

Strategies and Partnerships to Support Housing & Equitable Development Goals in Vancouver, WA



Presenters

Shannon Williams
City of Vancouver

Victor Caesar
Vancouver Housing Authority

Heather Cochrun
Evergreen Habitat for Humanity

Paul Burgess
Fourth Plain Forward

Moderator: **Samantha Whitley**
City of Vancouver

Overview of City Housing Programs

- **Affordable Housing Fund**
local property tax levy
- **CDBG/HOME Program**
federal HUD funding
- **MFTE Program**
tax exemption in targeted areas
- **Impact Fee Waivers**
15-year affordability commitment



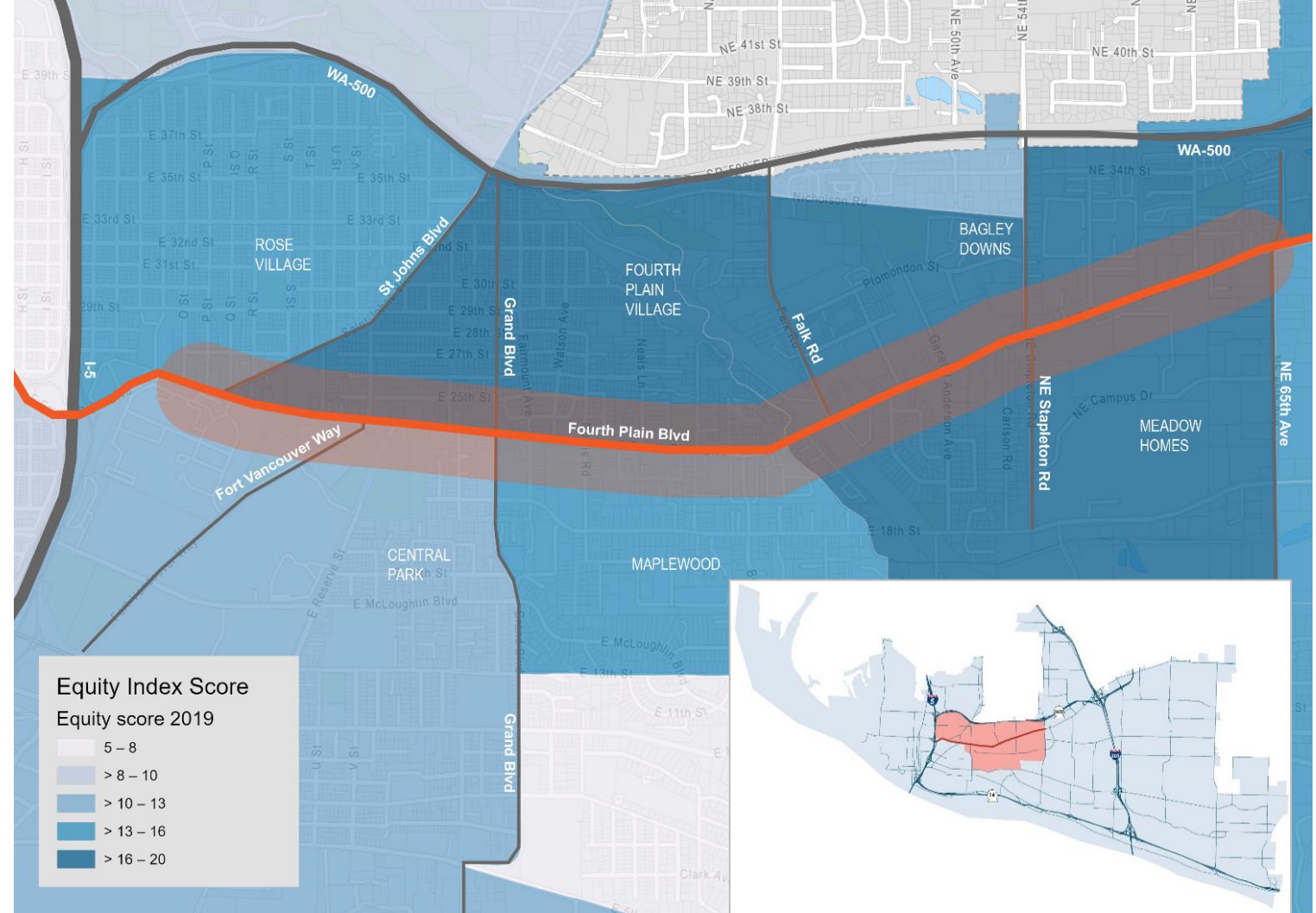
City of Vancouver Equitable Development

Shannon Williams
Senior Long-Range Planner
City of Vancouver



City of Vancouver Equitable Development

Fourth Plain Focus Area



- Began in 2015
- Originally focused on small businesses
- Expanded to include support to residents

Fourth Plain Communities



50% POC
(30% in Vancouver)



21% residents born
outside US
(14% in Vancouver)



34% residents speak
a language other than
English at home
(20% in Vancouver)

Fourth Plain Communities



**17% families live
below poverty line
(8% in Vancouver)**



**69% renters
(48% in Vancouver)**



**17% residents with
bachelor's degree or
higher
(30% in Vancouver)**

Fourth Plain Communities



**46% residents with a disability
(38% in Vancouver)**



**17% residents with no health insurance coverage
(8% in Vancouver)**



**21% transit dependent population
(3% in Vancouver)**

Fourth Plain Forward Action Plan

GOAL 1

Cultivate a vibrant business district

GOAL 2

Stabilize and grow small businesses

GOAL 3

Create a growth pipeline for food entrepreneurs

GOAL 4

Prioritize pedestrian safety

GOAL 5

Foster inclusive transit-oriented development

Fourth Plain Coalition

Safe Streets, Community Wellness and Safety

Clark County Public Health

Kaiser Permanente

