



CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
www.cityofvancouver.us

Anne McEnery-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

June 13, 2022

WORKSHOPS

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:

https://www.cvtv.org/vid_link/34709?startStreamAt=0&stopStreamAt=3147

4:00 - 5:00 pm Water Resiliency Strategy

Chris Malone, Public Works Finance and Asset Manager, 360-487-7711

Summary

Staff led Council through a discussion of the Water Resiliency Strategy.

5:00 - 6:00 pm Community Visioning Update

William Cooley, Community Engagement Manager, 360-487-8617

Summary

Staff led Council through a discussion of the Community Visioning and Strategic Plan Update.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

COUNCIL CONSENT AGENDA MEETING

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under the Community Forum were also facilitated in person and via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/vid_link/34711?startStreamAt=0&stopStreamAt=5720 Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Harless, Perez, Fox, Paulsen, Stober,
Mayor McEnerny-Ogle

Absent: Hansen

Councilmember Fox attended remotely.

Councilmember Paulsen motioned to excuse Councilmember Hansen from the Council meeting, seconded by Councilmember Stober, and carried unanimously to approve the absence.

Proclamation: Juneteenth

Mayor McEnerny-Ogle read and presented a proclamation to Karen Morrison, Founder and Executive Director of Odyssey World International Education Services and Jasmine Tolbert, President of NAACP Vancouver, WA, proclaiming June 19, 2022, as Juneteenth Freedom Celebration Day.

Community Communication (1-5)

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding Items 1-5:

- Terence Ibert, Vancouver
- Margaret Milem, Vancouver
- Beverly Tyler, Vancouver
- Wynn Grcich, Vancouver
- Kimberlee Elbon, La Center, WA
- Glenn Yung, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda (Items 1-5)

Council requested Items 2 and 4 to be pulled.

Council discussed Items 2 and 4 with staff at length.

Motion by Councilmember Paulsen, seconded by Councilmember Stober, to approve Items 1-5 on the Consent Agenda. Amended by Councilmember Fox, seconded by Councilmember Perez to vote on Item 2 separately.

The vote was carried unanimously to approve Items 1, 3, 4, and 5 of the Consent Agenda, and the approval includes both options for Item 4.

The second vote carried 5-1 to approve Item 2 on the Consent Agenda. Councilmember Fox voted No.

1. Designation of TV ETC and CVTV respectively as the education and government access providers on the Comcast cable system

Staff Report: 075-22

A RESOLUTION relating to cable television and to the designation of Clark Vancouver Television ("CVTV") as the governmental access provider on the Comcast cable system for Vancouver and Clark County.

A RESOLUTION relating to cable television and to the designation of the Vancouver Educational Telecommunications Consortium ("TV ETC") as the

educational access provider on the Comcast cable system for Vancouver and Clark County.

The City and County have a cable television franchise agreement with Comcast of Washington, V LLC that was effective on July 1, 2013. Under the terms of this agreement, Comcast provides channels for Public, Education and Government (PEG) programming, and it is the responsibility of the City and County to designate authorized entities to provide programming on those channels.

Organizations that are designated as access providers have authorization to broadcast programs over assigned channels on the Comcast cable system. They are also able to apply for annual PEG grants, administered by the City, for equipment and other capital expenses associated with producing and broadcasting programming.

TV ETC is a consortium of K-20 educational institutions operated by Educational Service District 112 and is the current educational access provider for Vancouver and Clark County. CVTV, operated by the City/County Cable Television Office, is the current government access provider for Vancouver and Clark County.

The City/County Telecommunications Commission ("Commission") recommends organizations to serve as access providers to the City Council, per VMC 5.19.320(7). The Commission met on June 1, 2022, to review designation applications and annual reports and to receive presentations from the applicants. Based on their review, the Commission is recommending re-designation of TV ETC and CVTV, respectively, as the education and government access providers for Vancouver and Clark County.

Request: On June 13, 2022, adopt resolutions approving The Vancouver Educational Telecommunications Consortium (TV ETC) as the designated educational access provider and Clark Vancouver Television (CVTV) as the designated government access provider for Vancouver and Clark County on the Comcast cable system.

*Aaron Lande, Program and Policy Development Manager,
360-487-8612*

Motion approved the request.

- 2. Amendment to a contract with PBS Engineering and Environmental Inc. (Contract # C-79788) to complete the design, update environmental permitting, and provide construction support related to the NE 137th Avenue transportation improvement project**

AN ORDINANCE authorizing the City Manager or designee to execute a contract amendment with PBS Engineering and Environmental, Inc. (hereinafter "Contractor"), for the provision of design, permitting, and construction support services; providing required Terms that such contract amendment be for a term of not more than five (5) years; providing for severability; and setting an effective date.

In 2014, PBS Engineering and Environmental Inc. (previously HDJ Design Group) of Vancouver, Washington was selected as the most qualified firm to provide professional services to improve NE 137th Avenue project from NE 49th Street to NE Fourth Plain Boulevard through a competitive selection process (RFQ 2-14). The City of Vancouver awarded a contract in the amount of \$1,215,033.75. The contract was intended to use available grant funding and progress the design to the 75% level.

The City of Vancouver requested a fee proposal from PBS Engineering and Environmental Inc. for additional services to advance the design from the 75% level to final bidding and construction documents, update environmental permitting, and to provide as-needed support during construction.

PBS Engineering and Environmental Inc. provided a proposal and fee schedule for additional professional services dated May 6, 2022 (attached). The additional fee is \$964,695.33, and with the addition of this amendment the total contract price will be \$2,179,729.08.

Request: On June 13, 2022, approve the ordinance on the first reading, setting the date of second reading and public hearing for June 27, 2022.

Ryan Lopossa, Streets and Transportation Manager, 360-487-7706

Motion approved the request.

3. **An Ordinance adding Section 3.08.100 to the Vancouver Municipal Code ("VMC"), amending other sections of the VMC to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index**

Staff Report 020-22

AN ORDINANCE of the City of Vancouver relating to the annual adjustment of certain City fees and charges to reflect changes in the consumer price index; adopting legislative findings, adding Section 3.08.100 to the Vancouver Municipal Code to provide a uniform methodology for adjustment of certain

City fees and charges pursuant to the consumer price index, effective in 2023; amending Section 1.01.080 of the Vancouver Municipal Code to clarify that the City Clerk may update fees and charges to reflect Consumer Price Index (CPI) adjustments authorized by the VMC, amending Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the Vancouver Municipal Code to incorporate by reference the methodology set forth in new Section 3.08.100; approving and ratifying adjustment of certain City fees and charges for 2022 to reflect changes in the Consumer Price Index for 2021, providing for severability; and setting an immediate effective date.

The VMC currently provides several differing and inconsistent methodologies for the annual adjustment of fees and charges to reflect changes in the consumer price index. In addition, the regional Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) referenced in Sections 11.60.160 and 20.180.050 of the VMC no longer exists. Harmonizing these provisions will ensure consistent application of CPI adjustments in future years. Additionally, implanting the 2022 adjustments in a series of two steps (one in the first fiscal quarter, with a second increase in the third fiscal quarter) will afford City Staff time to communicate these changes to effected businesses.

Request: On Monday, June 13, 2022, approve ordinance on first reading, setting date of second reading and public hearing for Monday, June 27, 2022.

*Natasha Ramras, Chief Financial Officer, 360-487-8484;
Jonathan Young, City Attorney, 360-487-8500*

Motion approved the request.

4. Housing Code Update

Staff Report: 077-22

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20.945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

Proposed changes are summarized below. All were recommended for approval unanimously by the Planning Commission at an April 12 public hearing, except where otherwise noted:

- 1. Creation of standards for a new R-17 zoning district allowing single family homes on 2,000 to 5,000 square foot lots, subject to access and streetfront requirements, and compliance with existing Narrow Lot*

standards. Streetfront and access standards would also be applied to existing R-9 and R-6 zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.

- 2. Creation of standards for a new R- 50 zoning district allowing multi-family homes at densities up to 50 units per acre. One parking space per unit would be required in the new R-50 zone, and for new developments in existing multi-family zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.*
- 3. Changes to parking standards for multi-family and specialty housing in response to new state requirements. Allows market rate apartments within ¼ mile of transit lines running every 35 minutes, or anywhere in CX zone, to provide 0.75 parking spaces per unit. Allows long term income-restricted housing affordable to households making 60% Area Median Income (AMI) or less to provide 0.75 spaces per unit citywide. Allows senior and disabled persons housing to provide no parking citywide for residents, but adds parking requirements for staff and visitors. Would require site plan review to implement.*
- 4. A density bonus for income-restricted housing projects in response to a new state requirement. Allows density bonuses (up to 50% for single family homes and 100% for multi-family homes) for housing projects affordable to households earning up to 80% of Area Median Income. Would require site plan or subdivision review to implement.*
- 5. New standards allowing cottage cluster developments in single family zones, whereby higher densities are allowed, but with smaller than normal homes with cottage features oriented around common open spaces. Subdivision or site plan review would be required to implement.*
- 6. Updated requirements for minimum setbacks between new apartments and existing single-family homes, requiring apartments to be setback five feet from property lines, plus an additional three feet for every one foot of building height above 35 feet, up to a maximum requirement of 15 feet.*

The Planning Commission split 3-3 and thus did not advance a recommendation. Those voting against an updated and increased setback for taller apartments noted that doing so would reduce housing opportunities. The proposed change noted above and included in the ordinance is the original staff recommendation.
- 7. New micro-housing standards allowing apartments with shared kitchen and bathroom facilities without on-site staff.*

The Planning Commission voted 4-2 to recommend new standards allowing micro-housing apartments with shared facilities, but with an added limitation that micro-housing developments not be eligible for the new affordable housing density bonus allowed by proposal #4

above. The two votes against wished to allow eligibility for the affordable housing density bonus if threshold standards were met. Based on Council comments at the May 12 workshop, two ordinances are provided at the June 13 first reading, one allowing micro-housing to be eligible for the affordable housing density bonus, one not allowing eligibility.

- 8. Updated ADU standards allowing historical garages within side and rear building setbacks to be converted to ADUs if they meet all other ADU and building standards and are no taller than 15 feet.*
- 9. Although not subject to public hearing review, City staff are also developing expedited building permit review processes for new single family homes providing features that facilitate aging-in-place.*

Public comment through the process has been mixed and varied, with parking and densification being the most common concerns. Comments received prior to the May 16, 2022 Council workshop are summarized in the workshop staff report. Those received since are listed in Attachment C of this memorandum. Development community comments were in favor of the overall project, with concerns about single family home garage width limitations and alley provisions in #1 above, and allowances for larger cottages in #5.

Request: On June 13, 2022, approve either attached ordinance A (does not allow micro-housing apartments to be eligible for an affordable housing density bonus) or ordinance B (allows micro-housing apartments to be eligible for an affordable housing density bonus if thresholds are met), setting date of second reading and public hearing for June 27, 2022.

Bryan Snodgrass, Principal Planner, 360-487-7946

Motion approved the request.

5. Approval of Claim Vouchers

Request: Approve claim vouchers for June 13, 2022.

Motion approved claim vouchers in the amount of \$4,030,434.29.

Community Forum

Mayor McEnerny-Ogle opened the Community Forum and received testimony from the following community members:

- Jim Karlock, Portland, OR
- Laurel Pascual, Vancouver
- Wynn Grcich, Vancouver

- Janie Wilson, Vancouver
- Kimberlee Elbon, La Center, WA
- Justin Forsman, Vancouver
- Ramona Arnold, Vancouver
- Terence Ibert, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed the Community Forum.

Executive Session Re: Pending Litigation and Potential Litigation (1 hour)

Mayor McEnerny-Ogle announced the Council would be entering executive session from 8:04-9:30 p.m. for the purpose of discussing pending litigation and potential litigation. No action was taken.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Adjournment

10:31 p.m.

From: [Dana Allen](#)
To: [City Council](#); [City of Vancouver - Office of the City Manager](#)
Cc: [Newbold, Jeri](#)
Subject: Comments regarding HOUSING CODE UPDATE 077-22
Date: Monday, June 13, 2022 11:52:52 AM

Some people who received this message don't often get email from dallen@clarkpud.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council,

Regarding Agenda Item 4 of the June 13th City Council Meeting, specifically proposed change #8 of the Housing Code Update,

ADUs closer to the property line than standard setbacks, and even those meeting standard setbacks can present conflicts with safety clearances from existing power lines, particularly overhead lines. Clark Public Utilities would like the homeowner to be aware, existing overhead utility lines (primary and secondary voltage) may provide additional complexities and significant impacts to their project that are best resolved prior to issuance of final building permits.

The changes as we understand them, only affects exiting structures and is limited to 15', however this may still trigger a conflict if changing the roof line or max height of the building in close proximity to power lines.

We are seeing customers with final building permits in hand that are surprised and frustrated when additional safety clearances from existing overhead lines are pointed out.

To ensure building applicants are aware of any existing utility lines, we are suggesting one of the following are required with the application:

- Show any existing utility lines (overhead and underground) on their proposed site plan

Or

- Include a site review letter with application materials, that has been signed off by the utility, regarding the planned remodel.

Sincerely,

Dana Allen

Clark Public Utilities

Construction Services Manager



From: [Alyn](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Sunday, June 12, 2022 3:27:11 PM

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City Council Contact Form

Submitted date: Sunday, June 12, 2022 - 3:27pm

Contact Information

First name:

Alyn

Last name:

Spector

Email address:

[REDACTED]

Street address:

[REDACTED]

[REDACTED]

98664

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

Greetings,

My name is Alyn Spector, and I am writing as a Vancouver citizen concerned with recent electrification proposals being explored in my community. I believe in the value of well-planned decarbonization efforts. Reducing our carbon impacts is an essential and worthwhile goal, and we must each do our part to reduce our GHG impacts and fight climate change. This means diversifying our electric generation sources, and pursuing renewable fuels (both gas and electric) paired with lower carbon baseload energy, and robust energy efficiency. However, forced electrification of private homes and buildings is not the answer. I love my gas stove and fireplaces and do not want to

have to convert them to electricity. What I do want is options by my gas provider to purchase lower-emission gas fuels such as renewable natural gas, and over time, a conversion of the gas pipeline to mainly renewable and decarbonized fuels inclusive of hydrogen. I have seen this solution work in Denmark. Recently, I was able to travel to DE as part of a tour of decarbonized gaseous fuels paired with carbon capture. I was greatly impressed by the whole-economy, non-politicized solutions offered.

I work in the energy sector so this plan was on my radar. However, I doubt my neighbors or others in the community that would be most impacted by electrification are aware of the City's electrification aspirations. It will be essential that all voices in the community be heard where livelihoods and personal budgets would be impacted.

I'm currently saving for my two children for college, and am trying to get some funds in savings as we're facing with an ever-growing cost of goods and services. Electrification might feel like a brief political and environmental victory, if passed, but homeowners, renters, and small businesses will be the ones left footing the bill. Worse yet, electrification may not even result in the decarbonization impacts desired.

It's my understanding NW Natural is working hard to lower the carbon impact of its business. Their rates are affordable and I'm happy with their service for my gas stove, fireplace, and water heating. I am far less pleased with my electric rates, and am unsatisfied with the heating and comfort level provided by my electric heat pump.

I want the City to pursue environmental solutions, but I also want those solutions to be well-planned, pragmatic, and based off the needs of its citizens. Allow me to retain my choice of heating and cooking equipment. Don't place me in a situation where I have to spend my dwindling discretionary income as a result of laws that pick winners and line the pockets of electric HVAC dealers instead of allowing me to spend that money on household needs, savings, and education for my kids.

We must also be careful that any laws passed support continued grid reliability and resiliency and support energy affordability and security.

Thank you for your time and consideration.

Alyn Spector

Upload a file:

From: [Terence Ibert](#)
To: [Holmes, Eric](#); [Snodgrass, Bryan](#)
Cc: [City Council](#); [City Council](#); [City Council](#); [Harless, Kim](#); [Perez, Diana](#); [City Council](#)
Subject: Proposed housing code update: R-17 is not R-17
Date: Sunday, June 12, 2022 4:38:51 PM

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CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Holmes and Mr. Snodgrass,

In a review of your [Staff Report 077-22](#) for the Housing Code Updates this Monday (Consent Agenda Item #4 for City Council), there was a change in the minimum square footage requirement for the proposed new low-density zoning district R-17.

- R-17 is now proposed at a *minimum of 2,000 square feet* per unit.
- R-17 before this change was a minimum of 2,500 square feet per unit.

At 43,560 square feet per acre, this minimum square footage change would accommodate **21.8 units per acre**, making the new zoning district effectively R-22, not R-17.

Given that the *existing higher-density residential zoning district R-18 standard maxes out at 18 units per acre*, this new R-17 district zoning now could be much denser. As such, R-17 would now not be considered “low intensity” per the documented purpose of the low-density code (see page 1 of [Chapter 20.410](#)). We also already have R-18 and R-22 as part of the higher density residential standard (see [Chapter 20.420](#)).

Why was the change made? Combing through the past session notes for the Planning Commission, the details are sparse for the change. I could only find mention that “it was in response to the Commission, as feedback from development stakeholders” when it was introduced in the [1/25/22 session](#). In the following 2/22/22 session that was available for public comment, which I attended, I do not recall the change to 2,000 square feet ever being made during the presentation. As of this writing, your [project page](#) also still reflects the older 2,500 square feet minimum.

Since the square footage minimum is the most significant aspect of R-17 and is now absent from your slideware used in socialization and review since that 1/25/22 session, the change would not have received the attention from the public that it deserves.

Thank you,

-Terry Ibert

Carter Park Resident



Virus-free. www.avast.com

From: [Haygood, Jaynee](#)
To: [City of Vancouver - Office of the City Manager](#)
Subject: Written Testimony for 6/13/22
Date: Sunday, June 12, 2022 7:41:12 PM

Hi,

Unfortunately, I will not be able to provide my testimony in person tomorrow. However, please see my below testimony for the 6/13/22 City Council meeting regarding Harper's Playground.

Thanks,

Jaynee Haygood
PRAC Chair

Thank you Mayor and Councilors, June 9, 2022

As a Parks and Recreation Advisory Commissioner I have had the immense privilege of seeing the impacts our parks have in our communities. I was excited to see the Waterfront construction and now I am able to enjoy the beauty and connection it brings to Vancouver. I heard neighbors share their concerns and excitement about Dubois Park. Now as I visit Dubois Park I can see the enjoyment it brings to their community. I can't help but feel a sense of pride to have been a part of it. Today, you have a truly incredible opportunity before you to make a significant impact with the proposed plan for Marshall Park.

As a paraeducator at Shahala Middle School, and hopefully soon-to-be teacher, I have had the honor of working with special needs students on a daily basis. I cannot emphasize enough the importance Marshall park will have on our community. As I walked through Marshall Park and heard Cody (with Harper's Playground) talk about all of the planned amenities and activities, I began to cry. I thought of one of my students who is in a wheelchair. Everyday, weather permitting, we head over to Fisher Basin Park where she sits in her wheelchair and watches the other students climb the stairs, go down the slides and swing from the bars. I closed my eyes and pictured her playing on the new playground at Marshall Park. I could see her smile with this amazing grin that lights up the room. She was actively participating in play. She was having fun with her classmates. She was included. It was such a powerful image in my mind and my heart.

As we continued our walk around Marshall Park, I realized I had only been thinking about the kids using Marshall Park. However, *parks aren't just for kids*. I watched as parents played with their kids, laughing and having fun. It was at this moment in which I realized parents who were disabled would now be able to play with their children. As a parent, I can

recall the trips to parks with my children where I got to be a kid again. I went down the slides. I swung on the swings. I teetered and tottered. This time together with my children created memories that will last a lifetime. Marshall Park will now allow disabled parents to create those treasured memories with their children.

Another important role this inclusive playground will provide is to bring a community who has been confined to the sidelines to become an active participant in play. Non-disabled children will now have an opportunity to interact with disabled children who they have never been able to interact with before on the playground. According to the Playworld article, "Life Lessons You Can Only Learn on the Playground," playgrounds provide children with opportunities to learn numerous life skills. These skills include leadership, greater creativity, teaches independence, improves cognitive functions and responsibility. All of these skills will only be enhanced by becoming a more inclusive environment for our families.

Upon review of the Vancouver Parks, Recreation and Cultural Services website it states, "Parks, trails and natural areas are a critical part of what shapes quality of life *for everyone* in the City of Vancouver." By joining forces with Harper's Playground, Marshall Park will take one step closer to truly help shape the quality of life for everyone.

Jayne Haygood
PRAC Chair

From: [Ramona Arnold](#)
To: [City of Vancouver - Office of the City Manager](#)
Subject: forms submitting pre council meeting June 13. 2022
Date: Monday, June 13, 2022 5:20:47 AM
Attachments: [city council agenda community forum.pdf](#)

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Please review the information I am submitting here before the council meeting today.
I have registered online to speak and address the council during the community forum portion of the meeting.
I have not yet received any instruction yet as to how to do this remotely however
Ramona Arnold


**MARIE ANTOINETTE TOBYANSEN
ATTORNEY AT LAW**

SPANISH SPRINGS, NEVADA 89441

September 10, 2020

City of Vancouver, WA
Customer Service

Vancouver, WA 98668-8995

**Attention: Program Manager
Peggy Sheehan**

Re: Payoff for Accounts 9070002 and 7000017

Dear Ms. Sheeton:

The purpose of this correspondence is to discuss the indebtedness of Ramona Arnold for the above accounts reflecting two loans encumbering her home located at 3618 V St., Vancouver, WA. A copy of payoff quotes prepared by your office is enclosed for your review. The initial loan was for down payment assistance applied to the purchase price. After the purchase Ms. Arnold realized she needed a second loan for housing rehabilitation as the home needed numerous repairs to make the home safe. To that end, she applied for and received a second loan from the city..

Needless to say, these loans were a Godsend and accomplished the intended purpose for Ms. Arnold, a low-income woman suffering from certain disabilities. Through the years she has been thankful to have a home. That said, at this time, due to her declining her health, the home has become increasingly difficult for her to maintain. That's because the house is somewhat dilapidated needing never-ending repairs; and, the large yard requires perpetual gardening,

Some of the maladies she has been diagnosed with include a heart blockage, shortness of breath, pulmonary hypertension, neuropathy (idiopathic) which causes weakness and pain in her legs, and a recent surgery that caused increased digestive and esophageal problems. In addition, she has suffered from clinical depression and a chronic anxiety disorder for most of her life. Unfortunately, the above problems have been exacerbated by her age as she will attain her 70th birthday October 22, 2020. As a result of her age and declining health, as an essential worker in the health care field, she can only work 2 days per week. This supplements her small monthly social security retirement benefit which is only \$1082.00. Further, with the above conditions she realizes that her working days are close to being over.

To that end, she knows she needs a change in her housing situation. She has researched possible solutions to her housing problems and determined she needs to purchase a small home needing minimum repairs and very low maintenance. In anticipation of making a needed change, she learned about reverse mortgages. Her plan was to sell her present home and use her equity and a reverse mortgage to purchase a home without needing to make mortgage payments. This plan would also allow her to stop working in the near future when she is unable to continue her employment.

..

MARIE ANTOINETTE TOBYANSEN
ATTORNEY AT LAW

September 10, 2020

Page 2

That said, numbers have never been Ms. Arnolds's forte. Accordingly, she was shocked to learn she owes you approximately \$73,000 and she owes Shell Point Mortgage approximately \$110,000 on her primary mortgage for a total indebtedness in the amount of about \$183,000. Additionally, her financial situation worsened earlier this year as she was unable to work for several months when Covid 19 first invaded the country because she is in a high-risk health group. Consequently, the bottom line is dismal. The current value of her home is approximately \$240,000. Considering costs of sale, she will be lucky to net \$50,000- \$60,000 with the current encumbrance.

I have read many governmental publications regarding Washington's housing assistance. I am impressed with the pro-active programs available for persons such as Ms. Arnold. It seems your state understands the difficulty associated with procuring *affordable decent housing* for persons that are low-income, elderly or those persons who have special medical needs. This is essential considering the cost of housing.

To that end, I was hoping there might be a program such as a grant that might forgive a percentage of her loans to reduce her indebtedness to the City of Vancouver. If that is available it would be a great help keeping Ms. Arnold housed and independent. With a little more cash in hand she will be able to have sufficient equity to purchase another **modest home** that is not in need of repairs or excessive maintenance utilizing a reverse mortgage.

As an aside, Ms. Arnold has mentioned a program that covers approximately 30% of the broker fees in real estate transactions for Essential Medical Workers. I researched that possibility but was unable to find further information re this program. As Ms. Arnold is an essential medical worker perhaps she would be eligible for this program too..

Ms. Arnold is currently being assisted by a professional mortgage broker. His name is Greg Peterson at Fairway Mortgage. He has agreed to help qualify her for a reverse mortgage utilizing the equity from her current home provided she has sufficient equity..

I am hopeful something can be worked out. As mentioned, Ms. Arnold simply wants a modest home that is safe and low maintenance. With no mortgage payment she will be able to pay her taxes and insurance and basic expenses without having to work when the time comes for her to retire. Any help you can provide will be greatly appreciated.

I will call you next week to discuss this matter further.

Very truly yours,

Marie A Tobyansen

cc: Ramona Arnold
Enclosure.

To Vancouver City Council members. 2/13/2022

VP D22 TED

I am writing you today to please consider my concerns and my situation that has to do with your effort to help this city's residents and citizens with housing, in my case elderly residents whose housing needs have over the years significantly changed.

I have lived as a single parent, adult, and resident in Vancouver, WA since 1985. In 2007 I was given the opportunity to buy the small house I have lived in since 2007. The City offered two programs that helped me buy my home, the down payment and the home repair program for repairs. I have thus had these two loans put at the back of my mortgage of \$105,000 balance currently. The two loans are roughly \$60,000.

I have always worked and will continue as long as my legs let me stand. But it was my lack of vision I suppose that did not let me look ahead from that age to the changes physically at my current age of 71. I truly did not see ahead of the possible changes that would happen with me and did not foresee the health problems that have come my way.

I worked hard to contribute to my community, volunteering, paying taxes, and physically working on my house to be aesthetically and in every way a good neighbor and a positive for my community and the city.

I work because I have to make ends meet. In 2007 and throughout these years since I hoped for the betterment of my life in my marital status, savings, health. But these dreams and ambitions did not come to fruition. In the meantime, I have always stayed grateful to be able to work, be independent, for this house I have loved, and for my physical ability to keep it up over the years.

But now my age is catching up with me. Savings are small, the car is old and I am trying my best to just keep myself safe so I can continue to work. My family is no longer nearby.

A year ago I suffered a hemorrhagic stroke. I was off work for about a month and thankfully recovered with some cognitive memory deficits, Working is harder for me however as I must travel doing medical exams, and there is no room for error. Thus I only work 2 days, with 5 days needed to recover physically.

I know the time is coming when I can no longer keep up a house. Sadly I see how my front and back yards reflect the lack of effort I once put into it for myself and my neighbors to enjoy.

There has been a focus locally on helping citizens with housing. And I am especially grateful homelessness is being addressed locally. What has always bothered me though is still a black and white contemplation in regards to seniors by others?

We either deem them completely down and disabled in every way or fully functioning and capable in every way. But there are an in-between that needs that should be addressed. Because time stops for no one and planning ahead is not always feasible for some.

Age catches up with everyone. That is an axiomatic fact. But not all seniors have the buffers and support to help them as they continue on, despite the best of their efforts.

I don't want to end up in a nursing home relying on and taking from the city, state, and federal coffers for my remaining years. I can work, I can live productively and I can give back still.

A house requires continuous maintenance. As I have other cardiac and health problems I cannot do this anymore without great effort and risk especially in the significant amount of yard that needs seasonal and constant attention.

Rather than rely on and take ongoing from the state, local, and federal funds, I could manage in low maintenance very modest but safe home for my remaining years.

I appreciate greatly the help I was given with these loans.

Yet I imagine that the others like myself who took advantage of these loan programs are years later in very different circumstances with some having prospered, some having married or moving on in better prosperous and protective situations.

But I am in a situation where my loans and mortgage balance would not leave me enough in equity to obtain another home for myself. It was my son who became most concerned about me as I've taken a number of falls. He said 'Mom, you are one fall, car failure, broken bone away from everything coming to a standstill. And he's right. And I have poured over this for the last two years trying to layout options, but without enough equity in selling my home, there are not any.

My son had to move away and is trying his best to help, but a solution escapes us financially. My sisters in other states have pitched in helping me when I've been down or ill or injured. But it is not enough to solve the problem, this problem that keeps me awake at night.

And despite the letters from my sister on my behalf, the help in understanding from your city laon manager Peggy, who has now retired, I fear what will happen if things change for me further personally.

I was told my prior letters, the letter my sister wrote to you on my behalf, may have made a small difference in reducing the shared equity amount. I hope this offered help to someone.

But I am asking you to again please consider looking at and perhaps reducing and excusing part of the bulk of these loans, perhaps with some funding intended for helping in housing needs. And I am asking you to please look at these loans individually and the people behind them and their current circumstances and income, if and when they have to leave their homes because of age or another age-related issue, so they can find a solution in safer housing they can manage to live out their years independently if they are able and without taxing and further taking from their state and local communities.

Sincerely,

Ramona Arnold



Vancouver, WA 98663

360 258 2029

PAYMENT STATEMENT - MARCH 2022

*City Loan
Received 3/2022*



Customer Service
[REDACTED]
Vancouver, WA 98668-8995

BORROWER

RAMONA ARNOLD
[REDACTED]
VANCOUVER WA 98663

PAYMENT INFORMATION

Loan Account		9070002
Statement Date		3/10/2022
Payment Amount	+	\$805.27
Past Due Payments	+	\$9,514.84
Late Charges Due	+	\$0.00
Unpaid Interest	+	\$0.00
Unpaid Charges	+	\$0.00
Deferred Charges	-	\$0.00
Total Amount Due	=	\$10,320.11
Payment Due Date		3/31/2022
Late Charge Due After 4/10/2022		\$0.00
Additional Principal	\$	
Additional Trust	\$	
Total Amount Enclosed	\$	

☐ Check here for a change of mailing address or phone number(s). Please provide all corrections on the reverse side.

PLEASE DETACH THE TOP PORTION OF THIS STATEMENT, RETURN IT WITH YOUR PAYMENT AND RETAIN THE BOTTOM PORTION FOR YOUR RECORDS



Customer Service
[REDACTED]
Vancouver, WA 98668-8995

LOAN & PROPERTY INFORMATION

Principal Balance	\$26,842.30
Reserve Balance	\$0.00
Impound Balance	\$0.00
Interest Rate	3.000%
Interest Paid in 2022	\$0.00
Property Information	3618 V St Vancouver WA 98663

PAYMENT INFORMATION

Loan Account		9070002
Statement Date		3/10/2022
Payment Amount	+	\$805.27
Past Due Payments	+	\$9,514.84
Late Charges Due	+	\$0.00
Unpaid Interest	+	\$0.00
Unpaid Charges	+	\$0.00
Deferred Charges	-	\$0.00
Total Amount Due	=	\$10,320.11
Payment Due Date		3/31/2022
Late Charge Due After 4/10/2022		\$0.00

* To avoid a late charge of \$0.00, we must receive your payment by 4/10/2022 during our business hours. If this date falls on a weekend or holiday, your payment must be received by the next business day.

Remaining balance may not be the payoff amount. Call (360) 487-8410 to obtain a payoff amount.

Make checks payable to City of Vancouver.

Please write your account number on the check.

Payments accepted at Customer Service: 415 West 6th Street, Vancouver, WA 98660.

Payments accepted by mail: Customer Service, PO Box 8995, Vancouver, WA 98668-8995.

Allow sufficient time for mailing. Payments will be credited to the account on the day received at our office.

Call (360) 487-8454 option 5 to pay by credit card.

Call (360) 487-8410 if you have questions regarding this statement.

Please retain these statements for your records.

No payment is due at this time.

Interest does accrue annually.

Full payment is due upon sale or transfer of property ownership.

ACCOUNT ACTIVITY (3/10/2021 - 3/9/2022)

Transaction Date	Pmt Due Date	Reference	Description	Transaction Amount	Distribution					Principal Balance
					Interest	Principal	Late Chgs	Other	Trust	
			Balance Forward							\$26,842.30
					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	



Customer Service
PO Box 8995
Vancouver, WA 98668-8995

6/8/2022

RAMONA ARNOLD

VANCOUVER WA 98663

You are authorized to use the following amounts to pay off the above-mentioned loan. All necessary legal documents will be forwarded to the trustee for Full Reconveyance upon receipt of payment in full.

Payoff Date	6/30/2022
Maturity Date	4/1/2113
Next Payment Due	N/A
Interest Rate	3.000%
Principal Balance	\$26,842.30
Unpaid Interest	\$0.00
Interest Paid-To Date	7/31/2009
Accrued Interest	\$10,310.02
Unpaid Late Charges	\$0.00
Accrued Late Charges	\$0.00
Unpaid Charges	\$0.00
Prepayment Penalty	\$0.00
Reconveyance Fee	\$300.00
Trust Balance	\$0.00
Payoff Amount	\$37,452.32

We reserve the right to amend this demand should any changes occur that would increase the total amount for payoff. **Please note that this demand expires on 6/30/2022**, at which time you are instructed to contact this office for additional instructions.

Make disbursement check payable to: **CITY OF VANCOUVER**.

Or

Sincerely,

Vancouver, WA

Report: Housing outpaces incomes in Vancouver

By Sarah Wolf

Columbian 6 hours ago

More than a quarter of Vancouver mortgage holders are spending more than 30 percent of their income on housing, according to a new report from Construction Coverage. That suggests an increasing number of local homeowners are cost-burdened by their mortgages. The report examined whether wages were rising at the...



www.columbian.com

Vancouver City Council awards \$6.2M to affordable housing, temporary shelter projects

By FOX 12 Staff

kptv.com 17 days ago

VANCOUVER, WA (KPTV) - The Vancouver City Council voted Monday to award \$6,225,000 to 14 local affordable housing and temporary shelter projects. The city says the funding, which comes from the Affordable Housing Fund, will support construction of 173 affordable housing units, as well as preserve 142 housing units for low-income families and very low-income homeless residents. It will also provide "first in" funding necessary for five housing development and preservations projects to access additional funding.



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Vancouver, WA

Vancouver City Council awards \$6.2M to affordable housing, temporary shelter projects

By FOX 12 Staff

[kptv.com](#)

2021-04-06

Cover picture for the article

VANCOUVER, WA (KPTV) - The Vancouver City Council voted Monday to award \$6,225,000 to 14 local affordable housing and temporary shelter projects. The city says the funding, which comes from the Affordable Housing Fund, will support construction of 173 affordable housing units, as well as preserve 142 housing units for low-income families and very low-income homeless residents. It will also provide "first in" funding necessary for five housing development and preservations projects to access additional funding.

From: [Bev & Ken Tyler](#)
To: [Dollar, Sarah](#)
Subject: Housing Code Testimony
Date: Sunday, June 12, 2022 1:36:59 PM
Attachments: [My Housing Code Statement ken.docx](#)

You don't often get email from tylerknb@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

I have been advised to contact you as well as submit my testimonial writing to City Council. I request you please ensure submission of this attached document into public record. The document is related to Item 4 (Housing Code Update) slated for reading to City Council June 13, 2022. I will also be testifying in person.

Thank you for your help.

Bev Tyler

(Please note this document has been emailed to City Council as a matter of record even though I am testifying personally.)

My name is Beverly Tyler and I have lived in the Fircrest Neighborhood Association(FNA) for over 30 years. I am a member of the FNA Steering Committee and serve as Development Chair.

My neighbors and I have personally experienced poor apartment layout setbacks causing privacy invasion. I will give examples of good and bad development setbacks. **Neither example change housing density, only apartment project design layouts. Allowing for more privacy in the existing homes backyard which border the new project.**

Example 1 is a poor design:

A Developer's Agreement in the 1980's allowed for a 20-foot set back in my established neighborhood. Three story apartments have been built allowing residents in the 2nd and 3rd stories stark views into existing neighbor's homes and yards. Originally a 6 ft cedar fence was to separate the established neighboring yards and new apartments. A permit was obtained, and an 8 ft wall was installed which helped provide more privacy between the 1st story apartment residents; but did nothing to lessen the direct balcony views into the existing neighbors' yards and homes.

An improved apartment layout design would have been an 8 ft wall between the established neighbors and the apartments. Parking lots and driveways next to the wall, giving more separation between existing homes and apartments buildings. **Same housing density, different design project layout.**

Example 2 is an improved design:

My next example is of FNA working with development project that is currently under construction. The Farmstead (formerly Joe's Farm) on NE 112th Ave on

8.17 acres and will now become 144 apartments, 32 townhomes, a clubhouse, leasing office, fitness room, playground, dog park and parking.

Originally this project layout design proposed a setback of 3 story apartment 20 feet from existing homes that border the project. Ginn, the Developer, FNA and the bordering project neighbors, worked together for a redesign placing the parking lots and driveways between existing homes and the 3 story apartments. This new design layout allows 80 ft setbacks from the neighbors versus 20 ft. A type II variance has been applied which will allow an 8 ft wall versus a 6 ft wall (L4 Landscaping Screening Design only allows for a 6 ft wall). The 8 ft wall will also help prevent noise and excess lighting.

As noted, neither of the examples above prevent appropriate housing density. The difference is in the project layout design.

Please note a reduction in privacy adversely impact the quality of life for occupants and will negatively impact market value of properties.

Thank you for your time.

From: [Kenneth](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, June 9, 2022 6:12:23 PM

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City Council Contact Form

Submitted date: Thursday, June 9, 2022 - 6:12pm

Contact Information

First name:

Kenneth

Last name:

Harrison

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98660

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

Sorry but your recent vote to outlaw certian sounds and protesting is same that sharriff in athens Tennessee started with that lead to actual beatings and killing of citizens. Like to upload the story but you system cannot take it from military .com look it up as ben Franklin said if you choose security above liberty you don't deserve either. Any one in office longer than 2 terms want only power

Upload a file:

From: [Michael Beanland](#)
To: [City of Vancouver - Office of the City Manager](#)
Cc: [City Council](#)
Subject: Comment on Proposed Changes to Code 20.912 Fence and Walls
Date: Friday, June 10, 2022 10:33:23 AM

You don't often get email from mike@wipoen.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

During the recent development of The Farmstead, adjacent owners of single-family homes worked with the developer to create changes to the development to reduce the deleterious impact of the development on the neighborhood. A change in the arrangement of the homes and parking to move the parking to the perimeter to lessen the visual intrusion and the addition of an 8-foot concrete privacy/sound wall between the affected single-family homes and the new high-density development made a significant improvement in making the development fit in the existing neighborhood.

The latter item was critical, an 8-foot privacy/sound wall. The current Fence and Walls code does not allow walls or fences over 6-feet high. This is extremely unreasonable where a 35-foot tall high-density development is being built abutting single-family homes. The Fence and Wall code needs to be more flexible to allow adjacent property owners enter into signed agreements to construct mutually-agreed-upon fences or walls.

There is no code issue if adjacent property owners choose to have no wall or fence between properties; or a 4-foot tall one, or a 6-foot tall one. The code arbitrarily establishes 6-feet as some kind of sacred not-to-be exceeded rule. The Fences and Walls code needs to be amended so that "Adjacent property owners may, by mutual written agreement, construct and maintain fences or sound walls higher than 6-feet."

Such language needs to be explicitly included in the Fences and Walls code so that it is not by variance alone that walls and fences over 6-feet are allowed but explicitly states that under a specific set of conditions, such is allowed.

The requirement to obtain a building permit can remain and is reasonable for fences/walls taller than 6-feet where the materials are heavy or massive (concrete, stone, etc.). Building permits should not be required for light-weight constructions such as wood slats or wire mesh. To wit, "Building permits are required for all fences or walls over 6' in height where made of massive materials such as concrete, stone, brick, metal panels, or masonry."

Thank you for your consideration.

Michael Beanland, P.E.

Willamette Power Engineering, Inc.

██████████

Vancouver, WA 98684

████████████████████

████████████████████

████████████████████

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Vancouver aims to go carbon-neutral by 2040 | kgw.com
Date: Friday, June 10, 2022 3:33:20 PM
Attachments: [image001.png](#)

A note to council.

Stephanie Obotette | Support Specialist II
[Pronouns: She/Her](#)



P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8621 | F: 360.487.8625

www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: Cathryn Chudy [REDACTED]
Sent: Friday, June 10, 2022 2:34 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Cc: Small, Rebecca <Rebecca.Small@cityofvancouver.us>; Lande, Aaron <aaron.lande@cityofvancouver.us>
Subject: Fwd: Vancouver aims to go carbon-neutral by 2040 | kgw.com

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor, City Council and city staff (especially Aaron Lande and Rebecca Small)

Thank you for all of the tireless work and effort that went into accomplishing this for our city and community - much appreciation!

Cathryn Chudy

KGW (local channel 8) scrolled this below it's programming last night!

<https://www.kgw.com/article/tech/science/climate-change/vancouver-sets-2040-carbon-neutral-goal/283-41cc7b64-a4fd-4c7d-935a-447b04539ce2>

Vancouver sets nation-leading goals to combat climate change

The Vancouver city council passed a resolution that sets more aggressive emissions reduction targets than most other U.S. cities.

Author: Tim Gordon

Published: 5:43 PM PDT June 9, 2022

Updated: 6:03 PM PDT June 9, 2022

VANCOUVER, Wash. — City leaders in Vancouver have been working on [climate change](#) plans for quite a while, and this week they unanimously approved a resolution that sets a goal to make the city carbon-neutral by 2040.

Tamping down carbon emissions presents a major challenge, but Vancouver is looking to make the change faster than nearly every other larger city in the country.

"We have set some of the most ambitious climate goals in the country, we are ahead of Seattle and Portland," said Rebecca Small, senior policy analyst for the City of Vancouver, who worked on the city's climate plan.

Those ambitious goals include an 80% reduction in greenhouse gas emissions from municipal operations by 2025, an 80% reduction by the Vancouver community by 2030 and finally carbon neutrality by both the city and its residents by 2040.

Only Denver, Colorado has set equally ambitious goals.

The plan to do all this in Vancouver is evolving, but for starters it means getting away from carbon-based fuels for the city's large fleet of vehicles.

It also means switching to renewable power for the city's buildings, not only by buying it from suppliers, but also by bringing renewable power onsite.

"For example, we've just put in a grant to install solar panels on top of City Hall that can offset 5% to 10% of the energy we use in the building," Small said.

Another big part of the plan is planting more trees across Vancouver that cool neighborhoods and offset the carbon footprint, especially in areas that have borne the worst effects of climate change.

KGW talked to a few folks on Vancouver's Main Street who approve, including resident Adam Sullivan.

"(I'm a) five-year resident, and part of what brought me to the area is something like that, so we're a growing urban area and forward-thinking in that regard is something that drew me

here and will keep me here," said Sullivan.

In terms of slowing climate change, there is a lot more to come in terms of solutions. But the goals are set, and Small said, and the city will be ready to meet them.

"We are going to be looking constantly along the way how can make these stronger, what kinds of new technologies have come out that we can adopt that will help is to meet our targets," she said. "We are excited to be at the forefront of this challenge, we think this is the challenge of our lifetimes."

Part of the next phase for the climate action plan is to hear more from community members. Residents can [learn more here](#) and take an online survey as well.

From: [Delapena, Amanda](#)
To: [Dollar, Sarah](#)
Subject: FW: Thank you
Date: Thursday, June 9, 2022 1:36:22 PM

Written comments below for Council.

Amanda Delapena

From: Michele Wollert [REDACTED]
Sent: Wednesday, June 8, 2022 8:45 AM
To: City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>
Subject: Thank you

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Mayor Anne and Councilors Stober, Paulsen, Hansen, Perez, Fox, and Harless:

Many of my Shumway neighbors and I are grateful that you **unanimously passed revisions in Vancouver's municipal code that prevent targeted picketing and other means of harassment against City of Vancouver's officials, employees and volunteers who may be targeted for actions or inactions they took on behalf of the City.**

I know that some people have been reluctant to serve in a volunteer leadership capacity for fear of such bully tactics and harassment and I believe these ordinance enhancements may reassure our city employees, officials, and volunteers that the city will better protect them.

Regards,

[REDACTED]
Vancouver

June 1, 2022

Honorable City Council
City of Vancouver
Washington

Subject: Fence Around the Farmstead (Joe's Place)

I received an email earlier today from Phil Wuest of Ginn Group. The contents are provided below:

The City of Vancouver will not permit the 8' privacy/sound mitigation wall as proposed. It was allowed on the Acero project because the Acero project was vested to older development code. The Farmstead project is being delivered under current code which the City says prohibits the 8' structure on the property line. We were prepared to install the 8' wall desired by the neighbors but cannot obtain the necessary permission from the City of Vancouver

We continue to believe the 8' wall could be permitted as a noise mitigation wall but the City disagrees. Without the City's permission, we cannot proceed with the 8' wall. We will have to install a 6' wall instead.

Please don't hesitate to reach out to me with question or to discuss. It seems to us that if the neighbors requested this wall during the hearing as a mitigation for light and noise, and where, as here, there is mutual agreement between neighbors, the 8' privacy/sound mitigation wall should be allowed on the shared property line.

We understand that this will not be well received by the neighbors and truly regret that we could not get the City to find a way to allow it. This is a very disappointing outcome.

Phil

I attempted to send an email to the City Council but it appears that all City Council email addresses have been deleted and there is no longer any way to email Council members. The message I received was as follows:

*Thank you for your email. This mailbox is no longer in use. For future correspondence with the Mayor or City Councilmembers, please visit:
<https://www.cityofvancouver.us/citycouncil/webform/contact-city-council>.*

The content of my message was as follows:

I am incredibly disappointed and request the City Council step in and grant a waiver of outdated fence ordinances and codes for this project. The developer and neighbors

affected have worked for months to develop a sound and security solution that was appropriate and acceptable to all. The outdated rules and regulations were never developed to deal with development like this; where a high-density development directly impinges on an established low-density neighborhood. Using outdated rules and regulations to prohibit the agreed-upon solution is a slap in the face of everyone who strove diligently to make this project work. Please do what is right, grant a waiver to allow the agreed-upon solution to go ahead!

To follow up on this email message, the neighborhood association, Ginn Group, and the affected homeowners worked diligently to develop a fencing solution that was acceptable to all and provide the visual, sound, and security features that the homeowners sought. This work resulted in the homeowner's signing agreements with the Ginn Group to allow the construction of an 8-foot tall concrete barrier that provides all the requested features. Irreversible demolition actions have been taken based on that agreed-upon solution.

It seems absurd that the City would step in between the affected parties and deny all the results of their efforts. The only parties affected by this fence are the property owners and the developer, all who agree with the proposed solution. It is even more insulting given that an adjacent property already has an 8-foot concrete wall between it and some of these same homes.

I am requesting that the City Council immediately initiate the needed process to provide a variance, waiver, or exception so that the solution developed by all of the parties affected can be implemented.

If the City cannot find a way to permit the requested fence, it is only reasonable that all construction at the site be stopped until an acceptable solution can be negotiated. Please issue the necessary "stop work" orders.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael Beanland". The signature is fluid and cursive, with the first name "Michael" and last name "Beanland" clearly distinguishable.

Michael Beanland

Vancouver, WA



CITY COUNCIL MEETING MINUTES

Vancouver City Hall | Council Chambers | 415 W. 6th St.
PO Box 1995 | Vancouver, WA 98668-1995
www.cityofvancouver.us

Anne McEnery-Ogle, Mayor

Bart Hansen • Ty Stober • Erik Paulsen • Sarah J. Fox • Diana H. Perez • Kim D. Harless

June 27, 2022

WORKSHOPS

Vancouver City Hall - Council Chambers - 415 W 6th Street, Vancouver WA

Workshops were conducted in person in the Council Chambers of City Hall. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, or www.facebook.com/VancouverUS.

View the CVTV video recording, including presentations and discussion, for workshops at:

https://www.cvtv.org/vid_link/34735?startStreamAt=0&stopStreamAt=7710

4:00 - 5:00 pm Endorsement of IBR Modified LPA

Katherine Kelly, Senior Transportation Policy Advisor, 360-487-7947

Summary

Staff led Council through a discussion of the Interstate Bridge Replacement Program and Recommended Modified Locally Preferred Alternative.

5:00 - 6:00 pm Short Term Rentals

Jason Nortz, Development Review Division Manager, 360-487-7844

Summary

Staff led Council through a discussion of the Short Term Rentals and the policy issues for Council consideration.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

REGULAR COUNCIL MEETING

This meeting was conducted as a hybrid meeting with in person and remote viewing and participation over video conference utilizing a GoToMeeting platform. Members of the public were invited to view the meeting in person, via the live broadcast on www.cvtv.org and CVTV cable channels 23 or HD 323, or on the City's Facebook page, www.facebook.com/VancouverUS. Public access and testimony on Consent Agenda items and under Public Hearings were also facilitated via the GoToMeeting conference call.

Vancouver City Council meeting minutes are a record of the action taken by Council. To view the CVTV video recording, including presentations, testimony and discussion, for this meeting please visit: https://www.cvtv.org/vid_link/34737?startStreamAt=0&stopStreamAt=10726 Electronic audio recording of City Council meetings are kept on file in the office of the City Clerk for a period of six years.

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 6:30 p.m. by Mayor McEnerny-Ogle. This meeting was conducted as a hybrid meeting, including both in person and remotely over video conference.

Present: Councilmembers Harless, Perez, Fox, Paulsen, Stober, Hansen, Mayor McEnerny-Ogle

Absent: None

Councilmember Stober attended the meeting remotely.

Approval of Minutes

Minutes - April 11, 2022

Motion by Councilmember Fox, seconded by Councilmember Harless, and carried unanimously to approve the meeting minutes of April 11, 2022.

Community Communication

Mayor McEnerny-Ogle opened Community Communication and received testimony from the following community members regarding Consent Agenda Items 1-7:

- Holly Williams, Vancouver
- Emily Campbell, Vancouver
- Harper Goldberg, Vancouver
- Jaynee Haygood, Vancouver
- Gahlya Auel, Vancouver
- Abigail Wood-Gilson, Washougal, WA
- Kristin Kolasinski, Portland, OR
- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed Community Communication.

Consent Agenda (Items 1-7)

Council requested Items 3 and 5 be pulled for discussion.

Council briefly discussed Items 3 and 5 with staff.

