by VHA.	<ul style="list-style-type: none"> - Rental assistance
Weatherization Program Approximate annual allocation: \$405,000	Program uses a blend of federal grants (Health and Human Services, Bonneville Power Administration, and Department of Energy) to provide renters and property owners with weatherization measures. Recipients must have an income below 125% of poverty.	<ul style="list-style-type: none"> - Energy efficiency measures for single- and multi-family homes - Ceiling, wall, floor and duct insulation - Diagnostic air sealing - Broken window replacement, caulking, weather stripping - Heating system efficiency needs - Home health and safety repairs - Energy education
Low-Income Home Energy Assistance Program (LIHEAP) Approximate annual allocation: \$2,400,000	Seasonal energy grant helps households with low-incomes with home heating costs to maintain a warm and safe environment for renters and homeowners. Crisis season funds pay to repair broken or dysfunctional heating systems as well as avoiding service shutoff.	<ul style="list-style-type: none"> - Direct grants for heating assistance - Direct grants for emergency heat repair - Energy education
Emergency Food and Shelter Program (EFSP) Approximate annual allocation: \$219,000	Funds are given to local recipient organizations to provide mass shelter, off-site lodging, rent/mortgage assistance and food.	<ul style="list-style-type: none"> - Emergency shelter - Hotel vouchers - Rent or mortgage assistance - Meals

I. Federal Programs		
a. Formula/Entitlements		
Housing Opportunities for Persons with AIDS (HOPWA) Approximate annual allocation: \$1,000,000	Grant administered through City of Portland for housing assistance and supportive services for people with low-incomes and HIV or AIDS.	<ul style="list-style-type: none"> - Acquisition, rehabilitation, conversion, lease and repair of facilities - New construction - Short-term rent, mortgage and utility payments. - Support services - Planning - Operating costs
I. Federal Programs		
b. Competitive Programs		
Supportive Housing Program	Promotes development of supportive housing and services for persons who are homeless. Applicants may be government entities, private non-profits, or public non-profit community mental health associations. Grants awarded through national competition annually.	Acquisition/rehabilitation, new construction, and leasing for: <ul style="list-style-type: none"> - Transitional housing - Permanent housing for homeless with disabilities - Supportive services for homeless
Shelter Plus Care	Provides housing and supportive services on a long-term basis for persons who are homeless and a disability. Selection is on nationwide competitive basis.	<ul style="list-style-type: none"> - Tenant-based rental assistance - Project-based rental assistance - Sponsor-based rental assistance - Section 8 Moderate Rehab for SRO dwellings
Section 202 – Supportive Housing for the Elderly	Grants to nonprofits for supportive housing for the elderly. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.	<ul style="list-style-type: none"> - Acquisition/Rehabilitation - New construction - Rental assistance - Supportive services
Section 811 – Supportive Housing for Persons with Disabilities	Grants to nonprofits for supportive housing for persons with disabilities. Provides capital advances and/or project rental assistance. Rental assistance available up to 50% AMI.	<ul style="list-style-type: none"> - Acquisition/Rehabilitation - New construction - Rental assistance
FHA Single-Family Mortgage Insurance Program	<p>Section 203(b) provides mortgage insurance to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution and the mortgage insured by HUD.</p> <p>Section 203(k) permits homebuyers to finance an additional \$35,000 into their mortgage to improve or upgrade their home before move-in.</p>	<ul style="list-style-type: none"> - Purchase and refinance of single family homes - Acquisition, rehabilitation, relocation of unit, refinance

2. State Programs		
Emergency Solutions Grant Program (ESG) Approximate annual allocation: \$280,000	Contracts are awarded to nonprofits to provide homelessness prevention assistance and rapid rehousing assistance.	<ul style="list-style-type: none"> - Homelessness prevention - Rapid rehousing assistance
Consolidated Homeless Grant Program (CHG) Approximate annual allocation: \$610,000	Contracts are awarded to nonprofits to provide emergency shelter, homelessness prevention and case management to individuals and families who are homeless or at risk of becoming homeless.	<ul style="list-style-type: none"> - Operation of emergency shelter and transitional housing units - Rental assistance - Data collection and reporting
Department of Commerce Housing Trust Fund	Grants and loans to nonprofits for low-income (80% AMI) housing construction, acquisition, rehabilitation, homeowner acquisition, or farm worker housing. Competitive semi-annual process.	<ul style="list-style-type: none"> - New Construction/Rehabilitation - Homebuyer assistance
Low Income Housing Tax Credit – 9% Tax Credit Annual estimated- \$15 million 4% Tax Credit/State tax exempt bonds –subject to annual volume cap	Federal tax credits available to invest in low-income rental housing. Proceeds are awarded through the state on a competitive basis. 20% of project units must be set-aside for households earning 50% AMI, or 40% of units at 80% AMI. Projects competing for 9% tax credits typically set income targeting at 40% AMI or below to remain competitive.	<ul style="list-style-type: none"> - New Construction – Rental - Substantial Rehabilitation – Rental - Acquisition – Rental
Energy Matchmakers Program Capital Funds WA State Department of Commerce Approximate annual allocation: \$175,000	Program increases resources for low-income single and multi-family home weatherization by leveraging local matching dollars and resources from utilities, rental owners, and other sources. Allowable funds provide a dollar-for-dollar match.	<ul style="list-style-type: none"> - Insulation - Diagnostic air sealing - Broken window replacement, caulking, weather stripping - Heating system efficiency review & modification - Home health and safety repairs - Energy education
3. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae) Making Home Affordable Program		
a. Home Affordable Refinance Program (HARP)	Refinance under HARP provides creditworthy homeowners who have shown a commitment to paying their mortgage the opportunity to get into a new mortgage with better terms.	<ul style="list-style-type: none"> - Home mortgage refinance
b. Home Affordable Modification Program (HAMP)	HAMP helps homeowners who are struggling to keep their loans current or who are already behind on their mortgage payments. Current mortgage loan servicers are provided financial incentives to modify existing mortgages so homeowners avoid foreclosure.	<ul style="list-style-type: none"> - Home mortgage refinance
Federal Home Loan Bank Affordable Housing Program (AHP)	Long-term housing financing (grants/ loans) for qualified homeownership and rental housing development projects. Assistance limited to households under 80% AMI (program is competitive and often requires lower targeting).	<ul style="list-style-type: none"> - New Construction - Acquisition - Purchase - Rehabilitation