SWACH

Rose Village Community Health Workers

Americans Building Community

Vancouver Farmers Market

Food Systems Council

Bike Clark County

Free Clinic of Southwest Washington

PeaceHealth Southwest

Affordable Housing

City of Vancouver

Evergreen Habitat for Humanity

Vancouver Housing Authority

Council for the Homeless

Clark County Community Services

Clark County Volunteer Lawyers Program

Economic Opportunity

Fourth Plain Forward

Hispanic Metropolitan Chamber

Community Foundation for Southwest Washington

Workforce Southwest Washington

Clark College

Goodwill Job Connections

Family Support

Vancouver Public Schools

Educational Service District 112

Clark County Food Bank

Clark County Adventist Community Services

SW WA LULAC

Clark County Latino Youth Conference

The Noble Foundation Vancouver

NAACP

Latino Community Resource Group

Boys and Girls Club

SELF

Reside Vancouver Anti- Displacement Strategy

Objectives

- Avoid involuntary displacement of the most vulnerable communities due to public and private investment
- Reduce racial and economic disparities related to housing, income, and quality of life
- Utilize prescriptive policies that address needs identified through community engagement efforts

Community Engagement Survey Results

- Rising rents are a reality
- Renters have less financial resilience to withstand spikes in housing costs than homeowners
- Preferred solutions:
 - Rental payment assistance
 - Utility payment assistance
 - Stronger tenant protections



Reside Vancouver Framework



People



Preservation



Production



Prosperity

Reside Vancouver Anti- Displacement Strategy

Recommendations

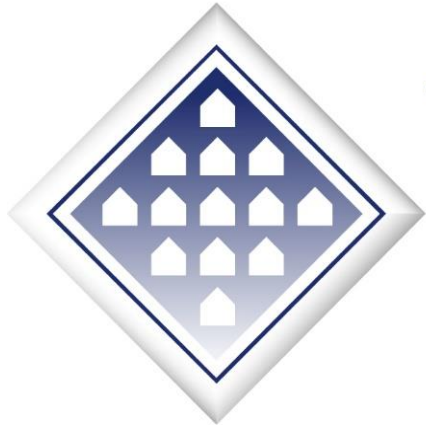
Two recommendation packages:

Package 1: Aspirational

- Community Investment Trusts
- Mobile Home Park Zoning
- Job Training Partnerships
- Anti-displacement Impact Assessments