Motion by Councilmember Paulsen, seconded by Councilmember Fox, and carried unanimously to approve the Consent Agenda.

1. Increase to the spending limit on existing King County contract #6166037 to support the purchase of calcium nitrate for the city sewer system

Staff Report: 078-22

To maintain, operate, and decrease degradation of the City sewer pipes, calcium nitrate is added to the system to decrease the production of hydrogen sulfate gas (H₂S). H₂S is a by-product of waste and causes pipe corrosion and obnoxious odors. The City purchases calcium nitrate through a piggyback contract with King County. The contract has reached the City's allowed purchasing limits and require Council approval and authorization for additional purchases over \$300,000 for the expected costs that will be incurred over the remaining life of the contract, which runs through May 10, 2025. Purchasing via the piggyback contract allows for significant unit price savings due to the competitive bidding of the original King Country contract.

Failure to purchase calcium nitrate will result in H2S build up with the result of significant odor complaints and eventual corrosion of concrete pipes, leading to costly replacement or pipe collapse and sewer overflows.

Request: Authorize and approve an increase of \$450,000 (\$750,000 total contract) to the piggyback King County contract #6166037 for purchase of Calcium Nitrate from Evoqua Water Technologies.

Eric Schadler, Sewer Engineering Program Manager, 360-487-7777

Motion approved the request.

2. Professional Service Agreements for On-Call Surveying Services

Staff Report: 079-22

The City Survey Department has not been able to keep up with current needs and has contracted out in excess of \$600,000 over the last five years. With the increase of Public Works and Transportation projects, On-Call Surveying Services will need to be utilized to avoid delays.

The City issued an RFQ 23-22 for On-Call Surveying Services in April 2022 and received nine responses. There were a total of four vendors selected, but three are on hold awaiting a WSDOT overhead rate approval letter. To expedite the process to allow staff to utilize services, staff is bringing forth one contract to Council for this agenda and the three other contracts will come at a later date. After a review of all responses, the evaluation committee selected one consultant for On-Call Professional Service Contracts. The City Survey Department proposes to execute the contract for three years in the amount shown below with a possible extension of 2 years.

Surveying Firm	Contract Amount	Work Categories
<i>Minister and Glaeser Surveying, Inc</i>	<i>\$600,000</i>	<i>Property Boundaries, Mapping and Construction staking</i>

Utilizing On-Call contracts for projects allows the City flexibility in staffing projects during times of peak workload.

Request: Authorize the City Manager or his designee to execute a Professional Service Agreement with Minister and Glaeser Surveying, Inc for professional survey services on an as-needed basis for three years with the not-to-exceed amount as indicated above; and authorize the City Manager to approve any legal action necessary to enforce the terms of the same.

Glenn Donald, Professional Land Surveyor/Contract Manager, 360-487-7774

Motion approved the request.

3. Federal government relations contract with CFM Advocates

Staff Report: 080-22

In 2008, the City determined that based on the increasing complexity of Vancouver's federal legislative agenda, professional government relations services in Washington, D.C. were required. Through a Request for Proposal process, the City selected Conkling, Fiskum & McCormick (now CFM Advocates), an Oregon-based firm with offices in Vancouver WA and Washington DC, to provide federal legislative services.

As the current contract is set to expire on June 30, 2022, Staff completed a solicitation for this service, RFP 27-22, and received two proposals. CFM Advocates once again proved to be the best firm for the service.

CFM has a very successful track record of assisting in advancing the City's legislative initiatives and securing federal funding. Based on the firm's familiarity with the City's issues and the quality of the services they have provided, it is recommended that the City Council approve a new five-year agreement with CFM for federal government.

Request: On June 27, 2022, authorize the City Manager or designee to sign a professional services agreement with CFM Advocates for federal government relations services from July 1, 2022 through June 30, 2027.

*Aaron Lande, Program and Policy Development Manager,
360-487-8612*

Motion approved the request.

4. Marshall Park Harper's Playground Plan Cooperative Agreement

Staff Report: 082-22

The existing playground at Marshall Park is inaccessible, dominated by wood chips and plastic stair-laden structures near the end of their life span, excludes thousands of children and their caregivers who experience mobility limiting disability from the physical and mental health benefits of outdoor play. In cooperation with the City's Parks, Recreation, and Cultural Services Department, Harper's Playground, a nonprofit organization, will build a fully accessible, radically inclusive playground to replace and improve the aging Chelsea Anderson Memorial at Marshall Park, and raise funds to cover the design, construction, and some equipment costs; the Parks Department will invest \$250,000 in equipment purchases. As of May 1, 2022, Harper's Playground has raised a total of \$1,931,800 in cash or pledged donations toward the estimated \$3,000,000 in construction costs. Harper's Playground continues to fundraise through private and philanthropic grant requests, organizational fundraising events, and

grassroots development efforts with the goal of closing the funding gap in advance of the November 2022 project completion.

The Parks Department is implementing Project Play, a vision to strategically place fully accessible playgrounds at parks throughout Vancouver, where people of all ages and abilities can thrive together through play. As part of this initiative, the Parks Department held a public open house on Wednesday, June 26, 2019 at Marshall Park to review the plans for the Chelsea Anderson Memorial Playground designed by Harper's Playground and to engage in the community feedback process. More than 150 people were in attendance, including City leadership, and provided feedback on playground design concepts and share new ideas. The cooperative engagement with Harper's Playground was initiated because the organization is uniquely situated to comprehensively manage the funding, design, and construction of a natural and accessible park environment that is physically, socially, and emotionally inviting for people of all ages and abilities. The qualifications of Harper's Playground and the vision for Marshall Park was presented to City Council on September 13, 2021.

Request: Approve and ratify the sole source justification for Harper's Playground pursuant to VMC 3.05.210 and the City's Sole Source Procurements Policy and approve and ratify the Parks Director execution of the Playground Plan Agreement with Harper's Playground for design and construction of the Marshall Park playground pursuant to the authority granted by VMC 2.16.090(7).

*Julie Hannon, Parks, Recreation and Cultural Services
Director, 360-487-8309*

Motion approved the request.

5. Adoption of an Interlocal Agreement between Clark County and the City of Vancouver for the 2022 Recycling Residue Study

Staff Report: 083-22

The City's Solid Waste program and Clark County's Solid Waste and Environmental Outreach Division (SWEO) are mandated by the state Department of Ecology to implement contamination reduction efforts to reduce contamination (i.e. residuals/trash) in the recycling stream. To meet these goals, Vancouver and regional partners are working to target appropriate outreach messages to households and multi-family residents within the City and broader region to improve recycling outcomes.

Recyclables collected within Vancouver and Clark County are delivered and processed under contract with Columbia Resource Company (CRC) at the West Van Materials Recovery Center (West Van) for the recovery of recyclable materials and commodities. In accordance with the processing

contract, CRC conducts an annual allocation study in which materials from geographically specific residential sources are processed separately from other sources to determine the breakdown of the type and amount of recyclables and contaminants collected from those sources.

Concurrent with the allocation study, the County conducts an annual residual study analysis of the recycling stream to identify key contaminants outlined in the Regional Solid Waste Management Plan, Appendix P: Contamination Reduction and Outreach Plan. The study involves the sorting of residual materials collected by Waste Connections of Washington from single family and multifamily residents in Vancouver and Clark County as part of the regional recycling program.

The primary objective of the recycling residue study is to provide reliable and statistically-sound data about the contamination/residue collected from three sources to help assist regional partners in evaluating the effectiveness of existing recycling programs, and to identify the types and amounts of contamination present in curbside and multifamily recycling streams. This in turn allows for better tailoring of campaigns and programs to most effectively reach division goals and assure high quality materials are sent to available markets.

An initial baseline residue study was conducted in 2016. Subsequent studies were conducted in 2017, 2018 and 2019. Partial studies were conducted in 2020 and 2021 due to the Covid-19 pandemic. Due to time and resource constraints, Clark County SWEO partnered with City of Vancouver Solid Waste to execute the recycling residual analysis study in 2022.

The fieldwork for this study was performed by Community Environmental Services (CES) under contract with the City of Vancouver. The contractor is required to complete a recycling residue study for 2022 that includes conducting an assessment of residual materials from the allocation study for the City of Vancouver Solid Waste and Clark County Public Health Solid Waste from three separated sources: multifamily (regionwide), single family (City of Vancouver) and single family (urban growth area/unincorporated Clark County).

To-date, the 2022 residual waste study consisted of three days of physical sampling at the West Van (scheduled on May 8, June 5 and 12). Random samples were taken from single-family recycling collected from within City of Vancouver limits, as well as, urban growth area/unincorporated Clark County routes, and regionwide multifamily routes were be analyzed and sorted into approximately 39 categories of waste. A final report with analysis will be provided in September.

As per the Interlocal Agreement the City will provide reports from the

contractor along with their invoice(s) for services to Clark County. This Interlocal Agreement would remain in effect until December 31, 2022, unless amended or terminated sooner.

Request: Authorize the City Manager or his designee to sign / adopt the Interlocal Agreement with Clark County for reimbursement of 2022 recycling residue study expenses.

Julie Gilbertson, Solid Waste Supervisor, 360-487-7162

Motion approved the request.

6. Modification of 2022 Council Calendar

Staff Report: 085-22

On June 13, City Council adopted amendments to its Policy 100-32 to, among other things, allow for alternate approaches to hosting community forums on the last consent meeting of the month. Due to holidays over the summer months, there is only one consent meeting/community forum night each in July, August and September. To assure consistency of the community forum night occurring on the last meeting of each month, as well as to optimize planning and promotion of community forums over these summer months, the Council calendar needs to be amended to set the consent and forum night for August to occur on August 15 instead of August 8. The August 8 meeting will be changed to a Regular City Council meeting. The resulting consent meeting/community forum schedule for summer will be July 25, August 15 and September 26. The normal schedule will resume in October.

Request: Approve, as part of the consent agenda, an amendment to the 2022 Council Calendar for August to set the consent agenda/community forum date for August 15.

Eric Holmes, City Manager, 360-487-8600

Motion approved the request.

7. Approval of Claim Vouchers

Request: Approve claim vouchers for June 27, 2022.

Motion approved claim vouchers in the amount of \$12,070,995.15.

Public Hearings (Item 8-11)

- 8. An Ordinance adding Section 3.08.100 to the Vancouver Municipal Code (“VMC”), amending other sections of the VMC to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index**

AN ORDINANCE of the City of Vancouver relating to the annual adjustment of certain City fees and charges to reflect changes in the consumer price index; adopting legislative findings, adding Section 3.08.100 to the Vancouver Municipal Code to provide a uniform methodology for adjustment of certain City fees and charges pursuant to the consumer price index, effective in 2023; amending Section 1.01.080 of the Vancouver Municipal Code to clarify that the City Clerk may update fees and charges to reflect Consumer Price Index (CPI) adjustments authorized by the VMC, amending Sections 11.60.160, 14.04.090, 16.40.070, 17.08.130, 19.11.040, 20.180.050, and 20.915.050 of the Vancouver Municipal Code to incorporate by reference the methodology set forth in new Section 3.08.100; approving and ratifying adjustment of certain City fees and charges for 2022 to reflect changes in the Consumer Price Index for 2021, providing for severability; and setting an immediate effective date.

The VMC currently provides several differing and inconsistent methodologies for the annual adjustment of fees and charges to reflect changes in the consumer price index. In addition, the regional Consumer Price Index for the Portland-Salem, Oregon-Washington Metropolitan Area for Wage Earners and Clerical Workers (CPI-W) referenced in Sections 11.60.160 and 20.180.050 of the VMC no longer exists. Harmonizing these provisions will ensure consistent application of CPI adjustments in future years. Additionally, implanting the 2022 adjustments in a series of two steps (one in the first fiscal quarter, with a second increase in the third fiscal quarter) will afford City Staff time to communicate these changes to effected businesses.

Request: On Monday, June 27, 2022, subject to second reading and public hearing, approve the ordinance.

*Natasha Ramras, Chief Financial Officer, 360-487-8484;
Jonathan Young, City Attorney, 360-487-8500*

Mayor McEnemy-Ogle read the title of the ordinance into the record.

Jonathan Young, City Attorney, provided an overview of the Ordinance adding Section 3.08.100 to the Vancouver Municipal Code.

Mayor McEnemy-Ogle opened the public hearing and received testimony from the following community members:

- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnemy-Ogle closed the public hearing.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Ordinance M-4376.

9. 2023-2027 Transportation Improvement Program

Staff Report: 086-22

A RESOLUTION adopting the City of Vancouver's Comprehensive Six-Year Transportation Improvement Program for 2023-2028 and revising the City's Arterial Street System and Classification Map.

The 2023–2028 TIP presents a transportation development program that supports implementation of the City's adopted comprehensive plan. The project lists clearly identify those projects and programs that are intended to receive funding from the sources approved as part of the street funding strategy. The TIP can be amended at any time by Council action, if needed.

The TIP also provides updates to the Arterial Classification Map. The arterial map update includes minor revisions such as revising the classification of some arterials to match development plans. More updates to the arterial map are expected as part of the upcoming transportation system plan update.

This year's update includes several recommendations from the TMC including:

- Changed the names for categories of projects to better describe their intent. For example, changing "multimodal" to "active transportation".*
- Updated the scoring for the project prioritization by including transit in the scoring criteria for congestion management.*
- Updated the scoring for the project prioritization by creating a graduated scale for pedestrian and bicycle improvements so the more lineal feet of improvements the more points the project gets.*
- Included someone from outside the City to help score the projects (a member of the Regional Transportation Council).*
- Performed targeted outreach to community-based organizations and partners serving historically excluded and underrepresented communities.*

In addition to the changes requested by the TMC staff, also updated the scoring criteria for social equity to be consistent with the City's equity map index. The pilot project prioritization process will continue to be refined as part of the upcoming Transportation System Plan update.

Request: On June 27, 2022, following a public hearing, adopt a resolution approving the proposed 2023-2028 Transportation Improvement Program and revisions to the Arterial Street System and Classification Map.

*Chris Malone, Finance and Asset Manager, 360-487-7711;
Ryan Lopossa, Streets and Transportation Manager, 360-487-7706*

Chris Malone, Finance and Asset Manager, provided an overview of the Transportation Improvement Program.

Council discussed the item with staff briefly.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried unanimously to approve Resolution M-4175.

10. **Housing Code Update**

Staff Report: 077-22

AN ORDINANCE relating to zoning code text changes allowing for increased options for housing types and densities citywide; amending Vancouver Municipal Code (VMC) 20.410, 20.420, 20.810, 20.927, 20.945, and adding new sections 20.815 and 20.950; providing for savings, severability and an effective date.

Proposed changes are summarized below. All were recommended for approval unanimously by the Planning Commission at an April 12 public hearing, except where otherwise noted:

- 1. Creation of standards for a new R-17 zoning district allowing single family homes on 2,000 to 5,000 square foot lots, subject to access and streetfront requirements, and compliance with existing Narrow Lot standards. Streetfront and access standards would also be applied to existing R-9 and R-6 zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.*
- 2. Creation of standards for a new R- 50 zoning district allowing multi-family homes at densities up to 50 units per acre. One parking space per unit would be required in the new R-50 zone, and for new developments in existing multi-family zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.*

3. *Changes to parking standards for multi-family and specialty housing in response to new state requirements. Allows market rate apartments within ¼ mile of transit lines running every 35 minutes, or anywhere in CX zone, to provide 0.75 parking spaces per unit. Allows long term income-restricted housing affordable to households making 60% Area Median Income (AMI) or less to provide 0.75 spaces per unit citywide. Allows senior and disabled persons housing to provide no parking citywide for residents, but adds parking requirements for staff and visitors. Would require site plan review to implement.*
4. *A density bonus for income-restricted housing projects in response to a new state requirement. Allows density bonuses (up to 50% for single family homes and 100% for multi-family homes) for housing projects affordable to households earning up to 80% of Area Median Income. Would require site plan or subdivision review to implement.*
5. *New standards allowing cottage cluster developments in single family zones, whereby higher densities are allowed, but with smaller than normal homes with cottage features oriented around common open spaces. Subdivision or site plan review would be required to implement.*
6. *Updated requirements for minimum setbacks between new apartments and existing single-family homes, requiring apartments to be setback five feet from property lines, plus an additional three feet for every one foot of building height above 35 feet, up to a maximum requirement of 15 feet.*
The Planning Commission split 3-3 and thus did not advance a recommendation. Those voting against an updated and increased setback for taller apartments noted that doing so would reduce housing opportunities. The proposed change noted above and included in the ordinance is the original staff recommendation.
7. *New micro-housing standards allowing apartments with shared kitchen and bathroom facilities without on-site staff.*
The Planning Commission voted 4-2 to recommend new standards allowing micro-housing apartments with shared facilities, but with an added limitation that micro-housing developments not be eligible for the new affordable housing density bonus allowed by proposal #4 above. The two votes against wished to allow eligibility for the affordable housing density bonus if threshold standards were met. Based on Council comments at the May 12 workshop, two ordinances are provided at the June 13 first reading, one allowing micro-housing to be eligible for the affordable housing density bonus, one not allowing eligibility.
8. *Updated ADU standards allowing historical garages within side and rear building setbacks to be converted to ADUs if they meet all other ADU and building standards and are no taller than 15 feet.*
9. *Although not subject to public hearing review, City staff are also*

developing expedited building permit review processes for new single family homes providing features that facilitate aging-in-place.

Public comment through the process has been mixed and varied, with parking and densification being the most common concerns. Comments received prior to the May 16, 2022 Council workshop are summarized in the workshop staff report. Those received since are listed in Attachment C of this memorandum. Development community comments were in favor of the overall project, with concerns about single family home garage width limitations and alley provisions in #1 above, and allowances for larger cottages in #5.

Request: On June 27, 2022, subject to second reading and a public hearing, approve either Ordinance A (does not allow micro-housing apartments to be eligible for an affordable housing density bonus) or Ordinance B (allows micro-housing apartments to be eligible for an affordable housing density bonus if thresholds are met).

Bryan Snodgrass, Principal Planner, 360-487-7946

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Bryan Snodgrass, Principal Planner, provided an overview of the Housing Code Update.

Council discussed the item briefly.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Mark Jolgen, Vancouver
- Terry Ibert, Vancouver
- Siobhana McEwen, Vancouver
- Margaret Milem, Vancouver
- Kimberlee Elbon, La Center, WA
- Christine Dickinsen, Vancouver

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Perez seconded by Councilmember Harless, and carried unanimously to approve Ordinance A, M-4377.

- 11. Amendment to a contract with PBS Engineering and Environmental Inc. (Contract # C-79788) to complete the design, update environmental permitting, and provide construction**

support related to the NE 137th Avenue transportation improvement project

Staff Report: 076-22

AN ORDINANCE authorizing the City Manager or designee to execute a contract amendment with PBS Engineering and Environmental, Inc. (hereinafter “Contractor”), for the provision of design, permitting, and construction support services; providing required Terms that such contract amendment be for a term of not more than five (5) years; providing for severability; and setting an effective date.

In 2014, PBS Engineering and Environmental Inc. (previously HDJ Design Group) of Vancouver, Washington was selected as the most qualified firm to provide professional services to improve NE 137th Avenue project from NE 49th Street to NE Fourth Plain Boulevard through a competitive selection process (RFQ 2-14). The City of Vancouver awarded a contract in the amount of \$1,215,033.75. The contract was intended to use available grant funding and progress the design to the 75% level.

The City of Vancouver requested a fee proposal from PBS Engineering and Environmental Inc. for additional services to advance the design from the 75% level to final bidding and construction documents, update environmental permitting, and to provide as-needed support during construction.

PBS Engineering and Environmental Inc. provided a proposal and fee schedule for additional professional services dated May 6, 2022 (attached). The additional fee is \$964,695.33, and with the addition of this amendment the total contract price will be \$2,179,729.08.

Request: On June 27, 2022, subject to second reading and public hearing, approve the ordinance.

Ryan Lopossa, Streets and Transportation Manager, 360-487-7706

Mayor McEnerny-Ogle read the title of the ordinance into the record.

Ryan Lopossa, Streets and Transportation Manager, provided an overview of the Amendment to a Contract with PBS Engineering and Environmental Inc.

Council briefly discussed the item.

Mayor McEnerny-Ogle opened the public hearing and received testimony from the following community members:

- Kimberlee Elbon, La Center, WA

There being no further testimony, Mayor McEnerny-Ogle closed the public hearing.

Motion by Councilmember Paulsen, seconded by Councilmember Hansen, and carried 4-3 to approve Ordinance M-4378. Councilmembers Stober, Fox, and Perez voted No.

Communications

A. From the Council

B. From the Mayor

C. From the City Manager

Boards and Commissions Annual Review Update

Rebecca Small, Senior Policy Analyst, provided an update on the Boards and Commissions Annual Review.

County-Wide Criminal Justice Sales Tax Proposition

Eric Holmes, City Manager, provided information to the Council regarding the County-Wide Criminal Justice Sales Tax Proposition.

Council discussed with staff at length their position on the draft resolution.

Adjournment

9:28 p.m.

Anne McEnerny-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk



City of Vancouver
City Council
415 W 6th Street
Vancouver, WA 98660

June 24, 2022

RE: Housing Code Update (Staff Report 077-22 for Council Hearing on June 27, 2022)

Dear Mayor McEnerny-Ogle and Councilmembers,

I am writing on behalf of Ginn Group to express our support for the City's proposed Housing Code Updates.

As a local residential real estate developer focused on providing new missing middle homes to the greater Vancouver community, Ginn Group commends the City's initiative to address the housing shortage with revisions to the Vancouver Municipal Code (VMC) that are designed to encourage more and better housing options for all of Vancouver's citizens. The proposed code modifications are timely and will be effective in helping to address the lack of housing supply across the board, but with particular emphasis on financially attainable and affordable housing options.

We believe the City's proposed zoning code updates will allow for a broader range of product types and wider range of densities and will create more opportunities for development and construction of more missing middle housing. We are particularly encouraged by the new R-17 and R-50 Residential Districts and the new Cottage Cluster Housing provisions.

In addition to endorsing the proposed code changes, we appreciate the thoughtful and inclusive approach the City took in developing the recommendation. We appreciate both the analytical framework, market study – and the public outreach process which included and balanced input from a broad range of stakeholders. This kind of outreach process is entirely appropriate and essential for housing policy which quite directly impacts all of us. We want to thank the City for including Ginn Group in that process.

Again, we support the strategic changes that the City is making through proposed code updates and incentives that will remove barriers and create more opportunities to deliver missing middle homes in our community. We look forward to the adoption of the ordinance that will implement these strategic changes.

Sincerely,

A handwritten signature in black ink that reads 'Lindsey Sonnen'.

Lindsey Sonnen, Principal Planner
Ginn Group, LLC

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Letter of Support: Harper's Playground Marshall Park
Date: Monday, June 27, 2022 3:21:12 PM
Attachments: [Letter of Support - Caleb Swing.pdf](#)

This may have already been passed along. But I didn't see the forward icon. So, here is another comment from the cmo inbox.

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | **F:** 360.487.8625

www.cityofvancouver.us

From: Marlana Sears Gudgel [REDACTED]
Sent: Monday, June 27, 2022 1:19 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Letter of Support: Harper's Playground Marshall Park

You don't often get email from marlana.searsgudgel@evergreenps.org. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Marlana Sears Gudgel (she/her)
Elementary Math, Curriculum & Instruction
Evergreen Public Schools
[REDACTED]

When people say "I hate math" they're saying "I hate my mathematical experience," right? Because math is objectively a beautiful, profound expression of human thought. That is a fact....They're saying "I was devalued in this experience." I hear that. And I say to them, "I'm sorry that's the experience you had, but I'm here to present you with another one. So: Are you willing?"
[Aris Winger](#), Rehumanizing Mathematics for Black, Indigenous, and Latinx Students, NCTM 2018

June 27, 2022

Dear Vancouver City Council,

I am writing this letter in support of Harper's Playground at Marshall Park in Vancouver, WA. I am a life long resident of Vancouver, a teacher in the community, and a parent of a child with disabilities. This playground, I believe, will have a huge impact on ALL of our children, especially those that are disabled and do not have access to the typical play structures in our city.

I got involved with Harper's Playground through my son, Caleb. Caleb was a classmate and dear friend of Harper Goldberg at Thomas Jefferson Middle School, before he died in January 2020 at the age of 14. His death was sudden and unexpected, and I will grieve for the rest of my life for my son. Everyone that knew Caleb loved him and continue to speak of the lasting impact his light and love had on them. After his death, family and friends from all over our community and across the country reached out to ask how they could help keep Caleb's memory alive. For the first year, I really had no idea what would be meaningful and wasn't in the place to think about possibilities yet. However, when my mom heard about the new inclusive playground being built at Marshall Park, she had the idea of having a memorial there for Caleb. This idea was the first thing that felt right...the first step in finding some meaning in my life after Caleb's death.

I reached out to Cody and over time we came up with the idea of a memorial wheelchair swing, the first of it's kind in the Pacific Northwest. Family and friends donated more than \$10,000 towards the purchase of this swing, and we are all so excited to see it in action some day soon.

The pain and grief I feel over my son's death will always be with me. My hope is that visiting this playground will allow me to heal, as I see children like him play on equipment that is designed for everyone to enjoy. My prayer is that the joy that Caleb brought to my life and the life of those around him, will continue to spread in this beautiful playground.

Thank you for your consideration,

Marlana Sears-Gudgel

[REDACTED]

Vancouver, WA 98663

[REDACTED]

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Written Comments - June 27 Vancouver City Council Meeting
Date: Monday, June 27, 2022 3:35:25 PM

Hi Sarah,

I just found this comment in the junk email folder. Sorry I didn't get it to you sooner. I'll forward any others but I think this is officially the last.

Thank you,

City Manager's Office
CITY OF VANCOUVER
P.O. Box 1995 • Vancouver, WA 98668-1995
P: 360.487.8600 | F: 360.487.8625
www.cityofvancouver.us

-----Original Message-----

From: Micah's Miles [REDACTED]
Sent: Thursday, June 23, 2022 8:27 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Written Comments - June 27 Vancouver City Council Meeting

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<<https://aka.ms/LearnAboutSenderIdentification>>

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council and Mayor McEnerny-Ogle,

This letter is in support of the approval of item #5 Marshall Park Harper's Playground Plan Cooperative Agreement in the consent agenda on the June 27 Vancouver City Council Meeting.

We serve on the board of directors for a local nonprofit, Micah's Miles, focused on helping build more inclusive communities.

We are grateful for your leadership in developing more inclusive opportunities for Vancouver. This park is an amazing example of that. The power of being able to come together around our children where all are welcome cannot be overstated. When children are able to play together, families and neighbors come together, and communities grow stronger.

Playing at a park is something that many take for granted, but for those who access the world a little differently, a park can be another example of what's not accessible. The plans for Marshall Park empower everyone's access in a safe and fun way.

Harper's Playground has helped positively impact communities around the world. We are fortunate that Harper and the amazing Harper's Playground team live in our community and have helped us bring the next vision for Marshall Park to life.

We strongly support the approval of the plan and cooperative agreement. On behalf of all the children and families in the future that will benefit from this decision - THANK YOU!

Micah's Miles Board of Directors

Amy Campbell

Lisa Greseth

Angela Hood

Sean Ryan

Jeff Snell

Suzie Snell
Scott Thompson

Mike True

"Housing is on the rise in downtown Vancouver"

The Columbian March 15, 2020 by Will Campbell

Quotes Chad Eiken director for the City of Vancouver Community Development Department ". . . downtown has about three times as many apartments or condo buildings planned or under construction than during the last few decades . . . With more available apartments, rents could fall over time . . ."

"Navalia Apartments to offer 'safe harbor' in Uptown Village"

The Columbian May 24, 2022 by Will Campbell

". . . soon to be next to the area's only grocery store . . . 73 unit apartment . . . is due to be finished in October . . . will hold studios, loft studios, one-and two-bedroom units . . ."

Peter Van Nortwick

Assessor

May 3, 2022

During 2021, property values continued to increase in Clark County. Low inventory continued as an issue pushing residential values even higher.

New construction was strong through the beginning of 2021, but toward the end of the year supply chain issues began to show an impact on the new construction marketplace.

In 2021, Clark County was the second fastest growing county in Washington State and our population broke the 500,000 mark.

Clark County is second to King County in population density and with the current supply chain issues, I expect Clark County to continue as a seller's market.





Restoring Our Lawful Government ...
of the People, by the People, and for the People

The Washington Assembly

We are dedicated to repopulating the original Washington Assembly that has been inactive for over 150 years. We are also committed to restoring the Washington land and soil jurisdiction Common law (public law) court system, which will resolve disputes through truth, justice and honor, under full disclosure. This can only be done by living men and women who are ready, willing and able to properly declare their political status as American State Citizens and accept the responsibilities that come with this valiant commitment.

Perhaps it is time for you to start learning about the benefits of reclaiming your American Birthright. This website is dedicated to raising awareness about the foreign-owned corporations fraudulently masquerading as our government. These foreign entities have infiltrated our schools, our communities, political offices, our monetary system, the military and influential businesses. They have intentionally inverted the government power structure and they have committed massive crimes against generations of naive Americans.

This information is intended to help Washington men and women, learn the truth and what can peacefully be done to take back our country. To get started, you must properly declare your true American political status. This matters more than you realize. When you know who you are, and what you are not, the truth will set you free. (See the "Correct Your Status" page to learn more.)

Your Public Duty

If you don't use it, you lose it!
(2:30 minute video)

Do you ever sense that something just does not seem right day-to-day?

Do you ever feel confused or distressed but cannot quite identify why?

Have you considered where this influence might actually come from?

Do you know where to begin looking for answers?



Did You Know...

"US Citizens" cannot own physical land because they are presumed to be tenants not landlords. In all cases where "US Citizens" not 'American Nationals', live in homes or on land in this country, they only have tenant rights, even if they have paid off their Mortgages.

If your Property Taxes (rent forever) are not paid, you will lose your property. Once you have declared on the Public Record that you are an 'American National', it all changes.

'American Nationals' not employed by the government do not have to pay Federal Income Taxes.

That Corporations cannot Address living people unless men/women are tricked into admitting they are artificial persons?

No government, as well as any law, agency, aspect, court, etc. can concern itself with anything other than corporate, artificial persons and the contracts between them."

The Pledge of Allegiance is an undisclosed entrapment into contract ceding authority to represent the individual inhabitants and the American Republic to "the United States of America" similar to what happens when an unwary individual hires a lawyer to "represent" them and "stand for" them in a court.

That Your Identity was stolen at birth via the Birth Certificate that your Mother signed. An infant decedent estate has been established in your ALL CAPS NAME, and has been used to conduct business in your NAME(S)

Are You a US Citizen or an American State National?

United States Citizen
Civil rights (privileges) granted by the government
Classified as a franchise / government dependent
Subject to thousands of corporate statutes and codes
Required to pay Federal Income Taxes as a government franchise

American State National
Natural, unalienable rights endowed by our Creator
Sovereign man or woman on the land and soil
Afforded American common law that is guaranteed by the constitution
Does not pay Federal Income Tax unless they are actually a government employee.

“US Citizen” Challenge

Do you live within the 10 square miles of Washington, DC?	Yes	No
Do you live in American Samoa, Guam, or American Virgin Islands?	Yes	No
Do you work for the Federal Government?	Yes	No
Do you currently serve in the Military?	Yes	No
Are you in a Political Office?	Yes	No
Have you been granted Political Asylum?	Yes	No
Are you an African American (not a State Citizen)?	Yes	No
Are you a welfare recipient?	Yes	No

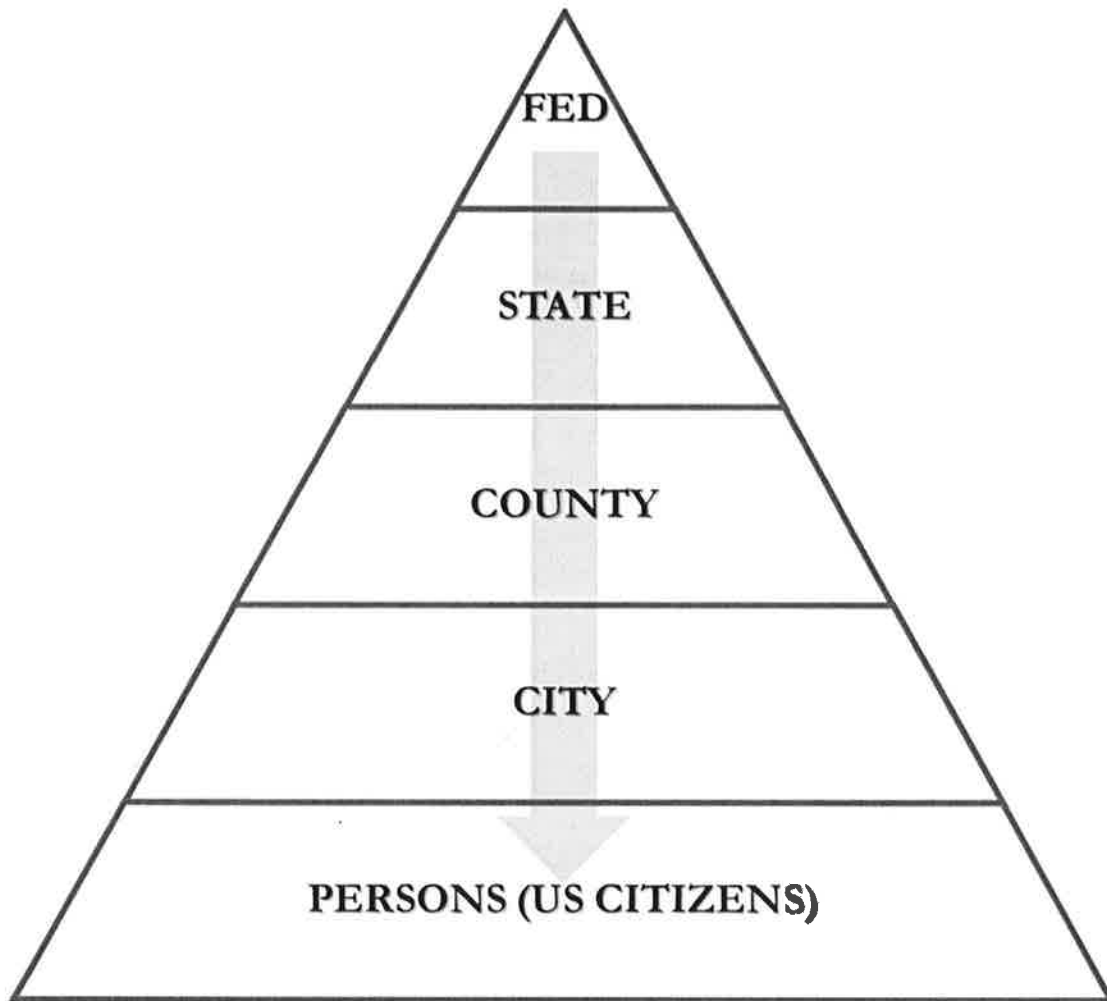
If you can answer “No” to all these questions, you should correct your political status.

Government Power Structure

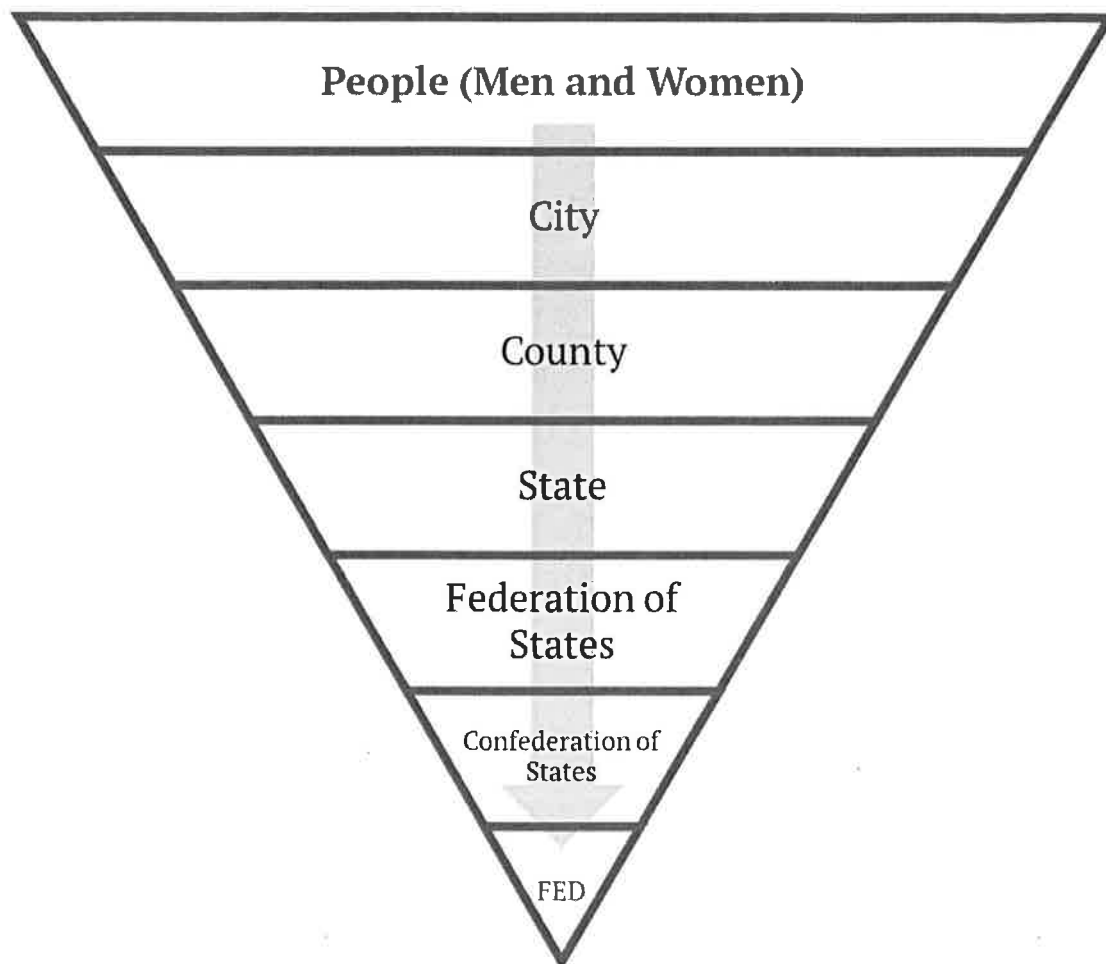
The “acting US Government” is a foreign owned and operated corporation and it wants to own you!
When the power structure is inverted, a small number of people at the top hold all the power...instead of

"We the People" where it belongs!

Corporate Government Power Flow



Self-Governing Power Flow



What's The Remedy?

Individual Level

- You don't like being lied to/duped and having your identity and assets stolen
- Live Free & Peaceful as a Living Man/Woman on the land and soil as Creator intended
- Don't owe State or Federal Income Taxes
- Discharge all your debt via National Credit, We are the creditors of national debt
- Don't be divided as a Democrat, Republican, Libertarian, or US Citizen
- Correct your Political Status to an American State National

Community Level

- Join Your Land & Soil Assembly and step up to Serve as an American State Citizen
- You don't get any above rights protected without other ASC's working for you
- We are not forming a new government, but rather we are finishing reconstruction as it used to be between 1776-1865
- Reconstruct our Lawful Government and Peacekeeping Officers
- Reconstruct our Common Law Courts in the Land Jurisdiction
- Manage our Employees
- Uphold the Public Law and Keep the Peace

The Washington Assembly can help!

What if you were secretly misidentified as an innocent baby on purpose, so someone else other than your real parents could claim to own you? Does that sound far-fetched? Perhaps you should know, most Americans have been intentionally misidentified as a newborn babies. This is when our American political statuses were unlawfully changed. This fraudulent conversion (actually identity theft) drains our life force throughout our lives.

Perhaps it is time for you to start learning about the benefits of reclaiming your American Birthright. This website is dedicated to raising awareness about the foreign-owned corporations fraudulently masquerading as our government. These foreign entities have infiltrated our schools, our communities, political offices, our monetary system, the military and influential businesses. They have intentionally inverted the government power structure and they have committed massive crimes against generations of naive Americans.

This information is intended to help Washington men and women (Washingtonians), learn the truth and what can peacefully be done to take back our country. To get started, you must properly declare your true American political status. This matters more than you realize. When you know who you are, and what you are not, the truth will set you free. (See the "Correct Your Status" page to learn more.)

[GO TO MISSION PAGE](#)

Additional Learning Resources

- Chart your course
- The American States Assembly

- Anna's Webinars
- Sign-in America

- Anna Von Reitz's Website
- Brent Winters (Common Law)

TO: City of Vancouver Council

FROM: Don and Janie Wilson owners GG's House VRBO 2647698 State of Washington Business License UBI # 604026692 City of Vancouver Endorsements: Home Occupation Business

DATE: June 27, 2022

ATTACHMENTS: 1) First Letter from Jason Nortz Development Review Manager City of Vancouver early 2022 (not dated), 2) Public Disclosure Request item #2 Complaints against Short Term Rentals (STR's)

STR ILLEGAL/NOT ALLOWED VERSES UNREGULATED

The attached letter which is not dated was received by many STR owners in the City of Vancouver sometime in early 2022. This letter states we are operating a STR against the law and must immediately cease operations if we are not a registered Bed and Breakfast to avoid a code violation notice which may result in financial penalties. At that time the only guest scheduled with us for under a thirty-day visit was Dulce Mercado and her family on August 26-29th. A booking for \$640.20. As instructed, I immediately sent her a copy of the letter from Jason Nortz and apologized because I would have to cancel her booking. It was maybe within a couple of weeks that we received a second revised February 4, 2022, letter from Jason Nortz stating his first letter was in error. By the time I got back to Dulce Mercado she had already booked another STR. Considering the cost of gas and the disarray within the airline industry with canceled flights I have not yet been able to rebook these dates. Not only have we lost revenue from the error made by Jason Nortz but we and a lot of the other STR owners are facing the possibility of losing their primary or secondary family home. We would prefer long term renters in our furnished homes but that is not always possible and without the income from short-term stays we would not be able to meet our financial obligations such as our mortgages.

In the second revised letter sent by Jason Nortz we are informed STR's are not currently allowed but Vancouver City Council will be considering changes to the City's Land Use and Development Code to possibly "allow" short-term rentals. Jason organized several groups of eight STR owners at a time to participate in Zoom meetings and there he informed us the reason for the City of Vancouver limiting our furnished homes to only long-term rentals was due to the complaints the city has received concerning parties at STR's creating loud noise, excess garbage, parking, and safety issues. However, in Jason's Memorandum dated June 13, 2022, page 2 in the first full paragraph he can only refer to fewer than six inquiries about STR's and only two community members have called VPD most likely regarding parties or noise. Located on the back of the page with the first attachment letter sent by Jason Nortz is the second attachment the answer to my Public Disclosure Request sent to me on June 15, 2022, states in the highlighted section the City has not received any formal complaints related to short-term rental agreements according to Code Enforcement within the last year. We as STR owners should not be facing sleepless nights and extreme anxiety over time spent fighting this level of financial ruin inflicted on us by our city government when there has only been a possible hand full of inquires or complaints about STR's.

The wording used by Jason Nortz changed from our STR's being "illegal" to "not allowed" and that we are out of compliance with current code requirements. In Jason's June 13, 2022, Memorandum bottom of page 7 he states, "Locally, the City of Vancouver staff believes that STR's do not meet existing Vancouver Municipal Code definition of residential uses and are considered commercial uses. . . STR's are "not allowed" in residential zones, however they "are allowed" in a majority of commercial zones as a Commercial and Transient Lodging use (e.g., hotel/motel)." The belief of City of Vancouver staff does not qualify for the creation of any regulations for STR's. On the contrary there are no VMC's regulating or defining STR's, therefore they cannot be "not allowed" or out of compliance with current code requirements. Whereas the State of Washington RCW 64.37.010 (9)(a) Defines Short Term Rentals as "a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or portion thereof, that is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights." As recognized by the State of Washington STR's do not fall into the category of a hotel/motel and therefore cannot be limited to commercial zones nor subjected to the same inspections and regulations as a hotel and should not be subject to operation fees to cover inspection costs.

STR's have been listed within the last 15 years on international websites for rent and have become popular choices of rentals for travelers around the world. These companies such as Airbnb and VRBO are very interested in their good reputation with the cities in which they are located. They are available and willing to accept factual information of any complaints of broken laws lodged with a city government. These companies will then reach out to the owner and guest of the particular rental for their version of events and depending on their findings can either levy restrictions or cancel the STR from using their advertising platform.

If a house next door to you, for example, should have a teenager invite his high school class over for a party while his parents are out of town causing issues of excessive noise, garbage, parking and safety. You could call the proper city department and lodge a formal complaint and there would be possible fines etc. However, this homeowner and teenager would still exist next door with the potential of becoming a repeat offender. With the additional level of involvement by a company like Airbnb or VRBO who can also levy the complete cessation of a STR a city has the capability of eliminating the problem house from their community.

We as STR owners are currently unregulated with only a hand full of complaints over the last several years which does not warrant the level of investigation involving words such as "illegal" and the "not allowed" operation of a STR. Such inaccurate words bring fear to the hearts of STR owners who depend on weekend rentals to meet their financial obligations. We would advocate for the City of Vancouver council to maintain the status quo as unregulated and enforce broken city laws on a complaint basis extending to any remedies offered by the business advertising the STR such as Airbnb and VRBO.

Date?



Airbnb
12 guests 3 nights
Last \$640.20
8/26-29
805-624-2437
Dulce Mercado

Dear City of Vancouver property owner,

You are receiving this letter because it has come to our attention that a short-term vacation rental (i.e., stays for fewer than 30 days) is being operated at one or more of your properties located in Vancouver, Washington, which is against the law. *print out all parts*

Currently, Vancouver Municipal Code 20.830 prohibits operation of short-term vacation rentals within the city limits, with the exception of those that have been officially registered with the City as a 1- to 2-bedroom bed and breakfast where the owner/operator also lives on the premises. Any short-term vacation rentals that are not registered as a bed and breakfast are operating illegally.

We realize that you may not have known until just now that short-term vacation rentals were illegal in Vancouver, or you may not be directly involved in this commercial activity at your property, which is why we're reaching out to you with this information. If a tenant is operating the short-term vacation rental at your property without your knowledge, you are still accountable as the property owner.

At this time, we are asking you to immediately cease operations of any short-term rentals that have not been officially registered with the City of Vancouver as a 1- to 2-bedroom bed and breakfast, in order to avoid a notice of code violation, which may result in financial penalties. To learn how to register as a bed and breakfast, contact the City's Land Use Planning Division at (360)487-7803 or cddplanning@cityofvancouver.us.

We understand that this will have an impact on you and want to let you know that the Vancouver City Council is currently considering changes to the City's Land Use and Development Code to possibly allow short-term vacation rentals and is seeking community input on the issue before they take any action on it.

*** We encourage you to take our online survey at: www.beheardvancouver.org/VacationRentalSurvey ***

It will be available through February 25, 2022. If you have any questions about this letter or the possible code changes, please email Jason Nortz at jason.nortz@cityofvancouver.us

Thank you for your voluntary compliance with current City of Vancouver laws.

Sincerely,

Jason Nortz
Development Review Manager
City of Vancouver
(360) 487-7844

Cc: Chad Eiken, Director, Community Development Department

From: Vancouver Public Records Center <vancouverwa@mycusthelp.net>
Sent: Wednesday, June 15, 2022 11:30 AM
To: jwilsonwaesq@gmail.com
Subject: [Records Center] Public Records Request :: C000426-052522



06/15/2022

Sent via email to: [REDACTED]

Janie Wilson

RE: PUBLIC DISCLOSURE REQUEST C000426-052522

Dear Janie Wilson:

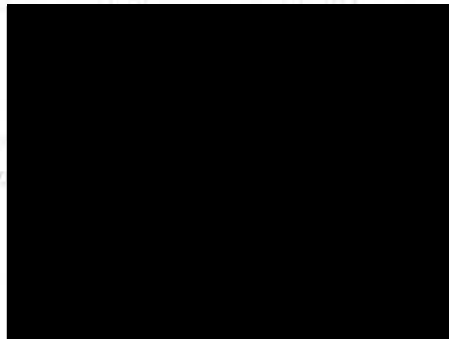
This letter is an acknowledgement of your records request dated 5/24/2022 8:00:00 AM, for the following:

I am not sure why you quote a paragraph written by Jason Nortz to decide what records I am requesting so here are the two requests I have made:

- 1) all the contact information (email and snail mail addresses + phone numbers) for the short term rental owners in residential zones that were sent letters by the City of Vancouver in February and March 2022 which would include all the email addresses of those who participated in later Zoom meetings with Jason Nortz on this topic.*
- 2) any records of complaints in the past year against any residential short term rental owners such as police reports, pictures, phone calls to the City of Vancouver etc for such things as excessive noise, parking, garbage, safety etc.*

Here is the contact information for the ZOOM meeting:

Tanty	Suhartono
Lorraine	Janeway
Josue	M
Janie	Wilson
Jason	Bautista
Son	Do
Dean	Montgomery
Kareen	Mills



Regarding item 1, our contract with Granicus exempts disclosure of contact information under RCW 42.56.270(11)(b): "(11) Proprietary data, trade secrets, or other information that relates to: . . . (b) data unique to the product or services of the vendor."

Regarding item 2, the City has not received any formal complaints related to short-term rental agreements according to Code Enforcement.

If you feel that there are any missing documents or additional types of materials that your request sought, which are not included in the enclosed response, please contact me so your request may be clarified.

This concludes the City's response to the above-mentioned request. If you have any questions, please feel free to contact me.