Private Lenders	The Community Reinvestment Act requires certain regulated financial institutions to achieve goals for lending in low-moderate income neighborhoods. As a result, most of the larger private lenders offer one or more affordable housing programs, such as first-time homebuyer, housing rehabilitation, or new construction.	- Varies, depending on individual program offered by bank
4. Local Resources		
Document Recording Surcharge (HB 2060) Approximately \$150,000 annually	A \$10 document recording surcharge; 57% goes to the county, 43% returned to Commerce. All households assisted must be at or below 50% of AMI.	- Emergency shelter operations - Acquisition, construction - Rental operating costs and voucher.
Clark Public Utilities Approximately \$500,000 annually	Program blends federal and local funds to provide renters and property owners with weatherization measures.	- Energy efficiency measures for single and multi-family homes - Ceiling, wall, floor and duct insulation
Homelessness Housing and Assistance Act (E2SHB 2163 & HB 1359) Approximately \$1,500,000 annually	E2SHB 2163: A \$40 document recording surcharge; 61% to the county, 39% to Commerce. HB 1359: \$10 document surcharge allows county to retain 90%, 10% returned to Commerce. All households assisted must be homeless or formerly homeless.	- Homeless housing development - Operating subsidies - Outreach services - Rental vouchers - Services to prevent homelessness

PROGRAM INCOME

Program income is any income generated from the use of CDBG and HOME funds, such as proceeds from loan repayments. Program income accrued must be used prior to drawing additional program funds from the federal line of credit. Program income for active contracts must be accounted for on each reimbursement request. HOME funds received from a project before the affordability period has expired are recaptured funds and not HOME program income.

LEVERAGING OTHER FUNDS

Clark County will take actions to assist other agencies and organizations in applying for all available funds and leveraging other resources to implement housing strategies and programs. Clark County will also work with 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 will also submit letters of support and verification of consistency for project applications which support the goals and objectives found in the Consolidated Plan. The limited Clark County HOME funds, in many cases, provide gap financing for projects receiving HOME funds through the State of Washington, Low-Income Housing Tax Credits, or bonds. Because there are not enough HOME funds to fully fund developments, project sponsors must leverage other funds sources in large amount.

The CDBG and HOME applications strongly encourage leveraging of other funds. CDBG applicants can receive up to 10 additional points when project applications are scored for committing a higher level of match to their project.

The HOME program encourages leveraging additional funds by awarding up to five additional rating points for HOME-eligible match exceeding the 25% minimum HOME match requirement. Some of the HOME projects include Washington State Housing Trust Funds which meet the HOME match requirement. In addition, a few projects have various fees waived and provide services to tenants that also meet the HOME match requirements. The 2014 HOME projects requiring match will exceed the minimum 25% non-federal HOME match requirement. Specific projects generating match include: Affordable Community Environment's 62nd Avenue Senior Housing project, with approximately \$10,110,000 proposed match, Share's ASPIRE TBRA program with \$824,500 in committed match, Janus Youth Foundations TBRA program with \$57,500 committed match and CSNW CHEC TBRA program with \$40,000 proposed match.

INSTITUTIONAL STRUCTURE

Clark County has improved its housing and community development institutional structure by combining its Community Services Block Grant, Human Service Fund, HB2163 and HBI359 funds into a single application process for "Community Funds," which are awarded on a multi-year basis. This allows contractors and social service agencies to strategically plan and implement programs for a longer duration. Clark County's Community Housing and Development unit of the Department of Community Services is responsible for housing and community development policy analysis, implementation of programs identified in the Consolidated Plan, advocacy for affordable housing, monitoring progress towards objectives, allocation of state and county resources, integration of state, local and federal funds with the needs and capacity of local housing and homeless service providers, and technical support.

HOUSING FOR SPECIAL POPULATIONS

Certain populations require special housing and supportive services. People affected by substance use disorders, people with mental illness, people who are frail/elderly, survivors of domestic violence, people with developmental disabilities and those living with HIV/AIDS characteristically sustain themselves on incomes well below area median. For members of these communities, Clark County seeks to improve access to safe, affordable, and accessible housing, including opportunities for homeownership.

Types of housing needed to serve people with special needs include permanent low-cost housing for those who can live independently, permanent supportive housing, transitional housing for those who want to move to independent living, housing for people with multiple diagnoses, accessible housing, and short-term emergency shelters designed to address immediate crises. Many of these households require housing assistance, treatment, case management and/or other supportive services. These services are provided locally using Community Funds that are contracted to nonprofit agencies specializing in working with special populations.

PUBLIC HOUSING IMPROVEMENTS

The action steps to be taken by the Vancouver Housing Authority (VHA) to improve the management and operations of public housing units and to enhance the living environments of public housing tenants are described in its 2009 Five-Year Action Plan of the Capital Fund Program. Actions and steps to encourage resident involvement are also described in the VHA's Five-Year Action Plan.

A report of the activities and expenditures to improve the living environments of public housing residents can be found in the VHA's Annual Statement of the Comprehensive Grant Program.

ANTI-POVERTY STRATEGY

Poverty is a complex problem that must be addressed at the local, state, and federal level. Strategies to alleviate poverty must focus on a range of services to reflect a continuum of needs and progress toward self-sufficiency. People who are homeless need basic services such as shelter, food, clothing, and health care. People at risk of homelessness need transportation, emergency assistance, childcare, case management, education, and household skills training. Finally, as households become more stabilized, they need job training and job opportunities which provide livable wages.

Clark County can impact only some of the causes of poverty. The County encourages employers that pay a living wage, supports housing and human service providers that offer a continuum of services necessary for self-sufficiency, and develops or continues programs aimed at reducing the number of households in poverty. Community Funds distributed by Clark County have provided additional programs that address poverty and homelessness.

The “Poverty in Clark County” report was updated in 2012. The data showed that the population living below the poverty level increased from 9% in 2000 to 11.6% in 2010. At the same time, the County’s total population in raw numbers grew rapidly, so that the actual number of residents living below the federal poverty line increased from 31,027 to 48,225; a rise close to 64%. Clark County is 33rd of 39 Washington State counties when ranked by percentage of total population living in poverty. In dramatic contrast, it ranks 6th highest in number of persons living in poverty.

The report also found that in Clark County:

- Forty-nine percent of people living in poverty are younger than 25 years of age;
- Those living in poverty are predominantly people of color; African Americans constitute more than 20% of this population while people identifying as white constitute approximately 8%;
- More females than males live in poverty and female-headed families with children under 18 years of age constitute the largest family group subsisting under the poverty line;
- Married couples with children under five years of age are the fastest growing family group living below poverty standards;
- Working members of families and households below the poverty line generally work part-time;
- A majority of “working poor” households are headed by a male with no spouse while households headed by women are more likely to be receiving public assistance; and
- A total of 3,789 families, or 60%, living below the poverty level did not receive Supplemental Security Income (SSI) or other public assistance.