Package 2: Capturing Momentum

- Land Acquisition & Mngt Strategy
- Tenant Protection Enhancements
- Affordable Housing Fund
- Target Emergency Rental Assistance
- Energy Conservation and Utilities Assistance



VANCOUVER

HOUSING AUTHORITY

VICTOR CAESAR, DEVELOPMENT DIRECTOR

VANCOUVER HOUSING AUTHORITY

Public agency established in 1942 by the City of Vancouver

Governed by six commissioners appointed by the City

Our Mission

Provide opportunities to people who experience barriers to housing because of income, disability, or special needs. It is our goal to fulfill that mission in an environment which preserves personal dignity and in a manner which maintains the public trust.

WHAT DOES VHA DO?

- Owns apartments, homes across Clark County
- Develops affordable housing
- Runs rental assistance programs
- Creates local programs to improve self-sufficiency
- Owns homeless shelters



VHA BY THE NUMBERS

3314

VOUCHERS

3162

UNITS

190

SHELTER BEDS

13,000

CLARK COUNTY RESIDENTS SERVED

HOW WE DO IT

MTW

CDBG

HTF

HOME

HUD

VASH

HCV

FUP

PBV

FCS

HPP

RAD

LIHTC

WSHFC

RCHA

SOCIAL SERVICE PARTNERS

AREA AGENCY ON
Aging & Disabilities
OF SOUTHWEST WASHINGTON



BRIDGEVIEW

Columbia River Mental Health Services

Sea Mar
Community Health Centers
Clínica de la Comunidad
Exceptional service. Every person. Every time.

CSNW



CDM
CAREGIVING SERVICES



CATHOLIC COMMUNITY SERVICES
CATHOLIC HOUSING SERVICES
OF WESTERN WASHINGTON



substance use & mental health treatment

 **PeaceHealth**

Share

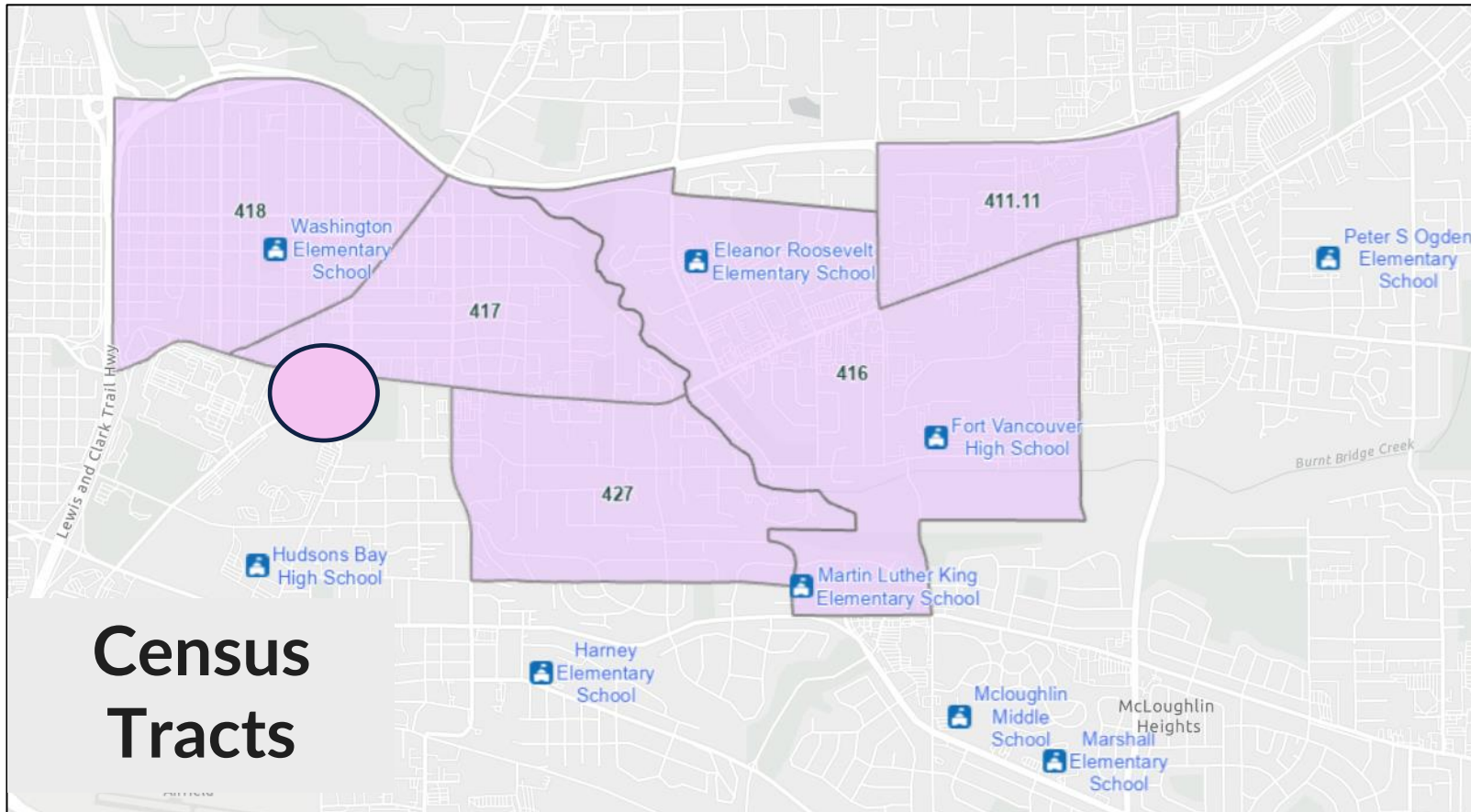
Making our community home.