Please log into your GovQA account to access these records: <https://www.cityofvancouver.us/ims/page/public-records>

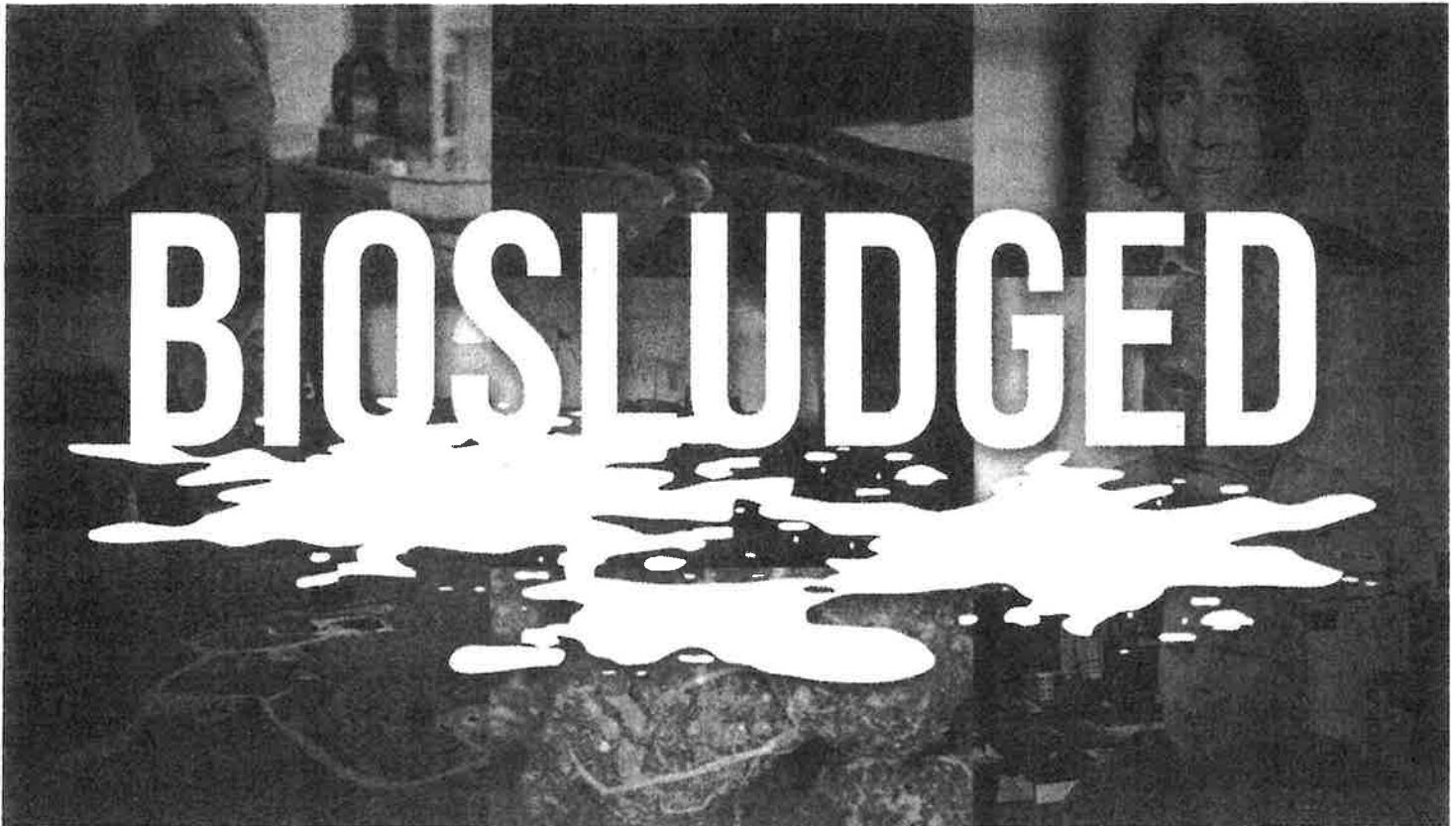
Sincerely,

Raelyn McJilton
Public Records Officer

Sewage sludge industry panics as Biosludged movie files posted for immediate downloading and sharing... get the files here

Thursday, November 29, 2018 by: Mike Adams

Tags: badfood, badpollution, Biosludge, Biosludged, Biosolids, Brighteon Films, documentary, Ecology, environ, environment, goodhealth, goodscience, Mike Adams, movie, sewage sludge, toxins



(Natural News) The *Biosludged* movie that exposes “the greatest environmental crime you’ve never known” is now available for full downloading and sharing. The film documents the EPA’s outright crimes against the environment, along with industry collusion, science fraud and the mass pollution of the U.S. food supply with toxic sewage sludge.

The sewage sludge industry, which **relies on secrecy and lies** to continue its profitable pollution racket, is already in a panic over the release of this film. What they are starting to realize is that rather than restrict the film to theaters or pay-per-view, we planned all along to release the film to the public for sharing and posting everywhere. We even built our own video platform — Brighteon.com — so that YouTube, Vimeo, Google, Facebook, Twitter and other evil tech giants could not censor the film.

Grab the files at this link, and enter your email address there to subscribe to the Brighteon Films announcement list.

You are hereby granted permission to:

- Post the full movie, or snippets of the movie, to your YouTube, Vimeo, Bitchute, Brighteon or other video provider channel.
- Burn the full movie to DVDs and give them away for free (you may not charge for the film, however).
- Share the film files on torrent sites or file sharing sites.
- Download and store a copy on your local computer.
- Share the downloaded files with others using any means you wish.

We only ask that you give credit to Biosludged.com or BrighteonFilms.com, and remember that even though we grant you the right to share the film for non-commercial purposes, we still technically “own” the film and maintain copyright on the film.

Some great ideas of how to spread the word about Biosludge

By sharing the Biosludged movie, you join an **underground railroad of activist** citizens who are helping distribute critical information that's being systematically suppressed by industry, government and media. (Yes, all three are covering up the truth about toxic sewage sludge.)

That's why we've put this film out for you to share. Here are a few ideas of how you can get this film into the hands of other people who need to see it

- 
- Burn the movie to DVDs and hand them or mail them to your local city council members.
 - Upload the files to Dropbox or another service and share links with your friends on social media.
 - Send DVDs or file links to local journalists or news investigation teams.
 - Send copies to your members of Congress.

call
to action

Sign up for the email newsletter at BrighteonFilms.com to be kept informed of more news surrounding this film, as well as announcements on the release of upcoming films.

Also: **We need volunteer translators who can translate the film's captions into Spanish and other languages.** Please contact Natural News if you can assist in this effort.

Read Biosludged.news to stay informed about the topic of biosludge and the mass pollution of our soils and our food.

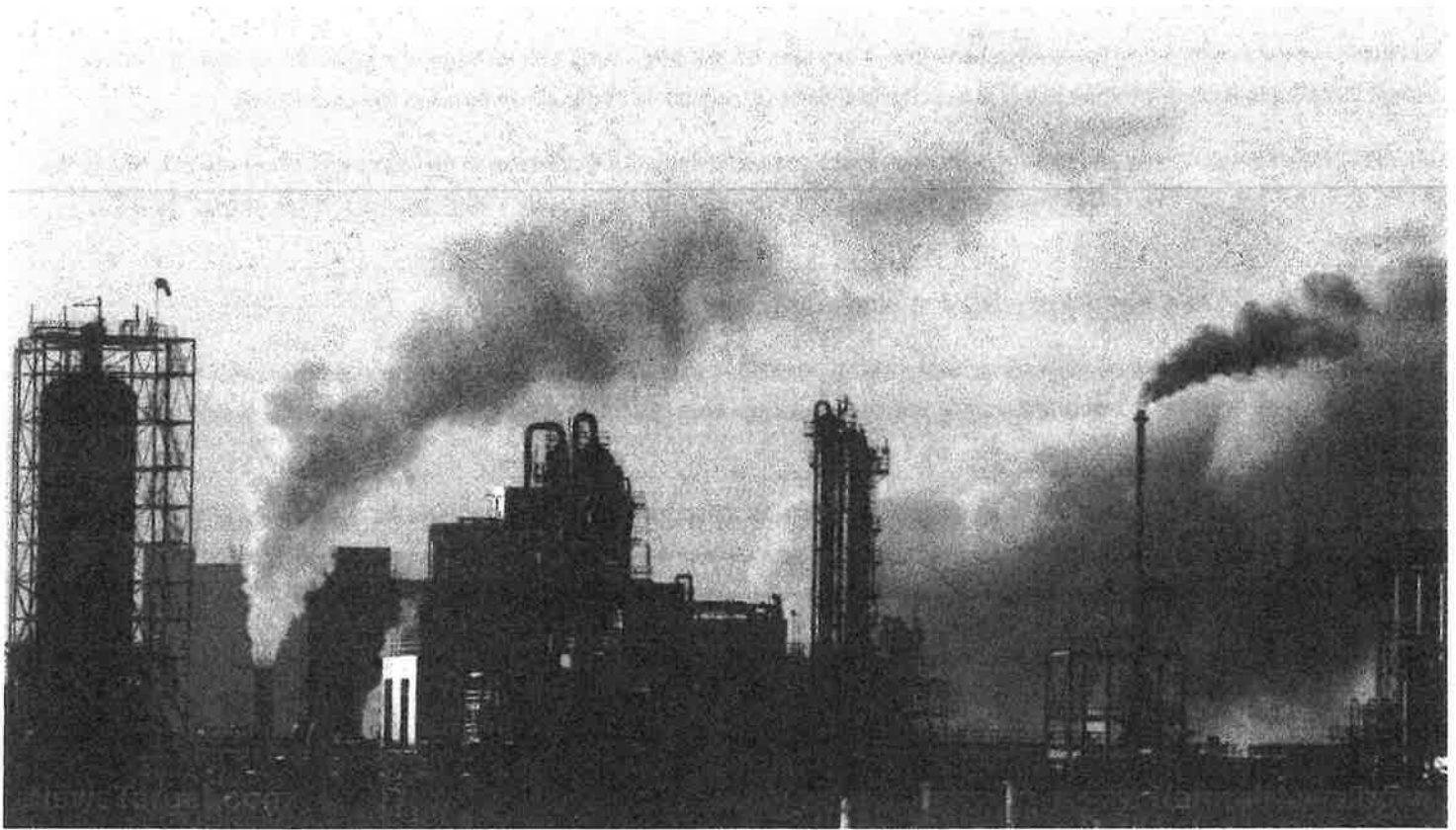
Also check out Brighteon.com, the new alternative to YouTube, now featuring thousands of active video channels and over a hundred thousand uploaded videos. All Brighteon Films documentaries are being posted to Brighteon.com.

These projects are funded in part by the Health Ranger Store, bringing you 700+ lab-verified products for healthy living, including superfoods, storable emergency organic foods, green home products, personal care, prepping supplies and much more. Shop at the Health Ranger Store to help support our films, our lab and our continued work for humanity.

Electric cars, "sustainability," and other city folk ideologies are a clean energy MYTH – watch at Brighteon.com

Sunday, October 21, 2018 by: Ethan Huff

Tags: automobiles, badclimate, badpollution, batteries, big cities, bio-sludge, cars, cities, Clean Energy, climate alarmism, coal, electric cars, environ, environment, environmental consciousness, feces, green living, hybrids, immoral, Leftists, Liberal Mob, liberals, lifestyle, myth, Prius, science clowns, science myths, sustainability, sustainable, sustainable living, toxins, unethical, waste



(Natural News) Big-government leftists, many of whom live in large cities, are known to tout their electric and hybrid vehicles, social activism, and other "sustainable" lifestyle habits as helping to "save the planet." But much of what far-left liberals love to brag about concerning their alleged support of clean energy and environmental conservation are empty myths that have no basis in reality.

During a recent episode of his *Health Ranger Report* show, available for viewing at Brighteon.com, Mike Adams, the Health Ranger, punches a few big holes in popular liberal mantras that, upon closer investigation, represent little more than "fake news" from the usual suspects involved with the liberal mob.

"People who live in cities think of electric cars as being 'clean,' but really they just export pollution to rural areas outside the cities," Adams points out, reducing the "I'm better than you because I drive a Prius" crowd to logical rubble.

"What powers an electric car? Well, you might think batteries. Okay. But let's take it one step further here. What powers the batteries? Where does that electricity come from? Predominantly it comes from coal-fired power plants, which are located outside the cities. And those coal plants, of course, emit some amount of mercury and heavy metals, and they emit carbon dioxide, of course, and particulate pollutants, which then settle on farm lands and forests and rural areas."

Watch this full episode of the *Health Ranger Report* at Brighteon.com below:

City people, regardless of how "liberal" they are, represent the world's biggest polluters

Almost everything about city life in 2018, Adams points out, is far more polluting than activist liberals would have us all believe. Even if every single "gas-guzzling" automobile was pulled from the road and replaced with a Tesla, there's still pollution being distributed *somewhere*.

"If you have a city where, let's say, you don't even have combustion engines any longer for regular vehicles, all you're doing is you're taking that pollution that used to exist in the city, coming out of the tailpipes, and now you're pushing that pollution out into the countryside," says Adams.

"And that's not the first time that cities have done that. They also do the same thing with sewage: it's called bio-sludge. So all that sewage that people flush down their toilets in the city, that ends up spread as 'fertilizer' on farms in the countryside."

It's a completely unsustainable and unethical situation that ends up leaving all the pollution at the doorsteps of people who live in the country, even as their city folk counterparts revel in feelings of superiority for supposedly taking the moral "high ground" by living "sustainably."

"Cities ... they are polluters, they export pollution to surrounding areas," Adams states.

"They steal resources from the countryside as well – many cities have to steal water from rural areas in order to provide enough water for the city. So they're taking in water and they're stealing resources from the countryside while exporting their pollution back to the countryside."

In Adams' view, country folk are the truly sustainable ones, at least when they're not dumping harmful pesticides and herbicides all over their crops. Their septic systems, as opposed to city sewer systems, are better for the environment, and many of them grow their own food, collect their own rainwater, and all-around treat the environment better than the average city person.

"People who live in cities like to talk about 'sustainable living' and 'green living' and 'environmental consciousness,' but they don't realize that the very fact that they're living in a city is environmentally disastrous and completely unsustainable because they're just polluting the world with their feces and with their electrical usage, which is much higher, per capita, in a city than it is in a rural environment, by the way," explains Adams.

"Rural living is sustainable. In rural environments, you can collect your own rainwater, you can throw some solar panels on the roof ... or maybe you can go off-grid, even. You can grow some of your own food."

Be sure to watch this full episode of the *Health Ranger Report* at [Brighteon.com](https://www.brighteon.com).

Sources for this article include:

[Brighteon.com](https://www.brighteon.com)

[NaturalNews.com](https://www.naturalnews.com)

BIOSLUDGE is a toilet-to-farm scheme that deposits toxic sewage sludge on food crops all across America

Friday, December 21, 2018 by: [Lance D Johnson](#)

Tags: [badfood](#), [badhealth](#), [badpollution](#), [badscience](#), [bio-terrorism](#), [Biosolids](#), [cancer causes](#), [Clean Soil Act](#), [deception](#), [EPA](#), [EPA fraud](#), [food supply](#), [fraud](#), [human waste](#), [outbreaks](#), [pharmaceutical runoff](#), [soil health](#), [soil poisoning](#), [toxic chemicals](#), [wastewater treatment](#)

([Natural News](#)) There's a reason why the Environmental Protection Agency (EPA) has implemented a Clean Water Act and a Clean Air Act, but NO Clean Soil Act.

A Clean Soil Act would fundamentally change how wastewater is processed and recycled. It would require the EPA come clean about the toxic composition of fertilizers being spread on North American soils. A Clean Soil Act would halt the mass spread of toxic sewage on food crops all across America. It would expose environmental crimes within the EPA itself. A Clean Soil Act would require the truth to come out; that the recycling of bio-solids is a toilet-to-farm scheme that is poisoning America's gardens and farmlands and forcing humans to eat from their own waste.

The bio-solids that are processed and recycled at municipal wastewater treatment plants are sold to homes and farms across the country as "fertilizers." These bio-solids are a chemical nightmare, consisting of a wide array of pharmaceuticals, agro-chemicals, industrial chemicals, household chemicals, pathogenic material, and heavy metals. This toxic biosludge should never come in contact with soils that grow food for human and animal consumption. (Related: [The government is lying about the safety of biosludge.](#))

Documentary exposes deep truths about EPA fraud and the chemical poisoning of soils and the food supply

In the new documentary [Biosludged](#), scientific experts and whistle blowers break down what is happening to North American soils and how this mass pollution scheme is making people chronically ill and mentally lobotomized. In this documentary, former EPA scientist and whistle blower Dr. David Lewis reveals the shocking extent of the EPA's criminal activities and scientific fraud. The fertilizer that people add to their soils is inundating crops with disease-promoting pathogens and a slew of chemicals that wreck havoc on the physiological processes of the human body.

The documentary also warns that the food supply is at grave risk of being used as a vector for terrorist activity. A terrorist can flush massive amounts of chemicals into the sewage system,

only to have it all recycled as fertilizer for use on crop fields. Sewage sludge could also be laced with bio-weapons and microorganisms that cause food poisoning and infectious disease. All the human dung that is deposited on food crops ultimately releases chemicals into the groundwater, too. People across the U.S. are literally regurgitating the toxic composition of their own poop, using water and fertilizer that has been poisoned over and over again. These biosludge chemicals directly affect brain function, immune function, and fertility. All the cancer marches and pink ribbon fundraisers should start to look at what's going on with the food supply, how toxic human waste is re-consumed, poisoning the population into cancerous states.

Watch the full documentary at BrighteonFilms.com and download the full movie files that you can openly share with others. Stay up-to-date on the "greatest environmental crime you've never heard" at Biosludge.News.

- May 1, 2020 dissolving dead bodies started in Washington

A10 San Francisco Chronicle

☆☆☆☆

NATION

FRIDAY, MAY 9, 2008

New funeral idea: dissolving bodies in lye

Process, in which the residue is flushed down the drain, may meet resistance among public

By Norma Love
ASSOCIATED PRESS

CONCORD, N.H. — Since they first walked the planet, humans have either buried or burned their dead. Now a new option is generating interest — dissolving bodies in lye and flushing the brownish, syrupy residue down the drain.

The process is called alkaline hydrolysis and was developed in this country 16 years ago to get rid of animal carcasses. It uses lye, 300-degree heat and 60 pounds of pressure per square inch to destroy bodies in big stainless-steel cylinders that are similar to pressure cookers.

No funeral homes in the United States — or anywhere else in the world, as far as the equipment manufacturer knows — offer it. In fact, only two U.S. medical centers use it on human bodies, and only on cadavers donated for research.

But because of its environmental advantages, some in the funer-

al industry say it could someday rival burial and cremation.

"It's not often that a truly game-changing technology comes along in the funeral service," the newsletter Funeral Service Insider said in September. But "we might have gotten a hold of one."

Getting the public to accept a process that strikes some as ghastly may be the biggest challenge. Psychopaths and dictators have used acid or lye to torture or erase their victims, and legislation to make alkaline hydrolysis available to the public in New York state was branded "Hannibal Lecter's bill" in a play on the sponsor's name — Sen. Kemp Hannon — and the movie character's sadism.

Alkaline hydrolysis is legal in Minnesota and in New Hampshire, where a Manchester funeral director is pushing to offer it. But he has yet to line up the necessary regulatory approvals, and some New Hampshire lawmakers want to repeal the little-noticed 2006

state law legalizing it.

"We believe this process, which enables a portion of human remains to be flushed down a drain, to be undignified," said Patrick McGee, a spokesman for the Roman Catholic Diocese of Manchester.

State Rep. Barbara French said she, for one, might choose alkaline hydrolysis.

"I'm getting near that age and thought about cremation, but this is equally as good and less of an environmental problem," the 81-year-old lawmaker said. "It doesn't bother me any more than being burned up. Cremation, you're burned up. I've thought about it, but I'm dead."

In addition to the liquid, the process leaves a dry bone residue similar in appearance and volume to cremated remains. It could be returned to the family in an urn or buried in a cemetery.

The coffee-colored liquid has the consistency of motor oil and a

strong ammonia smell. But proponents say it is sterile and can, in most cases, be safely poured down the drain, provided the operation has the necessary permits.

Alkaline hydrolysis doesn't take up as much space in cemeteries as burial. And the process could ease concerns about crematorium emissions, including carbon dioxide as well as mercury from silver dental fillings.

The University of Florida in Gainesville and the Mayo Clinic in Rochester, Minn., have used alkaline hydrolysis to dispose of cadavers since the mid-1990s and 2005, respectively.

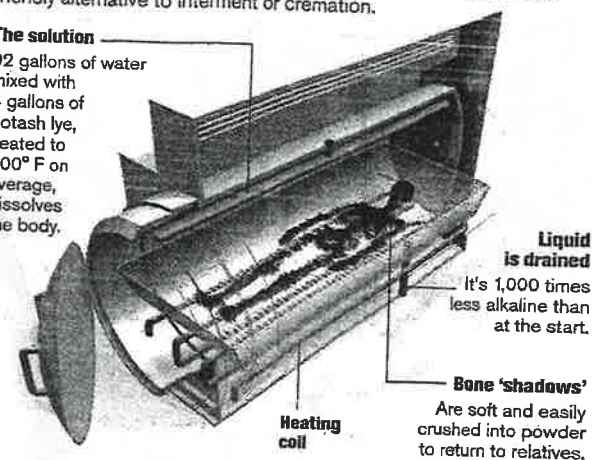
Brad Crain, president of Bio-Safe Engineering, the Brownsburg, Ind., company that makes the steel cylinders, estimated 40 to 50 other facilities use them on human medical waste, animal carcasses or both. The users include veterinary schools, universities, pharmaceutical companies and the U.S. government.

A green return to dust

A three-hour procedure known as alkaline hydrolysis mimics a faster, natural decomposition process, promising a more environmentally friendly alternative to interment or cremation.

The solution

92 gallons of water mixed with 4 gallons of potash lye, heated to 300° F on average, dissolves the body.



Source: Resomation Ltd.

Associated Press

Liquid waste from cadavers goes down the drain at both the Mayo Clinic and the University of Florida, as does the liquid residue from human tissue and animal carcasses at alkaline hydrolysis sites elsewhere.

Manchester funeral director

Chad Corbin wants to operate a \$300,000 cylinder in New Hampshire. He said an alkaline hydrolysis operation is more expensive to set up than a crematorium but that he would charge customers about as much as he would for cremation.

Alameda first Bay Area county to ban fracking

BY DENIS CUFF
Bay Area News Group

Alameda County on Tuesday became the first Bay Area county to ban fracking.

A coalition of environmental groups had worked for more than two years to persuade county leaders to ban fracking and other high intensity oil recovery practices to protect against pollution of local groundwater. The Board of Supervisors approved the ban 5-0.

Fracking uses pressurized water and chemicals to fracture tight underground formations to get at petroleum.

While no companies frack in Alameda County, groups such as Food and Water Watch, the Sierra Club and others say they want to prevent the practice from taking hold in Livermore Valley, where it could threaten wine grape vineyards and tourism.

About 20 people waited for more than four hours through

a Board of Supervisors meeting Tuesday to voice their support for a ban.

"It's the only way to protect our environment from the destructive effects of fracking," said Kiana Tsao of the Sierra Club. "Alameda County is a community, not just a commodity for the oil industry."

Some property owners and representatives of drilling rights owners oppose a ban, arguing it amounts to an illegal taking of their property rights.

The only oil driller in Alameda County — E&B Natural Resources in Livermore — has said it could live with the proposed ban after it was modified earlier this year to soften sections that could disrupt its 30-barrel-a-day operation.

Amy Roth, a spokeswoman for E&B, said Tuesday her company has not fracked at the site.

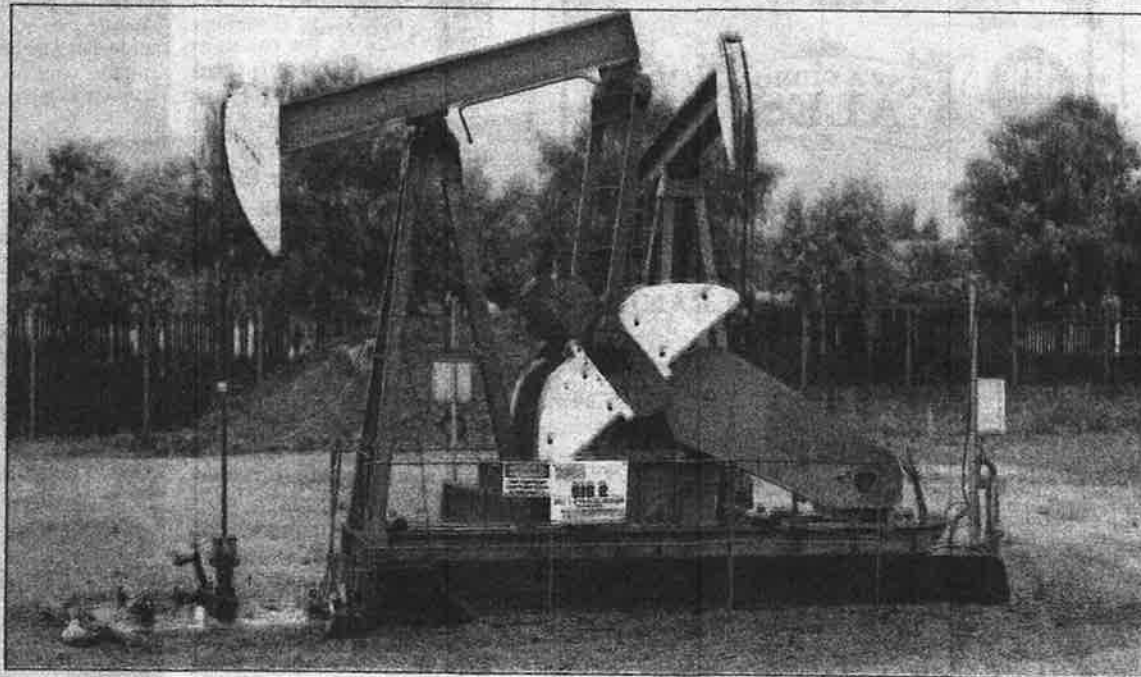


Photo by Anda Chu/Bay Area News Group

A pair of pump jacks at E&B Natural Resources oil wells along Patterson Pass Road. The company, the only oil drilling operation in Alameda County, will be allowed to continue under the new rules.

FRACKING, page 13

From: [Terry](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, June 23, 2022 12:58:02 PM
Attachments: [2022-06-23_re_proposed_housing_code_update_r-17_is_not_r-17.pdf](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City Council Contact Form

Submitted date: Thursday, June 23, 2022 - 12:57pm

Contact Information

First name:

Terry

Last name:

Ibert

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98660

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

All of Council

Message:

Links from original email in case the attached email has them removed before receipt. Please see the attached file for messages.

Referenced Planning Commission Sessions:

12/14/21

<https://www.cityofvancouver.us/pc/page/planning-commission-workshop-and-hearing-22>

1/25/22

<https://www.cityofvancouver.us/pc/page/planning-commission-workshop-32>

2/22/22

<https://www.cityofvancouver.us/pc/page/planning-commission-workshop-and-hearing-23>

Internet archival site for project page:

https://web.archive.org/web/*/https://www.cityofvancouver.us/cdd/page/housing-code-updates

Project Page:

<https://www.cityofvancouver.us/cdd/page/housing-code-updates>

Links referenced to current housing code

20.410

https://www.cityofvancouver.us/sites/default/files/fileattachments/vmc/titles_chapters/20.410.pdf

20.420

https://www.cityofvancouver.us/sites/default/files/fileattachments/vmc/titles_chapters/20.420.pdf

Upload a file:

[2022-06-23_re_proposed_housing_code_update_r-17_is_not_r-17.pdf](#)

Terence Ibert

From: Terence Ibert [REDACTED]
Sent: Thursday, June 23, 2022 12:38 PM
To: 'Holmes, Eric'; bryan.snodgrass@cityofvancouver.us
Cc: 'McEnerny-Ogle, Anne'; 'Stober, Ty'; 'Fox, Sarah'; K.Harless@cityofvancouver.us; d.perez@cityofvancouver.us; 'Paulsen, Erik'; Jonathan.Young@cityofvancouver.us; 'Christine Dickinsen'
Subject: RE: Proposed housing code update: R-17 is not R-17

Hello,

It has been more than 10 days, and there has been no reply to my email sent on 6/12 below. Can someone please respond this week on the reason(s) for the change?

Listening to the planning commission sessions on [12/14/21](#) and [1/25/22](#) there is little more than an outgoing planning commissioner, who is a developer, suggesting to go more aggressive on the minimum square footage, and that City staff discussed internally and thought it was a good idea.

As mentioned before, we already have R-18 and R-22 in the higher density code. That code factors in other constraints supporting higher density that are not contemplated in the low-density code.

Re-listening to the [2/22/22](#) session there was no notice given to the public on the change where we could have kicked the tires a bit more. One member of the public even provided feedback based on the 2,500 square foot minimum which was not corrected. Based on an [internet archival site](#) your [project page](#) was changed since Sunday to now reflect 2,000 square feet.

There will be a significant change with this new code. The public needs to know more about it. I think it needs to be discussed and addressed discussed on the next public meeting (and moved up on the agenda for Monday from where it is currently #14). Please have both of these emails included in the record for public comment.

If the minimum is to remain 2,000 square feet, this new zone needs to be called R-22 to not mislead.

Thank you,
-Terry Ibert
Carter Park Resident

From: Terence Ibert [REDACTED]
Sent: Sunday, June 12, 2022 4:38 PM
To: 'Holmes, Eric' <Eric.Holmes@cityofvancouver.us>; bryan.snodgrass@cityofvancouver.us
Cc: 'McEnerny-Ogle, Anne' <Anne.McEnerny-Ogle@cityofvancouver.us>; 'Stober, Ty' <Ty.Stober@cityofvancouver.us>; 'Fox, Sarah' <sarah.fox@cityofvancouver.us>; K.Harless@cityofvancouver.us; d.perez@cityofvancouver.us; 'Paulsen, Erik' <erik.paulsen@cityofvancouver.us>
Subject: Proposed housing code update: R-17 is not R-17

Mr. Holmes and Mr. Snodgrass,

In a review of your [Staff Report 077-22](#) for the Housing Code Updates this Monday (Consent Agenda Item #4 for City Council), there was a change in the minimum square footage requirement for the proposed new low-density zoning district R-17.

- R-17 is now proposed at a *minimum of 2,000 square feet* per unit.
- R-17 before this change was a minimum of 2,500 square feet per unit.

At 43,560 square feet per acre, this minimum square footage change would accommodate **21.8 units per acre**, making the new zoning district effectively R-22, not R-17.

Given that the *existing higher-density residential zoning district R-18 standard maxes out at 18 units per acre*, this new R-17 district zoning now could be much denser. As such, R-17 would now not be considered “low intensity” per the documented purpose of the low-density code (see page 1 of [Chapter 20.410](#)). We also already have R-18 and R-22 as part of the higher density residential standard (see [Chapter 20.420](#)).

Why was the change made? Combing through the past session notes for the Planning Commission, the details are sparse for the change. I could only find mention that “it was in response to the Commission, as feedback from development stakeholders” when it was introduced in the [1/25/22 session](#). In the following 2/22/22 session that was available for public comment, which I attended, I do not recall the change to 2,000 square feet ever being made during the presentation. As of this writing, your [project page](#) also still reflects the older 2,500 square feet minimum.

Since the square footage minimum is the most significant aspect of R-17 and is now absent from your slideware used in socialization and review since that 1/25/22 session, the change would not have received the attention from the public that it deserves.

Thank you,
-Terry Ibert
Carter Park Resident



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From: [Christine](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Saturday, June 25, 2022 4:42:30 PM

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City Council Contact Form

Submitted date: Saturday, June 25, 2022 - 4:42pm

Contact Information

First name:

Christine

Last name:

Dickinse

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98660

Inquiry Information

Subject:

Share an opinion about a City project or initiative

Recipient:

Mayor Anne McEnerny-Ogle

Message:

Greetings City Council,

There is a housing crisis in Vancouver. We are planning to modify our housing codes to include duplexes-quads, homes on reduced 2000 square foot lots and increased ADUs in low-density, single-family neighborhoods to help address the issue. This middle housing is certainly needed. Yet despite this situation we have done nothing thus far to address the spread of short-term rentals in our city. We laud our new Waterfront and the renewal of our downtown core but an offshoot of this vitality is Vancouver is now a destination locale ripe for the spread of STRs. The majority of our current STRs already take away from our housing stock. How many of the new duplexes, tall-skinny houses

or ADU allowed in the new housing code might become STRs instead of the homes we desperately need? We need language in the Housing Code Update to eliminate this possibility. Please address this before the Housing Code Update moves forward.

Thank you,
Chris Dickinsen
Carter Park

Upload a file:

From: [Snodgrass, Bryan](#)
To: [Holmes, Eric](#); [Terence Ibert](#)
Cc: [City Council](#); [City Council](#); [City Council](#); [Harless, Kim](#); [Perez, Diana](#); [City Council](#); [Young, Jonathan](#); ["Christine Dickinsen"](#); [Kennedy, Rebecca](#); [Coutinho, Becky](#)
Subject: RE: Proposed housing code update: R-17 is not R-17
Date: Thursday, June 23, 2022 2:00:09 PM

Mr. Ibert

Thank you for your interest in the Housing Code Updates project. The recommended reduction in allowed minimum lot size from 2,500 to 2,000 square feet in the proposed new R-17 zoning standards as you note was made during Planning Commission review at the end of 2021. It was made to broaden flexibility to allow smaller, typically more affordable homesites.

The City does have existing multi-family zones including the R-18 and R-22 districts, which can accommodate 2,000 square foot single family lots provided overall density requirements are met, but these districts are intended primarily to accommodate multi-family development.

The change in the recommendation to allow 2,000 rather than 2,500 square foot lots was noted in the Planning Commission presentation and staff report on January 25. I stated it explicitly in zoom meetings with various Neighborhood Associations this winter and spring. It was explicitly noted in Planning Commission and Council workshop and hearing staff reports after January 25. I apologize for not making the change on the project website as well.

Please let me know if you have further questions or concerns.

From: Holmes, Eric <Eric.Holmes@cityofvancouver.us>
Sent: Thursday, June 23, 2022 1:24 PM
To: Terence Ibert [REDACTED] Snodgrass, Bryan
<Bryan.Snodgrass@cityofvancouver.us>
Cc: City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; Harless, Kim <K.Harless@cityofvancouver.us>; Perez, Diana <D.Perez@cityofvancouver.us>; City Council <council@cityofvancouver.us>; Young, Jonathan <Jonathan.Young@cityofvancouver.us>; 'Christine Dickinsen' [REDACTED]
Subject: RE: Proposed housing code update: R-17 is not R-17

Mr. Ibert –

With this response I will ask Bryan Snodgrass, our subject matter expert, to provide a more substantial answer.

Thanks for your patience.

Eric J. Holmes | City Manager
CITY OF VANCOUVER
P: 360.487.8640

www.cityofvancouver.us

[LEARN ABOUT VANCOUVER'S COVID-19 RESPONSE HERE](#)

This message, in whole or in part, may be subject to public disclosure, including routine disclosure to the media.

From: Terence Ibert [REDACTED]
Sent: Thursday, June 23, 2022 12:38 PM
To: Holmes, Eric <Eric.Holmes@cityofvancouver.us>; Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Cc: City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; City Council <council@cityofvancouver.us>; Harless, Kim <K.Harless@cityofvancouver.us>; Perez, Diana <D.Perez@cityofvancouver.us>; City Council <council@cityofvancouver.us>; Young, Jonathan <Jonathan.Young@cityofvancouver.us>; [REDACTED]
Subject: RE: Proposed housing code update: R-17 is not R-17

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Hello,

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If the minimum is to remain 2,000 square feet, this new zone needs to be called R-22 to not mislead.

Thank you,
-Terry Ibert

Carter Park Resident

From: Terence Ibert [mailto:terence_ibert@yahoo.com]

Sent: Sunday, June 12, 2022 4:38 PM

To: 'Holmes, Eric' <Eric.Holmes@cityofvancouver.us>; bryan.snodgrass@cityofvancouver.us

Cc: 'McEnerny-Ogle, Anne' <Anne.McEnerny-Ogle@cityofvancouver.us>; 'Stober, Ty'

<Ty.Stober@cityofvancouver.us>; 'Fox, Sarah' <sarah.fox@cityofvancouver.us>;

K.Harless@cityofvancouver.us; d.perez@cityofvancouver.us; 'Paulsen, Erik'

<erik.paulsen@cityofvancouver.us>

Subject: Proposed housing code update: R-17 is not R-17

Mr. Holmes and Mr. Snodgrass,

In a review of your [Staff Report 077-22](#) for the Housing Code Updates this Monday (Consent Agenda Item #4 for City Council), there was a change in the minimum square footage requirement for the proposed new low-density zoning district R-17.

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Why was the change made? Combing through the past session notes for the Planning Commission, the details are sparse for the change. I could only find mention that “it was in response to the Commission, as feedback from development stakeholders” when it was introduced in the [1/25/22 session](#). In the following 2/22/22 session that was available for public comment, which I attended, I do not recall the change to 2,000 square feet ever being made during the presentation. As of this writing, your [project page](#) also still reflects the older 2,500 square feet minimum.

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Thank you,

-Terry Ibert

Carter Park Resident



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From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Testimony for Harper's Playground
Date: Monday, June 27, 2022 11:23:26 AM
Attachments: [CPNA minutes 3242021.pages](#)

Hi Sarah,

Please see the attached comment for the 6/27 council meeting.

Thanks,

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: Bruce Watson [REDACTED]
Sent: Monday, June 27, 2022 11:20 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Testimony for Harper's Playground

[You don't often get email from watson.bn@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

For consideration by the City Council:

I am Norma Watson, secretary of the Central Park Neighborhood Association. I am attaching the minutes from our meeting of March 24, 2021 to show the motion to support Harpers Playground with a \$500.00 donation.

The boundaries of Central Park Neighborhood Association include the Marshall Recreation Center and Chelsea Anderson Memorial Park, so lots of our neighbors have taken their children and grandchildren there over the years. The consensus from our discussion is that it is time for an upgrade. After hearing and questioning Mr. Goldberg when he visited our meeting, they feel the spirit of the Chelsea Anderson Memorial Park will be integrated as promised. We mention the playground in at least 3 of our newsletters to keep everyone informed and because it will be a highlight for our neighborhood.

Norma Watson
[REDACTED]

From: ssilvey643@aol.com
To: [City of Vancouver - Office of the City Manager](#)
Subject: comments for Council June 27 meeting code changes
Date: Sunday, June 26, 2022 8:58:28 PM
Attachments: [comments to proposal.pdf](#)

You don't often get email from ssilvey643@aol.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs,

Per the recent receipt of email"

The Housing Code Update project aims to update City codes to allow for different, smaller and more affordable types of housing choices. Vancouver is a growing city, with a desire and need for new types of housing that would allow residents to live more affordably while also maintaining neighborhood livability. Many of the code changes are recommended in the [Affordable Housing Task Force](#) report (2016) and many are similar to what is allowed in Clark County and other Washington cities nearby and statewide.

The issue I have is that the above statement mentions livability.

What is that definition, is it that I as a person cannot have a car, or my independence due to not enough parking?

Does that mean that if I am allowed a car it must be under 12 feet in length.

Does that mean when I have a function at my home all people must arrive by Uber or a taxi as there is no parking within the area?

As a resident of this city going on nearly 25 years, I have experienced the planning departments views, errors and non caring for livable neighborhoods. I have experienced the catch 22 of not my problem when confronting them with codes, building permits missing, lies on occupancies permits which all lead me to think there is a bit of winkwink in the various departments, and that these new rules/ regulations shall only lead to more confusion misinformation and winking allowing builders to skip their due diligence and moral responsibility. Yet further to winking in the planning and building departments.

When in fact they were not capable of inspecting properly the building of homes, in the past and allowing construction of structures without a permit how is the new code going to be enforced, applied and regulated.

When in fact someone is allowed to build to a height of 4 stories 10 feet from the fence line or plant a tree with a 25-foot canopy spread 3 feet from the fence how is that livable to a person, that was there, as it now encroaches on their property and their expense to take care of. When in fact the fire Marshall for years objected to building more units due to egress and exit to a property area, due to one entrance exit, but the new chief allows what changed, are people now expendable?

When a traffic study was done by an independent engineering company, and admits that their study did not include the 75 plus units to the south on the same road, and the city traffic engineer states it does not matter, why? Why was there an expense, and why does it not matter? In the case of a fire is the city now on the hook for liability due to negligence?

It is great that the city is trying to think ahead, but as I have learned it takes 1000 at-a-boys to take care of 1 oh S**T.

I have attached a PD with comments to a report recommendation by Erik Holmes.

I would vote no at this time to all,

TA

Steven Silvey

[REDACTED]

Vancouver, WA 98668

[REDACTED]

Questions and response in RED

TO: Mayor and City Council
FROM: Eric Holmes, City Manager
DATE: 6/27/2022
SUBJECT Housing Code Update

Key Points

- Like many communities, Vancouver faces a housing affordability crisis, reflected in the 2016 Vancouver Affordable Housing Task Force report and ongoing increases in the cost of housing citywide.
- Eight zoning text changes are proposed, most allowing housing types currently allowed in other jurisdictions in Clark County, and focusing on middle income housing. Two are state mandates targeting housing affordable to individuals and households that earn below median income, and specialty housing types. If changes are adopted, most subsequent development proposals to implement them would require at least one public hearing or administrative review with notice to be implemented. **Is this meeting going to be properly posted, and ticketed to all residences, or as has happened in my neighborhood is the sign up than down and put back up after the meeting, so that it is not posted continuously for its 30 days?**
- Proposed changes were adopted following a two-year process, with 10 City Council and Planning Commission workshops, eight neighborhood association meetings, two neighborhood umbrella meetings, and four developer meetings.

Strategic Plan Alignment

Goal 6: Facilitate the creation of neighborhoods where residents can walk or bike to essential amenities and services – “20-minute neighborhoods” **Does this mean work in that 20 minute area, this means mix use is there parking? When are delivery trucks allowed? Is this as the crow flies or by existing roads, is this based on a mile per 10 minutes or mile per 20 minutes.**

Goal 8: Strengthen commercial, retail and community districts throughout the city

Present Situation

Proposed changes are summarized below. All were recommended for approval unanimously by the Planning Commission at an [April 12 public hearing](#), except where otherwise noted:

1. Creation of standards for a new R-17 zoning district allowing single family homes on 2,000 to 5,000 square foot lots, subject to access and streetfront requirements, and compliance with existing Narrow Lot standards. Streetfront

and access standards would also be applied to existing R-9 and R-6 zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations.

2. Creation of standards for a new R- 50 zoning district allowing multi-family homes at densities up to 50 units per acre. One parking space per unit would be required in the new R-50 zone, and for new developments in existing multi-family zoning districts. Requires Planning Commission review and Council rezone approval through public hearing process to be established in specific locations. *Is there a code for the sales process stipulating that they only have 1 parking spot, that there is no visitor parking, or service truck parking or that for the units to be built there are x or y parking spots for visitors spread out for the 50 units. Are the single parking spaces long enough for a average or above average vehicle. Not that garage is x feet long, but hey we forgot to say there are steps, water heater and so forth located there so in common sense terms the garage is now 4 feet shorter than what stated on prints since it is occupied by a fixed required object.*
3. Changes to parking standards for multi-family and specialty housing in response to new state requirements. Allows market rate apartments within ¼ mile of transit lines running every 35 minutes, or anywhere in CX zone, to provide 0.75 parking spaces per unit. Allows long term income-restricted housing affordable to households making 60% Area Median Income (AMI) or less to provide 0.75 spaces per unit citywide. Allows senior and disabled persons housing to provide no parking citywide for residents, but adds parking requirements for staff and visitors. Would require site plan review to implement. *So this ¼ mile is that how the crow flies or how someone would walk? Is the 35 minutes for the bus going east but not west or is it that if there was one bus going east on the ½ hour and one going west on the hour that this then meets the demand, thus in reality it is one each hour. Again is there anything in the sales rental agreement stating they only have ¾ of parking spot, Further since there is no parking for seniors and disable where do the service, uber and so forth park to pick up and deliver, or care givers park? And do not use a national average but the local average, or state average what works in New York may not work here.*
4. A density bonus for income-restricted housing projects in response to a new state requirement. Allows density bonuses (up to 50% for single family homes and 100% for multi-family homes) for housing projects affordable to households earning up to 80% of Area Median Income. Would require site plan or subdivision review to implement. *Hopefully one understands that these hosuseholds have multiple workers whom both may have a vehicle to get to work.*
5. New standards allowing cottage cluster developments in single family zones, whereby higher densities are allowed, but with smaller than normal homes with cottage features oriented around common open spaces. Subdivision or site plan review would be required to implement.

6. Updated requirements for minimum setbacks between new apartments and existing single-family homes, requiring apartments to be setback five feet from property lines, plus an additional three feet for every one foot of building height above 35 feet, up to a maximum requirement of 15 feet. *Has anyone gone out and looked at these? Visually and talked with folks, talk about changing livability, and so forth,*
The Planning Commission split 3-3 and thus did not advance a recommendation. Those voting against an updated and increased setback for taller apartments noted that doing so would reduce housing opportunities. The proposed change noted above and included in the ordinance is the original staff recommendation.
7. New micro-housing standards allowing apartments with shared kitchen and bathroom facilities without on-site staff.
The Planning Commission voted 4-2 to recommend new standards allowing micro-housing apartments with shared facilities, but with an added limitation that micro-housing developments not be eligible for the new affordable housing density bonus allowed by proposal #4 above. The two votes against wished to allow eligibility for the affordable housing density bonus if threshold standards were met. Based on Council comments at the May 12 workshop, two ordinances are provided at the June 13 first reading, one allowing micro-housing to be eligible for the affordable housing density bonus, one not allowing eligibility.
8. Updated ADU standards allowing historical garages within side and rear building setbacks to be converted to ADUs if they meet all other ADU and building standards and are no taller than 15 feet.
9. Although not subject to public hearing review, City staff are also developing expedited building permit review processes for new single family homes providing features that facilitate aging-in-place.

Public comment through the process has been mixed and varied, with parking and densification being the most common concerns. Comments received prior to the May 16, 2022 Council workshop are summarized in the [workshop staff report](#). Those received since are listed in Attachment C of this memorandum. Development community comments were in favor of the overall project, with concerns about single family home garage width limitations and alley provisions in #1 above, and allowances for larger cottages in #5.

Advantage(s)

- Expands housing density, size and type options citywide, particularly for smaller and lower cost housing. *In a practical sense cost is based on supply and demand of building materials and labor and land. Since it appears they want cheaply built homes, then in time they shall be very cheap as they fall down in a simple sense. Having lived in a building that was built by a local builder now*

part of a larger organization I can attest to the lack of care, inspection and permit process. In talking to a foreman of the same organization a few weeks ago it now appears they currently document and inspect on their own all steps to possibly avoid issues with buyers.

- Facilitates change that is likely to be modest-paced rather than rapid.
- Complies with recent state mandates. **Is the state correct?**

Disadvantage(s)

Does not address need for additional housing flexibility in existing single-family zones which constitute the largest designation by area citywide; this will be addressed in future action through the forthcoming comprehensive plan update process.

Budget Impact

No significant impacts anticipated.

1. **so the city is not responsible for roads, sidewalks**
2. **Allow units shall be HOA?**
3. **No police or fire protection?**
4. **No electricity and or gas, water or sewer?**
- 5.

Prior Council Review

Workshops or communications discussions on May 16 and March 21, 2022, and in September and June 2021, and March 2020. There was also discussion at the June 13, 2022 first reading. In response to questions, the following additional information is provided:

- R-17 minimum lot size. The proposed minimum lot size was reduced from 2,500 s.f. to 2,000 s.f. at the request of the Planning Commission at the end of 2021, and noted in Commission workshop staff report and/or presentation materials and discussions beginning in January 25, 2022, The change was made to allow more smaller and typically lower cost housing units. **What constitutes lower cost?**
- Ownership incentives. Like almost all existing Vancouver zoning code provisions and those of other jurisdictions, the proposed changes under the Housing Code Updates project are silent on ownership versus rental status. However, several of the changes facilitate smaller housing units that are typically owned, such as smaller single family lots and cottage cluster lots. Other proposals facilitate multi-family housing that is typically rented, particularly in light of current condominium liability laws. However, condominium laws are in flux and ownership of multi-family housing may be more likely in the future. Adequate supplies of affordable or below-market rental

housing can facilitate future home ownership by reducing rental costs and allowing renters to accumulate sufficient funds to enter homeownership.

- Potential concentration of affordable housing developments. Most of the proposed changes target workforce or modestly below level market housing. Those changes that target affordable housing projects, such as reduced parking or increased density allowances for affordable housing, are likely to be implemented in the multi-family and commercial zoning districts where there is already ample conventional apartment and commercial development. The affordable housing project incentives are proposed to be applied more broadly than state law requires, with affordable housing parking reductions allowed citywide and affordable housing density bonuses allowed for any parties and not just faith-based organizations, which also limits the likelihood of geographic concentrations. Staff will monitor the siting and implementation of the proposals closely.

Action Requested

On June 27, 2022, subject to second reading and a public hearing, approve either Ordinance A (does not allow micro-housing apartments to be eligible for an affordable housing density bonus) or Ordinance B (allows micro-housing apartments to be eligible for an affordable housing density bonus if thresholds are met).

Bryan Snodgrass, Principal Planner, 360-487-7946

ATTACHMENTS:

- ▮ [Presentation](#)
- ▮ [Ordinance A](#)
- ▮ [Ordinance B](#)

From: [Snodgrass, Bryan](#)
To: [Dollar, Sarah](#); [Delapena, Amanda](#)
Subject: FW: Housing Code Updates - Letter in support for City Council Hearing
Date: Friday, June 24, 2022 2:28:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[Housing Code Updates Letter 6.24.22.pdf](#)

Sarah – Passing on this letter of support on housing that is addressed to the Mayor

From: Lindsey Sonnen [REDACTED]
Sent: Friday, June 24, 2022 2:03 PM
To: Snodgrass, Bryan <Bryan.Snodgrass@cityofvancouver.us>
Cc: Phil Wuest <phil@ginngrp.com>
Subject: Housing Code Updates - Letter in support for City Council Hearing

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Bryan –

I've attached a letter in support of the City's proposed code amendments. Please pass it along for the upcoming City Council Hearing on Monday (6/27).

We appreciate the time and effort staff has devoted to the housing code updates.

I hope you enjoy the sunny weekend.

Thanks,
Lindsey

Lindsey Sonnen | Principal Planner

☐ lindsey@ginngrp.com

☐ [REDACTED]

Ginn Group



☐ ☐ ☐ ☐



Building Something More

This e-mail message may contain confidential or legally privileged information and is reserved only for the use of the intended recipient(s). Do not forward this message without sender approval.