The anti-poverty strategies focus on increasing self-sufficiency for individuals and families who are low-income. Clark County will:

- Continue to assist in the delivery of basic services including emergency shelter, transitional housing, case management, food, energy assistance and weatherization programs;
- Support the 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;
- Support the activities of WorkSource of Clark County to provide job training and self-sufficiency skills to extremely low- and low-income persons; and
- Continue to fund programs and projects that support 10-Year Homeless Plan goals.

In 2013, Clark County distributed over 2,000 needs surveys to 36 agencies with programs that serve clients who are low-income. Averaging the 816 responses that were received, Clark County found the top 10 reported unmet needs were food assistance, dental care, health care, clothing, utility assistance, employment assistance, rental assistance, transportation, education and referrals to services.

STRATEGIES TO END CHRONIC HOMELESSNESS

The following strategies from the Clark County 10-Year Homeless Plan are listed in priority order:

Strategy 1 PREVENTION	Increase housing stability for individuals and families at risk of homelessness by supporting and expanding programs that provide short-term rental assistance and eviction prevention services.
Strategy 2 DIVERSION/ RE-ENTRY	Increase coordination among mainstream programs to prevent homelessness by ensuring that public institutions (hospitals, prisons, jails, mental health facilities) discharge people into housing.
Strategy 3 PERMANENT HOUSING	Provide housing which is intended to be the tenant's home for as long as they choose and appropriate supportive services for people who, for reasons outside of their control, cannot support themselves independently in housing.
Strategy 4 TRANSITIONAL/ SUPPORTIVE HOUSING	Preserve and expand the supply of short-term supportive housing for individuals and families.
Strategy 5 EMPLOYMENT/ INCOME SUPPORT	Increase access to educational and employment programs to increase earning potential for people who are homeless, or at risk of homelessness, and lead to self-sufficiency.
Strategy 6 OUTREACH/ ACCESS/ LINKAGE	Maintain effective outreach programs for people who are homeless and chronically homeless and are not engaged in the homeless service system. Linkages should be created to easily connect those who are homeless to mainstream resources, and create simple access points for comprehensive housing, physical and mental health services and chemical dependency treatment.
Strategy 7 ACCESS TO SHELTER	Ensure availability and access to staffed emergency shelter and services in the existing shelter system.
Strategy 8 SYSTEMWIDE PLANNING/ COORDINATION	Plan and coordinate countywide and system-wide to efficiently and effectively manage limited resources for ending homelessness.
Strategy 9 DATA ANALYSIS	Build on successful implementation and expansion of the Homeless Management Information System (HMIS) in Clark County.

Clark County's CDBG and HOME programs use the new definition of homelessness that took effect January 4, 2012, at 24 CFR Part 91.5.

Clark County worked toward reducing and ending homelessness primarily by addressing these strategies with Document Recording Fees that are specifically targeted toward ending homelessness. Following is a list of specific action steps that had progress in 2013 and will likely continue to make progress in 2014.

Strategy 1 — Prevention Action Steps with Progress in 2013

SHORT-TERM

1. Provide flexible funding for partial and full month rental or mortgage assistance and other supportive services for households with short-term needs.
2. Increase the availability of flexible assistance funds to prevent individuals and families from becoming homeless, including but not limited to transportation, food, childcare, education, utility, medical and dental emergencies.
3. Ensure families do not become homeless due to code enforcement actions by sustaining funds that can help relocate individuals and families to decent and safe housing.
4. Continue coordination with DSHS to assist families in rapidly accessing emergency income support and other services.
5. Integrate homelessness prevention screening and activities within intake sites for all housing programs to identify households who are most effectively served by homelessness prevention.
6. Establish an initial abbreviated prevention assessment system for referral to local agencies.
7. Increase flexibility of resources to allow programs to meet the varying needs of households, as identified by assessments.

INTERMEDIATE

1. Move beyond one-time eviction prevention payments to providing time-limited housing subsidies and case management until families are stable in their housing situation.
2. Provide re-housing opportunities for those who are paying over 30% of their income to housing or those who are living doubled up.
4. Enhance coordination and information sharing among prevention providers to maximize existing prevention dollars and streamline services.
7. Create new opportunities for youth to explore their post high school options and receive support as they plan for their future.
8. Work with schools to help them provide resource information to students or families about community services that might be relevant to their needs.
9. Target new homelessness prevention and emergency assistance efforts to neighborhoods and populations from which a disproportionate number of people are seeking shelter.

LONG-TERM

3. With a focus on reducing re-user rates, extend case-management and supportive services for individuals and families that have completed programs, but find themselves still in need of services.

Strategy 2 — Diversion/Re-Entry Action Steps with Progress in 2013

SHORT-TERM

1. Create a rapid re-housing program to reintegrate youth who are transitioning out of foster care or who are being released from juvenile facilities into stable housing.
2. Work to establish additional discharge planning and re-entry procedures from hospitals, jails, prisons, mental health institutions, detox and other treatment programs.
8. Create additional rapid re-housing programs to divert or move households from emergency shelters into stable housing.
9. Increase the number of rapid re-housing opportunities for people who would do not need the long-term support of Permanent Supported Housing.
10. Provide one SOAR train the trainer per year to increase access to SSI/SSDI for those who are homeless or formerly homeless.
12. Provide rapid re-housing options for those exiting systems of care.

INTERMEDIATE

1. Establish options for people who are medically fragile and being discharged from hospitals or other institutions.
4. Support housing stability for those being released from jail or prison by advocating for offenders, including sex offenders to have their public benefits re-instated as soon as they are discharged.
6. Reduce the household waiting time between filling out an application and obtaining stable housing within all rapid re-housing programs.

LONG-TERM

1. Advocate for the criminal justice system to provide housing plans, long and short-term housing subsidies and case management for offenders.
5. Create a peer navigator/mentor system to support those re-entering the community, including sex offenders.

Strategy 3 — Permanent Supported Housing Action Steps with Progress in 2013

SHORT-TERM

3. Sustain the existing housing and support services developed through HGAP/CHEC after funds expire in June 2011 by identifying community-based and alternative funding mechanisms.
4. Apply annually for 'Bonus Funds' through the CoC to add rental subsidies to existing support service programs.
5. Create access to at least 50 units of permanent supported housing targeted at homeless Veterans through either HUD/VASH vouchers or other resources.
7. Identify the non-economic barriers those who are low-income experience when looking for housing and support proven strategies like tenant education, credit repair and guarantees that mitigate those barriers.
11. Expand the number of housing first programs that place homeless individuals and families in housing with intensive services.