eliminating racism
empowering women
ywca
Clark County



Janus
youth programs

FOURTH PLAIN CORRIDOR



490
HOUSEHOLDS W/VOUCHER

315
UNITS

188
DEVELOPMENT/CONSTRUCTION

VHA + AFFILIATED NON PROFIT DEVELOPMENT





Evergreen Habitat for Humanity

Heather Cochrun

Community Outreach Manager

Evergreen Habitat Background

Affordable Homeownership

- Building homes in partnership with local families since 1991
- Homes are sold to families through 0% interest mortgages
- Mortgage payments do not exceed 30% of income
- Each Habitat homebuyer contributes 500 hours of “sweat equity”

Other Programs

- **Home Repair:** Minor exterior home repairs or large-scale structural & system repairs for low-income owners
- **Neighborhood Revitalization:** asset-based community development partnerships
- **Clark County Habitat Store:** home improvement store and donation center – fundraising arm of Habitat

Evergreen Habitat Background

Local Impact

- Over 100 families served through homeownership and home repairs
- 1000 volunteers contribute 15,000 hours annually



Home Repair

- Keeping families and seniors in their homes (Aging In Place)
 - Installing handrails and grab bars, wheelchair ramps, ADA accessibility, roofs, etc.
- Families and individuals who make between 20-80% AMI



The Habitat Difference

Average Habitat Mortgage Payment

\$623

Median 2-Br Apartment in Vancouver, WA*

\$1,600

Permanent Affordability

“No matter who we are or where we come from, we all deserve to have a decent life. We deserve to feel strength and stability day after day. We deserve to know we have the power to take care of ourselves and build our own futures. At Habitat for Humanity, we seek to provide permanently affordable housing solutions. Permanent affordability ensures not only that each of our families are able to leave a legacy, but that we are providing everlasting solutions for our families and for our community. Permanent affordability lays the foundation for a thriving Clark County well in to the future, just as we have laid foundations for flourishing families since 1991.”