From: [Delapena, Amanda](#)
Cc: [Holmes, Eric](#); [Dollar, Sarah](#); [Kelly, Katherine](#); [Kennedy, Rebecca](#); [Lande, Aaron](#)
Subject: FW: Letter to Mayor and Council re: IBRP
Date: Friday, June 24, 2022 1:11:51 PM
Attachments: [POV COV IBR Endorse Lang 062422.pdf](#)
[image002.png](#)

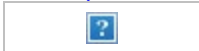
Good afternoon Council,

Attached please find a letter from the Port of Vancouver regarding Monday's workshop on the Interstate Bridge Replacement Program and your consideration of a draft locally preferred alternative resolution.

Amanda Delapena | Assistant to the Mayor and City Manager
Pronouns: She/Her/Hers



CITY OF VANCOUVER, WASHINGTON
Mayor/City Manager's Office
P: (360) 487-8605
www.cityofvancouver.us | www.cityofvancouver.us/socialmedia



From: Michelle Allan [REDACTED]
Sent: Friday, June 24, 2022 1:07 PM
To: Delapena, Amanda <Amanda.Delapena@cityofvancouver.us>
Subject: Letter to Mayor and Council re: IBRP

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

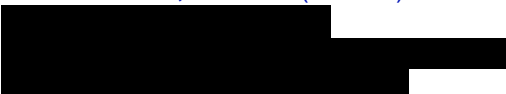
Amanda, thank you for providing the attached letter to the mayor and council in advance of Monday's workshop.

Enjoy your afternoon and the anticipated warmer weather this weekend!

Best,

Michelle

Michelle Allan, MS PHR (she/her)



mallan@portvanusa.com | www.portvanusa.com

Leadership | Stewardship | Partnership

June 24, 2022

Madam Mayor and Members of the Vancouver City Council,

Thank you for your leadership and partnership as we work together as partner agencies to advance the necessary replacement of the Interstate 5 bridge spans across the Columbia River.

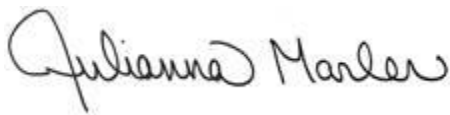
As part of the City of Vancouver's IBR endorsement resolution and related materials, the City of Vancouver posted for the June 27th, 2022 meeting, we noticed in your Conditions of Approval, number 43 states that the project should "Preserve freight access in a manner that is safe, efficient, and does not negatively impact community design or character."

As the project is expected to not only preserve existing freight access, but also greatly enhance and improve current deficiencies in the system, we respectfully request that the city adjust the language in this section to reflect the anticipated improvements. For example, the language could be clarified to read as follows:

"43. Preserve and enhance freight access in a manner that is safe, efficient, and does not negatively impact community design or character."

Thank you for your consideration and continued partnership as we do our part to advance this critical project in a manner consistent with our mutual goals and values.

Respectfully,



Julianna Marler
Chief Executive Officer
Port of Vancouver USA

June 10, 2022

Julie Hannon
City of Vancouver Parks, Recreation and Cultural Services
[REDACTED]
Vancouver, WA 98668

Dear Julie:

As a former member of the Parks and Recreation Advisory Commission representing Evergreen Public Schools, I was always appreciative of the collaborative approach undertaken by the City of Vancouver Parks and Recreation department on projects. Whether it was the thoughtful acquisition of new park land such as the Fenton property; to the development of new parks such as the Vancouver Waterfront or Nikkei parks; or the refresh/upgrade of existing facilities such as the neighborhood Crestline and Dubois parks, the work has always been balanced to ensure access for as many constituents as possible, while leveraging time, energy and donations from community members, and honoring the past while ensuring sustainability for the future.

The proposed Harper's Playground at Marshall Park maximizes the use and expenditure of public resources by enhancing an existing centralized well-used location while providing upgraded and additional amenities. In adding accessibility features, it further opens the park for children and adults of all abilities to the wonder of play and recreation – which also honors and calls attention to another amenity of the existing park – the Chelsea Anderson Memorial Play Station. By working with the Harper's Playground non-profit, the City of Vancouver receives the benefit of experienced accessibility planners, as well as the financial and fund-raising assistance of the group as well as other partners. This adds considerable value to the final design while providing a substantial cost-benefit to the City of Vancouver and its residents.

As a long-time resident of the City of Vancouver, former Parks and Recreation Advisory Commission member and frequent user of many of our city's fine public venues, please convey to our elected officials and staff of the continued appreciation of the collaborative, inclusive and progressive thinking of the proposed Harper's Playground at Marshall Park. This project will serve to further call attention to the City of Vancouver's commitment to serving all residents of our community.

Sincerely,

Gail Spolar
[REDACTED]
Vancouver, WA 98683
[REDACTED]

From: [Robert](#)
To: [City Council](#)
Subject: Submission: City Council Contact Form
Date: Thursday, June 23, 2022 8:58:38 AM
Attachments: [letter_from_robert_wallis_to_vancouver_mayor_and_council_2022-06-22.pdf](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.



City Council Contact Form

Submitted date: Thursday, June 23, 2022 - 8:58am

Contact Information

First name:

Robert

Last name:

Wallis

Email address:

[REDACTED]

Street address:

[REDACTED]

ZIP code:

98663

Inquiry Information

Subject:

Recipient:

All of Council

Message:

Please accept this letter regarding the Local Preferred Alternative recommended by the IBR.

Upload a file:

[letter_from_robert_wallis_to_vancouver_mayor_and_council_2022-06-22.pdf](#)

June 22, 2022

Vancouver, WA 98663

Mayor and Council
City of Vancouver
Vancouver, WA

RE: Interstate Bridge Replacement Local Preferred Alternative

Mayor and Council:

I am writing to encourage you to delay voting on the IBR project's LPA per the recommendations of the Just Crossing Alliance.

For those of you who do not know me, I am a consulting engineer who has assisted cities throughout the Northwest with transportation projects for 45 years. For 40 of those years, I worked in downtown Vancouver. I live just north of downtown. It is very clear to me that the project has been moving too fast. It needs to slow down. The LPA decision should be delayed.

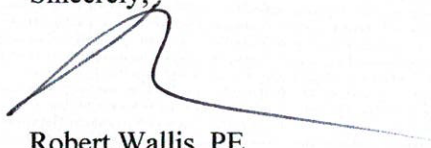
Please keep in mind that the failed CRC project included a number of deeply flawed design concepts, partly because the City was not able to give the project the attention it warranted. If the CRC project had not failed, those design flaws would have had significant negative impacts upon the City. Slowing the IBR process down will give you and your staff the time you need to get the project right.

Also, please keep in mind that the IBR project is being led by state highway departments who are very much biased toward creating more highway capacity. Despite the efforts of their superb public relations team, the WSDOT highway engineers and their consultants are not sensitive to the impacts that the project will have on Vancouver's future. I strongly suggest that you listen to the Just Crossing Alliance. They offer the perfect balance to the biased perspective of WSDOT and their IBR consultants.

Finally, please keep in mind that Vancouver's downtown and surrounding neighborhoods have only recently recovered from the decline that was largely due to the construction of the second bridge over the Columbia over 60 years ago. That project diverted traffic from downtown, while setting the stage for an ever-increasingly wide barrier between downtown and the neighborhoods to the east. City leaders and staff were blindsided by that project. This appears likely to happen again. Please take your time with the LPA. Doing so may prevent WSDOT from kicking the City in the teeth a second time.

If you have any questions, please feel free to call me at 360.977.8007.

Sincerely,



Robert Wallis, PE

cc: Casey Liles, PE, Acting Program Development Manager, Interstate Bridge Replacement Program
casey.liles@interstatebridge.org

Just Crossing Alliance, JustCrossing.org

From: [Bob Ortblad](#)
To: [City Council](#); [City Council](#); [City Council](#); [City Council](#); [City Council](#); [City Council](#); [City Council](#); [Planning Commission](#); [Kennedy, Rebecca](#); [Holmes, Eric](#); [Kelly, Katherine](#)
Subject: IBR's "Two bridge Option"
Date: Monday, June 20, 2022 10:39:28 AM
Attachments: [Screen Shot 2022-06-20 at 10.29.53 AM.png](#)
[Screen Shot 2022-06-20 at 10.36.33 AM.png](#)

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Vancouver City Council

Many are worried about the impact of the IBR's "Two Bridge Option" on downtown Vancouver.

<https://twitter.com/BOrtblad/status/1538563319136538624>

Respectfully
Bob Ortblad MSCE, MBA



From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Protest in protest of the upcoming ordinance
Date: Wednesday, June 22, 2022 8:18:31 AM

Good morning Sarah,

Please see the public comment below.

City Manager's Office
CITY OF VANCOUVER
P.O. Box 1995 • Vancouver, WA 98668-1995
P: 360.487.8600 | F: 360.487.8625
www.cityofvancouver.us

-----Original Message-----

From: Elspeth Feb <sorainflight@icloud.com>
Sent: Tuesday, June 21, 2022 8:45 PM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Subject: Re: Protest in protest of the upcoming ordinance

[You don't often get email from sorainflight@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council members,

My sincere apologies! My last letter was based on false accusations I thought to be truth. I am very glad that your recent act passed and very much in support of it. Thank you for working to end stalking and buying in Vancouver.

Sincerely,
Elspeth Ediliah

Sent from my iPhone

> On Jun 6, 2022, at 10:06 AM, Elspeth Feb <sorainflight@icloud.com> wrote:

>

> Hello,

> My name is Elspeth Feb, I am a 15 year old resident of Clark County. Hearing about the recent news on the upcoming ordinance being decided tomorrow, I feel the need to share my thoughts on the matter. Please, do not let this happen! If freedom of speech means anything in this country, in this county, it means this: The people's voices matter. Not just white, straight, Christian people. The black, queer, indigenous, everyone matters! If change is to take course, we need to rise up. The first window broken during the protesting of George Floyd was by a white man, dressed all in black. He got in and he got out. He was not caught. But mothers who are peacefully holding banners and signs get tear-gassed by police and religious militia. This is wrong.

> Do not let fascism take over America. Please.

>

> ~Elspeth Feb

>

> Sent from my iPhone

From: [City of Vancouver - Office of the City Manager](#)
To: [Dollar, Sarah](#)
Subject: FW: Public comment to Mayor and City Council re tree canopy/Urban Forestry
Date: Tuesday, June 21, 2022 8:54:12 AM

Hi Sarah,

Please see the comment below. Not sure it applies to the agenda but would we include this with the next meeting?

Thanks,

City Manager's Office

CITY OF VANCOUVER

P.O. Box 1995 • Vancouver, WA 98668-1995

P: 360.487.8600 | F: 360.487.8625

www.cityofvancouver.us

From: Jean M. Avery [REDACTED]
Sent: Sunday, June 19, 2022 7:32 AM
To: City of Vancouver - Office of the City Manager <CMO@cityofvancouver.us>
Cc: Ray, Charles <Charles.Ray@cityofvancouver.us>
Subject: Public comment to Mayor and City Council re tree canopy/Urban Forestry

CAUTION: This email originated from outside of the City of Vancouver. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI, I tried the online comment form, but it didn't work today.

To Mayor and City Council:

As you recall, on 6/6, City Council voted down adding specific references to tree canopy in the CAP Early Action Plan. A friend asked, "does this mean that the city is breaking their promise to bring the canopy to 27% by 2030?"

As I stated to Urban Forestry at their 6/15 meeting, it would "add some teeth" to the City's tree canopy plans if UF included specific recommendations from the Climate Action Plan.

Thank you for your work,
Jean (Avery)



Draft Climate Action Framework

City Council Workshop

Sept. 19, 2022



Rebecca Small, Senior Policy Analyst
Aaron Lande, Program and Policy Development Manager
City Manager's Office

Discussion Overview



Policy Questions for Council:



Building Energy: supply for residential structures (2 topics)



Transportation: ZEVs and step-down fuels (2 topics)



Governance: Two-cycle engines (1 topic)



Natural Systems: Proposed budget requests

Discussion Overview



Objective for today's workshop

Staff are seeking clear Council direction on each of the key policy questions presented.

Staff will pursue action based on the direction supported by the Council.

Building Energy





Context: New residential construction

- All-electric construction ensures future housing is powered by the cleanest energy source available.
- Ensures new homes have air conditioning (life-saving in extreme heat).
- All-electric construction saves ~\$2K in upfront construction and average ~\$1K annually.*

Financial Impact of Fuel Conversion on Consumer Owned Utilities and Customers in Washington, Final Report. Energy and Environmental Economics, Inc.(E3). May 2022



Context: Residential power supply

- Incentives are generally less effective for large-scale change.
- The State Building Energy Code does not currently specify fuel types for new single-family and low-multifamily homes (new construction or existing).
- Legal question as to whether Vancouver could require stronger energy efficiency standards than the State.

Policy Questions



6. How should the CAF consider energy supply of new construction single-family and low multifamily residential buildings?

Option A

Explore the full range of options related to electrification requirements for new build residential.

Option B

Remain consistent with State Building Energy Code but advocate in support of extending electrification requirements to new build residential.

Option C

Remain consistent with State Building Energy Code and do not seek stronger energy efficiency requirements.

Should the City incentivize all-electric or net zero new construction?

Policy Questions



6. How should the CAF approach the energy supply of existing single-family and low multifamily residential buildings?

Option A: Explore the full range of options related to requiring a transition to electric heat pumps for space and water heating for existing single-family and low multifamily residential buildings.

Option B: Remain consistent with State Building Energy Code and work through incentives only to encourage homeowners to transition to electric power for space and water heating

Should the City advocate for State legislation to provide more tools to incentivize voluntary fuel transitioning?

Transportation



Context: The automotive landscape

Even if all vehicle sales are electric by 2035, gas-powered vehicles will still be on the road in 2050.

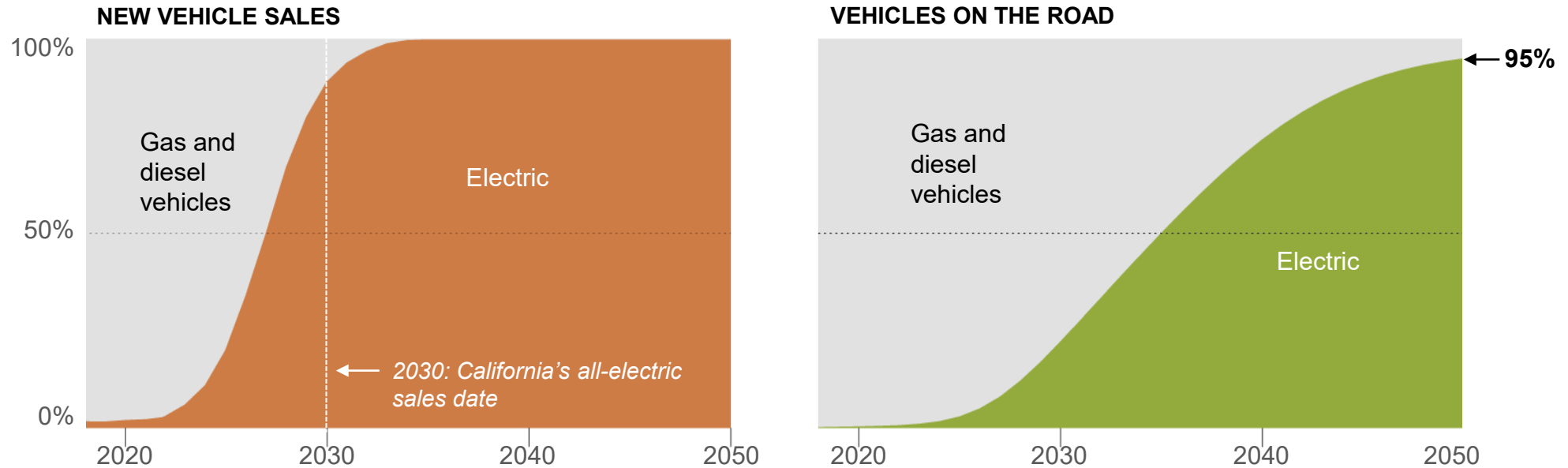
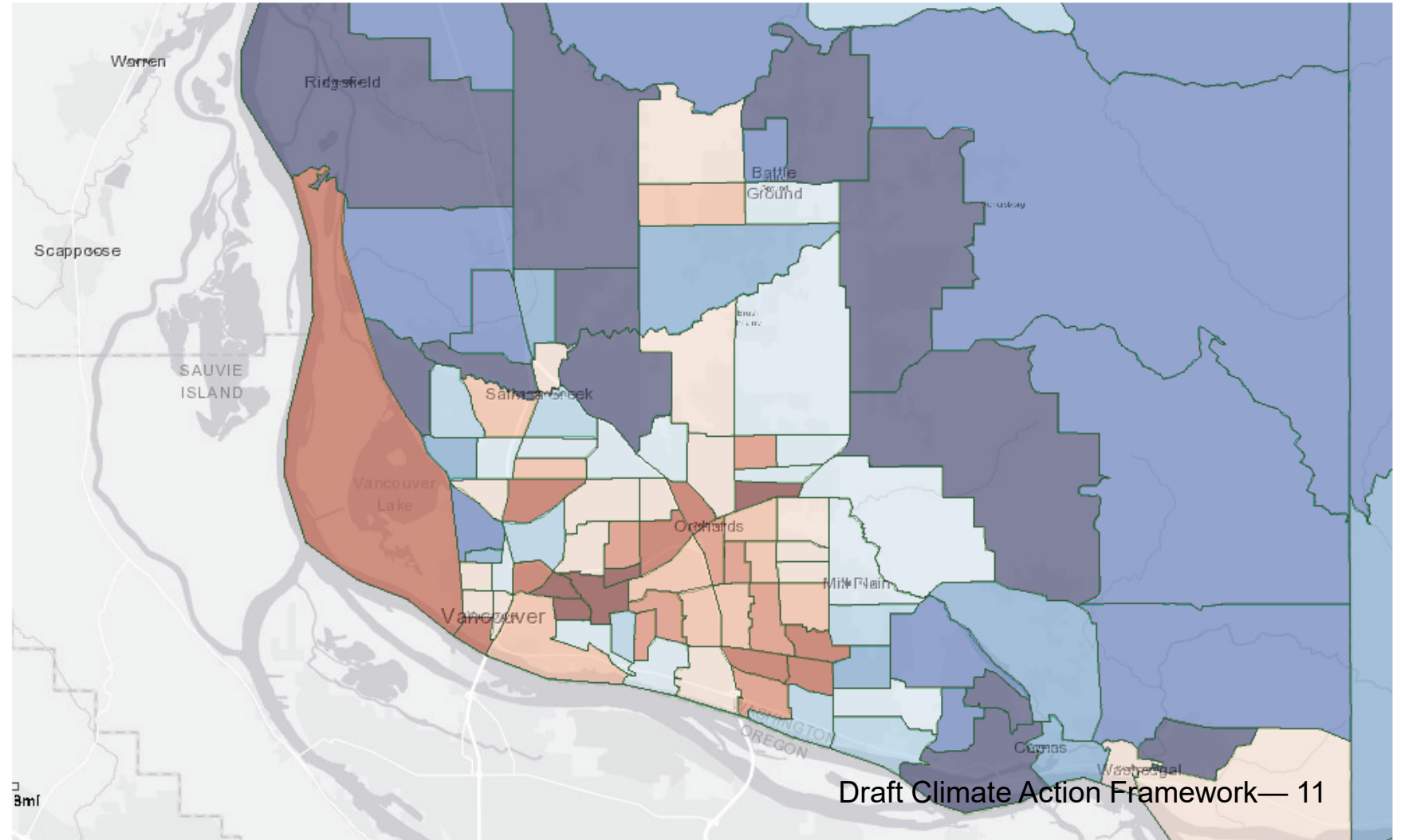


Image: from Plumer, Brad, Popovich, Nadja, and Migliozi, Blacki. *"Electric Cars are Coming. How Long Until They Rule the Road?"* New York Times, March 10, 2021.

Context: Vehicles and Air Quality



Legend: (High) 10 9 8 7 6 5 4 3 2 1 (Low)



Context: Vehicle fuels

- **Zero-emission vehicles (ZEV)** include both hydrogen fuel cell and battery electric vehicles.

Daimler Truck North America has announced that it will install hydrogen-powered fuel cells in Freightliner Cascadia Class 8 trucks as soon as 2024



- **Clean fuels** such as propane, ethanol, and renewable diesel reduce GHG emissions for gas- and diesel-powered vehicles.
- **WA Clean Fuel Standard** requires reductions in fuel carbon emissions and creates incentives to increase renewable fuels.

Policy Questions



6. How should the City consider clean fuels for private and commercial use?

Option A

The City should actively support the distribution of clean fuels, accelerating the systemic availability and capacity for clean fuels.

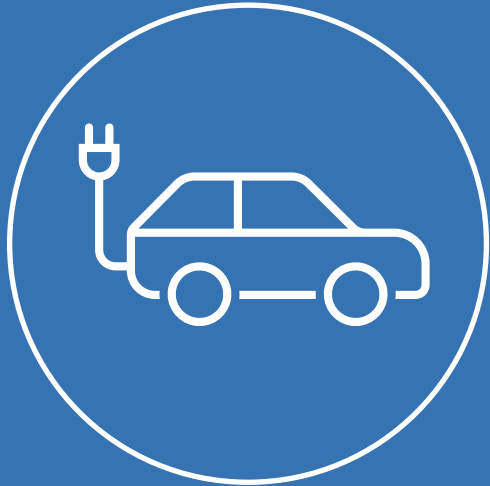
Option B:

The City should not actively support the distribution of any clean fuels, allowing market forces to deliver these supply changes.

Option C:

The City should actively support clean fuel distribution for some fuels but remain neutral on others, allowing market forces to deliver these supply changes.

Policy Questions



5. How should the City consider hydrogen fuel cell electric vehicles for public and commercial use?

Option A

The City generally supports them as an option but should not actively explore opportunities for hydrogen fueling production and distribution facilities.

Option B:

The City supports them and should explore opportunities for development of hydrogen fueling production and distribution facilities.

Option C:

The City should not pursue hydrogen electric vehicles at this time and should focus on battery electric vehicles as the preferred ZEV option.

New Area of Regulations





Context: Gas-powered two-cycle engines

- Laws phasing out their use or sale exist in over 170 communities.
- Gas-powered lawn equipment and other two-cycle engines emit large quantities of hazardous air pollutants for workers and neighbors.

Context: Gas-powered two-cycle engines



Emissions from two-cycle engines are significant.



1 hour lawn mower use

Driving 300 miles from Vancouver,
WA to Vancouver, BC



1 hour leaf blower use

Driving 1,100 miles from
Vancouver, WA to San Diego

Source: California Air Resources Board

Policy Questions



Should the CAF include measures to begin a phase-out of small two-cycle engine lawn equipment?

If **yes**, should staff include one or more of the following in the CAF?:

Restrict **municipal** use of small two-cycle engine lawn equipment.

Prohibit **City contractors** from using two-cycle engine lawn equipment as part of a Green Procurement Policy.

Develop an ordinance for Council consideration to equitably phase out **private and commercial** small two-cycle engine lawn equipment.

Advocate for statewide legislation providing more tools for local air quality protections around small two-cycle engines.

Natural Systems



Proposed package

- Accelerate urban tree canopy infill.
- Preserve the integrity of the existing mature tree canopy
- Expand natural greenspaces
- Supporting community organizations that train youth and BIPOC residents on green infrastructure skills.

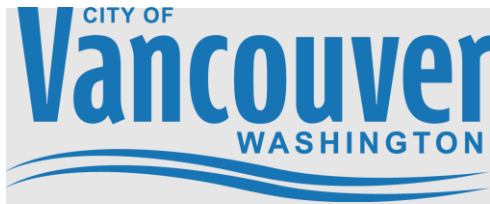
Thank You

Questions?

Aaron Lande, Policy & Program Manager
aaron.lande@cityofvancouver.us

Rebecca Small, Senior Policy Analyst
rebecca.small@cityofvancouver.us





MEMORANDUM

DATE: September 19, 2022

TO: Mayor and City Council

FROM: Eric Holmes, City Manager
Lon Pluckhahn, Deputy City Manager
Aaron Lande, Policy & Program Manager
Rebecca Small, Senior Policy Analyst

RE: **Draft Climate Action Framework**

The purpose of this Memo is to:

- Highlight policy questions needing further direction from Council to guide the development of the Climate Action Framework (CAF)
- Provide an update on the implementation of past Council direction related to Natural Systems
- Outline next steps

Background

At the Council workshop on August 8th, Council requested additional time to explore key policy questions raised by the CAF. The September 19 workshop is an opportunity to explore those topics further with relevant staff and experts on hand to answer specific questions. The target outcome of the workshop is to come away with firm Council direction on the topics raised so that staff can revise the CAF accordingly, creating a draft of the document on which Council will feel comfortable taking a final consideration.

In developing the CAF, the project team recognizes that - to achieve the ambitious carbon neutrality goals the Council has endorsed - very comprehensive and aggressive action by both the City and community will be needed. For staff to identify a mix of actions and tactics for inclusion in the CAF that best reflects the desired approach of Council, staff have identified policy questions that need further guidance.

In the course of sub-quorum briefings after the August 8 workshop, it became clear that the CAF is one among a sophisticated and complex ecosystem of plans and strategies city-wide (comprehensive land use plan, parks comprehensive plan, transportation system plan, strategic plan, urban forestry plan, etc.). At the time of the CAF development, each of these is monitored and updated independently, and consequently, there may be inadvertent inconsistencies between plans. The final CAF will presume a hierarchy of guidance within this ecosystem of plans that favors achieving climate goals as a means to achieving other community goals. Further, each of these plans may have a different planning horizon; implementation will presume favoring climate goals as a means to achieving other community goals.

Over time, increasing alignment within this ecosystem is expected to result from implementation, monitoring and updating.

Policy Questions

The policy questions are:

- *Building Energy – energy supply for single-family and low multi-family residential structures*
- *Transportation– Zero-emission vehicles (ZEVs) and step-down fuels*
- *New area of regulation – Two-cycle engines*

The building and transportation policy areas account for approximately two-thirds of total emissions in Vancouver.

Building Energy

Question 1: How should the CAF approach the energy supply of new build single-family and low multifamily (less than four floors) residential buildings?

- Option A: Explore the full range of options related to electrification requirements for new build residential; or
- Option B: Remain consistent with State Building Energy Code but advocate in support of extending electrification requirements to new build residential.
- Option C: Remain consistent with State Building Energy Code and do not seek stronger energy efficiency requirements.

Secondary question:

- If Option C, should the City provide incentives for developers to pursue all-electric or net zero construction?

Context

Earlier this year, the Washington State Building Code Council (SBCC) revised the State Building Energy Code to require electric heat pumps for space and water heating in new construction commercial and multi-family residential over four stories; however, it did not extend the same requirements to single-family and low multifamily residential.

The CAF could potentially extend this electric heat pump to new-build single-family and low multifamily residential homes. Some members of the local building industry have expressed the position that municipalities may not exceed the energy efficiency standards set by the SBCC. However, there is a legal question as to whether Vancouver could impose more stringent requirements than those set by SBCC and successfully withstand a legal challenge. This is a topic that City Staff has not yet fully explored with the City Attorney's Office. If desired, City Council could request the City Attorney's Office to prepare a legal option regarding the defensibility of exceeding energy efficiency standards set by the SBCC.

With that said, there are also potential market impacts that could be felt within the housing industry if the City were to raise residential energy efficiency standards beyond those set by the SBCC.

There is also the possibility that the SBCC could add a heat pump requirement to the residential code, as it is currently considering updates to this section. Vancouver City Council could advocate in favor of this addition during the comment period, which is currently open. This would result in a state-wide requirement to switch to electric space and water heating if successful.

Question 2: How should the CAF approach the energy supply of existing single-family and low multifamily residential buildings?

- Option A: Explore the full range of options related to requiring a transition to electric heat pumps for space and water heating for existing single-family and low multifamily residential buildings; or
- Option B: Remain consistent with State Building Energy Code and work through incentives only to encourage homeowners to transition to electric power for space and water heating?

Secondary question:

- If Option B, should the City advocate for State legislation to provide more tools or incentives to support voluntary fuel transitioning?

Context

Most homes in Vancouver today will still be standing in 2040, and a large-scale transition from gas to electric power in the existing housing stock will be necessary if the City is to meet its stated climate goals. Providing incentives and rebates to residents for switching to electric equipment is helpful but experience from Vancouver's peer cities suggests that incentives alone have limited effectiveness in spurring a widespread transition.

Pairing a long period of incentives with an eventual requirement to transition (for example, beginning in 2030) could spur the transition more effectively. As with many City programs, incentives should be designed to prioritize equity and ensure that lower-income households receive assistance proportional to their level of need. There is the same legal question referenced in Question 1 as to whether Vancouver could implement such a requirement, as it could be interpreted as requiring stronger energy efficiency standards than the State for residential buildings.

Transportation

Question 3: How should the City consider clean fuel transitions for private and commercial use?

- Option A: The City should actively support the distribution of clean fuels, accelerating the systemic availability and capacity for clean fuels.
- Option B: The City should not actively support the distribution of any clean fuels, allowing market forces to deliver these supply changes.
- Option C: The City should actively support clean fuel distribution for some fuels but remain neutral on others, allowing market forces to deliver these supply changes.

Context

Even with the West Coast's emerging statewide mandates for all-electric vehicle sales by 2030, gas- and diesel-powered internal combustion engine (ICE) vehicles will still be on our roads into 2050¹.

There are alternative fuels available, such as renewable diesel, compressed natural gas, propane, ethanol, and biofuels that generate fewer carbon emissions and air pollutants than traditional gas and diesel. Substituting these "step down" or "clean" fuels for traditional gas and diesel fuels is a way to significantly and immediately decrease GHGs and the damage done to local air quality by ICE vehicles during the 30-year transition period to ZEVs. This is an especially effective strategy for reducing emissions and air pollution from larger trucks, freight vehicles, and specialty equipment such as construction machinery for which the market has been slow to introduce zero-emission substitutions.

The State of Washington's [Clean Fuels Standard](#) is organized around this premise. It requires fuel suppliers to gradually reduce the carbon intensity of transportation fuels to 20 percent below 2017 levels by 2038.

¹ Plumer, Brad, Popovich, Nadja, and Migliozi, Blacki. ["Electric Cars are Coming. How Long Until They Rule the Road?"](#) New York Times, March 10, 2021.

Question 4: How should the CAF consider hydrogen fuel cell electric vehicles (FCEV) for public and commercial use?

- Option A: The City generally supports them as an option but should not actively explore opportunities for hydrogen fueling production and distribution facilities.
- Option B: The City supports them and should explore opportunities for development of hydrogen fueling production and distribution facilities
- Option C: The City should not explore hydrogen electric vehicles at this time and should focus on battery electric vehicles as the preferred ZEV option.

Context

While not as common or well-known as battery electric vehicles, FCEVs are another type of *zero-emission vehicle* (ZEVs) – a vehicle that does not produce harmful tailpipe emissions.

FCEVs have the benefit of “fueling up” at a pump like a standard vehicle without the downtime of charging required for battery electric vehicles; the fuel, hydrogen gas, is a renewable fuel that can be produced from water and electricity. FCEVs also avoid environmental problems with battery production and disposal altogether because they use a fuel cell instead of a battery to generate electricity. They are a promising alternative for long-haul trucking and heavy fleet vehicles, although passenger use is increasing.

The greatest limiting factor for this technology is the lack of a developed production and retail distribution network: consumers will not invest in hydrogen vehicles without a fueling network, and retailers are unlikely to build a fueling network in an area without a consumer base. Local governments can play a critical role in this early stage by endorsing the technology and developing partnerships to introduce early fueling facilities.

New Area of Regulation

Question 5: Should the CAF include measures to phase out the use of small two-cycle engine lawn equipment?

If Council agrees that the CAF should include this phase-out, should the CAF include any or all of the following:

- Option A: Restrict municipal use of small two-cycle lawn equipment.
- Option B: Prohibit City contractors from using small two-cycle engine lawn equipment as part of a Green Procurement Policy.
- Option C: Introduce an ordinance for Council consideration to equitably phase out sales and usage of private and commercial small two-cycle engine lawn equipment.
- Option D: Advocate for statewide legislation providing more tools for local air quality protections around small two-cycle engines.

Context

The Council has received public testimony from residents concerned about the air pollution and climate impacts of gas-powered, two-cycle lawn equipment such as leaf blowers. These concerns are well-founded; the two-cycle (or two-stroke) engines that power these types of equipment are heavy polluters which produce significant amounts of emissions due to the way they burn both oil and fuel.

Over 170 jurisdictions across the country, including Multnomah County, have passed legislation banning or phasing out these types of equipment.

Natural Systems Update

At the August 8, 2022, workshop Council directed staff to accelerate and expand the actions in the Natural Systems section of the CAF. Staff worked with Public Works and Parks, Recreation and Cultural Services to identify budget initiatives that would meet Council's direction and have the ability to scale depending on the overall budgetary environment.

The proposed package includes measures to:

- Accelerate urban tree canopy infill.
- Preserve the integrity of the existing mature tree canopy
- Expand natural greenspaces
- Supporting community organizations that train youth and BIPOC residents on green infrastructure skills.

These actions were identified as ones that would rapidly expedite the City's expansion of tree canopy and green space, installing cooling shade and carbon-absorbing green infrastructure in the near-term when they can be of most benefit to the community instead of gradually over many years. These investments would also help reduce inequities in the distribution of green space throughout the City; provide much-needed tree maintenance that is often a barrier for low-income residents; and help connect youth and BIPOC residents to hands-on job experience on green infrastructure projects.

Next Steps

After staff receives further Council direction on the identified policy questions, the CAF will be revised to align and support that policy direction. The revised CAF will be brought back to Council at another workshop this fall for review and discussion. Once Council is satisfied with the direction of the CAF, it will be brought back to Council for Public Hearing and Final Adoption.



Staff Report: 125-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT Renewal of Residential Lease located at 12700 SE Evergreen Hwy

Key Points

- Parcel near East Biddle Lake was purchased for future neighborhood park purposes
- Development funds are not currently available for park development at this location
- The City has been leasing the residential structure on this parcel for several years
- Renewing the residential lease at this time will ensure continued revenue, a caretaker presence and reduce interim maintenance expenses

Strategic Plan Alignment

Goal 4: Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region

Present Situation

East Biddle Lake

The City of Vancouver purchased an in-holding of 1.61 acres adjoining the eastern boundary of Columbia Springs in 2013 utilizing Park Impact Fee funding. After formal termination of a life tenancy in 2016, possession transitioned to the City. The intent of the purchase was to provide urban park opportunities for the surrounding neighborhood, as well as expand opportunities for environmental education in partnership with Columbia Springs. The City has leased the residential structure since receiving ownership in 2016.

The City and Columbia Springs entered into a Memorandum of Understanding (MOU) detailing potential transition of site management and maintenance to Columbia Springs upon entering into a future long-term lease agreement. Implementation of a future lease agreement requires demonstration of plans for interim and long-term use (including how the site will serve neighborhood park purposes), how both City properties will be incorporated into the Columbia Springs master plan, as well as proposed site improvements, management, operations and funding.

Columbia Springs continues their planning processes to update their master plan, determine a sustainable use for the property, and secure funding for site improvements, maintenance and operations consistent with the intent of the MOU; however, Columbia Springs is not yet in a position to take over management of this site.

In order to provide continued caretaker presence, grounds maintenance, and prevent vagrancy and vandalism issues, staff recommends an additional 24-month lease of the East Biddle Lake residence and associated property. The residential lease is for \$1,372 per month, includes a 2% increase for year 2 and includes the responsibilities for site maintenance.

Advantage(s)

1. City of Vancouver Parks & Recreation Department will continue to receive net revenue for this property.
2. On-site caretakers provide security and reduced maintenance expenses.
3. Rent revenues support any necessary residential structure repairs.

Disadvantage(s)

None

Budget Impact

Revenue has been accounted for in the current and upcoming budget.

Prior Council Review

None

Action Requested

Authorize the City Manager, or their designee, to execute document for Real Estate Lease for East Biddle Lake.

Geraldene Moyle, General Services Director, 360-487-8633

ATTACHMENTS:

- ▢ Residential Real Estate Lease with exhibits

RESIDENTIAL REAL ESTATE LEASE

East Biddle Lake – Graham Property

This Residential Lease Agreement (“Lease”) is made effective as of September 1, 2022, by and between City of Vancouver, a municipal corporation formed under the laws of the State of Washington (“Lessor” or “City”), and Nic Koepke (“Lessee”) pursuant to that certain Lease Agreement made effective as of September 1, 2020 by and between Lessor and Lessee, expiring on August 31, 2022 (the “2020 Lease”). The parties agree as follows:

WITNESSETH:

For the rental and upon the terms, conditions and stipulations hereinafter set forth, the Lessor hereby leases to the Lessee the following described property situated in the City of Vancouver, County of Clark, State of Washington. The parties agree as follows:

PREMISES: Lessor, in consideration of the lease payments provided in this Lease, leases to Lessee a single family residence, including 1.61 acres of property, located at 12700 SE Evergreen Hwy, Vancouver, WA 98668 (Clark County Property Identification Number 122595000), commonly known as East Biddle Lake Park (the “Premises”). An aerial print defining the lease area of the Premises is attached as Exhibit A.

TERM: The Lease term shall be for two (2) years beginning on September 1, 2022 and ending on August 31, 2024.

RENEWAL TERMS: Notwithstanding the provisions of the preceding paragraph, Lessee may, with written consent of Lessor, which consent shall be granted at Lessor’s sole discretion, renew this Lease for up to three (3) renewals in one (1) year increments, provided that Lessee gives written notice of the intent to renew at least sixty (60) days before termination of the Lease. Lease payments and conditions of this Real Estate Lease are subject to revision at the time of such renewals.

LEASE PAYMENTS (RENT): The monthly rental rate, incorporating the Leasehold Excise Tax (see below), shall be as follows:

September 1, 2022 – August 31, 2023 - \$1,372.00

September 1, 2022 – August 31, 2024 - \$1,400.00

TAX: In accordance with RCW Chapter 82.29A, the Lessor agrees to pay the required Leasehold Excise Tax (presently assessed at 12.84% of contract rent), which is calculated into the monthly rental rate.

Rent shall be due to the Lessor on the 15th day of each month. If at any time during the term of this Lease, or any extensions thereof, the Lessee is delinquent in the payment of rent in an amount equal or greater than one (1) times the amount of a single month's rent, this Lease shall automatically terminate thirty (30) days following the date such rent arrearage accrued. Lessee shall then be required to vacate the Premises immediately, without further notice from Lessor.

DELIVERY OF POSSESSION: Lessee is currently in possession of the Premises pursuant to the 2020 Lease and will be deemed a holdover month-to-month tenant under its terms unless this Lease is executed by the parties. Lessor and Lessee have agreed to renew the existing Lease pursuant to the terms of this Lease retroactive to September 1, 2022.

TERMINATION: The Lessee may terminate this Lease on twenty (20) days written notice. Lessor may terminate this Lease on twenty (20) days written notice if Lessee is found in violation of any term of this Lease.

SURRENDER/HOLDOVER: On expiration or early termination of this Lease Lessee shall deliver all keys to Lessor and surrender the Premises vacuumed, swept, and free of debris and in the same condition as at the commencement of the term subject only to reasonable wear from ordinary use. Lessee shall remove all of its furnishings. Failure to remove shall be an abandonment of the property, and Lessor may dispose of it in any manner without liability. If Lessee fails to vacate the Premises when required, including failure to remove all its personal property, Lessor may elect either: (i) to treat Lessee as a month to month tenant, subject to the provisions of this Lease except that rent shall be 150% of the total rent being charged when the Lease term expired, and any option or other rights regarding extension of the term or expansion of the Premises shall no longer apply; or (ii) to eject Lessee from the premises and recover damages caused by wrongful holdover.

NOTIFICATION: The Lessor shall provide Lessee sixty (60) days advance notice of any changes to number of acres, Lessee's access to outbuildings, lease payments, and/or Lessor's intention to not renew the lease.

MAINTENANCE: Lessee shall have the responsibility to maintain the Premises in good repair at all times, including but not limited to the maintenance responsibilities specified herein. The Lessor shall be responsible for certain maintenance functions performed by licensed trade union workers, including, but not limited to, certified carpentry, plumbing, and electrical work. Lessee will contact Linda Carlson, Property Management Specialist, at 360-487-8423 to arrange for needed maintenance. Lessor shall have no liability for failure to perform required maintenance and repair unless written notice of such maintenance or repair is given by Lessee and Lessor fails to commence efforts to remedy the problem in a reasonable time and manner. Lessor shall have no liability for interference with Lessee's use because of repairs and installations.

LAWN/SHRUB BED CARE: Lessee shall be responsible for adequately maintaining the lawn, shrubs and shrub beds in a park like manner consistent with the move in level of care. If the Lessee fails to adequately maintain the lawn, shrubs and shrub beds, the Lessor may, after providing notice to Lessee, mow the lawn and provide maintenance to the shrubs and shrub bed areas and Lessee shall be responsible for the cost of this work.

PLUMBING: Lessee acknowledges that all toilets are flushing properly, all drains are draining properly, and the sanitary sewer is in working condition at time of move-in. It is the Lessee's responsibility to repair drains and toilets if they become clogged. If it is determined the clog is outside the walls of the residence, the repair will be the responsibility of the Lessor.

APPLIANCES: The appliances currently provided (stove/oven and dishwasher) are in AS IS condition. Should these appliances need repair and/or replacing, the repair and replacement will be the responsibility of the Lessee. Any new appliances purchased will remain the personal property of the Lessee at termination of the Lease

WINDOWS: Lessee acknowledges the condition of all windows at time of move-in. Lessee is responsible for the repair of any broken windows throughout the duration of this Lease.

HEAT: Lessee acknowledges the proper operation of the forced air furnace at time of move-in. Lessee is responsible for regular upkeep, such as replacing filters, and system maintenance. The Lessor will repair the furnace in the event of failure.

MISC: Lessee shall not accumulate waste, scrap, or inoperable vehicles on the Premises. The Lessor may undertake the responsibility for removal of waste, scrap, or inoperable vehicles and bill the Lessee for the expense thereof, if the Lessee fails to timely remove said items after having been provided written notice by the Lessor.

REMODELING OR STRUCTURAL IMPROVEMENTS: Lessee may paint, remodel and/or construct new or improved fixtures on the Premises (at Lessee's expense) that appropriately facilitate its use. Such work shall be undertaken and such fixtures may be erected only with the prior written consent of the Lessor. Any improvements made shall become property of the Lessor as part of the leased Premises and shall not be removed at the termination of this Lease, unless agreed upon by Lessor.

POSSESSION: Lessee shall be entitled to possession on the first day of the term of this Lease, and shall yield possession to Lessor on the last day of the term of this Lease, unless otherwise agreed by both parties in writing.

USE OF PREMISES/ABSENCES: Lessee shall occupy and use the Premises as a dwelling unit. Lessee shall notify Lessor of any anticipated extended absence from the Premises not later than the first day of the extended absence. Lessee shall be responsible to observe the adjoining City property located at 12800 SE Evergreen Hwy, Vancouver, WA 98683 (Clark County Property Identification Number 122591000) and commonly known as East Biddle Lake Natural Area ("East Biddle Lake"), as shown on the attached Exhibit B, and promptly notify Lessor of any damage, illegal use, or potentially dangerous conditions on East Biddle Lake.

ASSIGNABILITY/SUBLETTING: Lessee may not assign or sublease any interest in the Premises.

KEYS: Two (2) keys shall be provided to Lessee and are to be returned to the Lessor on the last day of the term of the Lease.

PETS: Pets shall not be allowed without the prior written consent of the Lessor. Lessor reserves the right to deny a pet request of the Lessee if it deems it to be in the best interest of the City.

ACCESS BY LESSOR TO PREMISES: Subject to Lessee's consent, which shall not be unreasonably withheld, Lessor shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, Lessees or workers. Prior to entry, Lessor shall, when possible, provide Lessee 48-hour notice prior to entry and will work with Lessee to minimize any inconvenience created by the entry. As provided by law, in the case of an emergency, Lessor may enter the Premises without Lessee's consent.

UTILITIES AND SERVICES: Lessee shall be responsible for all utilities and services in connection with the Premises.

PROPERTY INSURANCE: Lessor and Lessee shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Lessee shall obtain renter's insurance. The liability coverage, per person, shall not be less than \$300,000. The Lessor must be added as additional insured on such renter's insurance with respect to this lease. All liability insurance policies will be endorsed to show this additional coverage.

There shall be no cancellation, material change, exhaustion of aggregate limits or intent not to renew insurance coverage without thirty (30) days written notice.

As evidence of the insurance coverage required by this lease, the Lessee shall furnish a Certificate of Insurance to City of Vancouver, Attn: Linda Carlson, PO Box 1995, Vancouver, Washington 98668-1995 within ten (10) days of execution of this lease.

HOLD HARMLESS: Lessee shall not allow any liens to attach to the Building or Lessee's interest in the Premises as a result of its activities. Lessee shall indemnify, defend, and hold harmless Lessor and its officers, agents, employees and assigns from any claim, liability, damage, or loss of any nature occurring on or about the Premises, arising out of any activity by Lessee, its agents, or invitees or resulting from Lessee's failure to comply with any term of this Lease. Neither Lessor, nor its officers, agents, employees and assigns, shall have any liability to Lessee because of loss or damage to Lessee's property or for death or bodily injury caused by the acts or omissions of third parties (including criminal acts). Provided, that this paragraph shall not apply to injuries, damages or death caused by sole negligence of the Lessor.

DANGEROUS MATERIALS: Lessee shall not keep or have on the Premises any article or thing of a dangerous inflammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Lessor is obtained and proof of adequate insurance protection is provided b Lessee to Lessor.

LIENS: Lessee shall keep premises and every part thereof free and clear of any and all mechanic, materialman's, sewer and other liens.

DESTRUCTION OR CONDEMNATION OF PREMISES: If the Premises are partially destroyed in a manner that prevents the conducting of Lessee's use of the Premises in a normal manner, and if the damage is reasonably repairable within sixty days after the occurrence of the destruction, and if the cost of repair is less than \$1,000.00, Lessor shall repair the Premises and lease payments shall abate during the period of the repair. However, if the damage is not repairable within sixty days, or if the cost of repair is \$1,000.00 or more, or if Lessor is prevented from repairing the damage by forces beyond Lessor's control, or if the property is condemned, this Lease shall terminate upon thirty days written notice of such event or condition by either party.

HABITABILITY: Lessee has inspected the Premises and fixtures (or has had the premises inspected on behalf of Lessee), and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Lessee's opinion, the habitability and rental value of the Premises are adversely affected, Lessee shall promptly provide reasonable notice to Lessor.

NOTICE: Notices under this Lease shall not be deemed valid unless given or served in writing and sent by first-class mail, postage prepaid, addressed as follows:

LESSOR:

City of Vancouver
Attn: Linda Carlson
PO Box 1995
Vancouver, WA 98668-1995

LESSEE:

Nic Koepke
12700 SE Evergreen Hwy.
Vancouver, WA 98668

STATUS OF PARTIES: It is agreed that for any maintenance work called for in this lease, Lessee is an independent contractor and not an employee of Lessor. Lessor is only interested in the result of the maintenance and will not supervise the manner performing the maintenance. Lessee shall be liable for any and all taxes relating to any maintenance performed.

SPACE LEASED "AS IS": Unless otherwise stated in this Lease, the Premises are leased AS IS in the condition now existing with no alterations or other work to be performed by Lessor.

ENTIRE AGREEMENT: This Lease Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

SEVERABILITY: If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provisions it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

GOVERNING LAW & VENUE: This Lease shall be construed in accordance with the laws of the State of Washington, and any action brought under this agreement shall be brought in Clark County, Washington Superior Court.

LESSOR:

LESSEE:

By: _____
Eric J. Holmes, City Manager

By: _____
Nic Koepke, Lessee

[NOTARY ACKNOWLEDGMENTS AND ATTESTATIONS FOLLOW]

**NOTARY ACKNOWLEDGEMENT
(LESSOR)**

State of Washington }
 } ss
County of Clark }

On this _____ day of September, 2022, before me personally appeared **Eric J. Holmes**, to me known to be the City Manager of the City of Vancouver, the Washington municipal corporation that executed the foregoing instrument and acknowledged said execution of this instrument to be the free and voluntary act of said municipal corporation for the uses and purposes herein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said municipal corporation.

In witness whereof I have hereunto set my hand and affixed my official seal as a notary public for the State of Washington.

Signed: _____
Printed Name: _____
Notary Public in and for the State of Washington,
residing at: _____
My Commission Expires: _____

**NOTARY ACKNOWLEDGEMENT
(LESSEE)**

State of Washington }
 } ss
County of Clark }

On this _____ day of September, 2022, before me personally appeared **Nic Koepke**, who signed the foregoing instrument and acknowledged said execution of this instrument to be his free and voluntary act for the uses and purposes herein mentioned.

In witness whereof I have hereunto set my hand and affixed my official seal as a notary public for the State of Washington.

Signed: _____
Printed Name: _____
Notary Public in and for the State of Washington,
residing at: _____
My Commission Expires: _____

[CITY APPROVAL OF FORM AND ATTESTATION FOLLOW]

Approved As to Form:

Jonathan Young, City Attorney

Attest:

Natasha Ramras, City Clerk

EXHIBIT A
AERIAL VIEW OF PREMISES

**MAPSONLINE**
Clark County WASHINGTON

Land Records

Find Layer ▾

Map SitesFind ParcelSearchLocate AddressFind Lat/LongGet DirectionsPrint MapDisclaimerHelp



LayersSearchInfo

Parcel Report

[Zoom To Parcel on Map](#)
[Property Information Center](#)
[Property Fact Sheet](#)

Parcel Information

Property Identification Number:122595000

Property Location Address
12700 SE EVERGREEN HWY, VANCOUVER, WA 98683

Property Owner
CITY OF VANCOUVER

Owner Mailing Address
PO BOX 1995
VANCOUVER, WA, 98668

Most Recent Sale

Sale Date:01/31/2013

Document Type:D-SWD

Document Number:4937192

Sale Amount:\$450,000.00

Property Photo

Photo Date:06/26/2002



Click photo for printable image



SE Evergreen Hwy

SE Biddle Rd

EXHIBIT B

ADJOINING PROPERTY – EAST BIDDLE LAKE

 **MAPSONLINE**
Clark County WASHINGTON

Land Records

Map Sites Find Parcel Search Locate Address Find Lat/Long Get Directions Print Map Disclaimer Help

Layers Search Info

Parcel Report

[Zoom To Parcel on Map](#)
[Property Information Center](#)
[Property Fact Sheet](#)

Parcel Information

Property Identification Number: 122591000

Property Location Address
no situs address available

Property Owner
CITY OF VANCOUVER

Owner Mailing Address
PO BOX 1995
VANCOUVER WA, 98668

Most Recent Sale

Sale Date: 11/18/2014
Document Type: D-QCD
Document Number: 5131409
Sale Amount: \$0.00

Property Photo

No photo available





Staff Report: 126-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT Approval of a Temporary License Agreement with Michael Edward Lynch, Personal Representative of the Estate of Edward C. Lynch

Key Points

- Unsheltered homelessness has continually increased and has significant negative impacts on the broader community and unhoused residents themselves.
- Our community does not have shelter capacity to meet the growing need.
- The Ninth Circuit Court of Appeals has held that cities cannot criminalize camping in all places, at all times, unless there is adequate access to temporary shelter (Martin v. Boise).
- Revisions to Chapter 8.22 VMC "Camping" have been made to implement a Safe Stay Community Pilot Program.
- Establishment of Safe Stay Communities increases health, sanitation, and livability for all Vancouver residents, businesses, and visitors.
- The City has established two Safe Stay Communities, both located on city-owned property.
- Approval of this Temporary License Agreement for a Safe Stay Community on the block located northwest of the intersection of West Evergreen Boulevard and Daniels Street in downtown would allow City Staff to begin evaluation of this property as a potential location for the third Safe Stay Community.