INTERMEDIATE

2. Fund units of permanent supported housing located within housing developments that are easily accessible and close to services, with no debt and an annual operating and maintenance subsidy for households 0-30% MFI.
3. Explore the development of cooperative communities or shared housing models focused on providing permanent supported housing for newly retired people who are facing a loss of income and are unable to maintain current homes.
6. Pursue grants that will benefit those who are homeless in collaboration with mental health providers or other non-traditional partners.

LONG-TERM

3. Advocate for preservation of services which support high-needs homeless families and individuals, such as Medicare, Social Security, TANF, SNAP, mental health, and other services.

Strategy 4 — Transitional/Supportive Housing Action Steps with Progress in 2013

SHORT-TERM

1. Support current transitional housing programs with operating and maintenance resources.
2. Support current transitional housing programs with service resources and case management.
5. Increase transitional housing plus support options for Veterans.

LONG-TERM

1. Maintain the current transitional housing programs until analysis shows it is feasible to transition housing to permanent supported housing. This is not a 1:1 trade of housing and services by program type.

Strategy 6 — Outreach/Access/Linkage Action Steps with Progress in 2013

SHORT-TERM

1. Build on the existing shelter entry system to include coordinated access to all housing opportunities, including those for youth, families, elderly, veterans, and those who are chronically homeless or at-risk of homelessness.
9. Increase the support for people who are homeless and applying for SSI/SSDI by offering SOAR training to volunteers, peers and homeless system professionals annually.
10. Provide consumer focused resource access fairs or drop-ins such as, project homeless connect and Veterans Stand Down on an annual basis.
15. Support shared housing programs in Clark County and provide outreach and information to system providers.

INTERMEDIATE

3. Create direct connections from outreach programs for permanent supportive housing options.
4. Ensure the main focus of community outreach programs are on housing stability.
5. Increase linkages between systems to enhance holistic planning and case management.

LONG-TERM

1. Develop a full SOAR initiative to effectively engage and efficiently move those who are homeless and have disabilities onto SSI/SSDI.
2. Develop a peer navigator program to support those who are at-risk of homelessness or homeless.
3. Develop access centers for those who are homeless and for specific populations.

Strategy 7 — Access to Shelter Action Steps with Progress in 2013

SHORT-TERM

1. Continue to fund and increase coordinated access to current shelter and outreach programs.
2. Strengthen linkages between the shelter access point, outreach programs and housing programs.

INTERMEDIATE

1. Reduce barriers to shelter that make it challenging for consumers to access or sustain housing.

LONG-TERM

1. Create a system to divert households from shelters to most appropriate housing options
3. Increase urgent access to emergency shelter and decrease need, by increasing permanent supported housing and homelessness prevention options.

LEAD-BASED PAINT HAZARD REDUCTION EFFORTS

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

- Coordinate public and private efforts to reduce lead-based paint hazards in residential units;
- Participate in region-wide efforts by agencies to reduce lead-based paint hazards;
- Follow the existing Housing Preservation Program policies regarding lead hazard evaluation, reduction, and education activities;
- Continue to train Housing Preservation staff on lead-based paint procedures;
- Pursue funds available to help identify and control lead-based paint hazards in both tenant- and owner-occupied housing; and
- Support and promote comprehensive public health programs aimed at education and testing, especially for low- and moderate-income households and households at risk.

COORDINATION OF SERVICES

To enhance coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers, Clark County will:

- Continue to work with other jurisdictions and agencies within the County 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;
- Continue to participate in coordination efforts initiated by the Council for the Homeless for housing, shelter and other services for those who are homeless;
- Facilitate groups of service providers to provide information on current projects, share information about funding sources and regulation updates, collaborate on projects and problem-solve;
- Continue to work with the Vancouver Housing Authority and public housing residents to identify gaps in housing for households who are low-income and populations with special needs and develop housing programs to meet these needs; and
- Continue to plan and coordinate with Community Funds recipients via quarterly meetings and reports from providers. This has encouraged a close working relationship with various service providers throughout the county who are addressing poverty and homelessness issues.

LOW/MODERATE INCOME BENEFIT

Eighty percent of Clark County's CDBG funds are used to benefit people of low- and moderate-income. The remaining 20% is reserved for administration and planning as permitted by Federal CDBG regulations.

MONITORING PLAN

Clark County has extensive monitoring procedures with regard to funds provided by HUD. These procedures were developed to address federal, state and county statutory and regulatory requirements in addition to providing staff with a system of ensuring project compliance and accomplishment. Clark County conducts monitoring reviews to determine that the County's programs financed by CDBG and HOME funds will be carried out in accordance with the County's adopted Consolidated Plan and in a timely manner (HOPWA funds are monitored by the City of Portland). This section will discuss (1) monitoring to meet Consolidated Plan goals, (2) ensuring compliance with statutory and regulatory requirements, and (3) maintaining fiscal control.

Monitoring To Meet Consolidated Plan Goals: Clark County reports annually on the progress made toward meeting the goals established in the Consolidated Plan for assisting persons and communities at or below 80% of the median area income. This performance report, the Consolidated Annual Performance Evaluation Report (CAPER), complies with HUD's requirements and is submitted 90 days after the end of the program year, or September 30.

Compliance with Statutory and Regulatory Requirements: Clark County has four monitoring tools to ensure compliance with requirements. These are (a) policies and procedures, (b) contract requirements, (c) risk assessment and (d) on-site monitoring. Clark County also requires HOME and CDBG grantees to complete quarterly progress reports. To enforce CDBG and HOME restrictions for assisted properties, Clark County will execute a deed, promissory note and/or covenant, as appropriate against the property for the length of the loan and/or affordability period.

a) The Clark County Consolidated Plan is used to guide the CDBG and HOME allocation processes. Agencies requesting funds are asked to respond to general agency and program-specific questions as part of the application process. Applications for funding incorporate federal, state and local requirements. Responses required include, among others:

- 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 and beneficiary income requirements;
- establishment of affordable rents and/or affordability period;
- minimization of displacement and provision of relocation assistance;
- development experience;
- long-term management and maintenance of projects;
- adherence to federal wage rates;
- compliance with federal audit requirements;
- adherence to lead-based paint abatement regulations;
- minority and women-owned business participation;
- affirmative marketing;
- match requirements;
- cost allocation and subsidy layering; and
- fair housing.