Habitat Home Trust

- Community Land Trust model
- Permanently affordable homes in Clark County
- 9 new homes at Johnson Village
- 42 new homes through the Vancouver Housing Authority



Partnerships & Equitable Development

Paul Burgess
Executive Director
Fourth Plain Forward



Community Development, Placemaking & Partnerships



- Summer of Murals
- Multicultural Resource Fair
- Litter Clean Up Events
- Street Mural



Fourth Plain Forward Non-Profit Organization

Programs and Events



- Art in the Park
- Summer of Murals
- Multicultural Resource Fair
- Website Program
- CBO Incubation
- Library Program
- Small Business Emergency Grants
- COVID-19 Testing and Vaccination Clinics

FPF – Upcoming Programming

Fourth Plain Commons

- Business incubator
- Community market
- Community programming

Fourth Plain Community

- Community Space
- Fiscal sponsorships
- Reimagining Neighborhood Associations

Fourth Plain Businesses

- GVCC
- WSW
- Clark college

Fourth Plain Forward

- New staff members
- New accounting & CRM
- Rebranding & website



Fourth Plain Forward Non-Profit Organization



Transitioning to a Community Development Corporation (CDC)

Why Now?

ARPA Investments/Operations Center

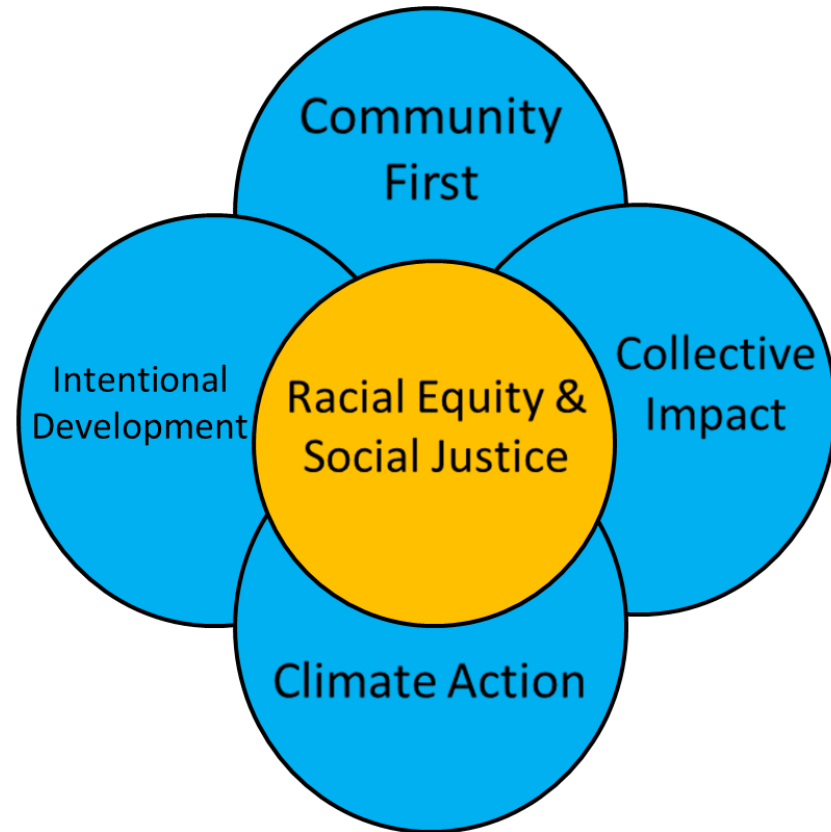
How?

Capacity building of Fourth Plain Forward

When?