Strategic Plan Alignment

Objective 1.2: Ensure our infrastructure, including buildings and utilities are safe, environmentally responsible and well maintained

Objective 3.1: Strengthen community identity and sense of belonging

Objective 3.2: Improve services available to underserved or vulnerable residents

Present Situation

An estimated 500-600 individuals reside in tents or vehicles within the City of Vancouver, which poses significant health and safety risks to the individuals experiencing unsheltered

homelessness, as well as the rest of the community and the environment. At this time, our community does not have an adequate supply of shelter or housing options to meet the growing need. This Council has observed that many individuals who live outdoors on public property do so, not by choice, but due to a lack of financial means to afford adequate shelter. These individuals are adversely mentally and physically impacted by outdoor habitation.

Simultaneously, Council has also observed that the City's sensitive ecological areas are adversely impacted by adverse secondary impacts of outdoor habitation. The City's sensitive waterways, water treatment facilities, stormwater and wastewater facilities are particularly vulnerable to impacts of illegal dumping and improper disposal of human waste. Additionally, individuals living outdoors in greenways and wooded areas, who utilize fire as a source of heat, or to cook with, increase the potential for wildfire in those areas, particularly during our dry/summer months.

In an effort to reduce the aforementioned negative impacts of unsheltered homelessness, provide for greater safety, stability, and access to needed services for individuals experiencing unsheltered homelessness, and to remain in compliance with *Martin v. Boise*, staff has proposed and the Council has approved the establishment of city-sponsored Safe Stay Communities in designated areas. These Communities are managed and supported by a contracted service provider who works to:

- ensure safety and sanitation within and immediately surrounding the designated Community,
- assist Safe Stay Community residents with obtaining stability, accessing needed resources, and transitioning into a more permanent housing situation, and
- proactively engage with the surrounding neighborhood(s) to mitigate potential negative impacts to the neighborhood, facilitate neighborhood participation and volunteer opportunities within the designated Community, and encourage participation in neighborhood/community events, neighborhood association meetings, etc. amongst Community residents.

City staff have established two Safe Stay Communities, both located on city-owned property. Given the ongoing need for additional Safe Stay Communities to meet the need of unhoused Vancouver residents, City staff continue to evaluate additional properties. Staff contacted the Estate of Edward Lynch about the possibility of siting a Safe Stay Community on their property.

Advantage(s)

1. Safe Stay Communities serve as a temporary bridge while more permanent housing and shelter options are implemented; the first 6-month review of the City's first Safe Stay Community, The Outpost, shows that 30% of the residents served in that time period exited to permanent housing.
2. Because these sites are managed, our community has seen a decrease in solid waste, encampments in unsafe spaces, and negative environmental impacts.
3. Because these sites are supported, residents have greater access to services, increased stability, and more safe, healthy, and humane living conditions as they work to resolve their homelessness.
4. Approval of this temporary license agreement will allow staff to continue working with the property owner and surrounding community to evaluate the property as a potential site for the third Safe Stay Community. This will include further communication with the community in the form of written notification and community forums with both City staff and the Safe Stay Community operator, Outsiders Inn.

Disadvantage(s)

None at this time

Budget Impact

Funding for Safe Stay communities is included in the 2021-2022 budget. Some budget adjustments may be needed in the Supplemental Budget.

Prior Council Review

- [May 24, 2021 City Council Workshop](#)
- [August 2, 2021 City Council Workshop](#)
- [August 16, 2021 City Manager](#)
- [September 13, 2021 City Council Meeting](#)
- June 6, 2022 Council Memo
- September 12, 2022 City Council Meeting

Action Requested

Approval of the Temporary License Agreement with Michael Edward Lynch, Personal Representative of the Estate of Edward C. Lynch, and to authorize Eric Holmes, City Manager, or their designee to sign said Temporary License Agreement.

Aaron Lande, Program and Policy Development Manager, 360-487-8612

ATTACHMENTS:

- ▢ Temporary License Agreement

TEMPORARY LICENSE AGREEMENT

Between: **City of Vancouver**, a State of Washington municipal corporation

“City”

And: **Michael Edward Lynch**, Personal Representative of the Estate of Edward C. Lynch

“Estate”

Background

A. Estate is the owner of real property, parcel PIN#s 46210000, 46670000, 51310000, 51320000 & 51330000 encompassing the block bounded by Esther St to the west, 11th St to the north, Daniels St to the east and Evergreen Blvd to the south, Vancouver, WA, situated within the City Center (“CX”) District (“Licensed Property”).

B. City is a Washington municipal corporation responsible for providing for the health and safety of the general public.

C. Homelessness has been a chronic problem in the City of Vancouver, the State of Washington, and throughout the western United States.

D. Recently, applicable local laws were updated to allow for the establishment of supportive shelters pursuant to Chapter 8.22, Vancouver Municipal Code (VMC), referred to herein as “Safe Stay Communities.”

E. City desires to use the currently vacant Licensed Property to make available for the location of a Safe Stay Community for individuals experiencing unsheltered homelessness and Estate desires to temporarily license the City’s use of the Licensed Property for such purpose.

License

1. Grant of License. Estate does hereby grant to the City a license to use the Licensed Property for establishment of a Safe Stay Community for individuals experiencing unsheltered homelessness pursuant to VMC 8.22. The Licensed Property is generally shown in the diagram attached as Exhibit A hereto. This License includes rights of pedestrian and vehicular ingress and egress. This License includes the right to exclude unpermitted occupants from the Licensed Property by any lawful means. City may sub-license the rights granted herein as needed to facilitate the operation of a Safe Stay Community consistent with Chapter 8.22 VMC. Any such sub-license shall be subject to Estate’s reasonable approval.

2. Duration. The Effective Date of this Temporary License Agreement (“License”) shall be on the later of (A) execution of this License, or (B) the City of Vancouver’s issuance of a Conditional Use Permit to operate a Safe Stay Community on the Licensed Property, a copy of which shall be promptly delivered to Estate. This License shall expire on December 31, 2025,

unless extended by written amendment signed by the parties, or terminated pursuant to Section 3, "Termination."

3. Termination. City reserves the right to terminate this License upon one hundred and eighty (180) days' written notice to Estate at the address provided in Section 7. Estate reserves the right to terminate this License upon ninety (90) days' written notice to City if one or more of the following occur:

- A. City fails to open a Safe Stay Community on the Licensed Property on or before December 31, 2023;
- B. City fails to continuously operate, or cause to be operated, a Safe Stay Community for a period of one hundred and eighty (180) days following the Effective Date of this License; or
- C. City materially breaches any provision of this License and fails to cure such breach within thirty (30) days after the date on which Estate delivers written notice of breach.

4. Security and Sanitation of Licensed Property. City shall be responsible for providing and maintaining adequate security (including installation, operation, and maintenance of video security equipment) on and about the Licensed Property throughout the term of this License. City shall require all occupants of the Licensed Property to comply with Safe Stay Community rules and regulations. At a minimum, such rules and regulations shall require that: (A) adequate sanitary facilities be provided, made accessible, and regularly serviced at the Safe Stay Community; (B) adequate trash receptacles and trash collection be provided; and (C) Safe Stay habitation activities shall not unreasonably disturb or interfere with the safety, peace, comfort, and repose of nearby property owners.

5. Damage and Indemnity. The City shall be responsible for damage to the Licensed Property caused by the City or by persons occupying or present at the Licensed Property during the term of this License. City will defend, indemnify, and hold Estate harmless from any and all damage, liability, loss, claim or suit, including reasonable attorneys' fees arising from the use of the Licensed Property; PROVIDED that, to the extent the damage or liability is caused by the gross negligence or willful misconduct of Estate or its officers, agents, and employees, indemnity shall not apply. The City shall add the Estate and/or assigns as an additional insured to any applicable insurance policy.

6. Fencing. City shall be responsible for installing, maintaining, and repairing fencing around the perimeter of the Licensed Property, all at City's sole cost and expense. The fencing shall consist of interior fencing as City deems necessary, and exterior fencing around the perimeter of the Licensed Property. City consents to Estate and/or assigns placing signage on the exterior fencing at its own cost and expense. Estate and/or assigns shall be responsible for all costs associated with the signage and for maintaining the signage. The signage shall be limited to future/proposed uses of the Licensed Property by Estate and/or assigns.

7. Consideration. City shall pay to Estate valuable consideration, the adequacy of which is hereby acknowledged, in the amount of one dollar (\$1.00) for each year that this License remains in place.

8. Assignment. In the event Estate sells, conveys, or assigns its interest in the Licensed Property, this License shall be binding on the new owner subject to the terms and conditions set forth herein. All indemnity provisions shall include the new owner upon the effective date of the assignment. City's consent to assignment is not required provided the Estate conveys the Licensed Property to a non-profit that agrees to abide by the terms of the License and the non-profit executes a consent to assignment in a form reasonably satisfactory to City.

9. Turnover of Licensed Property. Upon the expiration or earlier termination of this License, City shall remove from the Licensed Property all structures, alterations, improvements, shelters, and personal property of any kind, unless otherwise instructed in writing by Estate. Also upon the expiration or earlier termination of this License, City shall remove from the Licensed Property all garbage, debris, and waste as well as any receptacles for the same. Such removal shall be completed no later than thirty (30) days following expiration or termination of this License. City shall leave the Licensed Property in substantially the same condition as when this License was first granted. City shall further ensure that all residents of City's Safe Stay Community or any other supportive campsite operated on the Licensed Property shall vacate the Licensed Property no later than the date of expiration or earlier termination of this License. In the event that any such resident does not timely vacate the Licensed Property as provided herein, Estate may initiate appropriate legal proceedings to obtain a court order requiring such resident to vacate and City shall immediately reimburse Estate for all expenses incurred in doing so, including, without limitation, Estate's attorney fees and costs, without regard to whether Estate obtains its requested relief in such legal proceedings.

10. Notices. All notices required or permitted hereunder will be in writing (e-mail and facsimile permitted) and will be served on the parties at the addresses set forth below. Notices may be by telephone to address an emergency.

City's notice address:

City of Vancouver
415 West 6th Street
Vancouver, WA 98660
Attn: Homeless Response Coordinator

And to:

City of Vancouver
P.O. Box 1995
Vancouver, WA 98668-1995
Attn: City Attorney

Estate's notice address:

And to:

Michael Edward Lynch
Personal Representative
400 W. 36th Street
Vancouver, WA 98660

[This Space Intentionally Left Blank.]

THIS LICENSE may be executed by electronic means in duplicate copies, each of which is valid as an original.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first indicated below.

CITY OF VANCOUVER

A municipal corporation

ESTATE

Eric Holmes, City Manager

Michael Edward Lynch,
P.R. to the Estate of Edward C. Lynch

Date

Date

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

Exhibit A

Property Diagram





Staff Report: 127-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT Park Impact Fee District Account Consolidation

Key Points

- Following the 2013 dissolution of the City of Vancouver's Interlocal Parks Agreement with Clark County, the City's Park Impact Fee (PIF) service area districts were consolidated and redefined in 2016 from ten original, numbered districts, to three larger lettered districts (Districts A, B, and C) (see attached 2016 Staff Report No. 143-16 for reference ("2016 Staff Report")).
- The 2016 realignment and consolidation of the PIF districts did not include a corresponding realignment of the PIF district accounts. At the time, there were ongoing projects and considerable funds in many of the original district accounts, much of which was already committed for expenditure.
- Currently the original district accounts contain only residual funds or, because the district service area realignment involved a separation from Clark County, only isolated original service areas remaining in the City.
- During the 2016 realignment of the County and City park service area districts, collected funds were proportionately allocated between the County and the City. The most effective way for the City to use the residual PIF funds in the service areas for which they were collected is consolidation of the original district accounts with the current park service area districts.
- The current 2020 PIF Technical Document includes a management policy to retroactively retain the original district allocations for funds collected prior to January 1, 2017; however, there is no prohibition in statute, code, or administrative rule requiring this. Further, the PIF district realignment presumes that the original districts in which PIFs were collected are served by and benefit from public improvements made in the new, realigned districts.
- Under the City's PIF program and state law governing impact fees, the Parks, Recreation & Cultural Services Department has the authority to direct funds remaining in the original district accounts to be merged with the realigned district accounts, provided it is done in compliance with all other account and fund expenditure standards, including tracking concurrency based on when PIF funds were received by the City.
- Accordingly, all remaining funds in original district accounts could be consolidated into the respective New District account that covers the substantially same service area as that

original.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents

Goal 4: Ensure that Vancouver's parks and trails system is the highest quality and most complete in the region

Present Situation

The restrictions on the City's use and allocation of PIF funds is addressed by the "reasonableness" requirements of RCW 82.02.060(8). For example, the new District C service area encompasses the City's portion of the old District 6. Provided that any PIF funds accrued in accounts assigned to the old, numbered districts are expended proportionately in the respective new District A, B, or C covering the area of the original district where PIF was assessed, this approach is fully permissible, so long as the City adopts such a policy.

The 2016 PIF Technical Document indicated as a procedural matter that PIF funds collected prior to the 2017 Ordinance would be restricted retroactively to the original district, except when a site serves more than one district (see "Fund Management" on page 16 of the 2016 Staff Report).

In 2017, in accordance with the 2016 Resolution, the acquisition and development accounts of the former PIF service districts were merged retroactively into single accounts and a single consolidated acquisition and development account was created for each of the three realigned PIF service districts. The reasoning provided in the 2016 PIF Technical Document, and continued in as stated in the 2020 PIF Technical Document for the merger and consolidation of the acquisition and development component of the PIF District accounts, is:

"The park impact fee calculation formula includes an acquisition and development component. Prior to 2016 there were separate acquisition and development accounts for each of the park districts, although this was not required by either state law or city code. Acquisition and development accounts were merged in 2016 into a single account retrospectively for each of the original ten districts, and each of the realigned park districts (A, B and C) have a single account prospectively."

When the realignment of the service districts occurred in 2017, retaining separate accounts for the old and new districts made sense, especially because there was a period of time when the realignment was subject to challenge and could have been reversed. Now, however, the bulk of such retained funds have been expended (or appropriated) and the realignment is well established. Therefore, the revised approach to fund management in the proposed resolution and amendment to the PIF Technical Document provides the City improved flexibility and responsiveness to meet community needs and adopted standards.

Advantage(s)

1. Achieving the purpose intended by the 2016 PIF district realignment and more effectively delivering the intended benefits of the PIF program to the appropriate service areas;
2. Acknowledgement that the old district accounts are now essentially residual accounts and

- the current policy does not allow for or provide a plan to close out these accounts;
3. Giving the City the ability to actually expend PIF funds for the purpose intended in appropriate, designated service areas by pooling residual funds with larger, current district accounts; and
 4. Creating administrative efficiency and accuracy – while this policy shift will require an initial upfront investment of staff time, the account consolidation will result in long-term efficiencies and accuracy in delivering services and managing funds.

Disadvantage(s)

None

Budget Impact

Staff recommends that the account consolidations be in effect at the start of the new biennium to avoid necessitating additional reconciliation efforts during the second supplemental budget process. See Appendix A, PIF Account Cash Balances as of June 2022. Funds in the numbered district accounts will be consolidated with and moved into the respective lettered district account covering that former numbered district service area.

Action Requested

Approve the resolution providing for amendment the PIF Technical Document and adoption and implementation of the account consolidation policy.

Julie Hannon, Parks and Recreation Director, 360-487-8309

ATTACHMENTS:

- ▢ Appendix A, PIF Account Cash Balances as of June 2022
- ▢ 2016 Staff Report 143-16, Park Impact Fee (PIF) Technical Document Update
- ▢ Resolution with PIF Technical Document Amendment

**APPENDIX A
BUDGET IMPACT**

**City of Vancouver
PIF Cash Balances
As of June 2022**

		Balance
Fund	Description	30-Jun-22
171	PIF - Acq & Dev District 1	85.61
172	PIF - Acq & Dev District 2	336,669.23
173	PIF - Acq & Dev District 3	76,326.32
174	PIF - Acq & Dev District 4	2,356,391.47
175	PIF - Acq & Dev District 5	(0.00)
177	PIF - Acq & Dev District 7	585,250.94
	Total Acq & Dev	3,354,723.57
192	Park District 6 Exemptions	19,733.74
193	Park District 7 Exemptions	1.17
	Total	19,734.91
194	PIF - District A	1,647,936.24
195	PIF - District B	3,798,033.74
196	PIF - District C	4,963,154.02
	Total	10,409,124.00

*Note that some funds within the numbered PIF District are appropriated in the current budget for active parks projects.

STAFF REPORT NO. 143-16

TO: Mayor and City Council
FROM: Eric Holmes, City Manager



DATE: 10/24/2016
 11/07/2016

Subject: Park Impact Fee (PIF) Technical Document Update

Key Points:

- The current PIF Technical Document was adopted in 2009, prior to the 2013 termination of interlocal agreement that governed a joint City-County Parks and Recreation Department.
- The PIF Technical Document needs to be updated to reflect that it is only applicable to development occurring within city limits.
- The proposed action would amend the technical document to:
 - Reflect the dissolution of the Parks Interlocal Agreement and update the document to be applicable only within the Vancouver city limits;
 - Realign park district boundaries from ten districts to three larger districts to improve flexibility, program management and concurrency compliance, and facilitate future annexation areas;
 - Revise the fee schedule to represent merged districts (no update to PIF formula values);
 - Merge park acquisition and development funds by park district to provide greater flexibility.
- Additional housekeeping amendments are proposed to the section of the Vancouver Municipal Code (VMC) regulating impact fees for consistency with the PIF Technical Document.
- A SEPA review for non-project action was completed and duly published with no public comments submitted during the comment period.
- Information was provided to the Building Industry Association and Clark County Association of Realtors with no follow-up comments or requests.

Objective: Amend the Park Impact Fee Technical Document and VMC Title 20.915 – Impact Fees. This action supports implementation of Goal 4 of the Strategic Plan.

Background: The current Park Impact Fee Technical Document was adopted in 2009 while the City and County operated under an interlocal agreement for joint management of a county-wide park system and PIF program. The PIF Technical Document was originally developed for three primary purposes. The first was to improve consistency between jurisdictions for a seamless PIF program. The second was to streamline the update process by removing time sensitive data related to the PIF program from the Parks Plan and municipal code. These variables included the district map, fee schedule, and values associated with the calculation formula such as census data on persons per household, land and development costs, and the cost adjustment factor. This effort served to consolidate all applicable data into one document for greater flexibility and efficiency in program administration. The third purpose was to adopt an indexing methodology to facilitate future fee updates to adjust for inflation and deflation.

11/1/2016 7:21 AM

Present Situation:

Applicability. The 2009 PIF Technical Document adopted ten park impact fee districts including the City of Vancouver and the entire UGA. Boundaries were drawn irrespective of jurisdictional boundaries, and maximized the nexus between the payee and facility improvements. With the Parks Interlocal Agreement terminated (effective December 31, 2013) there is a need to define the applicability of the Park Impact Fee Technical Document to only areas within the Vancouver city limits.

Realign Park Districts. In the twenty years since adoption of the original impact fee ordinance there has been a 143% increase in population with growing residential densities throughout the urban area. With fewer properties available for private development, impact fee accounts accumulate more slowly and fewer options are available for park land acquisition or expansion. Combined with the slow economic recovery there are mounting challenges to meet adopted park standards and concurrency timelines mandated by state law. Merging of park districts to create larger service areas will provide an opportunity for district funds to accumulate more quickly and offer increased flexibility and responsiveness to meet eligible park project needs. *(See Park District Map in PIF Technical Document)*

Revised Fee Schedule. The current fees of the districts merged to create Districts A, B, and C are to be averaged for a revised fee schedule for the proposed new districts. No values have been updated for the variables used in the fee calculation. *(See 2016 Fee Schedule in PIF Technical Document)*

Merge Acquisition and Development Accounts. RCW and VMC authorize the collection of impact fees for various types of facilities including transportation, schools, and parks. State statutes and city code direct the City to establish interest bearing accounts for each type of public facility and service area. Historically, revenues received by the City from Park Impact Fees have been held in separate acquisition and development accounts for each of the park districts. Although not required by either state law or city code, their use has been restricted to either acquisition or development depending on which account the revenue is drawn from. This management policy has contributed to limited funds being available as well as additional accounting needs for common interfund loans between these accounts when sufficient funds are not available for priority projects.

Staff recommends an amendment to clarify that the acquisition and development accounts are to be merged into a single account retrospectively for each of the original ten districts. In the future, each of the realigned park districts (A, B and C) will have a single account respectively to simplify accounting and add program flexibility to meet the recreation needs of our growing population and to be good stewards of these resources. *(See PIF Technical Document and Resolution)*

VMC 20.915 (Impact Fee) Amendments (See Ordinance)

There are multiple housekeeping amendments recommended for VMC 20.915 (Impact Fees) of the municipal code, including the following:

- Add or correct references to the Park Impact Fee Technical Document.
- Remove details regarding the types of costs included in the acquisition process and average cost per acre. These components of the acquisition process are discussed in more detail in the PIF Technical Document and recommended for removal from the code to minimize potential inconsistencies in the future.
- Remove references to Vancouver-Clark Parks and Recreation (20.915.030[A]) to recognize dissolution of the Parks Interlocal Agreement and autonomy of the Vancouver Park Impact Fee program.
- Remove the numeric value of the Cost Adjustment Factor (20.915.050[A][7]), a time sensitive data value that is already included in the PIF Technical Document.
- Remove references to '*recreational facilities*' in the list of park types included in the park impact fee program. Recreation facilities can be supported by impact fees under state law; however, the Vancouver PIF program was always designed and calculated on the acquisition and development of neighborhood and community parks and urban natural areas. The fees are based upon detailed calculations of the acquisition and development costs for only these three park types consistent with adopted park standards. Recreational facilities, such as special use facilities or community centers currently do not have adopted standards, nor are the costs for these types of facilities factored into the fee calculation. This amendment to the code is recommended for deletion to assure consistency with the PIF Technical Document.

Advantage(s):

1. The revised district map and PIF Technical Document text clarify that fees are charged only within the Vancouver city limits, but guides the applicable city park district for future annexations without the need of additional amendments.
2. District realignment and merging of the PIF acquisition and development accounts add improved flexibility and responsiveness to meet park needs, act on opportunities, and realize efficiencies in the management of the PIF Program and compliance with concurrency requirements.
3. The revised fee schedule reflects a reduced variation in the fees charged throughout the city as currently exists with the existing park districts.
4. Removal of all time sensitive statistical or numeric data from the Parks Plan and VMC sections related to park impact fees will enable the city to adjust fees or make other programmatic amendments on a more flexible timeline outside of the Comprehensive Plan update or Annual Review processes.
5. The Park Impact Fee Technical Document provides the additional advantage of consolidating all park impact fee related data, including the PIF formula, definitions, formula factors, data

inputs, park district delineations and fee rate schedule into one document for ease of reference. The approach also provides flexibility and efficiency in program administration.

6. The Park Impact Fee Technical Document amendments provide greater clarity and definition for implementation and management.

Disadvantage(s): Fee rate averaging of the merged districts results in as much as a 19% increase and 14% decrease in some districts, with the overall change being less than 1%.

Budget Impact: No net changes to the impact fee rate schedule are proposed at this time. However, as funding will grow more rapidly in the larger districts and merged accounts, projects will be proposed for priority projects more frequently.

Prior Council Review: Council Workshop – September 12, 2016

Action Requested:

1. On October 24, 2016, approve the ordinance on first reading, setting the date of second reading and public hearing for Monday, November 7, 2016.
2. On Monday, November 7, 2016:
 - a) Adopt a resolution approving the 2016 Park Impact Fee Technical Document and merging the PIF Acquisition and Development Accounts; and
 - b) Subject to second reading and public hearing, approve the proposed code amendments related to the new Park Impact Fee Technical Document.

Attachments:

- Resolution
- PIF Technical Document
- Ordinance, VMC 20.915 Amendments



To request other formats, please contact:
City Manager's Office
(360) 487-8600 | WA Relay: 711
Amanda.Delapena@cityofvancouver.us

11/07/16

RESOLUTION NO. M- 3910

A RESOLUTION relating to the adoption of a City of Vancouver Park Impact Fee Technical Document; the merging of park impact fee acquisition and development accounts; and providing for effective dates.

WHEREAS, the City of Vancouver and Clark County adopted a joint Park Impact Fee (PIF) Technical Document date November 1, 2009, and

WHEREAS, the PIF Technical Document details the numeric formula factors used in the fee calculation, delineates a map of the applicable service districts, and defines the fee rate schedule by park district and residential structure type, and

WHEREAS, the PIF Technical Document provides the framework and details of the PIF program, and

WHEREAS, the Interlocal Agreement for joint management of the county-wide park system and the PIF program was dissolved, effective December 31, 2013, and

WHEREAS, the PIF Technical Document needs to be updated to reflect that it is only applicable to development occurring within the City, and

WHEREAS, it is advantageous to increase the size of the districts to provide for three districts rather than ten districts as currently adopted. The larger district size increases the opportunity to acquire park land within the district and allows more flexibility in the use of impact fees, and,

RESOLUTION - 1

WHEREAS, Park Impact Fees are calculated using an acquisition component and a development component. Historically, the revenues received from Park Impact Fees have been held in separate acquisition and development accounts for each of the park districts. Although this is not required by either state law or city code, their use has been restricted to either acquisition or development depending on which account the revenue is drawn from. It is advantageous to merge the acquisition and development accounts into single accounts for each district,

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The City of Vancouver Park Impact Fee Technical Document attached hereto as Exhibit A is hereby adopted to become effective on January 1, 2017.

Section 2. Effective immediately, the Director of Financial and Management Services is directed to merge the existing acquisition and development accounts for each park impact fee district into a single account per district and to create new accounts for the three new districts (Districts A, B and C) created by the City of Vancouver Park Impact Fee Technical Document adopted by this resolution.

DATED this 7th, of November, 2016.


Timothy D. Leavitt, Mayor

Attest:



RESOLUTION - 2

R. Lloyd Tyler, City Clerk

~~By: Carrie Lewellen, Deputy City Clerk~~

Approved as to form:

A handwritten signature in blue ink, appearing to read 'E. Bronson Potter', is written over a horizontal line.

E. Bronson Potter, City Attorney

RESOLUTION - 3

City of Vancouver, Washington

PARK IMPACT FEE TECHNICAL DOCUMENT

November 2016



INTRODUCTION

The Park Impact Fee Technical Document provides the framework and details of the Park Impact Fee program and serves as a vehicle to streamline rate updates and program changes at the direction of the elected officials of the City of Vancouver.

The PIF Technical Document details the numeric formula factors used in the fee calculation, delineates a map of the applicable service districts, and defines the fee rate schedule by park district and residential structure type. In addition, the document outlines a methodology for future implementation of park impact fee indexing in order to keep pace with fluctuations in the economic market and more accurately reflect current acquisition and development costs. To date, fee indexing updates have not been implemented, but at the direction of the City Council rate change proposals can be brought forward for consideration. Future proposals would provide an updated analysis for inflation or deflation adjustments, identify any revised data sources or values for formula factors, and include a proposed fee rate schedule.

BACKGROUND

The State Growth Management Act grants cities and counties the authority to assess impact fees on new development to provide the infrastructure to support orderly growth. On August 7, 1995 the City of Vancouver implemented the collection of impact fees for parks, roads and schools. In 1997, the City of Vancouver and Clark County entered into an Interlocal Agreement for the consolidation and management of a county wide park system and administration of the Park Impact Fee Program. Minor amendments to the program occurred over the years that followed, with the most recent fee update going into effect on June 3, 2004.

In 2009, references to the fee schedule, service area maps and numeric calculation factors were removed from the 2007 Vancouver-Clark Parks and Recreation Comprehensive Parks, Recreation and Open Space Plan (Parks Plan) and the Vancouver Municipal Code with the adoption of the first Park Impact Fee Technical Document. The purpose of this action was to streamline future updates outside of the Comprehensive Plan amendment process as well define a methodology for future implementation of fee indexing, and improve consistency between city and county administrative codes as they related to the application and management of the joint park impact fee program.

Park Impact Fees are calculated using an acquisition and development component. Historically, revenues received from park impact fees have been held in separate acquisition and development accounts for each of the park districts. Although this is not required by either state law or city code, their use has been restricted to either acquisition or development depending on which account the revenue is drawn from.

The Interlocal Agreement for joint administration of the Park System and Park Impact Fee Program between the City of Vancouver and Clark County was terminated with a Wind-Up Agreement adopted by both jurisdictions. Effective January 1, 2014, the city and county administer independent park impact fee programs. This termination has initiated the need for some of the proposed amendments to this document to be applicable to only those areas within the jurisdiction of the City of Vancouver.

OVERVIEW OF DOCUMENT UPDATE

Since the 2004 fee update the City of Vancouver has experienced significant growth, leaving fewer properties available for residential development and infill. Increased urban density in combination with the economic recession resulted in a slower rate of growth in existing park impact fee district accounts, fewer lands available for new or expanded park sites, and increased challenges in committing general fund resources for park maintenance for additions to the parks system.

Additional amendments to the Park Impact Fee Program relate to this need for increased flexibility in the management of the program and compliance with the state statutes regarding concurrency and the use of impact fees.

Amendments to the program include:

- Applicability to only the area within the Vancouver city limits,
- Realignment of the original ten (10) park impact fee service area districts to three (3) service area districts,
- Fee schedule revised to reflect an average of the existing 2004 schedule based on the districts located within the realigned Districts A, B, and C,
- Clarification that revenues collected within each park impact fee service area, including acquisition and development components, are to be managed as a single account for expenditures and concurrency, and
- Reformatting, clarifications, and correction of scrivener's errors.

PARK IMPACT FEE FACTORS

The formula used to compute park impact fee rates is based on four primary factors: 1) acquisition costs, 2) development costs, 3) adopted park standards, and 4) an adjustment factor required by state law.

1. **Acquisition cost** is the unique cost of land acquisition in each of the established park districts.
2. **Development cost** is the average cost of park development over all park districts within the City of Vancouver.
3. **Adopted park standards** are those adopted by the City of Vancouver Comprehensive Parks, Recreation and Natural Areas Plan for Neighborhood and Community Parks and Urban Natural Areas (also referred to as Urban Open Space). These standards are population based and represent the acres of land needed to serve one thousand residents for each of the respective park types.
4. **Adjustment factor** is based on state statute that requires an "adjustment to the cost of public facilities for past or future payments made or reasonably anticipated to be made by new development..."

State statute requires that park facilities on which impact fees may be spent must be part of a capital facilities plan that is a component of an adopted comprehensive land use plan.

The Vancouver Municipal Code (VMC 20.915.100) anticipates that impact fee rates will be revised periodically when financial analysis establishes that there is a need for a major program update, or adjusted annually to account for inflation/deflation using an indexing methodology. All fee adjustments are to be described in a Technical Document to be reviewed and adopted by the Vancouver City Council.

Park Impact Fee Formula

$$\begin{aligned}
 \text{PIF} &= \left[\text{Acquisition Cost} + \text{Development Cost} \right] - \text{Cost Adjustment Factor} \\
 \text{PIF} &= \left[\left(\frac{(\text{Ca} \times \text{Ia} \times \text{Sa})}{\text{P}} \right) + \left(\frac{(\text{Cd} \times \text{Id} \times \text{Sd})}{\text{P}} \right) \times \text{U} \right] \times \text{A}
 \end{aligned}$$

“PIF” represents the total cost of the impact fee per single family/duplex, or multi-family residence.

Acquisition Cost

“Ca” represents the average cost per acre for land appraisal, land acquisition, associated due diligence fees and expenses, closing costs and Level 1 Development for each service area or overlay area as described in the Parks Plan for Neighborhood Parks, Community Parks and Urban Natural Areas, and adopted by City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

“Ia” represents the percentage annual inflation/deflation adjustment index applicable to the acquisition component, as outlined in the Park Impact Fee Program Technical Document and annually determined by City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

“Sa” represents the parks acquisition standard in acres per thousand residents for Neighborhood Parks, Community Parks and Urban Natural Areas as established in City of Vancouver Comprehensive Parks, Recreation and Natural Areas Plan (Parks Plan). The current (2014) acquisition standard per the Parks Plan is 6 acres per thousand residents. This standard is designed to include a combined 5 acres / 1,000 residents for Neighborhood and Community Parks and one acre per thousand for Urban Natural Areas. Within the combined standard, the preferred distribution is two acres for Neighborhood Parks and three acres for Community Parks. However, the combined standard allows for modifications where existing and proposed development limits the availability of parcels large enough to accommodate the preferred standard-size for Community Parks.

“P” represents one thousand (1,000) residents.

Development Cost:

“Cd” represents the average cost per acre for site development. Development costs shall be calculated assuming development standards described in the Parks Plan for Neighborhood and Community Parks, and the Vancouver City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

“Id” represents the percentage annual inflation/deflation adjustment index applicable to the development component as outlined in the Park Impact Fee Program Technical Document and annually determined by the Vancouver City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

“Sd” represents the parks development standard in acres per thousand residents for Neighborhood and Community Parks as established in the Parks Plan. The current development standard per the Parks Plan is 4.25 acres of developed park land / 1,000 residents. No development standard is proposed for Urban Natural Areas, which should remain in a relatively natural condition.

“P” represents one thousand (1,000) residents.

Occupants per Dwelling Unit

“U” represents the average number of occupants per single-family/duplex dwelling unit or per other multifamily dwelling unit, based on the most current applicable statistical census data (US Census Bureau or Washington State Office of Financial Management (OFM) census data for persons per dwelling unit) and as adopted by Vancouver City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

Current fee rates are based on 2000 OFM census data identifying 2.59 persons per dwelling unit for a single family/duplex (SF) residence, and 1.9 persons per household for a multi-family (MF) residence.

Cost Adjustment Factor

“A” represents an adjustment to the cost of park facilities for past or future payments made or reasonably anticipated to be made by new development to pay for park system improvements in the form of user fees, debt service payments, or other payments earmarked for or proratable to park system improvements. The City of Vancouver adjustment value is determined to be five percent (5%), so that “A” factor equals 95%.

PARK DISTRICT SERVICE AREAS

State statutes allow cities and counties to impose impact fees to support public facilities needed to serve new growth and development. The public facilities need to be reasonably related to and benefit

the new development. Jurisdictions are required to establish one or more defined geographic service areas within which it shall calculate and impose impact fees.

With the 1997 Interlocal Agreement for joint management of the county-wide park system and the park impact fee program, ten park impact fee district boundaries were delineated irrespective of jurisdictional boundaries. Boundaries focused primarily on natural and manmade barriers to walkability to assure the maximum possible nexus relationship between those paying the fee and those benefiting from the facility improvements.

Now twenty years later many conditions have changed that suggest the need to realign the district boundaries to increase flexibility in the management of the Park Impact Fee Program, including:

- **Dissolution of Interlocal Agreement**

The Interlocal Agreement for joint management of the county-wide park system and the park impact fee program was dissolved, effective January 1, 2014. Each jurisdiction manages their programs independently, including fees being applicable only to those areas within their respective jurisdiction.

Accommodations need to be included in the district boundary designations to address future annexations, by clarifying what city park district annexation areas will be assigned to without requiring amendments to the PIF Technical Document.

- **Increased Residential Densities**

Residential densities within the City of Vancouver have increased significantly in the twenty years since the adoption of the original 1995 PIF program. With fewer properties to develop, PIF funds accumulate more slowly within the respective park districts.

- **Economic Recession**

Although the impact fee program provides a significant portion of the funds that support park land acquisition and development, park maintenance revenues are currently supported by the City of Vancouver General Fund. Housing markets as well as city revenues were significantly impacted by the economic recession that was felt nationwide.

- **Concurrency**

State statutes define the timeline within which impact fee funds must be committed, expended or refunded to the current property owner. With the slower rate of growth resulting from increased residential densities and the economic recession, it has become increasingly difficult to accumulate the resources necessary to fund projects and commit maintenance resources within the concurrency timelines specified by state law.

- **Level of Service**

Our community enjoys the benefit of having multiple streams and rivers that lace through our landscape. However, some park districts have a greater abundance of these natural resources than others, creating a notable imbalance in the measureable level of service by park district for

Urban Natural Areas. Likewise, some of the larger community parks that functionally serve outside of their current park district boundaries also present an unrealistic measure of our level of service city wide.

Combined, these factors support the need for increased flexibility in the management of the impact fee program by reducing the number of park districts or service areas. The 2016 Park Impact Fee Technical Document realigns the districts as specified in Figure 1. Districts 1, 9 and 10 merge to form District A. Districts 2, 7 and 8 merge to form District B, and districts 3, 4, 5, and 6 merge to form District C. Districts A, B, and C cover the entire City of Vancouver and Vancouver Urban Growth Area, however City park impact fees will only be collected in those areas within the Vancouver city limits. As areas within the unincorporated Vancouver Urban Growth Boundary are annexed the City of Vancouver's jurisdiction for collection of fees will expand automatically, with appropriate city park district newly annexed properties assigned will be determined to the appropriate park based district based on Figure 1.

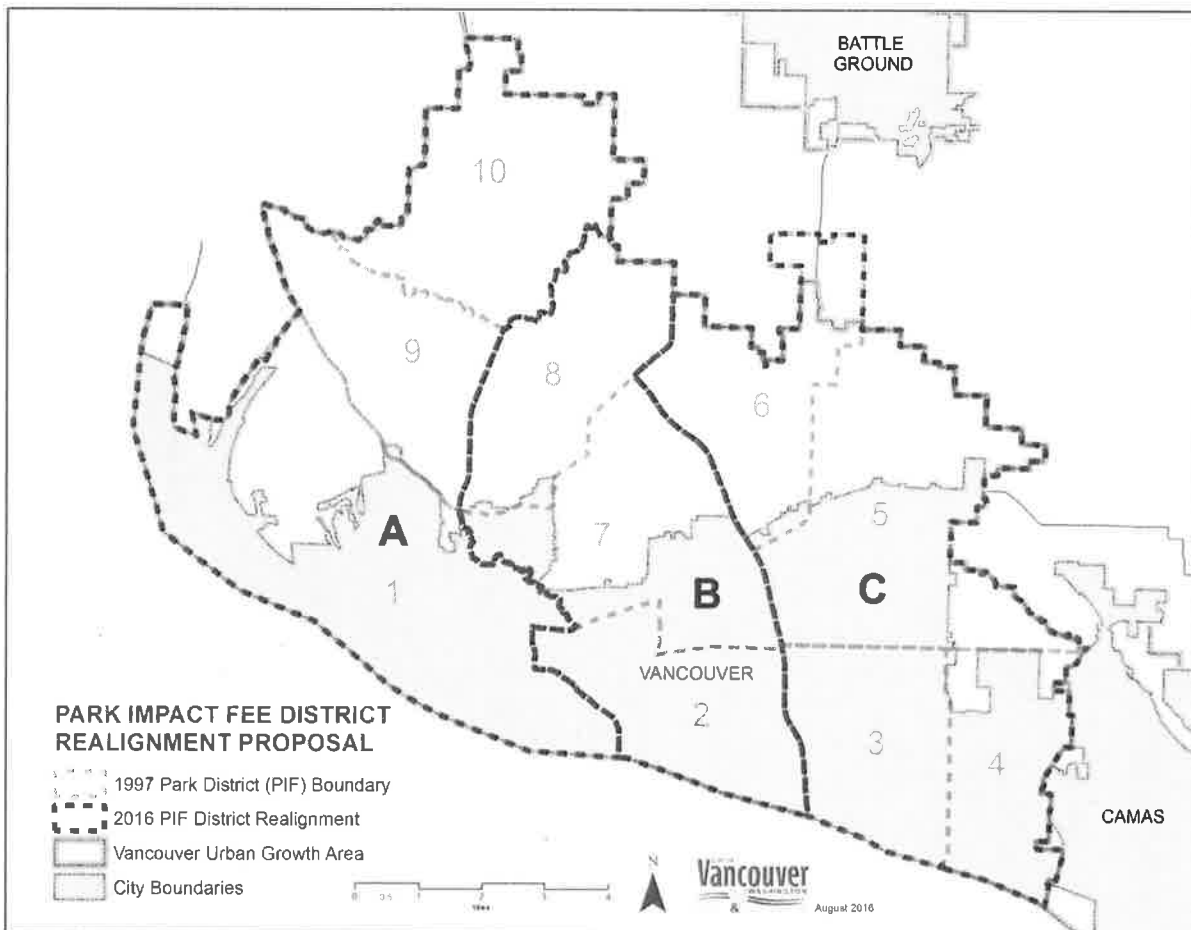


Figure 1 – 2016 Park Impact Fee Districts

PARK IMPACT FEE RATE SCHEDULE

CITY OF VANCOUVER PARK IMPACT FEE SCHEDULE - 2004		
Park District	Single-Family	Multi-Family
1	\$2,243	\$1,639
2	\$2,751	\$2,011
3	\$2,385	\$1,743
4	\$2,116	\$1,546
5	\$1,926	\$1,407
6	\$1,683	\$1,203
7	\$2,007	\$1,467
8	\$1,927	\$1,408
9	\$2,132	\$1,558
10	\$1,674	\$1,223

The 2004 fee scheduled listed above was adopted by Ordinance M-3653, and became effective June 3, 2004. The 2016 PIF Technical Document does not propose an update to the factors used to calculate park impact fee rates for land acquisition or development based upon current costs. However, with the merging of park districts from ten into three, a simple methodology was utilized to create an average fee from the existing fee schedule based on the districts located within the realigned Districts A, B, and C. Current (1997) park districts 6, 8, 9 and 10 are completely or predominantly outside the City of Vancouver. The current fees for these districts were, therefore, excluded from the 2016 rate schedule calculation.

The 2016 fee rate for District A includes the 2004 fee rate for District 1, excluding Districts 9 and 10. District B averages the 2004 rates for Districts 2 and 7 (city portion), excluding District 8. District C averages the 2004 rates for Districts 3, 4, and 5 (city portion), excluding District 6. The 2016 rate schedule is listed in the table below.

CITY OF VANCOUVER PARK IMPACT FEE SCHEDULE - 2016			
2016 Realigned Park Districts	1997 Original Park Districts	Single Family*	Multi-Family*
A	1	\$2,243	\$1,639
	9		
	10		
B	2	\$2,379	\$1,739
	7		
	8		
C	3	\$2,142	\$1,565
	4		
	5		
	6		

(As adopted by Resolution M-XXXX, effective November X, 2016)

*Rates are the average of the 2004 fee schedule of those districts merged within the respective 2016 Realigned Park Districts.

FUND MANAGEMENT

RCW 82.020.070 and Vancouver Municipal Code 20.915.100 both specify that a non-lapse impact fee fund will be established and separate accounts within the fund will be established for each type of facility and service area. These references are applied in the context of the collection of funds for transportation, school and park facilities.

The park impact fee calculation formula includes an acquisition component and a development component. Historically, there have been separate acquisition and development accounts for each of the park districts although this is not required by either state law or city code. The acquisition and development accounts are to be merged into a single account retrospectively for each of the original ten district districts and, in the future, each of the realigned park districts (A, B and C) will have a single account prospectively.

The use of park impact fees will continue to be restricted to the district from which they were collected. For example, a fee collected in what was District 3, should only be spent within the boundaries of District 3 service area. In the future, fees collected in District B may be spent anywhere within the service area of District B. An exception can be made when a site serves more than one district and funds can be utilized from one or more districts.

This approach to fund management provides improved flexibility and responsiveness to meet community needs and adopted standards. In the long term, every effort should be made to implement the intent of the Park Impact Fee Program to provide equitable distribution of parks and natural areas throughout each park district as identified in the Park Plan.

This management policy is consistent with the historic calculation and tracking of concurrency by park district with the merging of the acquisition and development accounts.

PARK IMPACT FEE INDEX METHODOLOGY

Purpose

The intent of indexing is simply to keep impact fees as current as possible by accounting for inflation or deflation adjustments over time using a known or common factor, such as the consumer price index or the construction cost index. Annually adjusted impact fees also minimize potential public share obligations to the system, which are caused by the difference between current rates and the annually eroding value of those rates as they are impacted by inflation. Indexing is implemented by City Code as follows:

VMC20.915.100 (Other Provisions)

Park impact fee rates may be revised using the following process:

- 1 The adopted Park Impact Fee Program Technical Document may be revised periodically by the City Council when financial analysis establishes that there is a need for a major program update. Such adjustments shall only become effective upon adoption by the City Council.
2. Between major program updates, the calculated park impact fee will be adjusted annually to account for inflation/deflation using the indexing methodology described in the adopted Park Impact Fee Technical Document. Such adjustments shall only become effective upon adoption by the City Council.

Indexing Models Used by Other Jurisdictions

Numerous jurisdictions across Washington and Oregon apply an annual inflation index to their impact fees or system development charges. Several common indices are used, as noted below:

Producer Price Index (PPI) – shows the direction and magnitude of price changes for finished goods; published by the Bureau of Labor Statistics.

Consumer Price Index (CPI) – shows day-to-day inflation in prices as experienced by urban consumers for a representative basket of goods and services; also published by the Bureau of Labor Statistics.

Engineering News Record (ENR) – calculates national index of building cost changes using a 20 city average and individual costs as local average. ENR offers two indices: Construction Cost Index (CCI) and the Building Cost Index (BCI¹). The CCI can be used where labor costs are a high proportion of total costs. The BCI is more applicable for structures.

¹ The difference between ENR's Construction Cost Index and Building Cost Index is the approach to the labor component. The CCI uses 200 hours of common labor, multiplied by the 20-city average rate for wages and fringe benefits. The BCI uses 68.38 hours of skilled labor, multiplied by the 20-city wage- fringe average for three trades—bricklayers, carpenters and structural

ironworkers. For their materials component, both indexes use 25 cwt of fabricated standard structural steel at the 20-city average price, 1,128 tons of bulk Portland cement priced locally and 1,088 board ft. of 2 x 4 lumber priced locally. The ENR indexes [sic] measure how much it costs to purchase this hypothetical package of goods compared to what it was in the base year. (Source: enr.construction.com)

Additionally, two primary approaches exist to apply indexed adjustments: uniformly across dual components or uniquely to each component.

Uniform Indexing Approach – The uniform approach merely applies an index to the composite impact fee, and in the case of park fees, it would apply to the combined acquisition and development rates equally. No distinction is made between components or between the relative impacts of how each component is affected by the index. Upon initial review of the application of indices throughout the region, it was noted that most jurisdictions elected to index impact fee rates uniformly.

Unique, Component-Specific Indexing Approach – An alternative approach is to annually adjust each impact fee component based on a unique index, both pertinent and suitable to that component. For example, the development component is adjusted based on a construction cost index, and the acquisition component is adjusted based on a real estate or land valuation index as appropriate. By design, component-specific indexing allows for a higher degree of congruence between the component and the index, along with providing a more true reflection of local changes on an annual basis.

In Oregon, jurisdictions can choose to use the local tax assessor's annual ratio report to index the acquisition component. In Washington, no similar report is required, but some cities have indexed acquisition costs based on annual changes in land value. The indexing approach used by the City of Olympia offers a compelling model, as described below from their PIF program documentation:

The change in property value is calculated based on information from the Thurston County Assessor's Office. Thurston County is on an annual valuation cycle, meaning that all real property is physically inspected at least once every six years, but is statistically updated every year. The County Assessor does not create values, but interprets current market activity to estimate the values of parcels in Thurston County for the purposes of property taxation. Fair market value is the amount a willing buyer would pay a willing seller when neither is under undue pressure. The Thurston County Assessor's Office uses valid recent sales data of similar properties and the replacement cost of buildings (based on the cost of current labor and material, less depreciation), to arrive at fair market value. For projects where the location of the property is known, the property value factor will be calculated based on the difference between the current year and preceding year's fair market value for land. For projects where the location of the property is not known, the property value factor will be calculated based on the average of the changes in land value for representative similar facility type projects in the CFP.

Thurston County's approach to annual assessment re-evaluation is consistent with that of Clark County's and is identified as a viable approach. During the current PIF assessment, staff from the Clark County Assessment office was contacted to discuss and coordinate a comparable approach for local, annual PIF adjustments based on Clark County data and modeling.

With readily accessible, quality indexing datasets, the component-specific approach can offer the City of Vancouver a stronger nexus between the selected index and the base PIF rate. As a historically high-

growth region, an approach using a uniform index for both components, such as a construction index, does not accurately reflect the differences in and changes to real property valuations, and does not reflect value differentiation across the urban area. As such, when the City of Vancouver is ready to proceed with implementation of an annual index of Park Impact Fee rates, a component-specific indexing option will be used, whereby the acquisition base rate is indexed to recent real property changes and the development base rate is tied to a construction related index, such as the ENR-CCI. The establishment of the real property index is the most complex task, and it is a uniquely local exercise. The following section details the methodology.

Indexing Methodology

PIF Acquisition Component

In close collaboration with Clark County Assessment and GIS staff, land valuation tables for the Vancouver urban area were isolated and reviewed for the three most recent property tax assessment cycles (2007, 2008, and 2009). The primary goal was to establish the rate of change in land valuations between consecutive property tax cycles as the basis for a potential PIF acquisition rate index. Secondly, the data were reviewed to evaluate the appropriateness of applying a single, urban area-wide index factor versus unique index factors per each PIF districts.