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

b) To enforce compliance, agencies or cities that have projects funded through HOME or CDBG will be required to enter into a contract with Clark County. In addition to the scope of work, duration and projected accomplishments or performance, each contract contains federal, state and local program requirements by which each agency must abide. These include, but are not limited to:

- access, monitoring and inspections;
- acquisition procedures;
- administrative requirements;
- affirmative marketing;
- affordability: income and rent requirements for home projects;
- audits;

- bid and procurement procedures;
- certification regarding lobbying;
- conflict of interest issues;
- constitutional prohibition against funding of religious activities;
- construction requirements;
- environmental review;
- grounds for suspension or termination;
- housing quality standards;
- insurance coverage;
- labor standards;
- lead-based paint hazard reduction;
- limited English proficiency;
- minority and women-owned business participation;
- non-discrimination practices;
- non-duplication of costs;
- non-substitution of local funds;
- prohibition of political activities;
- promissory note, deed of trust and covenant restrictions for HOME projects;
- public information;
- relocation and one-for-one replacement housing;
- replacement and operating reserve requirements for HOME projects;
- reporting and record keeping;
- restrictions on change of use;
- safety standards;
- Section 504 accessibility;
- subcontracting; and
- tenant protection and lease requirements for HOME projects.

Subgrantees are encouraged to clearly understand that the contract requirements are the criteria against which they will be monitored. When the contract agreement has been signed by the subgrantee and Clark County, a meeting is held between the project manager and the subgrantee to ensure that the subgrantee is aware of all conditions that accompany the agreement. The more complicated requirements such as Davis Bacon wage rates, lead-based paint abatement, Section 504 accessibility, bidding requirements and procurement procedures are given special attention. The project manager frequently communicates with the subgrantee on the progress of the project and is available throughout the life of the contract for ongoing technical assistance.

Construction projects also include a pre-construction conference with the County project manager, subgrantee and the projects' architect or engineer and selected general contractor. The meeting is to assure that the wage rates included in the bid specifications are followed and that all work will be done in compliance with federal standards.

- c) Clark County performs regular risk assessments and conducts an administrative review on every applicant during the application process. The County assesses the following:
- staff turnover;
 - instances of corrective action;
 - payment urgency; and
 - financial audits, including management letters or SAS 114 letters.

- d) On-site monitoring may be scheduled with selected subgrantees based on regular desk reviews. During the site visit, staff reviews records and evidence of performance in many areas: program administration, program participant eligibility, equal opportunity in employment, property acquisition and relocation, procurement procedures, construction projects, finance and recordkeeping and audit requirements, among others. The checklist of areas to be monitored is reviewed and updated annually and has been reviewed by the local HUD office. This process helps project managers identify areas that need attention when dealing with a particular project and subgrantee. The project manager will work with a subgrantee until any deficiencies identified in the monitoring report is rectified.

For projects with a restriction on change of use, periodic visits are conducted during the years the restriction is in place. As part of the annual CAPER of program accomplishments, data is collected from recipients on Section 3, affirmative marketing, HOME match, and minority and women-owned business participation.

All projects requiring deeds and covenants are tracked by Clark County Department of Community Services using Community Development Manager (CDM). This database provides current financial information and beneficiary data. It also schedules HOME onsite monitoring and tracks rental projects, tenant income, and rental data during the affordability period. HOME recipients, agencies serving limited clientele, and housing recipients are provided annual updates of median area income and rent limits.

Fiscal Controls: The County has standardized procedures to ensure that fiscal information on HOME and CDBG funds submitted to HUD's cash and management information system is correct and complete. Once a letter of credit is approved and HOME and CDBG funds become available, separate accounts are set up through the County Auditor's Office.

Each approved project is linked to each account authorized by the respective letter of credit. A continuing balance for each project is maintained and can be accessed on a weekly basis. A separate account for HOME matching funds has been set up and HOME staff is responsible for monitoring allocations and expenditures to ensure matching requirements are met.

When the subgrantee requests reimbursement, they are required to submit a voucher request and backup documentation of costs incurred which the project manager and a fiscal staff person review. Reimbursement requests are reviewed for appropriateness and eligibility under contracted provisions. If an inappropriate or ineligible cost is incurred, or if performance falls far below projections, the County will not reimburse the subgrantee and will meet with them to try to rectify the situation.

The completion of a project does not necessarily end the County's involvement. For example, once a construction or real property acquisition project is completed, the County will secure the public interest in the project and restrict any potential change of use via a promissory note and deed of trust instrument against the real property. HOME and CDBG funds are subject to payback, with a share of the appreciated value, if the use of the property changes.

HOME PROGRAM RESALE PROVISIONS

Clark County is not providing HOME funds toward development subsidy this year; therefore resale provisions are not triggered. For projects that would require resale provisions, upon sale of the property by the initial homeowner, the homeowner must receive a "fair return" on their investment. Fair return is defined as the return of the homeowner's original investment (down payment) plus

appreciation and any improvements. To calculate a fair return with regard to property appreciation, Clark County uses 25% as the fair return. The fair return will only apply to sales during the HOME affordability period. The house must be made available for subsequent purchase only to qualified households with low-incomes (80% AMI or less) who will use the house as their principal residence. Each subsequent buyer, during the affordability period, shall not pay more than 33.4% of their gross income for mortgage payments including principal and interest, property taxes, and insurance.

HOME PROGRAM RECAPTURE PROVISIONS

Clark County is not currently funding any programs that provide a direct subsidy to homebuyers. Clark County uses recapture provisions for its HOME down payment assistance program. As stipulated in 24 CFR 92.254, housing purchased through the down payment assistance must be the principal residence of the eligible family through the affordability period. The property is secured by a deed of trust specifying the affordability period and a written agreement between the subrecipient and homeowner.

The affordability period is as follows:

- Assistance less than \$15,000 requires a 5-year affordability period;
- Assistance from \$15,000 to \$40,000 requires a 10-year affordability period; and
- Assistance over \$40,000 requires a 15-year affordability period.

If the housing purchased with HOME assistance is sold, refinanced or no longer the principle residence prior to the end of the affordability period, the County expects to recapture the initial investment. The amount recaptured is limited to the net proceeds available from the sale of the units. If the net proceeds (sale price minus non-HOME mortgage repayment and closing costs) are sufficient, the full amount of the HOME assistance plus shared equity shall be recaptured.

If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the original down-payment and any capital improvement investment made since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs.

The net proceeds will be divided proportionally as set forth in the following mathematical formulas:

$$\text{Recaptured HOME Funds} = \frac{\text{Net proceeds available from the sale} \times \text{Direct HOME Subsidy}}{\text{Direct HOME Subsidy} + \text{Homeowner Funds}}$$

$$\text{Amount to Homeowner} = \frac{\text{Net proceeds available from the sale} \times \text{Homeowner Funds}}{\text{Direct HOME Subsidy} + \text{Homeowner Funds}}$$

Recaptured HOME funds will be used for other HOME eligible activities.