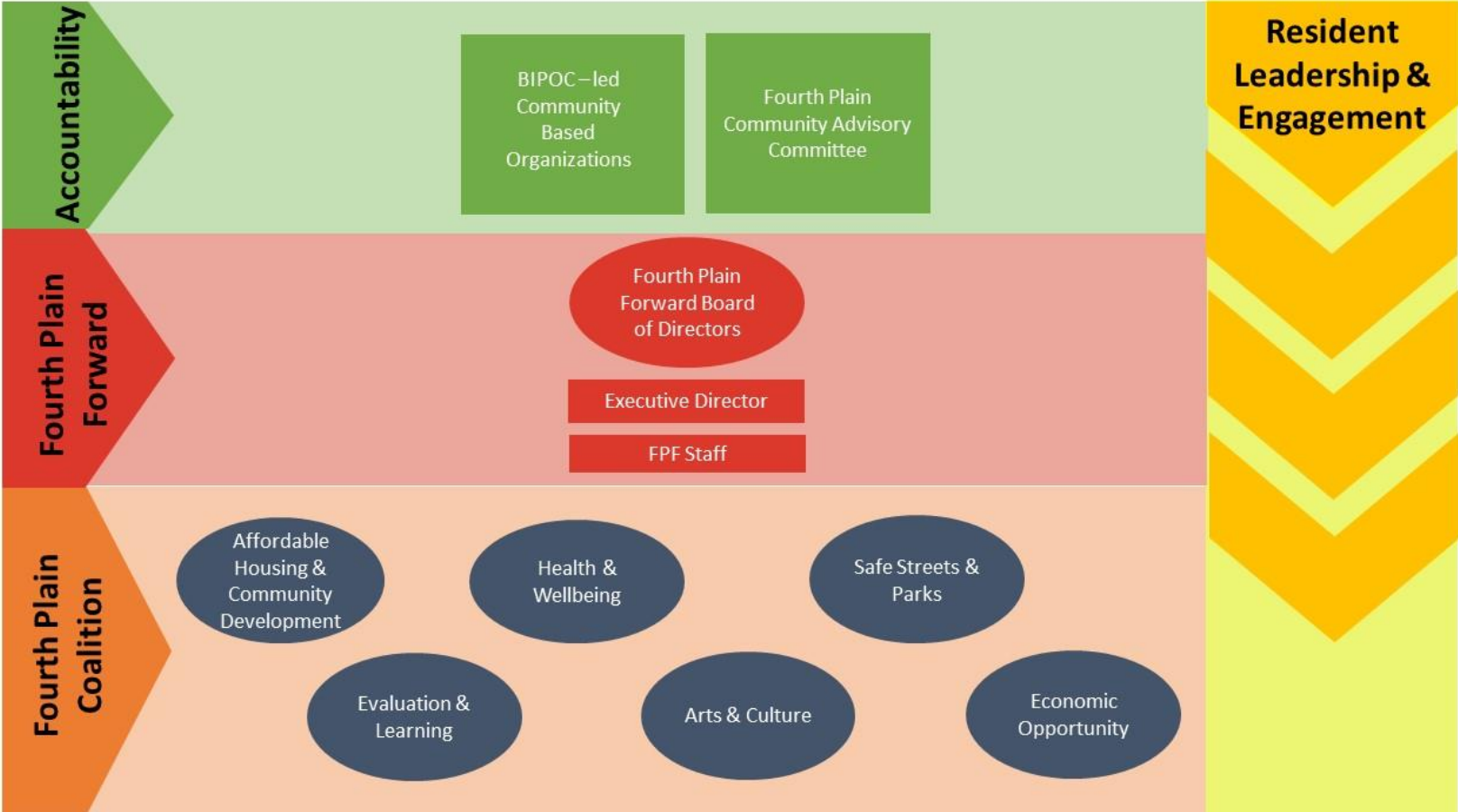
Two-year timeline

Five Strategic Pillars and Programmatic areas



Fourth Plain Coalition

Over 1.5 million dollars have been awarded to the Coalition and FPF to advance these community-identified priorities



Fourth Plain Coalition

Fourth Plain Community Advisory Committee



- Oversight and leadership group for Fourth Plain Forward
- Provide guidance from a resident perspective
- Engage in various leadership, advocacy and engagement opportunities
- RESIDE Vancouver implementation

Fourth Plain Commons Project

Victor Caesar

Development Director
Vancouver Housing Authority

Shannon Williams

Senior Long-Range Planner
City of Vancouver



VANCOUVER
HOUSING AUTHORITY



Fourth Plain Commons

Partnership between
City of Vancouver and
Vancouver Housing
Authority



Image Credit: Salazar Architects Inc.

Unit Size	# of Units	Affordability	# of Units
Studio (0 BR)	29	50% AMI	32
1 BR	44	60% AMI	74
2 BR	20	56 units will be served by a Housing Assistance Payment (HAP) Contract	
3 BR	13		



VANCOUVER
HOUSING AUTHORITY

Fourth Plain Commons Funding



SOURCE	
RESIDENTIAL	
4% Low Income Housing Tax Credits	\$17,600,000
Private Activity Bond	\$12,500,000
WA State – Housing Trust Fund	\$4,400,000
City – Affordable Housing Fund	\$1,500,000
VHA – Sponsor Loan	\$2,500,000
Deferred Developer Fee	\$180,000
	<i>Subtotal</i>
	\$36,680,000
COMMERCIAL	
HUD Section 108 Loan	\$4,100,000
HTF – Direct Appropriation	\$2,000,000
CDBG	\$1,200,000
ARPA	\$2,600,000
General Fund	\$175,000
	<i>Subtotal</i>
	\$10,075,000
	Total
	\$46,755,000



Image Credit: Salazar Architects Inc.