Acreage valuations from the Assessor's Neighborhood Land Tables were the primary input. Clark County annually updates the assessment land tables with a physical inspection of 1/4th of the county per cycle and statistical revisions of the remainder. The data used in this analysis are consistent with the assessed valuations used for annual property tax assessments.

The land coverage of the Assessor's Neighborhood Land Tables was correlated to that of the PIF districts using GIS. The acreage and percentage of total land area of each Neighborhood was calculated as it relates to each PIF district. Using these relative coverages, a weighted average land valuation was calculated by PIF district. Additionally, a single average was calculated for the Vancouver urban growth area (VUGA) as a whole.

In comparing the valuations of each PIF district to that of VUGA composite, significant differences were noted. While the average valuation change of the sum of the 10 PIF districts was the same as the valuation change of the VUGA as a whole, a wide degree of variability was noted between PIF districts for each comparative cycle reviewed. In looking at the differences between the 2009 and 2008 tax years, a 14% spread exists between the highest and lowest change between PIF districts. Given this variability, the acquisition component will be indexed based on the unique rate of change by PIF district, instead of using a VUGA average, to best reflect the specific changes in valuation within the urban area. This approach is consistent with that taken to establish the acquisition base rates, and the data and calculations required to determine these unique index factors have been tested.

Using the weighted average land valuation by PIF district, the acquisition index factors for each PIF district are determined by the ratio of the current tax year to the previous. Table 1 shows these results.

Table 1: Acquisition Index Factors by District (2008-09)

PIF District	Tax Year 2009	Tax Year 2008	Index Factor	Index Change
1	\$ 136,135	\$ 138,890	0.980	-2.0%
2	\$ 149,378	\$ 149,619	0.998	-0.2%
3	\$ 165,304	\$ 175,479	0.942	-5.8%
4	\$ 160,373	\$ 168,254	0.953	-4.7%
5	\$ 154,999	\$ 179,888	0.862	-13.8%
6	\$ 156,412	\$ 176,384	0.887	-11.3%
7	\$ 148,720	\$ 159,786	0.931	-6.9%
8	\$ 161,771	\$ 162,060	0.998	-0.2%
9	\$ 168,909	\$ 168,910	1.000	0.0%
10	\$ 169,001	\$ 169,001	1.000	0.0%
Average	\$ 157,100	\$ 164,827	0.955	-4.5%
VUGA Average	\$ 154,079	\$ 162,135	0.950	-5.0%

Using the established PIF acquisition base rates for each district, Table 2 shows how the index would be applied by multiplying the index factor with the PIF base rate to establish a revised PIF acquisition rate.

Table 2: Application of Index to PIF Acquisition Component

PIF District	Base Acquisition Rate	Index Factor	Revised PIF Rate (Acq)	Change (\$)
1	\$ 1,227 * 0.980	=	\$ 1,203	\$ (24)
2	\$ 1,524 * 0.998	=	\$ 1,521	\$ (2)
3	\$ 1,357 * 0.942	=	\$ 1,279	\$ (79)
4	\$ 1,519 * 0.953	=	\$ 1,448	\$ (71)
5	\$ 863 * 0.862	=	\$ 744	\$ (119)
6	\$ 777 * 0.887	=	\$ 689	\$ (88)
7	\$ 1,275 * 0.931	=	\$ 1,187	\$ (88)
8	\$ 868 * 0.998	=	\$ 867	\$ (2)
9	\$ 993 * 1.000	=	\$ 993	\$ (0)
10	\$ 721 * 1.000	=	\$ 721	\$ (0)
Average	\$ 1,112 0.955	=	\$ 1,065	\$ (47)

NOTE: The Clark County Assessor's Office does not release land valuation tables until the early fall of the tax year in question (i.e., October 2009 for the 2009 property tax assessment). Given this known and reliable lag time, it is recommended that annual PIF indexing occur in the early fall of each year to accommodate delivery of the most recent Assessor's data.

PIF Development Component

The application of a construction cost index to the PIF development component is simple and direct. Using the Seattle ENR-CCI monthly data available from ENR, calculate the index factor as the percentage change based on the ratio of the current month to the previous period (see below).

Table 3: Construction Cost Index (Oct '07 – Oct '08)

ENR-CCI Periods	ENR-CCI Factor	Index Change
October '08: 8812.22	= 1.023	or 2.3% Increase
October '07: 8612.75		

Using the established PIF development base rates for each district, the index is applied by multiplying the index factor with the PIF base rate to establish a revised PIF development rate. Since development rates are uniform across all PIF districts, this calculation is completed only once as shown in Table 4.

Table 4: Application of CCI to PIF Development Component

PIF Base Rate (Dev)	ENR-CCI Factor	Revised PIF Rate (Dev)	Change (\$)
\$553	* 1.023	= \$566	\$13

Conclusion - Indexing Methodology

The Vancouver Municipal Code already includes a provision for periodic revisions and indexing adjustments to the park impact fee schedule through adoption of a Technical Document. To date, this provision has not been utilized. The indexing methodology included in this document does not suggest that the City implement the indexing provision at this time, but that this methodology be considered and implemented at some point in the near future to ensure the viability of the Park Impact Fee Program.

10/24/16
11/07/16

ORDINANCE NO. M- 4181

AN ORDINANCE relating to park impact fees, amending VMC 20.915.030, VMC 20.915.050 and VMC 20.915.100 to accurately refer to and be consistent with the Park Impact Fee Technical Document and establishing an effective date.

WHEREAS, in 2004, the City Council adopted Ordinance M-3643 which, in relevant part, referred to the Vancouver Clark Parks and Recreation Parks Impact Fee Program Park Impact Fee Technical Document as the document where park service areas were designated; and

WHEREAS, effective January 1, 2014, the Vancouver and Clark County terminated the interlocal agreement that provided for the consolidated parks program; and

WHEREAS, by Resolution M-3910, the City Council approved a new City of Vancouver Park Impact Fee Technical Document; and

WHEREAS, the City Council, desires to amend VMC 20.915.030 and VMC 20.915.050 to refer to and be consistent with the current Park Impact Fee Technical Document;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF VANCOUVER:

Section 1. Amendatory. Ordinance M-3643 as last amended by section 2 of Ordinance M-4107 is hereby amended to read as follows:

Section 20.915.030 Establishment of Development Service Areas.

A. General. Service areas, which may vary by type of public facility, are established as shown on the ~~Vancouver Clark Parks and Recreation Department Parks Impact Fee~~

ORDINANCE - 1

~~Program Park Impact Fee Technical Document~~ and Vancouver Transportation Impact Fees Program Technical Document, which are incorporated herein by reference.

B. Service areas and fees. Such areas will provide a nexus between those paying the fees and receiving the benefits to ensure that those developments paying impact fees receive substantial benefits.

C. Establishment of overlay service areas. Overlay service areas may be established for identified system improvements designed to serve geographic areas whose boundaries are not generally contiguous with established service areas.

D. Factors affecting service areas. Additional or revised service areas may be designated by the City Council upon consideration of the following factors:

1. The Comprehensive Plan;
2. Standards for adequate public facilities incorporated in the capital facilities plan;
3. The projections for full development as permitted by land use ordinances and timing of development;
4. The need for and cost of un-programmed capital improvements necessary to support projected development; and
5. Such other factors as the City Council may deem relevant.

E. Service areas and urban growth boundaries. Service areas adjoining an urban growth boundary shall automatically be adjusted to conform to any change in such boundary.

Section 2. Amendatory. Ordinance M-3643 as last amended by section 5 of Ordinance M-4080 is hereby amended to read as follows:

Section 20.915.050 Park Impact Fee.

A. Formula for parks ~~and natural and natural areas, and recreational facilities~~. The impact fee component for parks ~~and~~ natural areas, and recreational facilities shall be calculated using the following formula as further defined in the Park Impact Fee Technical Document adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B:

$$\text{PIF} = (\text{Acquisition Cost} + \text{Development Cost}) \times \text{Cost Adjustment Factor}$$
$$\text{PIF} = \left[\left[\frac{(\text{Ca} \times \text{Ia} \times \text{Sa})}{\text{P}} + \frac{(\text{Cd} \times \text{Id} \times \text{Sd})}{\text{P}} \right] \times \text{U} \right] \times \text{A}$$

1. **“PIF”** means the park, ~~and natural areas, and recreational facility~~ component of the total development impact fee.
2. a. **“Ca”** means the average cost per acre for land ~~appraisal, acquisition, associated due diligence fees and expenses, closing and Level I Development acquisition~~ for each service area or overlay area as described in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan and Park Impact Fee Technical Document for neighborhood parks, community parks and urban natural areas and adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
- b. **“Cd”** means the average cost per acre for site development. Development cost shall be calculated assuming development standards described in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan for neighborhood and community parks, and adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
3. a. **“Ia”** means the percentage annual inflation/deflation adjustment index applicable to the acquisition component, as outlined in the Park Impact ~~Program Fee~~ Technical Document and annually determined by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
- b. **“Id”** means the percentage annual inflation/deflation adjustment index applicable to the development component as outlined in the Park Impact Fee Technical Document and annually determined by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.
4. a. **“Sa”** means the parks acquisition standard in acres per thousand residents for

neighborhood parks, community parks and urban natural areas as established in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan.

b. "Sd" means the parks development standard in acres per thousand residents for neighborhood and community parks as established in the Vancouver Comprehensive Parks Recreation and Natural Areas Plan.

5. "P" means one thousand (1,000).

6. "U" means the average number of occupants per single-family/duplex dwelling unit or per other multi-family dwelling unit, based on the most current applicable statistical census data (US Census Bureau or Washington State Office of Financial Management census data for persons per dwelling unit), and as adopted by the City Council in the impact fee revision process pursuant to VMC 20.915.100.B.

7. "A" means an adjustment to the cost of park facilities for past or future payments made or reasonably anticipated to be made by new development to pay for park system improvements in the form of user fees, debt service payments, or other payments earmarked for or prorable to park system improvements as outlined in the Park Impact Fee Technical Document.

~~Such adjustment for park impacts is determined to be five percent (5%), so that "A" equals ninety-five percent (95%).~~

B. Community and Economic Development shall maintain a schedule of current park impact fee rates.

C. At least one copy of the Park Impact Fee Technical Document adopted by the City Council, ~~and including~~ the current park impact fee schedule as calculated there under, shall be filed in the Office of the City Clerk for use and examination by the public.

Section 3. Amendatory. Ordinance M-3643 as last amended by section 7 of Ordinance M-4107

is hereby amended to read as follows:

Section 20.915.100 Other provisions.

A. Process for revision of traffic impact fees. Traffic impact fee rates shall be adjusted periodically to reflect changes in costs of land acquisition and construction, facility plan projects and anticipated growth. Traffic Impact Fee Program Document may contain provision for automatic revision of traffic impact fee rate no more than once annually to reflect the change in a generally recognized and applicable inflation/deflation index.

B. Park impact fee rates may be revised. Rates may be revised using the following process:

ORDINANCE - 4

1. The adopted Park Impact Fee ~~Program~~ Technical Document may be revised periodically by the City Council when financial analysis establishes that there is a need for a major program update. Such adjustments shall only become effective upon adoption by the City Council.

2. Between major program updates, the calculated park impact fee will be adjusted annually to account for inflation/deflation using the indexing methodology described in the adopted Park Impact Fee Technical Document. Such adjustments shall only become effective upon adoption by the City Council.

C. Process for revision of school impact fees. School impact fee rates shall be adjusted periodically to reflect changes in costs of land acquisition and construction, facility plan projects and anticipated growth. Such adjustments shall only become effective upon adoption by the City Council of a modification to the Capital Facilities Plan.

D. Operation of impact fee fund. The City has created and established a special purpose, non-lapse impact fee fund. The City Finance Director shall establish separate accounts within such fund and maintain records for each such account whereby impact fees collected can be segregated by type of facility and by service area:

1. Collected interest. All interest shall be retained in the account and expended for the intended purposes that the impact fees were imposed.

2. Impact fee fund annual report. By April of each year, the Finance Director shall provide a report for the previous calendar year on each impact fee account showing the source and amount of moneys collected, earned or received and system improvements that were financed in whole or in part by impact fees.

E. Inter-local agreements and fees. The City of Vancouver may enter into an inter-local agreement with Clark County to establish a coordinated program for the imposition, collection, administration and expenditure of traffic and park impact fees.

F. School impact fees. School impact fees shall not be collected on behalf of any school district until such district enters into an inter-local agreement with City of Vancouver providing for submittal of capital facilities plans, fund administration, report of expenditure, allocation of risk, and other appropriate matters. Where Clark County adopts a substantially similar school impact fee for a district whose boundaries include portions of the City of Vancouver, such an inter-local agreement may include the County. The inter-local agreement may include a fee to cover the City's cost of administering the School Impact Fee Program.

G. Imposition of impact fees for costs previously incurred. The Review Authority may impose an impact fee for system improvements costs previously incurred by the City of

Vancouver to the extent that new growth and development will be served by the previously constructed improvements, provided such fee shall not be imposed to make up for any system improvement deficiencies.

H. Expenditures for system improvements with impact fees. Impact fees for system improvements shall be expended only in conformance with the capital facilities plan. Impact fees shall be expended or encumbered for a permissible use within ten years of receipt, unless an extraordinary and compelling reason exists for fees to be held longer than ten years. Such extraordinary or compelling reasons shall be identified in written findings by the City Council.

I. Refunds for the current owner. The current owner of property on which an impact fee has been paid may receive a refund of such fee if the City fails to expend or encumber the impact fees within ten years of when the fees were paid, or such other period of time established pursuant to this subsection, on public facilities intended to benefit the development activity for which the impact fees were paid. In determining whether impact fees have been encumbered, impact fees shall be considered encumbered on a first-in, first-out basis. The current owner likewise may receive a proportionate refund where the public funding of applicable service area projects by the end of such ten-year period has been insufficient to satisfy the ratio of public-to-private funding for such service area as established in the capital facilities plan. The City shall notify potential claimants by first-class mail deposited with the United States Postal Service at the last known address of claimants.

1. Refund time period. The request for refund money must be submitted to the Vancouver City Council in writing within one year of the date the right to claim the refund arises or the date the notice is given, whichever is later. Any impact fees that are not expended within these time limitations, and for which no application for refund has been made within this one year period, shall be retained and expended on the indicated capital facilities. Refunds of impact fees under this subsection shall include interest earned on the impact fees.

2. Criteria for a refund with interest. A developer may request and shall receive a refund, including interest earned on the impact fees, when the building permit for which the impact fee has been paid has lapsed for non-commencement of construction. A partial refund shall be provided where the project for which a building permit has been issued has been altered resulting in a decrease in the amount of the impact fee due.

J. Impact fees as additional and supplemental requirements. The impact fee is additional and supplemental to, and not in substitution of, any other requirements imposed by the City on the development of land or the issuance of building permits. This is provided that any other such City development regulation which would require the developer to undertake dedication or construction of a facility contained within the City Capital Facility Plan shall be imposed only if the developer is given a credit against impact fees as provided for in Section 20.915.090 VMC.

Section 4. Effective Date and Notice. This ordinance shall become effective on January 1, 2017 after passage by the City Council. The City Clerk is directed to publish a summary hereof including the title at the earliest possible publication date.

Read first time: October 24, 2016

Ayes: Councilmembers Stober, Topper, McEnerny-Ogle, Turley, Hansen, Bunkman, Mayor Leavitt

Nays: Councilmembers None

Absent: Councilmembers None

Read second time: November 7, 2016

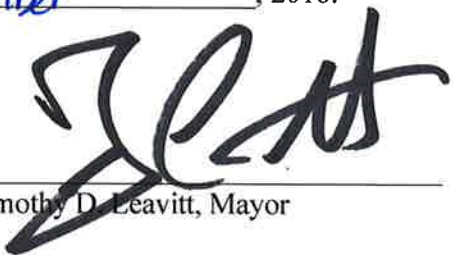
PASSED by the following vote: 5-0

Ayes: Councilmembers Stober, Topper, McEnerny-Ogle, Bunkman, Mayor Leavitt

Nays: Councilmembers None

Absent: Councilmembers Turley, Hansen

SIGNED this 7th day of November, 2016.



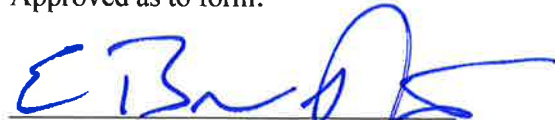
Timothy D. Leavitt, Mayor

Attest:



R. Lloyd Tyler, City Clerk
~~By: Carrie Lewellen, Deputy City Clerk~~

Approved as to form:



E. Bronson Potter, City Attorney

ORDINANCE - 7

SUMMARY

ORDINANCE NO. M-4181

AN ORDINANCE relating to park impact fees, amending VMC 20.915.030, VMC 20.915.050, and VMC 20.915.100 to accurately refer to and be consistent with the Park Impact Fee Technical Document and establishing an effective date.

The full text of this ordinance will be mailed upon request. Contact Raelyn McJilton, Records Officer at 487-8711, or via www.cityofvancouver.us (Go to City Government and Public Records).

ORDINANCE - 8

09/19/2022

RESOLUTION NO. M-

A RESOLUTION relating to the adoption of a City of Vancouver Park Impact Fee (PIF) Technical Document amendment to provide for the consolidation of accounts for phased out PIF district service areas with accounts for current PIF district service areas.

WHEREAS, following the 2013 termination of the City of Vancouver's Interlocal Parks Agreement with Clark County and the wind down of the joint Vancouver-Clark Parks and Recreation Department, the City's PIF service area districts were consolidated and redefined from ten combined City/County service areas, with the City now controlling that portion of the three designated service areas lying within City limits, and previously collected PIF funds were proportionately allocated between the two local jurisdictions; and

WHEREAS, coincident with the realignment of the PIF service districts and the separation of the City and Clark County park service areas, the existing acquisition and development accounts for each former PIF district were merged into a single per district account pursuant to Resolution No. M-3910 adopted January 1, 2017 and three new accounts were created for the then newly formulated PIF districts (Districts A, B, and C) created by the PIF Technical Document adopted by that same resolution; and

WHEREAS, VMC 20.915.100(B)(1) provides that the PIF Technical Document "may be revised periodically by the City Council when financial analysis establishes that there is a need for a major program update;" and

WHEREAS, restrictions on the City’s use and allocation of PIF funds is addressed by the “reasonableness” requirements of RCW 82.02.060(8) and the policies adopted here comply with such statutory provisions; and

WHEREAS, the PIF service areas established in 2017 demonstrate the nexus required by VMC 20.915.030(B) between the impact fees paid and the public facilities benefits provided.

NOW, THEREFORE,

BE IT RESOLVED, THAT:

Section 1. The City of Vancouver Park Impact Fee Technical Document amendment attached hereto as Exhibit A is hereby adopted to become effective on September 19, 2022.

Section 2. Effective immediately, the Chief Financial Officer for the City of Vancouver is directed to cause the former PIF district accounts to be consolidated with their respective current PIF district accounts to create a single account per district for each of the three current PIF service area districts (Districts A, B, and C), in accordance with the Chief Financial Officer’s discretion regarding timing of each account consolidation based on existing budget appropriations and the current biennial budget cycle.

Adopted this 19th day of September 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

EXHIBIT A
PIF TECHNICAL DOCUMENT AMENDMENT

Park Impact Fee Technical Document Amendment
City of Vancouver, Washington
Adopted by Resolution M-_____, Effective September 19, 2022

FUND MANAGEMENT

RCW 82.020.070 and Vancouver Municipal Code 20.915.100 both specify that a non-lapse impact fee fund will be established and separate accounts within the fund will be established for each type of facility and service area. These references are applied in the context of the collection of funds for transportation, school, and park facilities.

The park impact fee calculation formula includes an acquisition and development component. Prior to 2016, there were separate acquisition and development accounts for each of the park districts, although this was not required by either state law or city code. Acquisition and development accounts were merged in 2016 into a single account retrospectively for each of the original ten districts, and each of the realigned park districts (A, B, and C) have a single account prospectively.

This revised approach to fund management provides improved flexibility and responsiveness to meet community needs and adopted standards. In the long term, every effort should be made to implement the intent of the Park Impact Fee Program to provide equitable distribution of parks and natural areas throughout each park district, as identified in the Park Plan, providing a long-term balance between land acquisition and site development. This management policy is consistent with the historic calculation and tracking of concurrency by park district with the merging of the acquisition development accounts.

When the park service districts were realigned in 2016, a policy determination was made that the use of park impact fees ~~will-would~~ continue to be restricted to the district from which they were collected. For example, a fee collected in what was District 3, should only be spent within the District 3 service area until these original district funds are exhausted. In the future, fees collected in District B may be spent anywhere within the service area of District B. While the expenditure of park impact fees in the service area in which they were collected remains a statutory requirement and a policy of the City, the continued maintenance of accounts for the original ten districts that were subsumed into the three realigned park districts no longer provides for efficient use or administration of funds. Therefore, the Parks, Recreation & Cultural Services Department may direct any funds remaining in the original district accounts to be merged with the respective realigned district accounts, so long as such account consolidation is performed in compliance with all other account and fund expenditure standards, including tracking concurrency based on when such original district park impact fee funds were received by the City. Exceptions to the use of park impact fee funds within the park impact fee district where it was collected, as currently realigned into Districts A, B, and C, are based upon the conditions and factors outlined for *Park Overlay Service Areas* above and VMC 20.915.030.

VOUCHER APPROVAL

We, the undersigned council members of the City of Vancouver, Clark County, Washington, do hereby certify that the merchandise or services hereinafter specified have been received and that the vouchers listed below are approved for payment in the amount of:

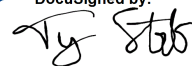
\$ 6,878,556.94 this 19th day of September 2022.

DocuSigned by:



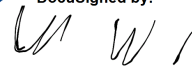
30C8919069EC3424...
MAYOR

DocuSigned by:



30C8919069EC3424...
COUNCILMEMBER

DocuSigned by:



30C8919069EC3424...
COUNCILMEMBER


AUDITING OFFICER

DATE	INCLUSIVE CHECK NUMBERS	CHECK TOTAL
September 5, 2022 - September 11, 2022	Accounts Payable Checks (see attached)	\$ 3,492,654.27
September 5, 2022 - September 11, 2022	Hansen City Payments (see attached)	\$ 11,747.15
September 5, 2022 - September 11, 2022	Visa Refunds (see attached)	\$ 1,876.25
September 5, 2022 - September 11, 2022	Payroll Checks (see attached)	\$ 3,372,279.27
TOTAL		\$ 6,878,556.94

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Manual Wire	No Reference	9/6/2022	192,272.01	Blue Cross Blue Shield of Oregon	
Supplier Payment	Manual Wire	No Reference	9/6/2022	477,514.00	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire	No Reference	9/6/2022	7,175.73	VSP Vision Care Inc	
Supplier Payment	Manual Wire	No Reference	9/6/2022	19,456.70	Washington Dental Service	
Supplier Payment	Manual Wire	No Reference	9/6/2022	176,225.00	Western States Health & Welfare Trust	
Supplier Payment	Manual Wire	No Reference	9/8/2022	91,158.41	Liberty Mutual Group Inc.	
Procurement Card Payment	Manual Wire	No Reference	9/9/2022	673,518.16	CoV JPM Procurement Card	Acct 4865 5979 0000 4699
Supplier Payment	Manual Wire	No Reference	9/9/2022	7,532.15	ICMA 401A	
Supplier Payment	Manual Wire	No Reference	9/9/2022	241,997.80	ICMA Corp	
Supplier Payment	Manual Wire	No Reference	9/9/2022	23,540.44	JP Morgan Chase Bank, N.A.	
Supplier Payment	Manual Wire	No Reference	9/9/2022	683.00	Oregon SDU	
Supplier Payment	Manual Wire	No Reference	9/9/2022	36,329.89	State of Oregon Department of Revenue	
Supplier Payment	Manual Wire	No Reference	9/9/2022	2,169.00	State of Washington Department of Licensing - Remit-To: DOL - Seattle Remit	
Supplier Payment	Manual Wire	No Reference	9/9/2022	49,918.93	State of Washington Department of Retirement System (PERS)	
Supplier Payment	Manual Wire	No Reference	9/9/2022	963.29	Vancouver Fire Command Officers	
Supplier Payment	Manual Wire	No Reference	9/9/2022	24,740.50	Vancouver Firefighters Union Health & Welfare Trust	
Supplier Payment	Manual Wire	No Reference	9/9/2022	5,143.14	Washington SDU	
Supplier Payment	Manual Wire	No Reference	9/9/2022	20,200.00	Washington State Firefighters	
Supplier Payment	Manual Wire	No Reference	9/9/2022	18,103.96	Western States Health & Welfare Trust	
			Manual Wire Total	2,068,642.11		
Expense Payment	Direct Deposit	EFT-00160438	9/8/2022	168.50	James Porter	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00160439	9/8/2022	136.00	Dallas Eldred	Employee Reimbursement
Expense Payment	Direct Deposit	EFT-00160440	9/8/2022	50.31	Ryan Lopossa	Employee Reimbursement
Cash Advance Payment	Direct Deposit	EFT-00160441	9/8/2022	259.00	Brian Schaffer	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160442	9/8/2022	448.50	Judson McCauley	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160443	9/8/2022	310.50	Uma Vedantham	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160444	9/8/2022	495.00	Wesley Kandoll	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160445	9/8/2022	310.00	Andrew Ferguson	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160446	9/8/2022	379.50	Chad Lawry	Travel Advance
Cash Advance Payment	Direct Deposit	EFT-00160447	9/8/2022	111.00	Tommy Razo	Travel Advance
Expense Payment	Direct Deposit	EFT-00160448	9/8/2022	35.00	Heather Abbott	Employee Reimbursement
			Direct Deposit Total	2,703.31		
Supplier Payment	EFT	EFT-00160449	9/8/2022	5,292.71	Life-Assist Inc	
Supplier Payment	EFT	EFT-00160450	9/8/2022	1,578.75	MacKay Sposito Inc	
Supplier Payment	EFT	EFT-00160451	9/8/2022	6,819.34	Picard Corp	
Supplier Payment	EFT	EFT-00160452	9/8/2022	4,982.78	Eagle Newspaper Inc	
Supplier Payment	EFT	EFT-00160453	9/8/2022	2,260.10	Mead and Hunt Inc	

*Please contact Procurement Services if you would like to review the justification for EMERGENCY procurement.

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	EFT	EFT-00160454	9/8/2022	40.73	Ziply Fiber	
Supplier Payment	EFT	EFT-00160455	9/8/2022	706.14	North Side Electric Inc	
Supplier Payment	EFT	EFT-00160456	9/8/2022	398.02	Otak Inc	
Supplier Payment	EFT	EFT-00160457	9/8/2022	9,384.73	Waxie's Enterprises Inc	
Supplier Payment	EFT	EFT-00160458	9/8/2022	3,147.67	Sonic Boom Wellness LLC	
Supplier Payment	EFT	EFT-00160459	9/7/2022	882.00	Allegiance Benefit Plan Management Inc - Remit-To: Pensioners	
Supplier Payment	EFT	EFT-00160460	9/8/2022	49,034.29	Jacobs Engineering Group Inc	
Supplier Payment	EFT	EFT-00160461	9/8/2022	1,507.46	Fehr & Peers	
Supplier Payment	EFT	EFT-00162247	9/9/2022	13,178.41	Allegiance Benefit Plan Management Inc	
Supplier Payment	EFT	EFT-00162248	9/9/2022	148.68	Legal Shield	
Supplier Payment	EFT	EFT-00162249	9/9/2022	24,622.35	IAFF Local #452	
Supplier Payment	EFT	EFT-00162250	9/9/2022	10,440.39	Vancouver Police Officer Guild	
Supplier Payment	EFT	EFT-00162251	9/9/2022	950.40	Vancouver Command Guild	
			EFT Total	135,374.95		
Supplier Payment	Check	5940	9/7/2022	362.00	Accurate Corporate Services Inc	
Supplier Payment	Check	5941	9/7/2022	17,528.24	Advanced Traffic Products Inc	
Supplier Payment	Check	5942	9/7/2022	2,058.75	Afghan Associates Inc	
Supplier Payment	Check	5943	9/7/2022	798.00	Allegheny Answering Services	
Supplier Payment	Check	5944	9/7/2022	68.00	American Sani-Can	
Supplier Payment	Check	5945	9/7/2022	100.15	Aramark Uniform & Career Apparel LLC - Remit-To: Aramark - Pasadena	
Supplier Payment	Check	5946	9/7/2022	8,635.85	AT & T Mobility II LLC	
Supplier Payment	Check	5947	9/7/2022	15,542.40	Blackline Consulting	
Supplier Payment	Check	5948	9/7/2022	244.06	Bound Tree Medical LLC	
Supplier Payment	Check	5949	9/7/2022	57,297.50	Brown and Caldwell - Remit-To: Brown & Caldwell - San Francisco	
Supplier Payment	Check	5950	9/7/2022	2,445.25	BSK Associates - Remit-To: Supplier BSK Associates	
Supplier Payment	Check	5951	9/7/2022	9,547.97	Cadman Materials - Remit-To: Cadman - Chicago	
Supplier Payment	Check	5952	9/7/2022	24,536.54	CECO Inc	
Supplier Payment	Check	5953	9/7/2022	630.21	Cellco Partnership - Remit-To: Cellco - Dallas	
Supplier Payment	Check	5954	9/7/2022	1,646.93	Cintas	
Supplier Payment	Check	5955	9/7/2022	177.00	City of Vancouver - Remit-To: COV Main	
Supplier Payment	Check	5956	9/7/2022	223,974.56	Clark County - Remit-To: Clark County - Treasurer Vancouver	
Supplier Payment	Check	5957	9/7/2022	410.88	Clark Public Utility District No. 1	
Supplier Payment	Check	5958	9/7/2022	411.04	Clark Public Utility District No. 1	
Supplier Payment	Check	5959	9/7/2022	411.04	Clark Public Utility District No. 1	
Supplier Payment	Check	5960	9/7/2022	411.04	Clark Public Utility District No. 1	
Supplier Payment	Check	5961	9/7/2022	411.04	Clark Public Utility District No. 1	
Supplier Payment	Check	5962	9/7/2022	16,974.78	Columbia Resource Company	
Supplier Payment	Check	5963	9/7/2022	204.54	Comcast Holdings Corporation - Remit-To: Comcast Business - City of Industry	
Supplier Payment	Check	5964	9/7/2022	1,116.00	Confluence Engineering Group LLC	
Supplier Payment	Check	5965	9/7/2022	8,617.24	Copiers Northwest	
Supplier Payment	Check	5966	9/7/2022	2,574.38	CUES Inc - Remit-To: CUES Inc - Cincinnati	
Supplier Payment	Check	5967	9/7/2022	3,359.30	CyberSource Corporation - Remit-To: CyberSource - Los Angeles	
Supplier Payment	Check	5968	9/7/2022	264.00	Dex Media West	
Supplier Payment	Check	5969	9/7/2022	11,882.11	Emphasys Computer Solutions Inc.	

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INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	5970	9/7/2022	6,429.35	Epic Land Solutions, Inc.	
Supplier Payment	Check	5971	9/7/2022	1,052.24	Genuine Parts Company - Remit-To: NAPA - Vancouver	
Supplier Payment	Check	5972	9/7/2022	142.50	Gordon Tilden Thomas & Cordell LLP	
Supplier Payment	Check	5973	9/7/2022	1,668.73	H D Fowler Company Inc	
Supplier Payment	Check	5974	9/7/2022	55,963.74	Herrera Environmental Consultants Inc	
Supplier Payment	Check	5975	9/7/2022	4,610.00	International Municipal Lawyers Association, Inc.	
Supplier Payment	Check	5976	9/7/2022	2,286.41	Iron Mountain Inc - Remit-To: Iron Mountain - New York	
Supplier Payment	Check	5977	9/7/2022	238.70	J-2 Blueprint Supply Co.	
Supplier Payment	Check	5978	9/7/2022	56,360.00	JCM Ventures	
Supplier Payment	Check	5979	9/7/2022	2,825.75	Kearns & West Inc	
Supplier Payment	Check	5980	9/7/2022	3,300.99	Kittelson & Associates Inc	
Supplier Payment	Check	5981	9/7/2022	18,634.23	L.N. Curtis & Sons - Remit-To: Supplier L.N. Curtis & Sons	
Supplier Payment	Check	5982	9/7/2022	8,587.45	Lakeyland Inc	
Supplier Payment	Check	5983	9/7/2022	636.55	Lasko Printing Specialties Inc	
Supplier Payment	Check	5984	9/7/2022	5,914.92	Last Mile LLC	
Supplier Payment	Check	5985	9/7/2022	303.81	Mark IV Enterprises Inc	
Supplier Payment	Check	5986	9/7/2022	1,000.00	Message Gears LLC	
Supplier Payment	Check	5987	9/7/2022	3,319.70	MoldEaters	
Supplier Payment	Check	5988	9/7/2022	10,608.78	Northwest Staffing Resources Inc - Remit-To: NW Staffing - Portland	
Supplier Payment	Check	5989	9/7/2022	1,587.88	One Call Concepts Inc	
Supplier Payment	Check	5990	9/7/2022	31,060.91	Parametrix, Inc	
Supplier Payment	Check	5991	9/7/2022	4,629.25	PBS Engineering and Environmental Inc	
Supplier Payment	Check	5992	9/7/2022	177.51	PDH Creative	
Supplier Payment	Check	5993	9/7/2022	644.00	Performance Occupational Health Services, LLC	
Supplier Payment	Check	5994	9/7/2022	85.00	Physio-Control Inc - Remit-To: Stryker Medical	
Supplier Payment	Check	5995	9/7/2022	37,065.42	PPC Solutions Inc	
Supplier Payment	Check	5996	9/7/2022	156.46	Precor Commercial Fitness	
Supplier Payment	Check	5997	9/7/2022	404.50	Quick Caption Inc	
Supplier Payment	Check	5998	9/7/2022	2,500.00	Randall Kadow	
Supplier Payment	Check	5999	9/7/2022	6,101.36	Retail Lockbox Inc	
Supplier Payment	Check	6000	9/7/2022	488.42	San Diego Police Equipment Co Inc	
Supplier Payment	Check	6001	9/7/2022	104,985.60	Scott Edwards Architecture LLP	
Supplier Payment	Check	6002	9/7/2022	137,281.80	Selectron Technologies	
Supplier Payment	Check	6003	9/7/2022	51,258.82	Site Workshop Landscape Architecture, LLC	
Supplier Payment	Check	6004	9/7/2022	30,450.97	Software House International SHI - Remit-To: SHI - Dallas	
Supplier Payment	Check	6005	9/7/2022	70.40	State of Washington Department of Labor & Industries - Remit-To: State of WA LNI - Boiler Pressure Vessel	
Supplier Payment	Check	6006	9/7/2022	1,050.00	Synarchy Science LLC	
Supplier Payment	Check	6007	9/7/2022	5,152.68	Targetsolutions Learning LLC - Remit-To: Supplier Targetsolutions Learning LLC Tampa	
Supplier Payment	Check	6008	9/7/2022	19,897.27	The ADT Security Corporation	
Supplier Payment	Check	6009	9/7/2022	18,118.64	The Salvation Army	
Supplier Payment	Check	6010	9/7/2022	1,449.35	Transunion Risk & Alternative Data Solutions Inc	
Supplier Payment	Check	6011	9/7/2022	1,279.26	Trilogy MedWaste West, LLC	
Supplier Payment	Check	6012	9/7/2022	358.00	Vancouver Aire LLC	

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Supplier Payment	Check	6013	9/7/2022	103.08	Vancouver Granite Works Inc	
Supplier Payment	Check	6014	9/7/2022	170,000.00	Vancouver National Historic Reserve Trust	
Supplier Payment	Check	6015	9/7/2022	3,696.00	Vancouver Slow Pitch Umpires Association - Remit-To: VSPUA - Vancouver	
Supplier Payment	Check	6016	9/7/2022	267.00	Vast Data Concepts	
Supplier Payment	Check	6017	9/7/2022	162.76	W.B. Sprague Co. Inc.	
Supplier Payment	Check	6018	9/7/2022	2,858.96	Walter E Nelson Company	
Supplier Payment	Check	6019	9/7/2022	2,905.56	Wapiti NW LLC	
Supplier Payment	Check	6020	9/7/2022	156.00	Washington Amateur Softball Association	
Supplier Payment	Check	6021	9/7/2022	387.99	Western Water Works Supply Co Inc	
Supplier Payment	Check	6022	9/7/2022	337.28	Wex Bank	
Supplier Payment	Check	6023	9/7/2022	300.00	W Todd Pascoe	
Supplier Payment	Check	6024	9/7/2022	75.77	XPO Logistics Enterprise Services, Inc - Remit-To: XPO - Portland	
Ad Hoc Payment	Check	6025	9/7/2022	61.47	Alco Electric LLC	MPE-326500
Ad Hoc Payment	Check	6026	9/7/2022	57.00	Alco Holdings, LLC c/o Edge Management	REFUND - CIVICGOV dup payment inv# 77042758
Ad Hoc Payment	Check	6027	9/7/2022	20.00	Alyssa Nichols	REFUND - Alarm Billing overpay inv# 99487007
Ad Hoc Payment	Check	6028	9/7/2022	192.06	Basic Fire Protection	FRI-316485
Ad Hoc Payment	Check	6029	9/7/2022	124.43	Calvert,Juanita	Utility Refunds: 0028035052-00
Ad Hoc Payment	Check	6030	9/7/2022	8,664.07	Cesar Maya	Claim Payment - DOL: 08/04/22 - Risk
Ad Hoc Payment	Check	6031	9/7/2022	50.00	Chucks Produce	REFUND - Alarm Billing overpay inv# 99487575
Ad Hoc Payment	Check	6032	9/7/2022	370.62	CRAIG M OR RIKKI L O'BRIEN	Utility Refunds: 0077000704-02
Ad Hoc Payment	Check	6033	9/7/2022	6,720.80	Earthworks Excavating Services	Invoice #WA86-22 SCIP
Ad Hoc Payment	Check	6034	9/7/2022	130.62	Ellen Rodda or Anthony Madamba	Utility Refunds: 0016012800-05
Ad Hoc Payment	Check	6035	9/7/2022	61.47	Fazzolari Custom Homes Inc	MPE-322822
Ad Hoc Payment	Check	6036	9/7/2022	195.01	Flores,Manuel	Utility Refunds: 0010010500-01
Ad Hoc Payment	Check	6037	9/7/2022	120.65	Jean Hall Living Trust	Utility Refunds: 0140012052-03
Ad Hoc Payment	Check	6038	9/7/2022	62.51	Johansen Electric Inc.	MPE-318678
Ad Hoc Payment	Check	6039	9/7/2022	163.72	JOHN OR ANNEISE LANG	Utility Refunds: 0057039800-06
Ad Hoc Payment	Check	6040	9/7/2022	43.41	Johnson,Ryan or Carrie	Utility Refunds: 0062042533-03
Ad Hoc Payment	Check	6041	9/7/2022	159.00	Juleigh Cozzetto	PIR-82731
Ad Hoc Payment	Check	6042	9/7/2022	20.00	Julia Rogers	REFUND - Alarm Billing overpay inv#99486803
Ad Hoc Payment	Check	6043	9/7/2022	62.37	LUARCA,JEREMY	Utility Refunds: 0060048601-08
Ad Hoc Payment	Check	6044	9/7/2022	44.91	Molly Liston	CMI-326608
Ad Hoc Payment	Check	6045	9/7/2022	20.00	Nam Trong Do	REFUND - Alarm Billing overpay inv#99487081
Ad Hoc Payment	Check	6046	9/7/2022	57.00	Neth Family LLC	REFUND - CIVICGOV overpay inv# 77044019
Ad Hoc Payment	Check	6047	9/7/2022	63.30	Norris,Bonnie or David	Utility Refunds: 0077000918-07
Ad Hoc Payment	Check	6048	9/7/2022	20.00	PCS Accounting Dept	REFUND - Alarm Billing inv# 99466067 Fred Meyer
Ad Hoc Payment	Check	6049	9/7/2022	3.30	PCS Accounting Dept	REFUND - Alarm Billing inv#99399748
Ad Hoc Payment	Check	6050	9/7/2022	40.12	PCS Accounting Dept	REFUND - neg trust inv# 25680- Carlisle
Ad Hoc Payment	Check	6051	9/7/2022	296.00	Portland Electrical Construction Inc	CMI-284053
Ad Hoc Payment	Check	6052	9/7/2022	61.47	Prairie Electric, Inc	MPE-318276
Ad Hoc Payment	Check	6053	9/7/2022	61.47	Prairie Electric, Inc	MPE-325383
Ad Hoc Payment	Check	6054	9/7/2022	61.47	Prairie Electric, Inc	MPE-321229
Ad Hoc Payment	Check	6055	9/7/2022	61.47	Prairie Electric, Inc	MPE-318175
Ad Hoc Payment	Check	6056	9/7/2022	61.47	Prairie Electric, Inc	MPE-325956
Ad Hoc Payment	Check	6057	9/7/2022	68.64	Prairie Electric, Inc	MPE-317833
Ad Hoc Payment	Check	6058	9/7/2022	250.00	SEA MAR Behavioral Health	REFUND - Alarm Billing overpay inv# 99485063
Ad Hoc Payment	Check	6059	9/7/2022	20.00	Taggart's Mill Plain Shell	REFUND - Alarm Billing overpay inv#99487071
Ad Hoc Payment	Check	6060	9/7/2022	1,112.00	The VIC Building Owner LLC	PIR-82764

INVOICE PAYMENTS REPORT

<u>Payment Category</u>	<u>Payment Type</u>	<u>Check Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Payee</u>	<u>Payment Memo if applicable</u>
Ad Hoc Payment	Check	6061	9/7/2022	61.47	Total Mechanical Inc.	MPE-326103
Ad Hoc Payment	Check	6062	9/7/2022	142.92	Yuan,Lijian	Utility Refunds: 0002000111-02
Supplier Payment	Check	6063	9/9/2022	7,132.48	Aflac	
Supplier Payment	Check	6064	9/9/2022	5,231.86	AFSCME Local #307	
Supplier Payment	Check	6065	9/9/2022	650.00	IAM Local #1374	
Supplier Payment	Check	6066	9/9/2022	8,590.53	Life Insurance Company of North America	
Supplier Payment	Check	6067	9/9/2022	475.00	MFS Service Center Inc	
Supplier Payment	Check	6068	9/9/2022	200.00	OPEIU Local #11	
Supplier Payment	Check	6069	9/9/2022	3,966.96	OPEIU Local #11	
Supplier Payment	Check	6070	9/9/2022	672.00	Teamsters Local #58	
Supplier Payment	Check	6071	9/9/2022	280.00	UA Local #290	
Supplier Payment	Check	6072	9/9/2022	3,547.20	Western Conference of Teamsters	
Supplier Payment	Check	6073	9/9/2022	1,373.10	Western Metal Industry Pension Plan	
			Check Total	1,285,933.90		
			Manual Wire Total	2,068,642.11		
			Direct Deposit Total	2,703.31		
			EFT Total	135,374.95		
			9/12/2022	11,747.15	City Payments	Posted 09-05-22 to 09-11-22
			Hansen Total	11,747.15		
			9/12/2022	1,273.25	Miscellaneous	Parks Class Refunds FCC 09-05-22 to 09-11-22
			9/12/2022	603.00	Miscellaneous	Parks Class Refunds MCC 09-05-22 to 09-11-22
			VISA Total	1,876.25		
			Payroll Total	3,372,279.27		
			GRAND TOTAL	6,878,556.94		

City of Vancouver
Payroll Council Report
September 5, 2022 - September 11, 2022

Check No.	Date	Explanation	Amount
622 - 657	09/09/22	September 09th Payroll	\$ 22,204.32
160464 - 162246	09/09/22	September 09th Direct Deposits	\$ 3,350,074.95

\$ 3,372,279.27



Staff Report: 128-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT 2021 CDBG/ HOME Program Consolidated Annual Performance Evaluation Report

Key Points

- This annual report to HUD outlines resources, expenditures, and accomplishments through the City's 2021 CDBG, CARES Act funding, and HOME programs.
- The Consolidated Annual Performance Evaluation Report (CAPER) provides an opportunity for public review and comment regarding the use of US Department of Housing and Urban Development funds.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents

Goal 6, Objective 6.1: Support a strong, active neighborhood program that enhances livability and community connections

Present Situation

The City of Vancouver receives federal Community Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding as an annual entitlement through the U.S Department of Housing and Urban Development (HUD). It is a funding requirement to submit an annual performance report following each program year (July 1 through June 30).

The CAPER provides an overview of expenditures and accomplishments for CDBG and HOME programs. Each CAPER is one-year snapshot that measures the City's progress towards meeting goals, objectives, and areas of priority identified in the 5-Year Consolidated Plan.

The 2021 CAPER marks the nineteenth year for Vancouver as a CDBG entitlement city and the thirteenth year as a HOME Investment Partnerships Program participating jurisdiction. It is also the third year of reporting under the 2019-2023 Consolidated Plan. Vancouver's CDBG and HOME programs strive to provide a coordinated approach to addressing community needs. The

Economic Prosperity and Housing Department collaborates with other City departments including Planning, Neighborhoods, Police, and Parks programs, as well as many nonprofit service providers.

During the 2021 program year, Vancouver expended \$914,248 in CDBG funds, \$522,753 in CDBG-CV Coronavirus response funding, and \$1,066,326 in HOME funds. These funds were spent on programs focused on local needs that follow the national objectives, goals and outcomes for the CDBG and HOME programs administered by HUD. Recipients of program funding are people and families with low to moderate income. A family of four with moderate income earns \$85,200 or less annually (80% of the area median income). A family of four with low income earns \$53,250 or less annually (50% of area median income).

The following table is a summary of outcomes achieved with CDBG and HOME funding during the 2021 program year:

Goal	Outcome
Increase and Preserve Affordable Housing	158 households Assisted
Increase Economic Opportunity	184 businesses Assisted
Public Services	1,547 persons assisted

Advantage(s)

- CAPER submission ensures programs remain in compliance with the federal regulations so the City's CDBG and HOME programs can continue to receive and allocate federal entitlement funds.
- Publication of the CAPER provides an opportunity for public review and comment.

Disadvantage(s)

None.

Budget Impact

None.

Prior Council Review

June 1, 2021 - Adoption of 2021 CDBG/HOME Action Plan.

Action Requested

Following a public hearing, approve the 2021 CAPER report for submission to the HUD Region X Office for approval.

Samantha Whitley, Housing Programs Manager, 360-487-7592; Bryan Monroe, Associate Planner, 360-487-7958

ATTACHMENTS:

- ▯ 2021 CAPER Draft for Public Review
- ▯ 2021 CAPER Presentation

Draft

**City of Vancouver 2021
Consolidated Annual Performance
Evaluation Report**



Program Year July 1, 2021 - June 30, 2022

ACKNOWLEDGEMENTS

City of Vancouver

Anne McEnery-Ogle , Mayor

Eric Holmes, City Manager

City Council

Bart Hansen, Council Member

Ty Stober, Council Member

Erik Paulsen, Council Member

Sarah J. Fox, Council Member

Diana H. Perez , Council Member

Kim D. Harless , Council Member

Economic Prosperity & Housing

Patrick Quinton, Director

Teresa Brum, Deputy Economic Development Dir.

Community Development Block Grant (CDBG) & HOME Program

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City of Vancouver 2021 Consolidated Annual Performance Evaluation Report (CAPER)

Executive Summary

The City of Vancouver is a recipient of federal Community Block Grant (CDBG) and HOME Investment Partnerships (HOME) annual entitlement funds through the U.S Department of Housing and Urban Development (HUD). A requirement of receiving these funds is to submit to HUD, within 90 days of the end of the program year, a report assessing progress in meeting the goals and objectives established in the Consolidated Plan and specific accomplishments and expenditures during the program year. The City of Vancouver program year extends from July 1 to June 30.

The Consolidated Annual Performance Evaluation Report (CAPER) is designed to provide an overview of the activities administered by Vancouver's CDBG and HOME programs in the 2021 Program Year. The CAPER also provides a measuring tool to track the City's progress in meeting the goals, objectives, and priorities identified in the 2019-2023 Consolidated 5-year Plan.

The official submission of the CAPER is now provided to HUD electronically through an online "eCon Planning Suite" using the federal Integrated Disbursement and Information System (IDIS).

This document is a printed version of online information submitted to HUD. This report document is not the official submission, but rather a downloaded version from the IDIS system. Once downloaded the CAPER is reformatted into a more reader-friendly document.

The 2021 CAPER marks the nineteenth year for Vancouver as a CDBG entitlement city and the thirteenth year as a HOME Investment Partnership Program participating jurisdiction. The 2021 CAPER is the third year of reporting under the 2019-2023 five-year Consolidated Plan.

During 2021, Vancouver expended **\$914,248** in CDBG funds, **\$522,753** in CDBG-CV funding for Coronavirus response, and **\$1,066,326** in HOME funds. These funds were expended for activities that align with the objectives and goals of the CDBG and HOME programs and Vancouver's Consolidated Plan. Funding expended during the 2021 program year includes projects awarded funding in multiple program years.

Goal	Outcomes
Increase and Preserve Affordable Housing	162 households assisted
Increase Economic Opportunity	184 businesses assisted
Public Services	1,547 persons served through CDBG

Detailed information about individual projects is available upon request.

Please contact the City of Vancouver, PO Box 1995, Vancouver WA 98668. Comments on this report should be directed to Samantha Whitley, Housing Programs Manager at (360) 487-7952 or by email at Samantha.whitley@cityofvancouver.us.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Vancouver Community Development Block Grant (CDBG) and the HOME Investment Partnership programs strive to provide a coordinated approach to addressing community needs. The programs partner with the Vancouver Transportation, Public Works, Police and Parks programs, Clark County, Vancouver Housing Authority, and many local non-profit agencies and businesses on CDBG/HOME funded projects. In program year (PY) 2021 (July 1, 2021 - June 30, 2022), Vancouver expended \$914,248 in CDBG funds, \$522,753 in CDBG-CV funding for Coronavirus response, and \$1,066,326 in HOME funds.