OTHER FORMS OF INVESTMENT

The County only uses those forms of investment described in 24 CFR 92.205(b).

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing - The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan - It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace - It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within 10 calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement;
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction - The Consolidated Plan is authorized under state and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with Plan - The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 - It will comply with Section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Discharge Policy - Clark County certifies it established a policy for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care, or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.

Signature/Authorized Official
Mark McCauley
Title: County Administrator

Date

SPECIFIC CDBG CERTIFICATIONS

The Entitlement Community certifies that:

Citizen Participation - It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan - Its Consolidated Plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low- and moderate-income (See CFR 24 570.2 and CFR 24 part 570).

Following a Plan - It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit households who are low- and moderate-income or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2014 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by families with moderate-income (not low-income), an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force - It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-Discrimination Laws - The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint - Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws - It will comply with applicable laws.

Signature/Authorized Official
Mark McCauley
Title: County Administrator

Date

SPECIFIC HOME CERTIFICATIONS

The HOME participating jurisdiction certifies that:

Tenant-Based Rental Assistance - The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's Consolidated Plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs - It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Appropriate Financial Assistance - Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official
Mark McCauley
Title: County Administrator

Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

1. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

2. Drug-Free Workplace Certification

(a) By signing and/or submitting this application or grant agreement, the grantee is providing the certification.

(b) The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.

(c) Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.

(d) Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).

(e) If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

(f) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

1601 E. Fourth Plain Boulevard
Vancouver, Clark County, Washington 98661

Check if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

3. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. TYPE OF SUBMISSION		2. DATE SUBMITTED 05/16/2013	Applicant Identifier
Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY AGENCY	Federal Identifier B-14-UC-53-0006
5. APPLICANT INFORMATION			
Legal Name: Clark County, Washington		Organizational Unit: Department: Department of Community Services	
Organizational DUNS: 03-078-3757		Division:	
Address: Street: PO Box 5000		Name and telephone of person to be contacted on matters involving this application (give area code)	
City: Vancouver		Prefix: Mr.	First Name: Peter
County: Clark		Middle Name:	
State: WA Zip Code: 98666		Last Name: Munroe	
Country: United States		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 91-6001299		Phone Number (give area code) (360) 397 - 2130	Fax Number (give area code) (360) 397 - 6128
8. TYPE OF APPLICATION <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT (See back of form for Application Types) B. County Other (Specify)	
Other (specify) <input type="checkbox"/> <input type="checkbox"/>		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NO. 14-218		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Clark County Community Development Block Grant Program, involving public facilities, low-income housing activities, and economic development.	
TITLE (Name of Program): CDBG Entitlement		14. CONGRESSIONAL DISTRICTS OF:	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Clark County and all incorporated cities and towns except Vancouver		a. Applicant 3 rd	
13. PROPOSED PROJECT		b. Project 3 rd	
Start Date 07/01/2014	Ending Date 06/30/2015	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
15. ESTIMATED FUNDING:		a. YES. <input type="checkbox"/>	
a. Federal	\$1,429,447	THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: _____	
b. Applicant		b. NO. <input checked="" type="checkbox"/>	
c. State	\$1,200,000	PROGRAM IS NOT COVERED BY E.O. 12372 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$445,278	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$2,536,145	<input type="checkbox"/> Yes, If "Yes", attach an explanation <input checked="" type="checkbox"/> No	
f. Program Income	\$25,000	18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.	
g. TOTAL	\$4,206,423	a. Authorized Representative	
		Prefix: Mr.	First Name: Mark
		Middle Name:	
		Last Name: McCauley	
		Suffix:	
		b. Title: Clark County Administrator	
		c. Telephone: 360-397-2232	
		d. Signature of Authorized Representative:	
		e. Date Signed:	

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Prescribed by OMB Circular A-102

APPLICATION FOR
FEDERAL ASSISTANCE

1. TYPE OF SUBMISSION		2. DATE SUBMITTED 05/16/2013	Applicant Identifier
Application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		3. DATE RECEIVED BY STATE	State Application Identifier
Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		4. DATE RECEIVED BY AGENCY	Federal Identifier M-14-UC-53-0006
5. APPLICANT INFORMATION			
Legal Name: Clark County, Washington		Organizational Unit: Department: Department of Community Services	
Organizational DUNS: 03-078-3757		Division:	
Address: Street: PO Box 5000		Name and telephone of person to be contacted on matters involving this application (give area code)	
City: Vancouver		Prefix: Mr.	First Name: Peter
County: Clark		Middle Name:	
State: WA Zip Code: 98666		Last Name: Munroe	
Country: United States		Suffix:	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 91-6001299		Email: pete.munroe@clark.wa.gov	
8. TYPE OF APPLICATION <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.)		7. TYPE OF APPLICANT (See back of form for Application Types) B. County Other (Specify)	
Other (specify) <input type="checkbox"/> <input type="checkbox"/>		Phone Number (give area code) (360) 397 - 2130	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NO. 14-239		Fax Number (give area code) (360) 397 - 6128	
TITLE (Name of Program): HOME		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Clark County and all incorporated cities and towns except Vancouver		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Clark County HOME Program, involving low-income housing activities.	
13. PROPOSED PROJECT		14. CONGRESSIONAL DISTRICTS OF:	
Start Date 07/01/2014	Ending Date 06/30/2015	a. Applicant 3rd	b. Project 3rd
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$428,648	a. YES. <input type="checkbox"/>	THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:
b. Applicant		b. NO. <input checked="" type="checkbox"/>	
c. State	\$2,200,000	<input type="checkbox"/>	PROGRAM IS NOT COVERED BY E.O. 12372 OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW
d. Local	\$754,356		
e. Other	\$8,340,172		
f. Program Income	\$50,000	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
g. TOTAL	\$11,773,176	<input type="checkbox"/> Yes, If "Yes", attach an explanation <input checked="" type="checkbox"/> No	
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix: Mr.	First Name: Mark	Middle Name:	
Last Name: McCauley		Suffix:	
b. Title: Clark County Administrator		c. Telephone: 360-397-2232	
d. Signature of Authorized Representative:		e. Date Signed:	

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Prescribed by OMB Circular A-102

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name	Clark County
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Priority Need	HIGH
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Project	City of Washougal "J" Street Sidewalks
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Activity	Sidewalks
-----------------	-----------