Commons Ground Floor Components

- Shared Office Space



Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen



Image Credit: Salazar Architects Inc.

Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space



Image Credit: PLACE

Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space
- Outdoor Plaza



Image Credit: Salazar Architects Inc.

Commons Ground Floor Components

- Shared Office Space
- Commissary Kitchen
- Community Event Space
- Outdoor Plaza
- Play Area

Fourth Plain Commons

Site Plan Overview

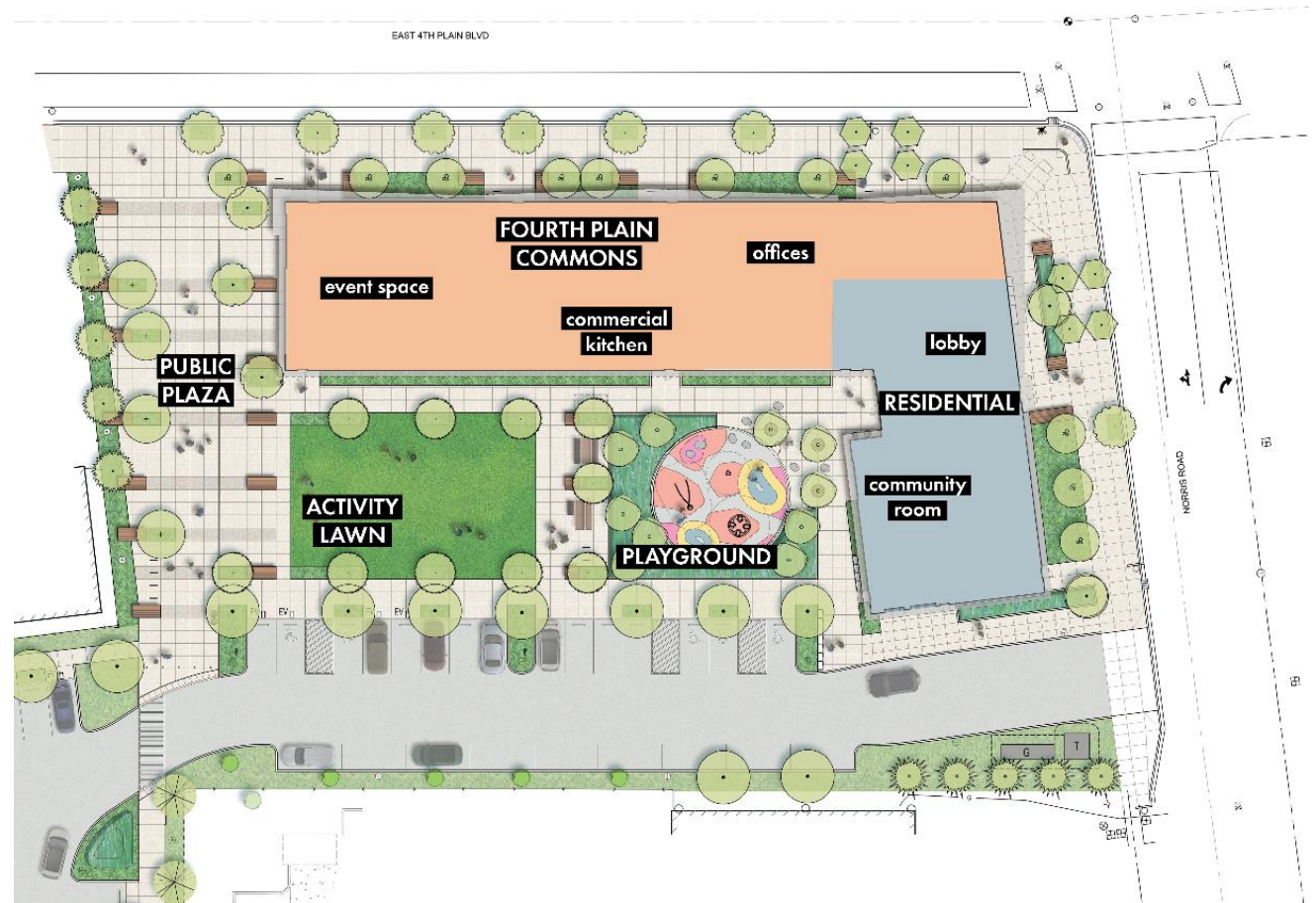


Image Credit: Salazar Architects Inc.

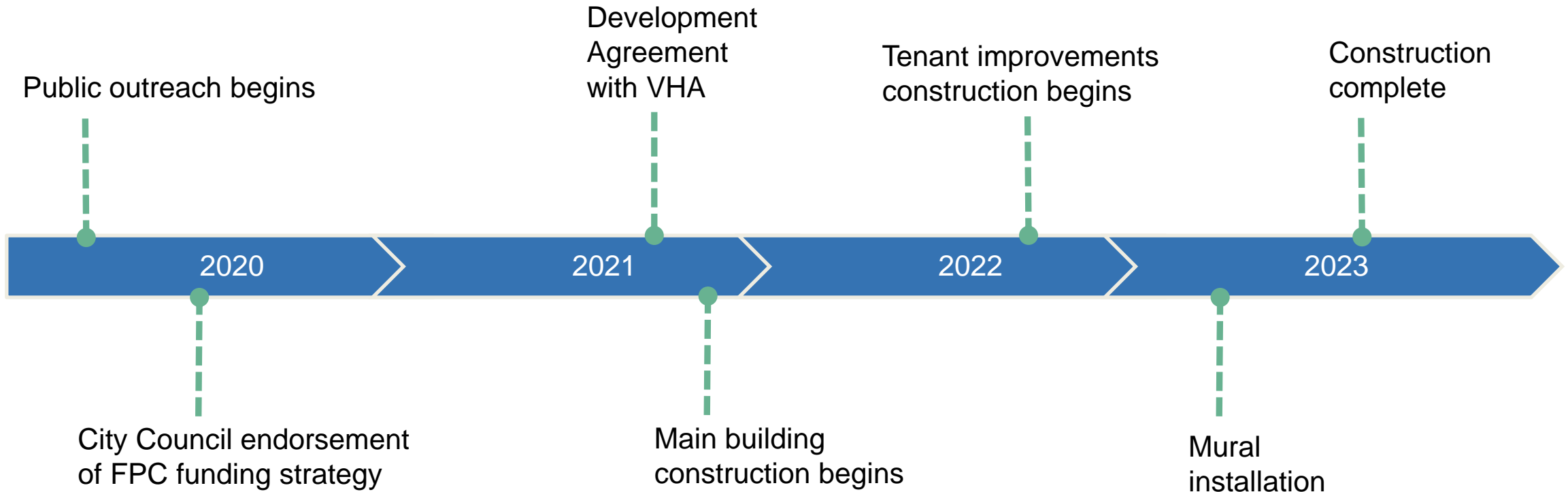
Fourth Plain Commons

Outreach Summary

- Project kick-off open house
- Focus groups with CBOs for shared office space
- In-depth interviews with operators and potential kitchen users
- Online open house and survey
- Upcoming:
 - Mural outreach
 - Outreach to CBOs and residents on future programming



Project Timeline



THANK YOU!

Questions?



Paul Burgess

Fourth Plain Forward

paul.burgess@fourthplainforward.org

Victor Caesar

Vancouver Housing Authority

vcaesar@vhausa.com

Heather Cochrun

Evergreen Habitat for Humanity

heather@ehfh.org

Samantha Whitley

City of Vancouver

Samantha.Whitley@cityofvancouver.us

Shannon Williams

City of Vancouver

Shannon.Williams@cityofvancouver.us