In addition to HOME and CDBG funding, the City of Vancouver uses local funding created through a voter-approved levy to construct and preserve affordable housing and provide rental assistance for households with very low income. This Affordable Housing Fund (AHF) levy provides six million dollars per year for seven years from 2017 – 2023, to benefit households earning 50% or less of area median income.

In PY 2021, the City of Vancouver paid \$299,936.25 toward its Section 108 loan for the waterfront access project, which now has a principal balance of \$2,070,000 remaining. The City applied for and received a second Section 108 loan for the Fourth Plain Commons Community Center project. No draws or payments have been made on the Fourth Plain Section 108 loan.

In 2021, the goals and outcomes of the City of Vancouver's programs continued to be impacted due to the global effects of COVID-19. Many of the City's CDBG and HOME-supported projects were slower than expected as organizations adjusted to pandemic-related complications. However, the City continued to support the most vulnerable residents during this time.

The following table provides a summary of the accomplishments and people assisted with CDBG and HOME funds during the 2021 program year including activities with funding from prior years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Affordable Housing

Activity	5yr ConPlan Goals	2019 Outcomes	2020 Outcomes	2021 Outcomes	TOTAL	% Complete
Rental units constructed:	165 units	0	0	107	107	65%
Rental units rehabilitated	100 units	0	25	0	25	25%
Homeowner Housing Added	10 units	0	2	0	2	20%
Homeowner Housing Rehabilitated	0 units*	0	13	5	18	N/A
Assistance to Homebuyers	8 households	0	1	1	2	25%
Tenant-based rental assistance	250 households	45	49	48	142	57%

*This goal was not listed in the Consolidated Plan but is an ongoing activity with outcomes to report.

Rental Units Constructed: No rental construction projects were awarded in the 2021 Action Plan however, three construction/acquisition projects from previous years plans were completed. The Mercy PeaceHealth apartments constructed 69 total units (2 HOME-funded units). The VBT Grand apartments totaling 26 units (2 HOME funded units) also completed construction. Finally, an acquisition and rehabilitation project sponsored by Second Step Housing added 12 affordable duplex rental units. The Vancouver Affordable Housing Fund (AHF) has been used for new unit production freeing up CDBG and HOME funding for more public services and business assistance projects. The AHF has helped leverage over 700 new housing units since it began in 2017.

Rental units rehabilitated: No rental rehab projects were submitted for CDBG or HOME assistance, although with Affordable Housing Fund support, over 300 affordable rental units have been rehabilitated over the past six years.

Homeowner Housing Added: CDBG and HOME funding were used to acquire property and build infrastructure improvements for Evergreen Habitat for Humanity's Johnson Village project. Nine lots have been fully developed to allow for single-family home construction and eligible households have been selected to begin helping build their homes on their lots. This project will be reported in a future CAPER when construction is completed, and the families move in.

Homeowner Housing Rehabilitated: The City generally rehabilitates approximately 10 single-family homes each year. It is unclear why this was not a goal in the 2019-2023 Consolidated Plan. In PY 2021, five homeowner rehabilitation projects were completed and two more remain under construction. The homeowner rehabilitation program is having difficulty finding contractors to participate in the program.

Only one general contractor is currently participating, slowing program outcomes. There are several homeowner applications ready to begin when current projects are completed.

Direct Financial Assistance to Homebuyers: No new projects providing direct financial assistance to homebuyers were proposed for 2021. Proud Ground's land trust program was awarded funding through the 2020 Action Plan for assistance to 3 households. One homebuyer was assisted in 2021 with 2 more expected before completion.

Tenant Based Rental Assistance: Five nonprofit agencies helped low and very low-income households find housing and stabilize in their unit through rental assistance and housing case management services. Different agencies focus on specific populations for housing assistance, including youth, chronically homeless, families, single parent and people working on behavioral health and substance use recovery.

Public Services

Activity	5yr ConPlan Goals	2019 Outcomes	2020 Outcomes	2021 Outcomes	TOTAL	% Complete
Public service activities other than Low/Mod Housing:	29,715 people	5,028	1,952	1,282	8,262	28%
Homeless Person Overnight Shelter	0*	0	0	223	91	N/A
Homelessness Prevention	0*	0	0	42	42	N/A

*These goals were not listed in the Consolidated Plan but there are outcomes achieved for these activities.

Public service activities other than Low/Moderate Income Housing Benefit- Vancouver benefits from wonderful nonprofit partners who provide essential services to city residents with low income. Mentorship and recovery support programs served 87 people, street outreach and resource navigators served 783 people, and 275 people received basic needs, including furniture. Other public services include volunteer lawyers, who wrapped up their COVID-relief program with 7 households assisted, and Boys and Girls Club provided programs and services to 130 youth.

Homeless Person Overnight Shelter: While the Affordable Housing Fund (AHF) has been used by the City as a primary source for shelter activities, Janus Youth Oakbridge Shelter was funded by CDBG and operated at reduced capacity during the pandemic. A total of 91 youth was served during PY 2021. An additional 132 people without housing received motel vouchers for temporary shelter.

Homelessness Prevention: A proposed home sharing program to match homeowners with individuals in need of affordable housing was expected to serve 40 people, but the program has been slow to start and has yet to register any accomplishments. Council for the Homeless prevented homelessness for 42 households through its Dynamic Diversion program.

Economic Development

Activity	5yr ConPlan Goals	2019 Outcomes	2020 Outcomes	2021 Outcomes	TOTAL	% Complete
Businesses Assisted	150	0	323	107	430	287%

Small business assistance activities resulted in 184 businesses receiving professional supports and technical assistance. Most of these outcomes are from ongoing programs that were funded with CDBG-CV through the CARES Act for COVID-response work. When the 2019-2023 Consolidated Plan was developed in 2018, there was no awareness of the great amount of business assistance that would be undertaken due to the pandemic. Critical assistance provided by CDBG-CV funding helped businesses with low-income adapt to social distancing requirements, increase their social media presence and receive small loans to build or maintain their businesses.

Public Facilities and infrastructure

Activity	5yr ConPlan Goals	2019 Outcomes	2020 Outcomes	2021 Outcomes	TOTAL	% Complete
Public Facility or Infrastructure	21,375 people	144	1,952	0	2,096	10%

In 2021, the City anticipated 5,000 people being served through an ADA bathroom improvement at a public sports complex. However, the project is only beginning construction and is expected to be completed in PY 2022. Another public facility project was awarded funding in the 2022 Action Plan. The Family Solutions behavioral health services facility expects to serve 2,123 people annually once construction is complete. One of the reasons the public facility outcome is low is that the City's Affordable Housing Fund replaced CDBG funding for shelter improvement projects. Additionally, potential public facility projects awarded funding were cancelled prior to executing a contract. Fourth Plain Commons will open in early 2023, and it is expected to serve approximately 4,755 people in census tract 427.00. Services will include a farmer's market, small business incubator and community event space.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The highest priority for Vancouver is supporting activities that help people with low-income and those who are homeless by assisting them to obtain and keep stable, affordable housing. The City of Vancouver will continue to focus on activities that serve people with low income including affordable housing, homelessness prevention, and services for local small businesses.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Race / Ethnicity	CDBG	HOME
White	959	54
Black or African American	226	15
Asian	29	4
American Indian or American Native	32	2
Native Hawaiian or Other Pacific Islander	89	5
TOTAL	1,335	80
Hispanic	136	13
Non-Hispanic	1,199	67

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

City staff update beneficiary data in IDIS as it is provided quarterly from partner agencies operating CDBG and HOME activities. The numbers in the table above, generated by HUD's IDIS system, do not appear to reflect the numbers reported throughout the program year. One discrepancy to note is that the race categories listed in HUD's reporting template do not include "Multi-racial" or "Other" races.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG (and CDBG-CV)	public - federal	\$1,306,414	\$1,437,002
HOME (and HOME ARP)	public - federal	\$688,711	\$1,066,326
Section 108	public - federal	\$4,100,000	\$0

Table 2 - Resources Made Available

Narrative

The amounts for CDBG and HOME available resources come from the planned awards in the 2021 Action Plan. Funding expended in 2021 came from multiple years funding and included program income that was received during the 2020 and 2021 program years and was able to be recycled for future programs. The City of Vancouver also received a new Section 108 loan in the amount of \$4.1 million during 2021. No funding was drawn on the Section 108 loan. The 108 loan will be used to purchase Fourth Plain Commons once construction is complete in spring 2023.

In addition to annual entitlements, in 2020 the City received \$1,896,530 in CARES Act (CDBG-CV) that can be used for service and economic development activities related to COVID-19 response and recovery. The total CV funding expended to date is \$1,150,547, leaving a balance of \$745,988. This funding has been awarded over the past three years, but all projects are recorded through the original 2019 Action Plan.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 3 – Identify the geographic distribution and location of investments

Narrative

The City of Vancouver does not allocate funding on a geographic basis.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Vancouver assists partner agencies in applying for available funding to leverage other resources to implement housing strategies and programs. Vancouver has established a network of representatives from the private lending community, financial experts, and private and nonprofit housing developers and consultants who can provide technical expertise in packaging development proposals. Vancouver has submitted letters of support and verification of consistency for partner agency project applications, which support the goals and objectives found in the City's Consolidated Plan.

The City's CDBG and HOME funding application process strongly encourages the leveraging of other funds by awarding points based on the percentage of committed matching funds. For every dollar expended by PY 2021 projects another 8.8 dollars were leveraged.

The City of Vancouver's HOME program follows the requirements set forward in 24 CFR 92.218. For the fiscal year 2021, the HOME match requirement was waived for jurisdictions that requested a match reduction under the COVID-19 waiver, which allowed 100 percent reduction of match liabilities for FY 2020 and FY2021. However, the City continued to track matching fund contributions. In 2021, IDIS report PR33 showed a match liability of \$121,897 to meet the 25% matching requirement. Vancouver far exceeded this.

Between October 1, 2021, and September 30, 2022, \$1,310,000 in Affordable Housing Fund (AHF) levy awards were expended in support of HOME activities for Second Step Housing and Mercy Housing NW.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$1,472,541
2. Match contributed during current Federal fiscal year	\$1,310,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,782,541
4. Match liability for current Federal fiscal year	\$121,897
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$2,660,644

Table 4 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-federal)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Materials, Donated labor	Bond Financing	Total Match
885 Second Step 12 unit Acquisition	11/24/2021	\$750,000	0	0	0	0	0	\$750,000
854 Mercy Housing PeaceHealth Housing	06/28/2021	\$560,000	0	0	0	0	0	\$560,000

Table 5 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
0	\$985,375	\$375,333	\$3,034	\$610,041

Table 6 – Program Income

DRAFT

HOME MBE/WBE report

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

Narrative

The data for this section is being collected from a 3rd party source and will be updated once available. The two HOME construction projects are recently complete in summer of 2022. Both VBT Grand and Mercy Housing NW have obtained Certificates of Occupancy and have tenants moving in, however, final labor reporting documentation is still being completed and will be submitted soon.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Narrative

Although Second Step Housing's project HOME funding was for acquisition of an existing 12-unit duplex, no people were displaced or asked to leave. Many residents in the duplexes met the HOME program income requirements because the duplexes were older and naturally affordable. Second Step is rehabilitating units at turnover and is not requiring that any tenants leave their housing, regardless of their income.

DRAFT

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	85	48
Number of Non-Homeless households to be provided affordable housing units	12	108
Number of Special-Needs households to be provided affordable housing units	0	22
Total	97	178

Table 7 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	85	48
Number of households supported through The Production of New Units	0	96
Number of households supported through Rehab of Existing Units	10	5
Number of households supported through Acquisition of Existing Units	12	12
Total	107	161

Table 8 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

New construction of affordable units can take time with design, land use permitting, and construction time frames typically exceeding one calendar year. The one-year goals are entered in a specific action plan program year, but the activity may not be completed within the same year. Housing unit numbers and funding sources may change between the time an action plan is approved and actual contracts are awarded. Other factors include developers waiting on tax credit applications and state funding awards or other variables such as material or labor shortages that can delay and slow construction projects.

Homeless households to be provided affordable housing units: The City of Vancouver assumes that all tenant based rental assistance (TBRA) beneficiaries would be homeless without access to TBRA assistance. The 2021 Action Plan anticipated 85 TBRA beneficiaries. At the end of the 2021 program year, 48 tenants were assisted. The difference between the 2021 one-year goal and actual homeless households receiving TBRA assistance occurred because TBRA providers have not expended funding allocated in 2021 due to outstanding circumstances from COVID-19 such as the eviction moratoriums and availability of other sources of federal rental assistance. Tenants have taken longer to stabilize in housing due to rising rents, inflation and intermittent COVID quarantine requirements that may impact work availability.

Non-Homeless and Special Needs households to be provided affordable housing units: Three HOME projects were recently completed, VBT Grand Boulevard built 27 units, Mercy Housing built 69 units and Second Step Housing acquired 12 units. A total of 108 affordable units are now available to working families with limited income and other households, including Ukrainian refugees who need safe and stable housing in Vancouver. Janus Youth helped 22 youth households exit homelessness, by providing tenant-based rental assistance and housing case management supports.

Production of new units: No new construction units were awarded funding through the 2021 Action Plan, however two new developments were completed from previous years funding. In recent years the City has used Affordable Housing Fund (AHF) levy funding for new construction of affordable housing. The AHF has provided over \$20 million in funding to 25 developments and is on the way to completing 810 new housing units.

Rehabilitation of units: The city generally expects to rehabilitate 10 single-family homes per year. Five homes were rehabilitated in 2021, while 2 remain under construction. The City of Vancouver homeowner rehab program is facing difficulty finding contractors to participate in the program. Only one general contractor is currently participating in the program. There are a number of rehab applications ready to begin once current projects are completed.

Acquisition of units: Second Step Housing received funding to acquire an existing 12-unit duplex that was older and naturally affordable. All existing tenants remained in their units and several households in the complex met the affordability requirements for HOME funding. As tenants turn over, Second Step will upgrade and improve the units and maintain affordability for 20 years.

Discuss how these outcomes will impact future annual action plans.

Affordable housing is one of Vancouver's highest priorities. The City will continue to focus on affordable housing and rehabilitation projects. The affordable housing fund levy will continue to provide \$6 million dollars annually until 2023.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,417	43
Low-income	170	110
Moderate-income	96	0
Total	1,683	0

Table 9 – Number of Households Served

Narrative Information

The City of Vancouver prioritizes services to households with low to moderate-income. Activities which require information on household income for program eligibility include business assistance, tenant based rental assistance, homeowner rehabilitation, homebuyer assistance and rental housing.

The numbers served in the CDBG column include entitlement funding and CDBG-CV (CARES Act) funding. As part of the pandemic response, CDBG focused on small business assistance and additional flexibility was given to business owners who were struggling with economic recovery. In addition to the 1,683 families and businesses that are shown in the table, CDBG assisted 54 businesses that exceeded 80% of area median income. This flexibility is allowable under CDBG regulation but very rarely used except for in urgent circumstances.

The numbers served in the HOME column reflect the majority of TBRA households earning less than 30% of area median income and the units constructed, which are affordable to people with low-income, or 60% of area median.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) **Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

In addition to the TBRA programs funded by the City of Vancouver, several other programs are supported to reduce homelessness. Share Outreach and Council for the Homeless Motel Voucher programs are services for persons experiencing homelessness. Partner organizations also participate in a variety of outreach strategies to engage people who are homeless and connect them to needed resources and services. Along with CDBG and HOME, the City uses the local Affordable Housing Fund levy to prevent homelessness and support people experiencing homelessness.

Share Outreach: Share Outreach is a program that works with hard to reach and hard to serve individuals who are homeless. SHARE Outreach clients may access services such as voice mail, postal mail, as well as clothing, hygiene products, showers, and laundry services. Outreach workers meet people where they're at and build trust over time to offer resources. Case managers meet with clients on a one-to-one basis to assist them in accessing services, stable housing or to help with other needs as requested. Much of the case workers time is focused on addressing issues pertaining to behavioral health needs. The CV funded

Outreach program recorded 224 contacts in 2021.

Council for the Homeless: The Council for the Homeless is a coordinated entry provider for over 40 service providers to prevent and end homelessness. The Council collaborates with service providers, government, faith communities, educators, businesses and others to identify and implement solutions to homelessness. The Council operates the Housing Solutions Center, which includes the Housing Hotline to help people access emergency shelter, housing assessments and rental assistance programs to prevent or end homelessness. They also provide navigation to other community resources, help with landlords, and community voicemail. The Council administers the Homeless Management Information system (HMIS), which collects service data to monitor trends and evaluate strategies to address homelessness. The Council also coordinates the emergency winter overflow shelters.

The Council for the Homeless also coordinates the local countywide homelessness count known as the annual Point in Time (PIT) count. The PIT provides a one-day snapshot of homelessness in the community and informs homeless trends and needs. The Point in Time count is required by the U.S. Department of Housing and Urban Development and by Washington state law. In January 2022, volunteers connected with 1,197 people experiencing homelessness, 625 of whom were unsheltered.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Vancouver continues to support nonprofit organizations in the delivery of services and emergency and transitional housing. Council for the Homeless, Share, and Second Step Housing provide support services for shelters and transitional housing. Share operates a men's shelter, a women's shelter and a family shelter. The Council inputs data into HMIS and assists people in finding emergency shelter and navigating access to other community resources. Second Step Housing operates several transitional housing programs, serving families and single women with children.

Vancouver funded several tenant-based rental assistance providers including Share ASPIRE, Janus Youth, Lifeline Connections and The Salvation Army. Housing case management services were also provided by these agencies. These programs served 48 households in 2021 due to a reduction of in-person services caused by COVID-19.

The City also provided funding to Janus Youth for case management services for children and youth ages 9 to 17 that come into crisis shelter placement at Oak Bridge. This shelter plays an essential role in the community network of services as they are the only option for runaway youth, homeless youth and/or at-risk youth in crisis on the streets in Vancouver. Case managers provide crisis intervention, work to clarify the youth and family needs and identify resources in the community to provide ongoing support for both youth and family. This program served a total of 91 youth in program year 2021.

The City continues to use the Affordable Housing Fund to provide funds for shelter and rental assistance. To date, the AHF has awarded \$3.7 million for shelter improvements and staffing costs.

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

City of Vancouver staff participates in the Coalition of Service Providers, which is a consortium of nonprofit agencies, businesses, community groups, and government agencies, as well as homeless and formerly homeless people. The group identifies critical gaps in service, prioritizes needs and plans for solutions. Prevention, diversion, and discharge planning are included in the Clark County Homeless Action Plan.

The Council for the Homeless Housing Solutions Center helps connect low-income individuals and families with multiple agencies providing housing, health, social services, employment, education, or youth needs. Programs to help people avoid homelessness include TBRA and housing services. Janus Youth programs are specifically focused on youth by providing emergency shelter, case management and TBRA for youth including those aging out of foster care. In 2021, the City funded Restored and Revived, a program aimed at supportive case management for people in recovery transitioning into the community from jails and institutions. Services included groups, exercise classes, peer mentorship and strategies to adjust and adapt to challenges. The program served 42 individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In 2021, HUD awarded \$2,172,439 in 2021 Continuum of Care (CoC) funding to the projects listed below. All CoC projects benefit people experiencing homelessness.

Council for the Homeless – WA-508 CoC Planning (\$60,095): Planning, coordination, and support for the local continuum of care, point in time count, system performance reporting and annual continuum of care application.

Community Services NW – PSH Northwest (\$76,306): Permanent supportive housing to persons/families who are disabled, chronically homeless and may be high utilizers of psychiatric, medical, and other community system resources. Supportive case management services will be provided to assist participants to increase skills and income, maintain housing stability and improve opportunities for self-determination.

Community Services NW – PSH Northwest II (\$98,792): Permanent supportive housing to persons/families who are disabled, chronically homeless and may be high utilizers of psychiatric, medical, and other community system resources.

Janus Youth Programs – Connections (\$186,380): Permanent supportive housing program serving youth between the ages of 18 and 25 who have a disability and multiple complex needs.

Community Services NW – The Way Home Too (\$316,560): Serves people with a disability who are chronically homeless and are high utilizers of psychiatric, medical, and other community system resources.

Share – Step Forward (\$298,820): Serves adults who are chronically homeless, have complex needs and are high utilizers of systems of care.

Impact NW – Permanent Supportive Housing Program (\$208,758): Serves households that are chronically homeless through leasing assistance to provide stable housing for participants.

Share – Bridging the Gap (\$216,536): Program for individuals who are chronically homeless, have complex, high needs and are high utilizers of systems of care.

Share - Bridges to Housing (\$59,251): Program for individuals who are chronically homeless, have complex, high needs and are high utilizers of systems of care.

Share – Seniors PSH Program (\$105,112): Permanent supportive housing for seniors who have a disability and are chronically homeless.

Share- Story Street II (\$190,231): Permanent supportive housing through rental subsidies and case management for individuals and families who are experiencing homelessness and have high and complex needs.

Council for the Homeless - HMIS (\$100,602) (Homeless Management Information System): Program administers the Homeless Management Information System for all homeless service providers in Clark County.

Council for the Homeless – Coordinated Entry DV Project (\$134,115): Funding to integrate domestic violence resources and supports into the coordinated entry system.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The VHA owns and manages 1,031 subsidized units throughout Clark County including 212 Rental Assistance Demonstration (RAD) units, 203 Section 8 New Construction units, 309 Project-Based Voucher units, 307 nonprofit units, and 189 public housing units.

In 2021, VHA began collecting Public Housing Operating Subsidy for Caples Terrace, a 28-unit public housing development, targeting homeless youth and youth aging out of foster care. Additionally, VHA collaborated with Housing Initiative, a local LLC and affiliate of the Council for the Homeless, to develop The Elwood. Construction on The Elwood was completed in April 2021. The project consists of 46 one-bedroom units for individuals with behavioral health challenges. In November 2020, VHA closed on financing for Tenny Creek Assisted Living, a 40-unit public housing development serving individuals with behavioral health challenges. Tenny Creek opened in April 2022 and is expected to receive operating subsidy by the end of 2022. VHA in partnership with Housing Initiative also opened The Meridian, which is a 46-unit public housing development that was completed May of 2022. Lastly, VHA is working with HUD to convert a portion of the units at Mill Creek Apartments in Battle Ground to Public Housing.

VHA is also focused on maintaining and enhancing existing properties within its portfolio of housing. In 2021 VHA secured 4% Low Income Housing Tax Credits ("LIHTC") to complete a renovation at Plum Meadows Apartments. Plum Meadows is a 162-unit workforce housing development. Additionally, VHA secured 9% LIHTC to complete a renovation of Central Park Place apartments, which is a permanent supportive housing for veterans and individuals exiting homelessness. Lastly, VHA broke ground on Fourth Plain Commons, a 106-unit new construction development that is slated to open Spring 2023.

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

Beginning in 2012, the VHA has emphasized that subsidized housing is not the end goal for work-able families, but rather the first step toward self-sufficiency. Work-able individuals are those who are ages 18-62, not disabled, nor caring for a disabled family member. The VHA is providing access to community resources through its nonprofit affiliate Bridgeview and the Bridgeview Resource Center to prepare and equip these individuals and families to move to self-sufficiency in the belief that as families become self-reliant precious subsidized housing resources then become available to other families in need. The Bridgeview Resource Center began operation in January of 2019. The Resource Center connects low-income families with the resources for self-reliance. Bridgeview has developed relationships with more than 25 community agencies and organizations who provide education, employment and wellness services to clients who use the Resource Center. While one of the primary uses of the Resource Center is to serve subsidized housing residents, the center is open to all individuals in Vancouver for referral to resource available in the community. The Resource Center has four classrooms available for Bridgeview, VHA, and community partners use for classes and resource events and job fairs.

In 2021, Bridgeview served 1,214 individuals. Additionally, 485 individuals were assisted with navigation services, 148 VHA residents were assisted through a community liaison, 481

households were provided rental assistance, and 100 individuals participated in the Family Self Sufficiency (“FSS”) program. In 2021 10 individuals graduated from the FSS program and 19 individuals enrolled into the program.

The VHA has participated in the Moving to Work (MTW) demonstration program since April 1999 under a contract with the Department of Housing and Urban Development. Utilizing the authority granted under the contract, the VHA currently has 22 approved, implemented, and on-going activities aimed at meeting three MTW goals. Those goals include reducing cost and achieving greater cost effectiveness in Federal expenditures, giving incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment. Lastly, to become economically self-sufficient and increase housing choices for families with low income.

Actions taken to provide assistance to troubled PHAs

N/A, the VHA is not a "troubled PHA."

DRAFT

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Vancouver has a multifamily tax exemption program that provides a unique opportunity for developers to contribute to meeting the affordable housing needs. Within two designated target areas the Multi-Family Housing Tax Exemption (MFTE) program allows for a tax exemption on taxable residential construction improvements in exchange for providing income restricted units for 8, 10 or 12-years. In 2021 this program leveraged 55 income-restricted units.

Vancouver offers a reduction in development impact fee waivers (Transportation and Park) for projects that agree that rental units will remain affordable to low-income households for at least 15 years, and owner-occupied units must be sold or leased only to low-income households for 10 years.

Vancouver has three vulnerable renter ordinances. One requires a 45-day notice if a proposed rent increase is more than 10%. The second applies where landlords own 5 or more units and stipulates that the notice to vacate for month-to-month tenants for “no-cause” must be 60 days regardless of what the rental agreement states. And lastly an ordinance preventing landlords from denying an application for rent based on a renter’s source of income. A when using income as a screening tool landlords may not refuse to rent to a tenant based on a tenant’s source of income. The landlord must consider only the portion of rent the tenant is responsible for paying after applying other sources which may include Social Security, Veteran’s benefits, Temporary Assistance to Needy Families (TANF), Aged, Blind and Disabled (ABD) benefits, Section 8 voucher program, or other assistance programs.

The City of Vancouver has a policy that it will sponsor rezoning applications that include covenants restricting land uses to affordable housing projects where 40% of units are affordable at 60% area median income. Applicants requesting rezoning will not have to pay the approximately \$20,000 processing fee. The municipal zoning code has been amended to allow the following incentives for affordable housing:

- affordable housing projects in commercially zoned districts abutting high-capacity transit service provided that at least 40 percent of units are affordable to households at 60 percent of area median income for at least 30 years.
- Housing projects devoted entirely to housing affordable to households earning 80% or lower AMI can have 50% higher densities than otherwise allowed in single family zones and 100% in multi-family zones, provided they remain consistent with all other development standards.
- Developments with housing units affordable below 60% AMI require receive a .25% decrease in the amount of on-site parking space required.
- Accessory dwelling unit regulations have been relaxed to allow more unit production. The main dwelling is no longer required to be occupied by the homeowner. This allows rental properties to add additional units.

The City's 2011-2030 Comprehensive Plan identifies potential constraints in meeting future housing demand, including the availability of readily developable land, time delays and costs associated with permitting, and limited financial opportunities. The following policies in the Comprehensive Plan are aimed at reducing barriers to affordable housing and increasing the supply:

- H1 Provide for a range of housing types and densities for all economic segments of the population. Encourage and support equal and fair access to housing for renters and homeowners.
- H2 Provide affordable housing by formulating innovative policies, regulations and practices and establishing secure funding mechanisms. Target affordability programs toward below area median income.
- H3 Encourage preservation, rehabilitation, and redevelopment of existing housing stock.
- H4 Encourage innovative housing policies that provide for affordable housing and maintain neighborhood character.
- H6 Facilitate housing for special needs populations dispersed throughout Vancouver and the region. Such housing may consist of residential care facilities, shelters, group homes, or low-income housing, and should be located near transportation and other services such as health care, schools, and stores.
- H7 Promote opportunities for home ownership and owner occupancy of single and multifamily housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. The City will continue to plan for and fund housing and supportive service programs for underserved populations including elderly, youth, and disabled persons. This year the City funded rental assistance and gang prevention programs for youth. One program supports people who are transitioning from jails, hospitals and/or recovery treatment. The Affordable Housing Fund levy will continue to fund affordable housing activities beyond what is possible with CDBG and HOME. In addition to new construction, AHF funds will be used to rehabilitate shelters, produce new housing, provide rental assistance, and provide eviction prevention.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Vancouver conducts lead-based paint screening on all rehabilitation activities. This screening determines if the property is old enough to have lead-based paint, and if so, whether the rehabilitation efforts will disturb this paint. If required, mitigation activities are carried out. In PY 2021 the City of Vancouver conducted three Lead-Based Paint (LBP) actions. One assessment risk assessment was performed and showed no lead-based paint contamination present. One LBP hazard reduction activity was performed and passed clearance inspection upon completion. One project assumed the presence of LBP and passed clearance inspection upon completion.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Vancouver works with Clark County to alleviate poverty. Clark County receives the majority of funds to help people in need. The City/County antipoverty strategies focus on the goal of increasing self-sufficiency of low-income individuals and families.

The following actions were taken to achieve this goal:

- Supported programs of the Council for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless;
- City Council members and city staff serve on various nonprofit boards including service providers, economic development agencies and chambers of commerce.
- Assisted in the development of the Homeless Action Plan. The plan is used as the guiding document to provide House Bill 2060, 2163 and 1359 funds for homeless activities;
- City of Vancouver Council members are participants of the Community Action Advisory Board which awards CSBG and other community funding to nonprofit agencies for homelessness prevention and other basic services.
- Continued to support nonprofits in the delivery of basic services through the CDBG and general fund for emergency shelter, transitional housing, case management, food, and resource access.
- Building awareness of financial education and asset building programs through community trainings. Coalition partners come together and train case workers, resource navigators and program staff at nonprofit organizations about programs and resources available. The training has been an effective way to connect these resources to individuals and families in need.
- Continued funding of small business development programs through the Hispanic Metropolitan Chamber and the Greater Vancouver Chamber of Commerce. These programs provide technical support to business owners or developers with low income.
- Continued use of the Affordable Housing Fund to provide income-restricted units and rental assistance.
- Fund non-traditional agencies such as faith based and emerging nonprofits to provide services to and grow capacity.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Vancouver staff work with a variety of organizations and agencies to plan and implement activities. Staff is responsible for managing day-to-day operations of CDBG and HOME programs. Key partners in the planning and implementation of activities include nonprofit organizations, other City departments, housing developers and the Vancouver Housing Authority. The primary strength of the institutional system for delivering programs is the cooperation of the City of Vancouver Departments as well as the collaboration of community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

Commissioners of the Vancouver Housing Authority are appointed by the City Council. Once appointed they have no further direct relationship with the City. However, there is close cooperation between the City and VHA through the City's award of funding for housing activities operated by VHA. In addition, the City and VHA cooperate in reviewing the capital needs of VHA.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Vancouver participates with the Council for the Homeless and area service providers to enhance the community's Continuum of Care (CoC) system to end homelessness. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 40 homeless service providers.

Vancouver enhances coordination of public, private, and nonprofit housing providers, human service agencies, and social service providers through the following actions:

- Continuing to work with partners including Clark County and the Vancouver Housing Authority to prioritize housing needs, provide services, and maximize the use of federal, state, and local funds for affordable housing, community development, and related services.
- Continuing to participate in coordinated efforts for shelter and services assisting homeless individuals and families.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The last analysis of impediments (AI) report was issued in 2012. The 2012 AI assessed the impact of the City's laws, regulations, policies and practices on the availability and accessibility of housing as well as an assessment of public and private sector conditions that affect fair housing choice. The 2012 AI identified the following strategies to reduce impediments to fair housing choice:

- Support nonprofit and private sector efforts to increase the stock of affordable housing, especially deeply subsidized rentals
- Monitor potential areas of racial/ethnic concentrations and high mortgage loan denials
- Improve access to and dissemination of fair housing information

The city began a new fair housing survey to create a new fair housing plan in 2019 when HUD abruptly changed requirements and the City has been waiting forthcoming guidance and addressing COVID-related services since then.

In PY 2021, seven fair housing complaints were filed within the City boundary. All complaints were based on disability. One case was resolved and withdrawn. The remaining 6 cases are open and under review.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Vancouver utilizes three tools for monitoring to ensure program compliance: clear policies and procedures, contract reporting requirements, and program-specific monitoring. All projects requesting funds are evaluated to determine program eligibility and priority based on program policies, local, state, and federal regulations, consolidated plans, and local need.

In PY 2021, Vancouver staff conducted monitoring for Council for the Homeless Diversion program and several tenant-based rental assistance programs. Prior to contracting, staff review all documents required through the application process and conduct a risk assessment of each program. Staff reviews the contract requirements with the contracting agency and discuss needed documentation and reports. As part of the quarterly reporting, agencies collect data from participants.

Funded agencies are scored based on a range of risk factors. The scoring is used as a basis to determine which agencies to monitor each year. Newly funded entities/programs are likely to be monitored in their first year receiving CDBG or HOME funding. The City of Vancouver program ensures that all records are complete, and agencies comply with applicable rules and regulations including: Political Activity, Davis Bacon and Related Acts, Civil Rights, Cash Management, Federal Financial Reports, Allowable Costs and Cost Principles, Drug Free Workplace Act, and other administrative requirements.

Citizen Participation Plan 91.105(d); 91.115(d) Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Vancouver follows a detailed citizen participation plan. All citizens, including low- and moderate-income people, people living in low- and moderate-income neighborhoods, minority populations, non- English-speaking people, people with disabilities, persons with HIV/AIDS and their families, homeless persons/agencies and residents of public and assisted housing developments are encouraged to participate in the development and implementation of HUD assisted programs. The 2021 CAPER hearing notice was published in The Columbian newspaper on September 2, 2022, providing notice of the public hearing time and date. The draft 2021 CAPER was placed on the City website for public review. Physical copies of the document were placed in public facilities across the City to promote awareness and solicit public comment.

The public hearing was scheduled on September 19, 2022, at 6:30 pm. The hearing was able to be attended in person, remotely, and viewed live on CVTV. (<https://www.cvtv.org/program/vancouver-city-council>) To provide public comment and participate in the Vancouver City Council meeting please contact the City Manager's staff at (360) 487-8600 (TTY: (360) 487-8602 | WA Relay: 711).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The Coronavirus continues to have lasting effects. The U.S. Department of Housing and Urban Development (HUD), through the Coronavirus Aid, Relief, and Economic Security (CARES) Act, provided emergency funding for the purpose of preparing for, preventing, and responding to COVID- 19 and its community impacts.

Separate from the 2021 CDBG and HOME entitlements, the City of Vancouver received \$1,896,530 in CDBG-CV funds through the CARES Act. Based on emerging community needs at that time, and consistent with feedback from City leadership and external stakeholders, the Vancouver City Council proposed to dedicate CDBG-CV funds to public services and small business assistance. The City of Vancouver amended its 5-year Consolidated Plan, Citizen Participation Plan, and the 2019 Action Plan to quickly disperse the CARES Act funding. These projects continue to operate and achieve outcomes in 2021. The beneficiaries for the CDBG-CV activities will continue to be reported with the annual CAPER until all funds are expended.

Vancouver has relied heavily on the Affordable Housing Fund (AHF) levy. The AHF has allowed the City to be flexible in where to invest and layer federal and local funding. The AHF focuses on new unit production, rehabilitation, rental assistance, and shelter facilities, freeing CDBG and HOME funding for other activities such as public services, business assistance, and rental assistance. The levy will sunset in 2023. A replacement levy is being proposed. Should the levy not be renewed, the focus of the next Consolidated Plan cycle will likely change.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

The City of Vancouver has a small HOME-funded portfolio and units funded through the local affordable housing levy fund. The City follows an ongoing monitoring procedure for HOME-assisted units. Income and rent data for all HOME-assisted rental units is collected annually. Due to the small portfolio, units are inspected for Housing Quality Standards (HQS) every year. In PY 2021, 49 HOME units were inspected for Housing Quality Standards. All units passed on the initial or reinspection following minor repairs. The table of HOME HQS inspections and results is attached in the CAPER appendix section.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City requires owners of housing projects with five (5) or more HOME-assisted units to use affirmative fair housing marketing practices in soliciting renters or buyers, determining their eligibility, and concluding all transactions. Owners must comply with the following procedures for the duration of the applicable compliance period:

Advertising: The Equal Opportunity logo or slogan must be used in all ads, brochures, and written communications to owners and potential tenants. Advertising media may include The Columbian (or any other local newspaper), radio, television, social media, housing organizations such as Housing Connections (<http://www.housingconnections.org>), brochures, leaflets, or may simply involve a sign in the window.

Fair Housing Poster: Owners must display the HUD's fair housing poster in rental offices or other appropriate locations.

Special Outreach: Owners are encouraged to solicit applications for vacant units from persons in the housing market who are least likely to apply for HOME-assisted housing without the benefit of special outreach efforts. Vancouver recommends the following methods to reach this objective:

- Positioning of informational flyers in minority neighborhoods, including social service agencies and housing counseling agencies.
- Use of minority-specific traditional and social media: HOME-assisted housing opportunities may be advertised in minority-specific newspapers (i.e., The Skanner, Portland Observer, El Hispanic News, The Asian Reporter).
- Record Keeping: Owners must maintain a file containing documentation of all marketing efforts (copies of newspaper ads, memos of phone calls, copies of letters, etc.). These records must be available for inspection by the Vancouver staff. Owners must maintain a listing of all tenants residing in each unit.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

The City of Vancouver expended \$375,333 in program income allocated toward 2021 projects.

Describe other actions taken to foster and maintain affordable housing. 91.220(k)

In 2017, the City established a voter-approved levy to create an Affordable Housing Fund (AHF) to serve households with very low-income (earning up to 50% of area median income). The levy is paid by both residential and commercial property owners and receives \$6 million per year for seven years. The fund is used to increase Vancouver's supply of affordable housing, preserve existing homes, and prevent homelessness through rental assistance, temporary shelter, and services.

To date, AHF has supported production of 733 units of affordable housing, preservation of 331 affordable units, and housing assistance to 1,409 households experiencing or at risk of homelessness. In addition to providing funds for these ongoing initiatives, the AHF funds are leveraged with other funding to support a total housing investment of over \$268 million. City Council is currently considering renewing the AHF levy because of the success of the initial funding and continued need for affordable housing resources.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Narrative Information

The purpose of Section 3 is to ensure that employment and other economic opportunities resulting from projects assisted with HUD funding be directed to people with low and very-low income, particularly those who are recipients of government assistance for housing, and to low-income businesses, which provide economic opportunities to people with low and very-low income.

Recently, the Section 3 program changed from tracking the number of contracts awarded on a project to tracking actual hours worked by Section 3 targeted workers. One Section 3 eligible project was substantially completed in PY 2021. However, this project was contracted prior to the conversion of the Section 3 tracking (before July 1, 2021), therefore the Section 3 data will not be directly entered into IDIS. The City will collect and record required Section 3 data for projects contracted prior to the tracking conversion date. Moving forward, Section 3 labor hours will be entered directly into IDIS.

DRAFT

APPENDIX

PY 2021-HQS Inspections (Compiled 7-26-2022)

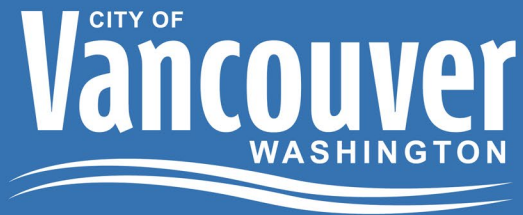
7/1/2021 through 6/30/2022

Agency	Project	Funding	Address	Total # Units	# HOME Units	Units Inspected	Date of Inspection	Comments
Multiple	TBRA	HOME	Multiple	N/A	12	12	Various	Passed; (some with reinspection)
REACH	McCallister Village	HOME	2155 W Firestone Lane	48	2	12,42	8/17/2021	Passed after repairs
VHA	Vista Court	HOME	1405 Esther St	76	3	110, 206, 218	8/17/2021	Passed after repairs
Columbia Non Profit	Cherry Park	HOME	3200 NE 62nd Ave	14	3	3, 13, 14	8/26/2021	Passed
VHA	Lincoln Place	HOME	1351 Lincoln Ave	30	2	101, 203	9/24/2021	Passed after repairs
Second Step Housing	Second Step	HOME	1203 W 39th St	3	3	A, B, C	8/26/2021	Passed after repairs
Affordable Housing Solutions	Freedom's Path	HOME	1601 E Fourth Plain Blvd. B26	50	1	211	pending	Scheduling with new management
REACH	Isabella Ct. 1	HOME	3112 NE 62nd Ave	49	2	300, 400	inspected 7/21/2022	Repairs pending
Second Step Housing	Meadows Apartments	HOME	3303 NE 78 Ave	30	3	2,4,24	12/1/2021	Passed after repairs
REACH	Isabella Ct. 2	HOME	3020 NE 62 Ave	49	18	104, 107, 200, 209, 302, 306, 309, 312, 403, common areas	inspected 7/21/2022	Repairs pending

2021 Consolidated Annual Performance Evaluation Report (CAPER)



Mercy Peace Health Apartments



Samantha Whitley
Housing Programs Manager
Economic Prosperity and Housing

Agenda

- Report purpose
- Funding expenditures
- Outcomes achieved
- Questions and Feedback



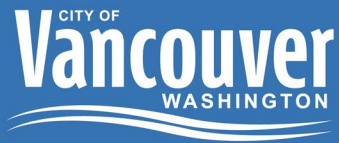
Community Development Block Grant and

Home Investment Partnerships Program



Consolidated Annual Performance Evaluation Report (CAPER)

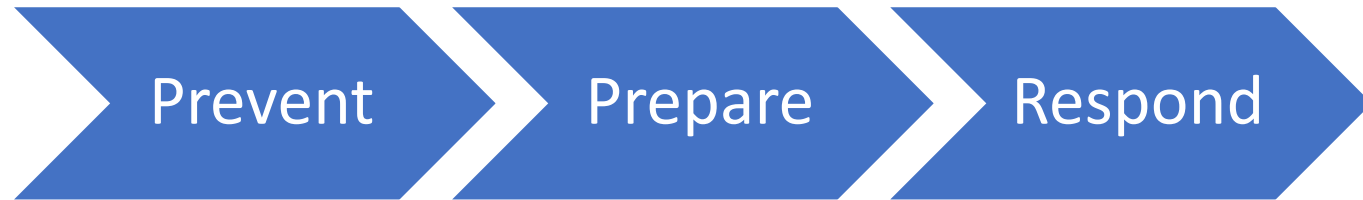
- Program Year July 1 – June 30
- HUD requirement
- Public Participation



CDBG
\$914,248



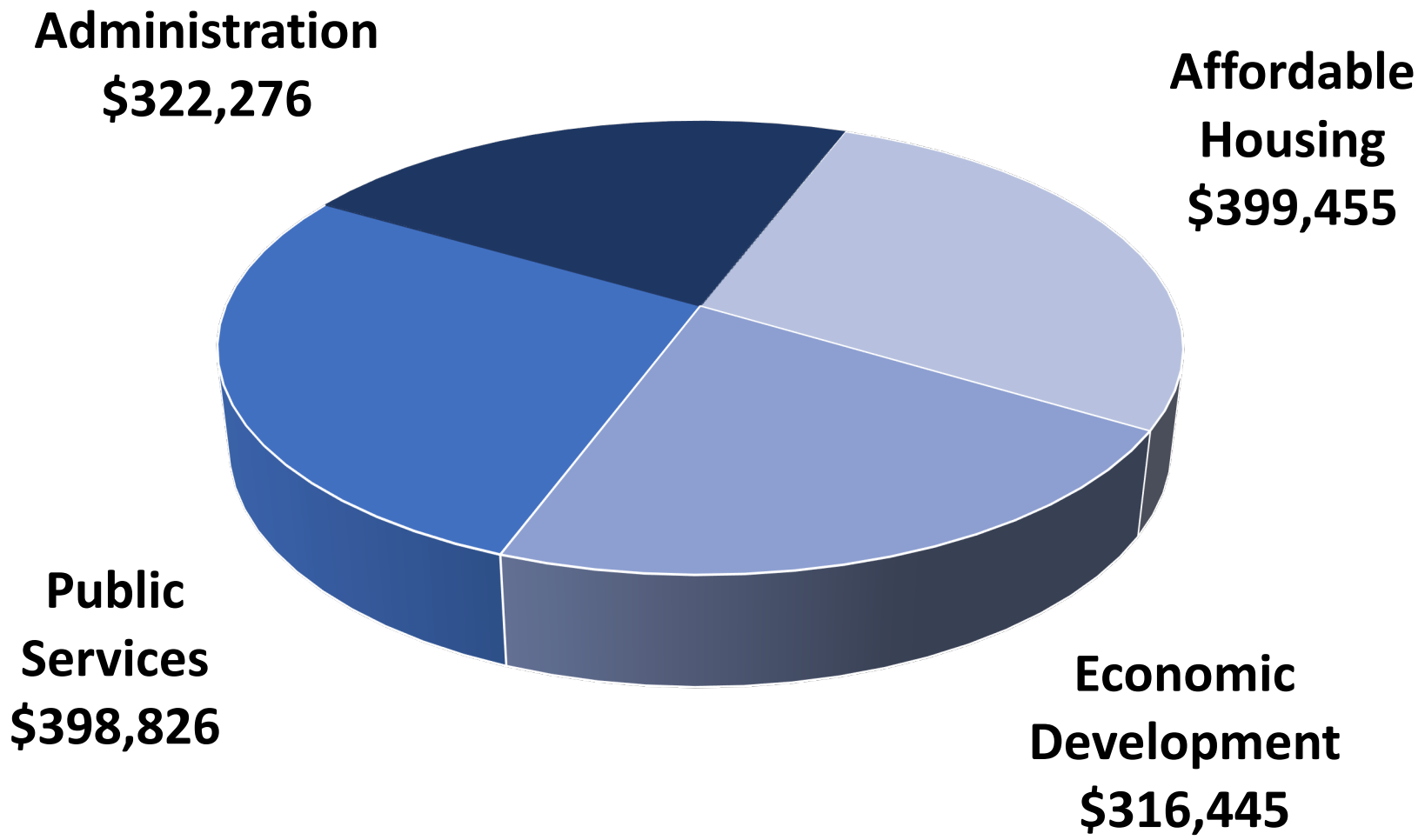
CARES Act
\$522,753



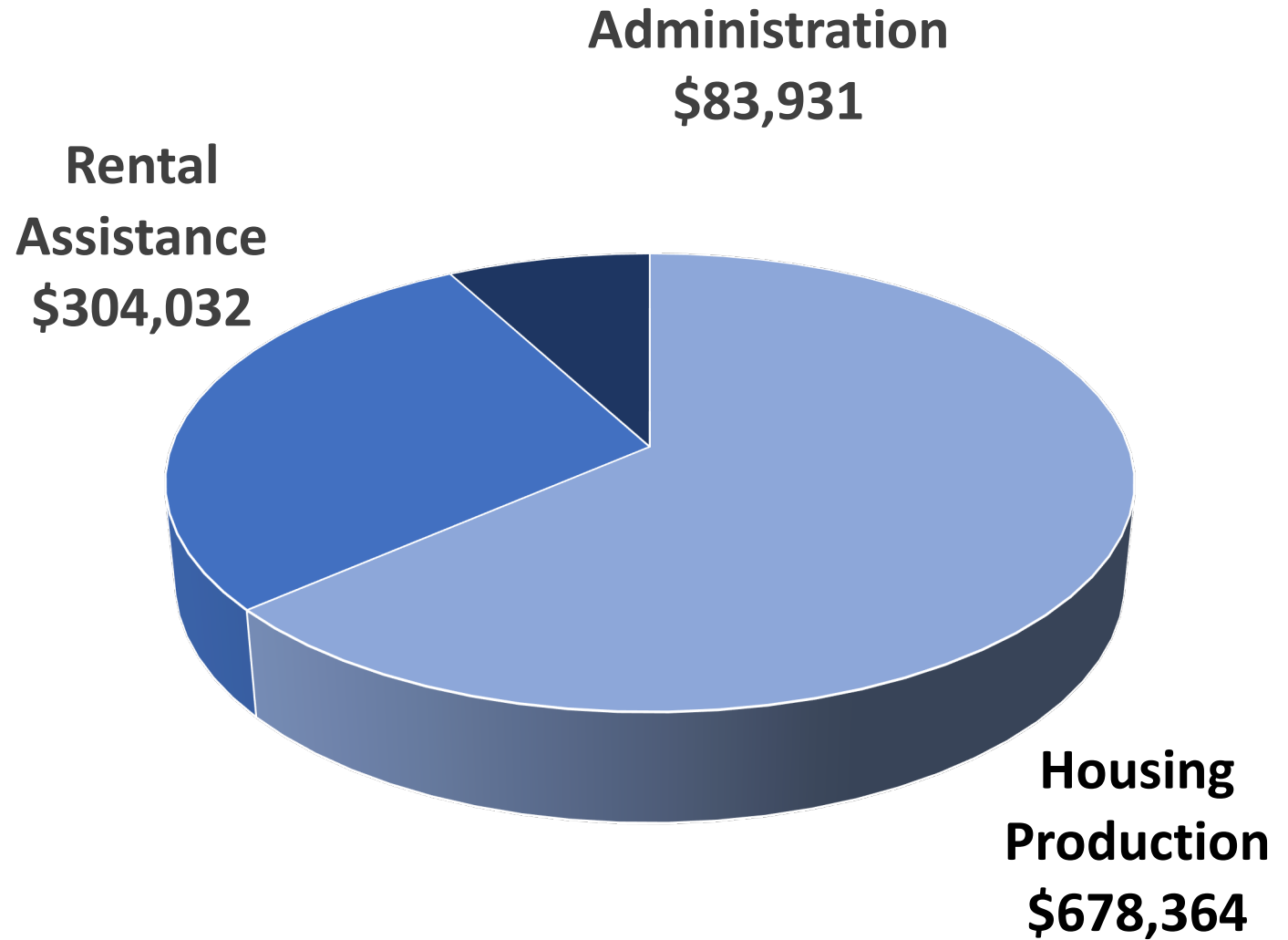
HOME
\$1,066,326



CDBG and CDBG-CV Expenditures



HOME Expenditures



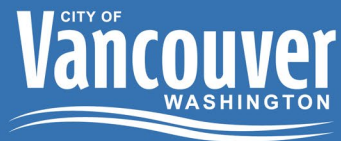
Leveraged Funding

CDBG

\$1 : \$3

HOME

\$1 : \$20



HOME

Leveraged Funding
\$37,733,253

City Allocation
\$1,893,075

City Allocation
\$3,718,162

CDBG

Leveraged Funding
\$12,069,085

5-Year Plan Goals

Increase and Preserve
Affordable Housing



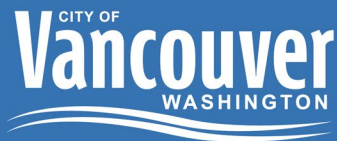
Increase Economic
Opportunity



Public Services



Public Facilities



2021 Program Year Outcomes

162 households assisted



184 businesses assisted



1,547 people assisted



0 completed
(2 under construction)

Affordable Housing

Rental Unit Constructed



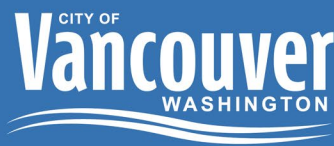
Homeowner Housing
Rehabilitation



Homebuyer Assistance



Rental Assistance



108 new affordable units



5 homes rehabilitated



1 homebuyer assisted



48 households assisted



Public Services

Overnight Shelter



Homeless Prevention



Public Services
non-housing

223 people sheltered



42 people assisted



1,282 people assisted



Economic Development

Businesses Assisted

184 business assisted



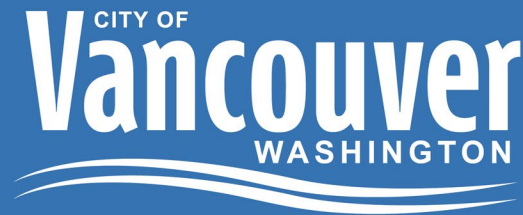
Public Facilities and Infrastructure

No completed projects in 2021
(2 under construction)



Questions and Feedback Thank You

To learn more, visit www.cityofvancouver.us/cdbg



09/19/2022

RESOLUTION NO. _____

A RESOLUTION relating to affordable housing for people with low and very low-income; declaring the existence of an emergency pursuant to RCW 84.52.105 and VMC 2.12020; and directing staff to develop an affordable housing financing plan to be presented to Council.