Description	Construction of sidewalks on the north side of J Street between 32 nd and 34 th Street including pedestrian-activated flasher across 32 nd Street to existing sidewalk on west side of 32 nd . An undersized water line will be replaced in conjunction with the new sidewalk replacement. A new 8" water line will replace an existing 2" waterline along 32 nd to 100' east of 34 th Street. This will also allow for a new fire hydrant on J Street.
--------------------	---

Objective Category	<input checked="" type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area	J Street between 32 nd and 34 th in Washougal, WA
-----------------------------	---

Specific Objective Number CD 2.1	Project ID 1404
HUD Matrix Code 03L	CDBG Citation 570.201(c)
Type of Recipient City	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator People	Annual Units 1,647
Local ID 1404	Units upon Completion 1,647

Funding Sources:

CDBG	285,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	300,278
Total	585,778

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name	Clark County
----------------------------	--------------

Priority Need	High
----------------------	------

Project	City of Woodland Old Town Connections Project
----------------	---

Activity	Sidewalks
-----------------	-----------

Description	Construction of new sidewalks and ADA ramps along Dale Avenue from Buckeye to Loves, along Robbins Street from Goerig to Dale and along Loves Avenue from Dale to 2 nd .
--------------------	---

Objective Category	<input checked="" type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area	Dale Avenue, Woodland, WA
-----------------------------	---------------------------

Specific Objective Number CD 2.1	Project ID 1405
HUD Matrix Code 03L	CDBG Citation 570.201(c)
Type of Recipient City	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator People	Annual Units 170
Local ID 1405	Units upon Completion 170

Funding Sources:	
CDBG	175,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	45,000
Total	220,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
----------------------------	--------------

Priority Need	High
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Project	Town of Yacolt Pavilion
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Activity	Parks, Recreational Facilities
-----------------	--------------------------------

Description	Construction of a community pavilion at the recreational area located at 26616 NE Hoag Street.
--------------------	--

Objective Category	<input checked="" type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area	26616 NE Hoag Street, Yacolt, WA
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Specific Objective Number CD-2.2	Project ID 1406
HUD Matrix Code 03F	CDBG Citation 570.201(c)
Type of Recipient Town	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator Public Facilities	Annual Units 1
Local ID 1406	Units upon Completion 1

Funding Sources:	
CDBG	80,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	27,000
Total	107,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
----------------------------	--------------

Priority Need	High
----------------------	------

Project	Children's Center Building
----------------	----------------------------

Activity	Health Facility
-----------------	-----------------

Description
Construction of a new, centrally-located 15,325 SF LEED Silver-certified facility for Children's Center, a mental health service provider. The new building will consolidate services and house therapy rooms, staff support areas, and administrative offices. CDBG funds will be used for construction of service areas only. Currently, 93% of the families served are low-income.

Objective Category Outcome Category	<input checked="" type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area	SE 7 th Street and NE 136 th Avenue, Vancouver, WA
-----------------------------	--

Specific Objective Number CD-1.1	Project ID 1408
HUD Matrix Code 03P	CDBG Citation 570.201(c)
Type of Recipient Nonprofit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator Public Facilities	Annual Units 1
Local ID 1408	Units upon Completion 1

Funding Sources:

CDBG	158,500
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	6,112,545
Total	6,271,045

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
----------------------------	--------------

Priority Need	High
----------------------	------

Project	CSNW Wellness Center Renovation
----------------	---------------------------------

Activity	Health Facilities
-----------------	-------------------

Description
Funding to remodel Wellness Project, a center for uninsured and underinsured adults with mental health disabilities. The remodel project includes four new treatment rooms and six new workstations for the Parent Child Assistance Program. It will also upgrade walls to improve soundproofing and confidentiality.

Objective Category	<input checked="" type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input checked="" type="checkbox"/> Sustainability

Location/Target Area	317 E. 39 th Street, Vancouver, WA
-----------------------------	---

Specific Objective Number CD-1.1	Project ID 1409
HUD Matrix Code 03P	CDBG Citation 570.201(c)
Type of Recipient Nonprofit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator Public Facilities	Annual Units 1
Local ID 1409	Units upon Completion 1

Funding Sources:	
CDBG	139,400
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	121,055
Total	254,955

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
Priority Need	HIGH
Project	Share ASPIRE Transitional Housing Program Case Management
Activity	Housing Services

Description
Funds for a tenant-based case manager for Share's HOME-funded ASPIRE program. The goal of the program is to transition families from shelters into permanent housing through the use of rental subsidies and on-going case management.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	Various, Clark County, WA
-----------------------------	---------------------------

Specific Objective Number HS-2.2	Project ID 1414
HUD Matrix Code 14j	CDBG Citation 570.201(K)
Type of Recipient Nonprofit	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 07/01/2015
Performance Indicator Housing Units	Annual Units 40
Local ID 1414	Units upon Completion 40

Funding Sources:	
CDBG	<u>54,000</u>
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	<u>1,585,399</u>
Total	<u>1,639,399</u>

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name	Clark County
Priority Need	HIGH
Project	Clark County Rehabilitation Program
Activity	Rehab: Single-Unit Residential

Description
 This program provides low interest loans to homeowners throughout Clark County and the City limits of Woodland (outside the City of Vancouver) to rehabilitate single-family, owner-occupied homes. It also provides small loans for emergency repairs or accessibility improvements to owner-occupied homes. Twelve households are projected to be served.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	Various Locations, Clark County, WA
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Specific Objective Number AH3.2	Project ID 1450
HUD Matrix Code 14A	CDBG Citation 570.202 (A)(1)
Type of Recipient County	CDBG National Objective LMH
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator Housing Units	Annual Units 14
Local ID 1450	Units upon Completion 14

Funding Sources:	
CDBG	205,000
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	70,000
Assisted Housing	
PHA	
Other Funding	
Total	275,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
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Priority Need	
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Project	General Program Administration and Analysis of Impediments to Fair Housing
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Activity	
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Description
Funds for the overall management and coordination of the CDBG program by Clark County.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	N/A
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Specific Objective Number	Project ID
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient County	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator	Annual Units
Local ID	Units upon Completion

Funding Sources:	
CDBG	285,889
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	285,889

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
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Priority Need	
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Project	Contingency
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Activity	
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Description
Funds held on contingency for any CDBG project cost overruns.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	N/A
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Specific Objective Number	Project ID
HUD Matrix Code	CDBG Citation
Type of Recipient County	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2013	Completion Date (mm/dd/yyyy) 06/30/2014
Performance Indicator	Annual Units
Local ID	Units upon Completion

Funding Sources:

CDBG	46,158
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	46,158

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
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Priority Need	High
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Project	Affordable Community Environments 62 nd Avenue Senior Housing
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Activity	New Construction; Multi-Unit Residential
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Description	Construction of 45 one-bedroom units and 3 two-bedroom units for seniors at or below 60% AMI, there will also be one manager unit. Twenty percent of the units will be set-aside for households who are physically disabled. The housing will be located at 3112 NE 62 nd Avenue.
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Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input checked="" type="checkbox"/> Availability/Accessibility	<input type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	3112 NE 62 nd Avenue, Vancouver, WA
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Specific Objective Number AH-4.1	Project ID 14HI
HUD Matrix Code N/A	CDBG Citation N/A
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator Housing Units	Annual Units 45
Local ID 14HI	Units upon Completion 45

Funding Sources:	
CDBG	_____
ESG	_____
HOME	108,600
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	10,541,400
Total	10,650,000

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name	Clark County
Priority Need	HIGH
Project	CSNW CHEC Program Tenant-Based Rental Assistance
Activity	Rental Housing Subsidies

Description

Funds will be used to provide tenant-based rental assistance for approximately 8 chronically homeless households who earn less than 50% of area median income and have a co-occurring disorder. Tenants will receive case management services and can stay in the program for up to 24 months.

There is a housing affordability gap in Clark County with a housing wage of \$17.73 but the average wage earned is only \$12.96. Brokers Norris, Beggs & Simpson reported that in 2013, vacancy rates averaged 2.67% and rental rates increased. "Overall average rents were up \$30 year-over-year, but new units' asking rents climbed to \$75 year-over-year." The report also noted that having consistent sub 3% vacancy rates meant that new projects in 2013 "were quickly absorbed at rents well above what developers had budgeted." As rents and demand continue to climb in our area, rental assistance becomes more necessary for tenants who are low-income.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	Various, Clark County, WA
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Specific Objective Number	Project ID
HS-2.2	I4H4
HUD Matrix Code	CDBG Citation
N/A	N/A
Type of Recipient	CDBG National Objective
Nonprofit	N/A
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)
07/01/2014	06/30/2015
Performance Indicator	Annual Units
Households	40
Local ID	Units upon Completion
I4H4	40

Funding Sources:	
CDBG	
ESG	
HOME	37,684
HOPWA	
Total Formula	
Prior Year Funds	18,500
Assisted Housing	
PHA	
Other Funding	62,500
Total	118,684

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name	Clark County
Priority Need	HIGH
Project	Janus Youth Foundations Tenant-Based Rental Assistance
Activity	Rental Housing Subsidies

Description

Funds will be used to provide tenant-based rental assistance for approximately 6 homeless youth who earn less than 50% of area median income. Tenants will receive case management services and can stay in the program for up to 24 months.

There is a housing affordability gap in Clark County with a housing wage of \$17.73 but the average wage earned is only \$12.96. Brokers Norris, Beggs & Simpson reported that in 2013 vacancy rates averaged 2.67% and rental rates increased. "Overall average rents were up \$30 year-over-year, but new units' asking rents climbed to \$75 year-over-year." The report also noted that having consistent sub 3% vacancy rates meant that new projects in 2013 "were quickly absorbed at rents well above what developers had budgeted." As rents and demand continue to climb in our area, rental assistance becomes more necessary for tenants who are low-income.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	Various, Clark County, WA
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Specific Objective Number HS-2.2	Project ID I3H4
HUD Matrix Code N/A	CDBG Citation N/A
Type of Recipient Nonprofit	CDBG National Objective N/A
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator Households	Annual Units 40
Local ID I3H4	Units upon Completion 40

Funding Sources:	
CDBG	_____
ESG	_____
HOME	34,500
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	1,094,077
Total	1,398,577

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

Table 3C
Consolidated Plan Listing of Projects

Jurisdiction's Name	Clark County
Priority Need	HIGH
Project	ASPIRE Tenant-Based Rental Assistance
Activity	Rental Housing Subsidies

Description

Funds will be used to provide tenant-based rental assistance for approximately 40 households who earn less than 50% of area median income. Tenants will receive case management services and can stay in the program for up to 24 months.

There is a housing affordability gap in Clark County with a housing wage of \$17.73 but the average wage earned is only \$12.96. Brokers Norris, Beggs & Simpson reported that in 2013 vacancy rates averaged 2.67% and rental rates increased. "Overall average rents were up \$30 year-over-year, but new units' asking rents climbed to \$75 year-over-year." The report also noted that having consistent sub 3% vacancy rates meant that new projects in 2013 "were quickly absorbed at rents well above what developers had budgeted." As rents and demand continue to climb in our area, rental assistance becomes more necessary for tenants who are low-income.

Objective Category	<input type="checkbox"/> Suitable Living Environment	<input checked="" type="checkbox"/> Decent Housing	<input type="checkbox"/> Economic Opportunity
Outcome Category	<input type="checkbox"/> Availability/Accessibility	<input checked="" type="checkbox"/> Affordability	<input type="checkbox"/> Sustainability

Location/Target Area	Various, Clark County, WA
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Specific Objective Number	Project ID
HS-2.2	I4H7
HUD Matrix Code	CDBG Citation
N/A	N/A
Type of Recipient	CDBG National Objective
Nonprofit	N/A
Start Date (mm/dd/yyyy)	Completion Date (mm/dd/yyyy)
07/01/2014	06/30/2015
Performance Indicator	Annual Units
Households	40
Local ID	Units upon Completion
I4H7	40

Funding Sources:

CDBG	54,000
ESG	
HOME	205,000
HOPWA	
Total Formula	
Prior Year Funds	50,000
Assisted Housing	
PHA	
Other Funding	1,330,399
Total	1,639,399

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs

**Table 3C
Consolidated Plan Listing of Projects**

Jurisdiction's Name | Clark County

Priority Need |

Project | General Program Administration

Activity |

Description
Funds for the overall management of the HOME program by Clark County.

Objective Category | Suitable Living Environment | Decent Housing | Economic Opportunity
Outcome Category | Availability/Accessibility | Affordability | Sustainability

Location/Target Area | N/A

Specific Objective Number	Project ID N/A
HUD Matrix Code 21A	CDBG Citation
Type of Recipient County	CDBG National Objective
Start Date (mm/dd/yyyy) 07/01/2014	Completion Date (mm/dd/yyyy) 06/30/2015
Performance Indicator	Annual Units
Local ID	Units upon Completion

Funding Sources:

CDBG	_____
ESG	_____
HOME	42,864
HOPWA	_____
Total Formula	_____
Prior Year Funds	_____
Assisted Housing	_____
PHA	_____
Other Funding	_____
Total	42,864

The primary purpose of the project is to help: the Homeless Persons with HIV/AIDS Persons with Disabilities Public Housing Needs