WHEREAS, in April 2016, Council declared the existence of an emergency with respect to the availability of affordable housing and placed a ballot proposition on a 2016 ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low-income;

WHEREAS, a majority of the voters of the taxing district voted on the ballot proposition to authorize the levy to create the Affordable Housing Fund administered by the City to support the acquisition, construction, and rehabilitation of affordable housing for families with very low-income along with the provision of rental assistance and housing services the period commencing in 2017 and continuing through 2023;

WHEREAS, in order for Council to place a ballot proposition on an upcoming ballot regarding replacing the levy upon its expiration in 2023, RCW 84.52.105 requires a declaration of the existence of an emergency with respect to the availability of housing that is affordable to households with low and very low-income; and

WHEREAS, this declaration would allow the City to put forward a ballot proposition, which if approved, would replace the regular property tax levy to fund affordable housing for low and very low-income households; and

RESOLUTION - 1

WHEREAS, if approved, this regular property tax levy to fund affordable housing for low and very low-income households would not apply towards the existing property tax levy cap; and

WHEREAS, a healthy community is one in which the basic needs of all members are met, including access to safe, affordable homes; and

WHEREAS, supporting safe, affordable housing and services for households with low and very low-income is a commitment the City Council has made to meet the needs of Vancouver residents; and

WHEREAS, Clark County currently has a lower than two percent vacancy rate for all rental units according to the Washington State Apartment Market Report conducted by the University of Washington; and

WHEREAS, U.S. Census data has estimated that there are 9,580 renter households with very low-income in Vancouver that face a housing cost burden by paying more than 30 percent of their income for housing costs; and

WHEREAS, U.S. Census data has estimated that there are 6,365 renter households with very low-income in Vancouver that face a severe housing cost burden by paying more than 50 percent of their income for housing costs; and

WHEREAS, U.S. Census data estimates that there are 5,195 homeowners with very low-income in Vancouver that are cost burdened or extremely cost burdened by their housing costs; and

WHEREAS, an estimated 4,811 senior renter households in Vancouver pay more than 50 percent of their income for housing costs; and

RESOLUTION - 2

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 20 percent from 2020, the last year for which data was available;

WHEREAS, the 2022 Point-in-Time count found an additional 572 people were homeless and living in temporary shelters in Clark County; and

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts are experiencing homelessness and living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences; and

WHEREAS, the demand for subsidized housing has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limits availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increased 28 percent between 2017 to 2022 according to The Columbian while median household income increased by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of experiencing homelessness, and construction costs and delays have created a greater strain on the rental market; and

RESOLUTION - 3

WHEREAS, workers whose only affordable housing options are far from employment centers face long commutes with associated pollution, congestion, and transportation expenses; and

WHEREAS, Washington Center for Real Estate Research at the University of Washington shows Clark County's annual median resale price for single-family homes is \$541,100 in Q1 2022, a 21 percent increase from the median resale price in Q1 2021 of \$446,900; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

WHEREAS, as a condition of receiving federal funding for low and very low-income housing, the City of Vancouver administers an affordable housing program with citizen participation, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans; and

WHEREAS, RCW 84.52.105 authorizes a city to impose regular property tax levies to finance affordable housing for households with low and very low-income when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy; and

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons with low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services to people with low income.

RESOLUTION - 4

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. Findings. The City Council makes the following findings and declares as follows:

A. Affordable housing for low and very low-income households, including people experiencing homelessness, people with special needs, families, and seniors, often requires a commitment of City funds for development or preservation, or other forms of assistance.

B. “Very low-income household” means a single person, family, or unrelated persons living together whose income is at or below fifty percent (50%) of the median income, as determined by the United States Department of Housing and Urban Development (HUD), with adjustments for household size, for the county where the taxing district is located. Fifty percent of the median income is \$53,250 for a four-person household in Vancouver according to 2022 income limits from the U.S. Department of Housing and Urban Development.

C. “Low-income household” means a single person, family, or unrelated persons living together whose income is at or below sixty percent (60%) of the median income, as determined by the United States Department of Housing and Urban Development (HUD), with adjustments for household size, for the county where the taxing district is located. Sixty percent of the median income is \$63,900 for a four-person household in Vancouver according to 2022 income limits from the U.S. Department of Housing and Urban Development.

D. The limited availability of affordable housing for low and very low income households within the City of Vancouver constitutes a “natural or human caused” civil emergency within the meaning provided by Section 2.12.020 VMC. An emergency therefore exists with respect

RESOLUTION - 5

to the availability of housing that is affordable to low and very low-income households in the City of Vancouver.

Section 3. Emergency Orders Authorized. Effective upon execution of this declaration of emergency the Vancouver City Manager shall exercise authority through issuance of Executive Orders and through use and direction of City personnel, services, and equipment and additional acts necessary to the management of this emergency.

Section 4. Administrative and Financing Plan. The City Housing Programs or designee shall prepare an Affordable Housing Fund Administrative Plan (“Plan”). The Plan shall cover the period commencing in 2024 with an annual review; shall specify the plan for use of potential funds raised under a levy authorized by RCW 84.52.105; and shall be consistent with the locally adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended, pursuant to RCW 84.52.105.

Section 5. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ADOPTED at regular session of the Council of the City of Vancouver, this 19th day of September 2022.

Anne McEnery-Ogle, Mayor

Attest:

RESOLUTION - 6

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 7

09/19/2022

RESOLUTION NO. M-_____

A RESOLUTION providing for the submission to the qualified electors of the City of Vancouver at the February 8, 2023 Special Election a proposition authorizing the City to increase its property tax levy pursuant to RCW 84.52.105 to provide funding for housing for people with low and very low-income; requesting that the Clark County Auditor place the proposition on the February 8, 2023 ballot; and providing for other matters properly related thereto.

WHEREAS, supporting safe, affordable housing and services for households with low and very-low income is a commitment the City Council has made to meet the needs of Vancouver residents;

WHEREAS, in 2016, City Council placed an affordable housing proposition on the ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low-income;

WHEREAS, a majority of voters voted to authorize a seven-year levy collecting \$6 million per year, creating the Affordable Housing Fund administered by the City; and

WHEREAS, the Affordable Housing Fund is used for production and preservation of units affordable to families with very low-income, and also supports rental assistance, housing services, and temporary shelter for the period commencing in 2017 and continuing through 2023;

WHEREAS, the Affordable Housing Fund has awarded \$36,041,884 to support 52 projects with construction, acquisition, and preservation of affordable housing, as well as rental assistance and temporary shelter for Vancouver residents earning less than 50% AMI.

WHEREAS, to date, 1,064 units of affordable housing have been produced or preserved with support from the Affordable Housing Fund, 1,654 households have received rental assistance and services to prevent homelessness, and 405 temporary shelter beds have been created or supported with operating costs;

WHEREAS, the city of Vancouver still has a deficit of approximately 5,600 housing units and a vacancy rate lower than two percent for all rental units in the City;

WHEREAS, U.S. Census data estimates that there are 9,580 renter households with very low-income in Vancouver that face a housing cost burden by paying more than 30 percent of their income for housing costs;

WHEREAS, U.S. Census data estimates that there are 6,365 renter households with very low-income in Vancouver that face a severe housing cost burden by paying more than 50 percent of their income for housing costs;

WHEREAS, U.S. Census data estimates that there are 5,195 homeowners with very low-income in Vancouver that are cost burdened or extremely cost burdened by their housing costs;

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 20 percent from 2020, the last year for which data was available;

WHEREAS, the 2022 Point-in-Time count found an additional 572 people were homeless and living in temporary shelters in Clark County;

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts are homeless and living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences;

WHEREAS, the demand for subsidized housing for households earning less than 50% of Area Median Income has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limits availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increasing 28 percent between 2017 to 2022 according to The Columbian and median household income increasing by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of homelessness, and construction costs and delays have created a greater strain on the rental market; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

WHEREAS, the replacement of the Affordable Housing Fund levy will result in local funding that will be used to serve low and very low-income households, and will be leveraged with other public and private funding to create affordable housing serving additional households for 20 or more years;

WHEREAS, as a condition of receiving federal funding for affordable housing, the City of Vancouver administers an affordable housing program with citizen oversight, including

preparation of five-year strategic plans, performance measures and outcomes, and annual action plans;

WHEREAS, the City of Vancouver has efficiently administered the Affordable Housing Fund in conjunction with its existing programs that use federal funding for housing affordability and can continue to do so;

WHEREAS, RCW 84.52.105 authorizes a city to impose additional regular property tax levies to finance affordable housing for households with low and very low income when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy;

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for people with low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services to people with low income;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

Section 1. **Findings.** The Council hereby adopts and incorporates by reference the above recitals as findings.

Section 2. **Calling of Election Regarding the Levy of Additional Property Taxes.**

The City of Vancouver submits to the qualified electors of the City a proposition authorizing an additional property tax levy for low and very low-income housing and housing services pursuant to RCW 84.52.105. The proposition would raise \$10 million per year totaling \$100 million in aggregate over a period of ten years, beginning in 2024.

- A. The proposition would authorize the City to impose an additional regular property tax levy of up to approximately \$0.30 per \$1,000 as assessed valuation for low and very low-income housing pursuant to RCW 84.52.105. The limitations in RCW 84.52.043 shall not apply to this tax levy. All levy proceeds shall be used for the purposes specified in the Affordable Housing Finance Plan approved by City Council.
- B. The taxes authorized by this proposition shall be in addition to the maximum amount of regular property taxes the City would have been limited to by RCW 84.55.010 in the absence of voter approval of this proposition, plus other authorized lid lifts, for ten years. Pursuant to RCW 84.55.050(5), the maximum regular property taxes that may be levied following the expiration of the additional taxes authorized by this proposition in shall be computed as if the limit on regular property taxes had not been increased under this proposition and the City had made levies at the maximum rates which would otherwise have been allowed during the years the levies were made under this proposition.

Section 3. **Ballot Proposition.** The City Clerk is hereby authorized and directed, not later than December 16, 2022, to certify a proposition to the Clark County Auditor, as ex officio supervisor of elections in Clark County, Washington, in substantially the following form:

PROPOSITION NO. ____

Affordable Housing Levy Replacement

The City of Vancouver Council adopted Resolution No. _____ concerning the replacement of an expiring affordable housing property tax levy. This proposition would replace an expiring property tax levy and fund housing and housing services for people with low and very low-income, including those with disabilities, veterans, seniors, and families with children by authorizing a property tax levy increase, generating \$10 million annually (approximately \$0.30/\$1,000 assessed value) for ten years, pursuant to RCW 84.52.105. All levy proceeds would be used for affordable housing purposes pursuant to an administrative and financial plan adopted by City Council.

Should this proposition be approved?

YES ☐

NO ☐

For purposes of receiving notice of the language of the ballot proposition required by RCW 29A.36.080, the City Council hereby designates: (a) the City Clerk (Natasha Ramras), telephone: (360) 487-8484; email: natasha.ramras@cityofvancouver.us; and (b) the City Attorney (Jonathan Young); telephone: (360) 487-8500; email: jonathan.young@cityofvancouver.us, as the individuals to whom such notice from the Auditor should be provided. The City Attorney and the City Clerk are each authorized individually to approve changes to the wording of such proposition as may be recommended by the Clark County Auditor and the Clark County Prosecuting Attorney,

as long as the intent of the proposition remains clear and consistent with the intent of this resolution.

Section 5. **Voters Pamphlet.** To the extent that a local voters' pamphlet and/or online voters' guide ("Voters' Pamphlet") will be produced for the February 8, 2023 election, the Pamphlet shall include an explanatory statement and arguments advocating approval and disapproval of the ballot measure, if any. Pursuant to RCW 29A.32.280, the arguments advocating approval and disapproval of the ballot measure shall be prepared by committees appointed by the City Council or the Clark County Auditor.

Section 6. **Severability.** If any provisions of this resolution shall be declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed severable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the levy or collection of the taxes authorized by this proposition.

Section 7. **Effective Date.** This resolution shall take effect and be in full force immediately upon adoption by the City Council.

ADOPTED at a Regular Meeting of the Vancouver City Council this 19th of September 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

09/19/2022

RESOLUTION NO. _____

A RESOLUTION relating to affordable housing; providing an affordable housing financing plan for the collection and use of monies authorized by RCW 84.52.105 to fund housing for people with low and very low-income.

WHEREAS, supporting safe, affordable housing and services for households with low and very low-income is a commitment the City Council has made to meet the needs of Vancouver residents;

WHEREAS, in 2016, City Council placed an affordable housing proposition on the ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low-income;

WHEREAS, a majority of voters voted to authorize a seven-year levy collecting \$6 million per year, creating the Affordable Housing Fund administered by the City; and

WHEREAS, the Affordable Housing Fund is used for production and preservation of units affordable to families with very low-income, and also supports rental assistance, housing services, and temporary shelter for the period commencing in 2017 and continuing through 2023;

WHEREAS, the Affordable Housing Fund has awarded \$36,041,884 to support 52 projects with construction, acquisition, and preservation of affordable housing, as well as rental assistance and temporary shelter for Vancouver residents earning less than 50% AMI.

WHEREAS, to date, 1,064 units of affordable housing have been produced or preserved with support from the Affordable Housing Fund, 1,654 households have received rental assistance

and services to prevent homelessness, and 405 temporary shelter beds have been created or supported with operating costs;

WHEREAS, the city of Vancouver still has a deficit of approximately 5,600 housing units and a vacancy rate lower than two percent for all rental units in the City;

WHEREAS, U.S. Census data estimates that there are 9,580 renter households with very low-income in Vancouver that face a housing cost burden by paying more than 30 percent of their income for housing costs;

WHEREAS, U.S. Census data estimates that there are 6,365 renter households with very low-income in Vancouver that face a severe housing cost burden by paying more than 50 percent of their income for housing costs;

WHEREAS, U.S. Census data estimates that there are 5,195 homeowners with very low-income in Vancouver that are cost burdened or extremely cost burdened by their housing costs;

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 20 percent from 2020, the last year for which data was available;

WHEREAS, the 2022 Point-in-Time count found an additional 572 people were homeless and living in temporary shelters in Clark County;

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts are homeless and living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences;

RESOLUTION - 2

WHEREAS, the demand for subsidized housing for households earning less than 50% of Area Median Income has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limits availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increasing 28 percent between 2017 to 2022 according to The Columbian and median household income increasing by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of homelessness, and construction costs and delays have created a greater strain on the rental market; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review the 2016-2023 Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

WHEREAS, the replacement of the Affordable Housing Fund will result in local funding that will be used to serve low and very low-income households, and will be leveraged with other public and private funding to create affordable housing serving additional households for 20 or more years;

RESOLUTION - 3

WHEREAS, as a condition of receiving federal funding for affordable housing, the City of Vancouver administers an affordable housing program with citizen oversight, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans;

WHEREAS, the City of Vancouver has efficiently administered the Vancouver Housing Fund in conjunction with its existing programs that use federal funding for housing affordability and can continue to do so;

WHEREAS, RCW 84.52.105 authorizes a city to impose additional regular property tax levies to finance affordable housing for low and very low-income households when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy;

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons with low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services, to people with low income; and

WHEREAS, on _____ Council adopted Resolution _____ declaring an emergency with respect to the availability of housing that is affordable to households with low and very low-income.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

Section 1. **Findings.** The Council hereby adopts and incorporates by reference the above

recitals as findings.

Section 2. **Levy Revenues.**

- A. Unless otherwise directed by ordinance, all revenues collected from the additional taxes authorized pursuant to this resolution shall be deposited initially in the Affordable Housing Fund to be used as set forth in the Affordable Housing Fund Administrative and Financing Plan. The Finance Director is authorized to create other subfunds or accounts within the Affordable Housing Fund as may be needed or appropriate to implement the purposes of this resolution.
- B. Pending expenditure for the purposes authorized in this resolution, amounts deposited in the Affordable Housing Fund pursuant to this resolution may be invested in any investments permitted by applicable law. All investment earnings on the balances shall be deposited into the Affordable Housing Fund. Amounts received by the City from payments with respect to loans, recovery of grants, insurance proceeds or proceeds of sale or disposition of property (“program income”) shall be deposited into the Affordable Housing Fund unless otherwise specified by ordinance. Any investment earnings and program income derived from revenues collected from the additional taxes authorized pursuant to this resolution shall be used for the purposes set forth in this resolution and as authorized by City Council and State law.

Section 3. **Administration; Use of Proceeds.**

- A. The levy funds shall be used to pay for affordable housing for households with low and very low-income, pay for affordable housing programs, and otherwise provide for the housing needs of households with low and very low-income.
- B. The Economic Prosperity and Housing Department, or such other department as may be designated by ordinance, shall administer programs funded with the additional taxes authorized pursuant to this resolution. Any programs adopted by the City Council for use of the funds derived under this resolution shall be referred to as “Affordable Housing Fund Programs.” Affordable Housing Fund Programs shall be implemented consistent with the Affordable Housing Fund Administrative and Financing Plan, as adopted by the City Council and as may thereafter be amended from time to time by the City Manager or designee.

Section 4. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ADOPTED at a Regular Meeting of the Vancouver City Council this 19th of September
2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney



DRAFT Affordable Housing Fund

Administrative and Financial Plan

2024 Plan adopted _____

BACKGROUND

In January 2016, following eight months of discussion by the City of Vancouver's Affordable Housing Task Force, City Council reviewed several recommendations to address Vancouver's lack of affordable housing options. Creating a locally controlled affordable housing fund was identified as the first high priority option to move forward in 2016.

After exploring potential revenue sources for an affordable housing fund, a property tax levy was identified as the most practical and timely option. The State of Washington allows cities to enact a property tax levy for affordable housing if such a measure is approved by a majority of voters (RCW 84.52.105).

In November 2016, Vancouver voters passed a levy to raise \$42 million over seven years (\$6 million per year) for affordable housing and services available to very low-income residents. This Administrative and Financial Plan lays out objectives for the Vancouver Affordable Housing Fund and describes how funds will be managed and spent.

Initially, state law required that all funds must serve very low-income households, defined as earning up to 50% of area median income (AMI). In October 2020, the legislature amended RCW 84.52.105 to allow levy funding to be used for affordable homeownership, owner-occupied home repair, and foreclosure prevention programs for low-income households, defined as those earning up to 80% of area median income.

In 2022, Vancouver reviewed the outcomes of the initial AHF levy as well as the ongoing need for affordable housing. City Council recommended placing a renewal levy on the ballot for voters to consider in 2023. This proposed administrative plan will be reviewed and approved by council and published for public feedback prior to the ballot initiative. This Administrative and Financial plan will be fully implemented in 2024 if the levy renewal is passed by voters.

Funding allocations and anticipated outcomes are attached to this plan. Allocation amounts may change from time to time based on need, community input, and council approval. This Administrative and Financial Plan may be updated as needed with review and approval of City Council.

PROGRAM OBJECTIVES

Four primary objectives guide implementation of the Vancouver Affordable Housing Fund. The City will strive to:

- Create and preserve affordable homes for residents earning 50% AMI or less; promoting housing opportunity and choice throughout the City.
- Contribute to efforts to end homelessness by providing housing and services for individuals and families who are homeless or at risk of homelessness.
- Collaborate with nonprofit and for-profit developers and agencies to promote a variety of housing choices, including units in mixed-income developments.
- Leverage City investments with other funding sources to maximize the number of quality affordable housing units that are created or preserved each funding cycle.

LEVY AMOUNT, TAX RATE, AND DURATION

The renewed levy will generate \$100 million over 10 years (\$10 million annually) for Vancouver Affordable Housing Fund projects. Collection of levy funds will begin January 1, 2024 and will continue through December 31, 2033.

The amount of funds to be collected is capped at \$10 million annually for the 10-year period. As the city's assessed value changes due to shifts in property values or the number of taxable properties in Vancouver, the levy rate will also change to generate \$100 million during the 10-year period. For example, if there is an overall increase in property values, the rate charged to each property owner would adjust downward accordingly.

Taxes collected for the Vancouver Affordable Housing Fund will be held in a dedicated account that is separate from the City's general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.

ELIGIBLE FUND USES

The Vancouver Affordable Housing Fund may only be used to serve households at 50% AMI or below. Collected funds will be deposited into a restricted account that can only be used for housing and services for this population.

The City will provide funds to community partners (for-profit and nonprofit developers, property owners and housing/service providers) for acquisition, construction, and preservation of affordable housing and homeownership assistance to low or very low-income households. The money will also support temporary shelter, housing and services for people who are homeless or at risk of becoming homeless.

The Vancouver Affordable Housing Fund may be used for the following activities:

Housing Production and Preservation for Units Affordable to Tenants with Very Low Income (50% AMI)

- Funding for construction of new affordable rental housing
- Funding for acquisition of land or property for affordable housing development
- Incentives to property owners to convert existing market-rate units to affordable units
- Funding to rehabilitate existing affordable housing to correct health, safety and livability problems
- Funding for publicly subsidized projects (e.g., tax credit project) with expiring affordability periods to ensure continued affordability

Rent Assistance and Housing Services for Households Earning Very Low Income (50% AMI)

- Funding for rental assistance and housing stability services. Assistance may include rent, rental arrears, application fees, security deposits, utilities in conjunction with rental assistance, and housing stabilization assistance (costs related to obtaining or maintaining employment to remain stably housed). Households will receive a vulnerability assessment; households that are homeless or have a very high risk of becoming homeless will be prioritized for assistance.

Temporary Shelter

- Funding to service providers to build, maintain, and/or operate shelters serving people who are homeless
- Funding to service providers for motel voucher programs that provide temporary overnight shelter

Homeownership Assistance for Households Earning Low Income (60% AMI)

- Funding for homeowners to make basic repairs and accessibility improvements
- Funding for development or acquisition of single-family homes affordable to people with low income
- Funding for foreclosure assistance to homeowners with low-income

Implementation

Resources for staff to develop contracts, manage the program and conduct compliance monitoring.

HOUSEHOLD ELIGIBILITY

Households assisted through the Affordable Housing Fund must be residents of Vancouver or experiencing homelessness in Vancouver prior to assistance. This residency restriction applies to any type of housing assistance.

Household Income

In accordance with RCW 84.52.105, the Affordable Housing Fund will be limited to serving households with low or very low-income. State law defines very low-income as earning up to 50% of area median income (AMI) and low income as earning up to 80% AMI. **Although the RCW allows up to 80% AMI eligibility for homeownership, the City of Vancouver is limiting assistance to households at 60% AMI for homeownership assistance.** Income limits by household size are provided annually by the U.S. Department of Housing and Urban Development. Income limits are provided online at: <https://www.cityofvancouver.us/eph/page/affordable-housing-fund>.

Income Determination

Households must disclose all income sources. Adequate documentation must exist on file to support the household's income eligibility. In addition, the following conditions apply:

- **Housing Production and Preservation (50% AMI):** Household income eligibility must be determined at the time of leasing and annually thereafter. If a household is over the maximum income upon review, the next available unit in the property must be rented to an income-eligible household.
- **Rent Assistance and Housing Services (50% AMI):** Household income eligibility must be determined before assistance is provided and every 90 days thereafter. If a household is over the maximum income upon review, housing assistance through the Affordable Housing Fund must be terminated.
- **Temporary Shelter (50% AMI):** Household income eligibility of each household must be determined prior to placement in shelter.
- **Homeowner Assistance (60% AMI):** Household income eligibility must be determined prior to assistance and at time of purchase commitment. If the home is sold during the Affordable Housing Fund affordability period, subsequent buyers must be income-eligible at the time of purchase.

FUNDING PRIORITIES

Several higher-need populations exist among Vancouver's very low-income households. To best meet the needs of these residents, the Vancouver Affordable Housing Fund will prioritize projects and programs serving:

- Senior households (must include one or more individuals age 62 or over);
- People who are homeless;
- Families with children; and
- People with special needs, including but not limited to:
 - Individuals with disabilities;
 - Individuals with mental, physical or behavioral health issues;
 - Survivors of domestic violence; and
 - Veterans.

UNIT ELIGIBILITY

All units created or assisted with Affordable Housing Fund must be located within Vancouver city limits. This includes rental assistance and temporary shelter assistance.

Housing Production and Preservation

Units must be located in Vancouver city limits. The monthly rent for designated Affordable Housing Fund units must not exceed what is affordable to households at 50% AMI according to the rent limits provided by the Washington State Housing Finance Commission. The 50% AMI rent limits are updated annually and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities. Depending on resources, Washington State Evergreen Sustainable Development Standards (ESDS) may be required. ESDS contains criteria that safeguard health and safety, increase durability, promote sustainable living, preserve the environment, and increase energy and water efficiency.

Rent Assistance and Housing Services

Units must be located in Vancouver city limits. The Affordable Housing Fund will contribute no more than 100% of fair market rent (FMR), based on the appropriate unit size for the household, unless an exception to FMR is requested and approved by the program manager. Fair market rents are updated annually by HUD and rent limits include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Temporary Shelter

Shelter sites must be located in Vancouver city limits.

Homeownership Assistance

All homes purchased or assisted will be within Vancouver city limits. Homeownership assistance is only available to households who earn less than 60% AMI. For homebuyer assistance, the maximum purchase price shall be the HUD HOME limits for affordable single-family housing based on 95% of the median purchase price for the area using FHA single-family mortgage data. HUD updates the maximum purchase price annually. When feasible, homeowner assistance may include energy efficiency improvements at low or no cost to homeowner.

GEOGRAPHIC FOCUS

The program is not targeted to specific neighborhoods. Funds will be available to housing projects located within the city limits of Vancouver and to programs serving Vancouver residents. See Household Eligibility and Unit Eligibility for requirements.

AWARD PROCESS

Awards will be allocated through an annual application process. The process may be managed in combination with the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards. Applications may be provided on a rolling basis in future funding rounds.

ELIGIBLE COSTS

Funds will generally be disbursed on a reimbursement basis for eligible costs, including but not limited to:

- Appraisals
- Architectural fees
- Case management to stabilize residents
- Closing costs
- Construction, including sales tax
- Development fees and permits
- Engineering fees
- Environmental assessments and fees
- Professional services
- Purchase/acquisition
- Rental assistance
- Housing stabilization assistance
- Inspections and surveys
- Insurance
- Interest
- Financing fees
- Rent buy-down
- Replacement reserves

ELIGIBLE FUND RECIPIENTS

Through the City selection process, priority will be given to applicants with a demonstrated ability to develop, own, and/or manage affordable housing. Applicants that do not have previous experience in these areas will be expected to propose an appropriate relationship with an entity that does have this experience.

Eligible recipients include:

1. Nonprofit agencies: Eligible nonprofits must have a charitable purpose. The City's preference is to provide funding to nonprofit borrowers that have established housing as a primary mission. Private nonprofit agencies will be required to submit articles of incorporation and an IRS letter as proof of nonprofit status.
2. Any corporation, limited liability company, general partnership, joint venture, or limited partnership created and controlled by a nonprofit or public corporation to obtain tax credits or for another housing-related objective approved by the City.
3. The Vancouver Housing Authority (VHA).
4. Private for-profit firms/property owners: Eligible for-profits must have experience developing, owning, and managing multifamily rental housing. Private for-profit firms can include partnerships between one or more firms, such as a building contractor and a property manager. Private for-profit firms may also partner with nonprofit or public agencies as needed to provide sufficient capacity to develop, own and operate housing on a long-term basis.
5. Homebuyers/homeowners: Homeowners or homebuyers with low-income must access assistance through programs operated by the City, or through a nonprofit or other housing agency contracted with the City.

AWARD LIMITS

Award limits are based on the type of unit assisted and shown in the table below. These limits also determine the number of units subject to continuing compliance with Affordable Housing Fund requirements throughout the affordability period. Housing Production and Preservation awards must be at least \$250,000 unless otherwise approved by the City's Chief Financial Officer.

Project Type	Per Unit Funding Limit
50% AMI rental unit production	\$75,000
50% AMI rental unit preservation	\$40,000
30% AMI rental unit production	\$105,000
30% AMI rental unit preservation	\$55,000
Group home/shared living per bed	\$25,000
Temporary shelter production or preservation per bed	\$25,000
60% AMI homeowner/buyer assistance per household	\$50,000

AFFORDABILITY PERIOD

The standard affordability period for Affordable Housing Fund units and shelter construction is 20 years, starting from the construction completion date. The start and end of the affordability period will be specified in the funding agreement, deed of trust, and/or affordable housing covenant. During the affordability period, housing must remain affordable to households with low or very low-income subject to compliance requirements.

Use of Program Income

Sale of a project during the affordability period requires City consent. Loan payments to the City will be returned to the Affordable Housing Fund. Payments will be reallocated to eligible housing activities or used for ongoing implementation costs to administer and monitor the fund according to priorities established in the current Administrative and Financial Plan.

FINANCING METHODS

Affordable Housing Fund financing may be provided as grant funding or as a low-interest loan.

Housing Production and Preservation

Financing for rental housing production and preservation will be provided as a grant unless the project requires a loan; loan terms will be approved by City Finance. All projects will be subject to an underwriting review prior to contracting. Financing terms and project requirements will be specified in a funding agreement, affordable housing covenant, promissory note and deed of trust.

Rental Assistance/Housing Services and Temporary Shelter

Funding for rental assistance and services, as well as temporary shelter, will be in the form of a grant. Specific project requirements will be detailed in a funding agreement.

Homeownership Assistance

Assistance to homeowners or purchasers will generally be provided through a contracted agency with specific funding and loan terms dependent on program design. The 20-year AHF affordability period applies to homeownership and will be specified through the homeowner agreement, deed of trust and affordable housing covenant recorded against the property. Homeownership projects will also be subject to underwriting review.

TIMELINES

Projects must be in construction within 24 months after receiving an award of the Affordable Housing Fund dollars. Projects that do not meet this timeline will lose the award. No extensions of awards will be granted.

MONITORING

Projects will be subject to initial and ongoing monitoring to ensure that all Vancouver Affordable Housing Fund dollars are being used to assist eligible households. Monitoring may include on-site inspection, file review and tenant or program reporting.

Following project completion, Housing Production and Preservation projects will be monitored on an annual basis to ensure continued affordability and habitability. Property owners will report unit and tenant information in a format acceptable to the city.

PLAN AMENDMENTS

The Vancouver Affordable Housing Fund Administrative and Financing Plan will be monitored and updated as needed. All changes will be approved with consultation of Vancouver City Council.

REPORTING

Annual program reporting will be provided by city staff no later than March 31st of each year, covering activity for the previous calendar year, as well as cumulative performance of the AHF levy.

The annual report will include accomplishments for each type of assistance:

Housing Production and Preservation

- units completed and awarded
- total AHF funding
- total leveraged funding
- populations served by projects

Rental Assistance and Housing Services

- number of households provided housing assistance and success at stabilizing households
- income and demographics of assisted households

Temporary Shelter

- number of shelter beds supported with operating subsidy
- number of new or rehabilitated shelter beds
- number and demographics of people served by shelter assistance

Homeownership

- number and value of rehabilitation loans approved
- number and value of homebuyer loans approved
- income and demographics of assisted homeowners

Implementation costs

ALLOCATION PLAN AND PROGRAM GOALS

The City anticipates serving approximately 560 households annually. This number does not include additional units that may be created by leveraging Affordable Housing Fund investments with other funding sources.

The following table outlines the proposed allocation of funds among eligible uses and estimated number of units and households assisted. If the pool of applications in an annual award cycle does not support this funding breakdown, allocations may be shifted between uses as appropriate. City Council will review and approve all awards made through the Affordable Housing Fund.

Anticipated goals are based on historic costs per outcome.

2024 AHF Allocations and Goals

<i>Eligible Use</i>	Annual Allocation	Anticipated Annual Goal	Total Funding (%)	10-Year Outcomes
<i>Housing Production/Preservation</i>	\$6M	80 direct units 240 leveraged units	60%	2,400 units
<i>Rent Assistance & Housing Services</i>	\$2M	250 households	20%	2,500 households
<i>Temporary Shelter</i>	\$1M	55 beds	10%	550 beds
<i>Homeownership</i>	\$500,000	15 households	5%	150 households
<i>Implementation</i>	\$500,000	--	5%	--
TOTAL	\$10M	560		5,600

STAFF REPORT NO. xxxx

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE:

Subject: Council action to appoint committees to prepare arguments advocating voters' approval and rejection of the Council's Affordable Housing Levy Replacement proposition pursuant to RCW 29A.32.280.

Present Situation and Background: RCW 29A.32.280 directs a legislative authority submitting a measure to voters to appoint a committee to prepare arguments advocating voters' approval and rejection of the measure. Specifically, RCW 29A.32.280 provides as follows regarding the composition of the committees and the county auditor's role if the legislative authority fails to appoint committees by the resolution submission deadline:

"[...] The authority shall appoint persons known to favor the measure to serve on the committee advocating approval and shall, whenever possible, appoint persons known to oppose the measure to serve on the committee advocating rejection. Each committee shall have not more than three members, however, a committee may seek the advice of any person or persons. If the legislative authority of a unit of local government fails to make such appointments by the prescribed deadline, the county auditor shall whenever possible make the appointments."

RCW 29A.32.280

Proposed Council Action:

Should council wish to defer selection of a committee to the Clark County Auditor, no action is needed.

1. By motion, formally appoint a committee to prepare arguments advocating voters' approval of the Council's Affordable Housing Levy Replacement proposition.
2. By motion, formally appoint a committee to prepare arguments advocating voters' rejection of the Council's Affordable Housing Levy Replacement proposition.

AFFORDABLE HOUSING DATA COLLECTION AND COMMUNITY OUTREACH

MULTIFAMILY/RENTAL

Source	Summary/Themes
Columbian article July 2021	• High end construction and population influx pushing up demand/decreasing affordability • Rent outpacing wage growth, tenants must work more or move, can't save for home purchase • Many community comments comparing rent prices from 5-10 years ago to now
Council for the Homeless staff August 2022	• Vulnerability screening along with a Pathways (Housing First) program model and Diversion assistance seems to be the most effective interventions right now
VHA Family Self Sufficiency Program August 2022	• Working with voucher holders/subsidized units. Tenants are having their housing sold by its owners and can't find new units - have to find new housing in 120 days and this is hard to do. • Program serves 125 families, 80% using rental vouchers to private landlords and 20% using project-based vouchers
Bridgeview Resource Navigator August 2022	• Currently seeing a lot of families in need of school supplies and school clothes, could use more assistance with security deposits and flexible funding to help families stabilize in housing. • Landlord education is a need, smaller landlords don't always know/follow fair housing law and tenant protections (Section 8 discrimination)
Open House Ministries August 2022	• Working with other housing organizations to provide wrap-around services and support – partnerships and collaboration are crucial
City of Vancouver Homeless Outreach staff August 2022	• Mixed income developments work better than concentrating people with behavioral health and high need/vulnerability in one complex
PEACE Housing Committee August 2022	• There is a huge need for housing for people with developmental disabilities (DD). The state's DDA department offers supportive case management, so the main barrier to housing is the affordability • Most people with DD receive only SSI, approximately \$840 per month • Interested in shared communities/cottage housing but not congregate housing • Parents/caregivers have a need for ADUs and technology supports to facilitate independent living

HOMELESSNESS ASSISTANCE

Source	Summary/Themes
City of Vancouver HOME-ARP survey October 2021	62 responses, 40% prioritized homeless prevention, 29% prioritized people fleeing domestic violence, 24% prioritized people who are homeless - Majority of respondents prioritized families for homelessness assistance, then youth, seniors, single-parents, veterans - Majority prioritized supportive services, then rental assistance, housing development, temporary shelter last
Safe Stay interviews with Outpost residents Summer 2022	- Case management/supportive services are crucial, need to increase agency capacity to ensure training, consistency, and accountability of case managers - People need continued support after moving into housing to ensure stability - Need for laundry/showers/restrooms for people living outside - Need help with car maintenance/employment opportunities/community activities – social events
Youth Action Board August 2022	- Need for more supportive and safe campsites; need for bike lockers/storage and public restrooms - Need for publicly available wi-fi for people to take classes or remain employed while living outside
City of Vancouver Homeless Outreach staff August 2022	Need for extremely low-income units for people at 30% - many on fixed income don't need other supports but will never be able to afford housing without help
CFTH Vancouver Homeless Action Plan forum August 2022	- City and county should work more collaboratively to solve homelessness. Most people don't understand the distinction between the two jurisdictions. - Work on barriers to becoming housed (credit, mental health, transportation) as well as build on successes (peer support, family reunification, wrap around services). - There are larger systemic issues that also contribute to homelessness – healthcare, justice system
Vancouver Public Schools Homeless Youth Advocate August 2022	- Rental and move-in assistance for students with no support going to school, may have no income - Students lose housing due to LGBTQ status, or families moving away - Only youth shelter is Oakbridge; it is used for justice-involved, foster, or runaway youth - Unaccompanied youth in school that are not in foster care need a place to go, can't sign lease when under 18. - There are resources available for teen moms, foster youth or justice-involved – students outside of these populations who can't live with family or friends don't have options

HOMEOWNERSHIP

Source	Summary/Themes
Washington Housing Finance Commission Down Payment Assistance Program July 2022	- Nearly \$100K investment needed for household at 80% AMI to afford \$450K home in current market - Approximately \$200K needed for household at 50% AMI - Encouraged establishing a homebuyer program now, so if/when market conditions change, program is set-up and available
Columbian article August 2022	- Annual income of \$86K required for median home (\$525K) purchase w/3.5% down payment - Higher interest rates affecting affordability
Proud Ground Land Trust August 2022	- Need to layer multiple forms of subsidy to make homeownership affordable: SHOP/CDBG/AHF/WSHFC - Highly recommend allowing households earning up to 80% AMI to qualify for homeownership assistance - Average income of Proud Ground homebuyers is 59% of area median. - Currently 22 people on waiting list for Vancouver under 50% AMI; majority are female-headed households with children; majority are households of color - Very difficult to find available homes
Evergreen Habitat for Humanity August 2022	- Homeownership at 50% is really challenging, most families Habitat works with are dual income and almost no family earning two incomes is under 50% - Habitat's standard income level is 60% AMI - that would help homeownership assistance

GENERAL COMMUNITY FEEDBACK

Source	Summary/Themes
2020 Clark County Community Needs Assessment Surveys targeted to people with low-income for CSBG	• 1,403 survey respondents – 50% renters, 25% homeowners, 14% homeless, 11% doubled up • 84% of respondents earned less than 200% of federal poverty level (\$53K/family of 4) • 49% identified housing as top need, followed by food (44%), asset building (35%), mental health (31%), employment (30%) • Housing Barriers: 64% identified housing affordability as primary challenge, 49% needed rental assistance, 44% noted not being able to find housing
Fair Housing Survey March 2019	• 274 responses – countywide, 144 respondents said they were cost burdened by housing (paying 30%+ of income for housing) or extremely cost burdened (paying more than 50% of income) • 260 respondents (95%) said lack of affordable housing was a barrier for them when seeking housing
Clark County Community Services staff August 2022	• All ARPA-funded assistance will end December 2024 –including street outreach teams, outreach coordination, hoarding specialists and Independent Living Skill services for PSH clients • Need for additional housing navigators at shelters to help people transition into housing • Potential need for increased funding for Housing Justice project



Affordable Housing Fund Levy Replacement

September 12, 2022



Patrick Quinton, Economic Development Director
Samantha Whitley, Housing Programs Manager

Agenda

- Purpose
- Recap Workshop
- Review Levy Renewal Requirements
- Finalize Ballot Language
- Review Proposed Administrative Plan
- Next Steps



Target Outcomes



- Finalize ballot measure
- Finalize administrative plan
- Finalize resolutions

Workshop Recap

- Affordable Housing Fund has largely met goals from 2016 ballot measure
- Ongoing need for significant investment in affordable housing
- Advisory committee recommends replacement at higher amount and longer term
- Growth in assessed value allows for replacement at lower rate than in 2016

Affordable Housing Fund Levy Replacement - 4



Levy Requirements

- Declaration of Housing Emergency
- Ballot Language
 - Levy Amount and Rate
 - Levy Term
 - Target Population (very low income, low income)
- Ballot Timing
- Adoption of Affordable Housing Financing Plan (e.g., Administrative Plan)
- Designation of For and Against Committees

Declaration of Housing Emergency

- Housing emergency declared in April 2016 prior to establishing Affordable Housing Fund.
- Declaration required to send ballot measure to voters
- Declaration authorizes creation of Administrative and Financial Plan and Executive Action to address emergency

Council Feedback on Ballot Measure

Levy Amount	\$10 million
Levy Term	10 years
Timing	February 2023
Target Population	Very low income (50% AMI and less) plus low income for homeownership programs



Proposed Ballot Measure Language

The City of Vancouver Council **Proposition No. ____**

Affordable Housing Levy Replacement

The City of Vancouver Council adopted Resolution No. _____ concerning the replacement of an expiring affordable housing property tax levy. This proposition would replace an expiring property tax levy and fund housing and housing services for people with low- and very low-income, including those with disabilities, veterans, seniors, and families with children by authorizing a property tax levy increase, generating \$10,000,000 annually (approximately \$.30/\$1,000 assessed value) for ten years, pursuant to RCW 84.52.105. All levy proceeds would be used for affordable housing purposes pursuant to an administrative and financial plan adopted by City Council.



Ballot Measure Discussion

Affordable Housing Fund Levy Replacement - 9

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Administrative Plan Elements

- Funding categories
- Funding distribution
- Per unit/household funding limits
- Metrics

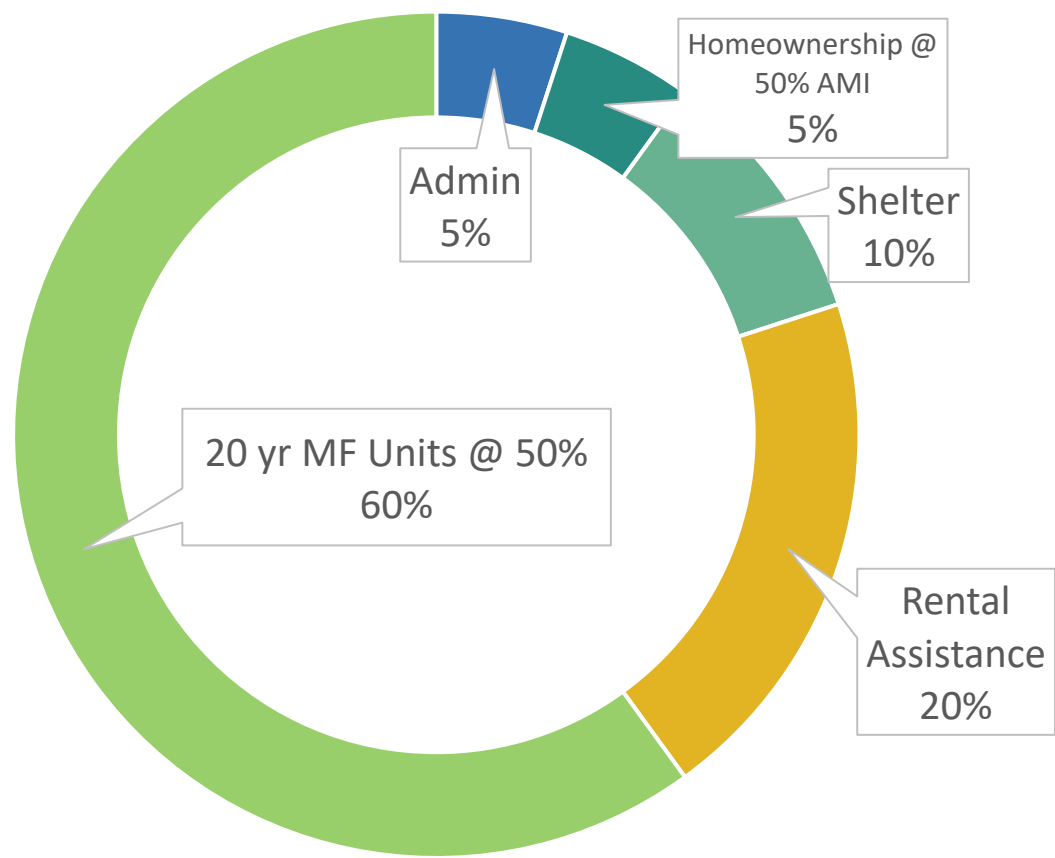


Stakeholder Feedback on Administrative Plan

- Housing affordability continues to be greatest obstacle for households seeking permanent housing
- Broader community feedback support for efforts to prevent homelessness and providing supportive services
- Address barriers to being housed – wrap-around and supportive services are necessary for both homeless and low-income renters
- Need units at 30% AMI as part of housing investment strategy
- Homeownership programs more effective with households over 50% AMI
- Mixed income projects work best for people with behavioral health challenges and high needs.



Recommended Investment Distribution



Costs per household served

- Per new unit built: \$75,000/\$105,000
- Per unit preserved \$40,000/\$55,000
- Rental household assisted: \$6,000
- Shelter bed: \$25,000
- Homeownership household: \$50,000

Projected Outcomes

Outcomes	Annual Allocation	Funding %	Annual Goal	10 Year Goal
Housing Production/ Preservation	\$6M	60%	80 direct units 240 leveraged units	2,400 units
Rent Assistance & Housing Services	\$2M	20%	250 households	2,500 households
Temporary Shelter	\$1M	10%	55 beds	550 beds
Homeownership	\$500,000	5%	15 households	150 households
Implementation	\$500,000	5%	N/A	N/A

Affordable Housing Fund Levy Replacement - 13



Administrative Plan Discussion

Affordable Housing Fund Levy Replacement - 14



Next Steps

Council action on 9/19 on:

- Resolution authorizing ballot measure
- Administrative Plan
- Housing Emergency Declaration
- For and Against Committees

Questions and Discussion

Patrick Quinton, Economic Development Director,
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Samantha Whitley, Housing Programs Manager
samantha.whitley@cityofvancouver.us





Staff Report: 123-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT Affordable Housing Fund Levy Replacement

Key Points

- In 2016, the City's Affordable Housing Fund (AHF) was created through a voter-approved property tax levy to provide permanent affordable housing to households experiencing very low-income authorized under RCW 84.52.105.
- The AHF tax levy authorized the City to collect \$6 million per year from 2017 to 2023. The City anticipates committing all \$42 million available under the current levy by the end of 2023.
- Despite progress made by AHF-funded projects, the City of Vancouver is still experiencing a housing crisis and a deficit of approximately 5,600 housing units due to the underproduction of housing units and strong population growth.
- Households experiencing low-income are particularly at risk of housing insecurity and homelessness due to the housing crisis.
- The levy supporting the AHF will sunset at the end of 2023 unless a new ballot measure is approved by Vancouver voters prior to sunset.
- The City established an AHF committee to analyze the performance of the AHF from 2017 to 2023 and to make a recommendation for the future of the AHF. The committee concluded that the AHF is an effective tool in addressing the housing crisis and recommends pursuing a new ballot measure to replace the AHF.
- In October 2020, RCW 84.52.105 was revised to allow affordable homeownership, owner-occupied home repair, and foreclosure prevention programs for low-income households
- Under RCW 84.52.105, City Council must declare a housing emergency in the City and develop an Affordable Housing Fund Administrative and Financial plan to move forward with pursuing a new ballot measure for the AHF.

Strategic Plan Alignment

Goal 3, Objective 3.2: Improve services available to underserved or vulnerable residents

Present Situation

The City of Vancouver's Affordable Housing Fund ("AHF" or "Fund") was created in 2016 to invest in projects providing affordable housing to very low-income households. The Fund was established through a voter-approved property tax levy that authorizes the City to collect \$6 million per year from 2017 to 2023. The City anticipates committing all \$42 million available under the current levy by the end of 2023. All AHF investments, regardless of funding category, must serve households who earn 50% or less of the area median income (approximately \$53,250 annually for a family of four).

The AHF has successfully built or maintained more than 1,000 rental units that will remain affordable for 20 or more years. The AHF has also helped more than 1,600 Vancouver residents with rental assistance to prevent or end their homelessness. Finally, AHF funding helped create or support staffing for over 400 temporary shelter beds, serving thousands of individuals during the 7-year levy term.

Despite these successes, there is still a huge need for affordable housing in Vancouver. From 2016 to 2022, the Fair Market Rent for a two-bedroom unit increased 44%, from \$1,208 to \$1,735, while the median value of a single-family home rose from \$271,000 to \$423,000, an increase of 56%. Clark County's 2022 one-day Point in Time count found a 31% increase in homelessness from the 2020 count, with 1,197 people experiencing homelessness, 625 who were unsheltered. While Vancouver continues to recover from the pandemic, its population has been steadily growing, increasing demand for housing, particularly affordable units. The combination of historic underproduction of housing units and strong population growth in Clark County has created a deficit of over 5,600 housing units within the City of Vancouver, with a substantial component of that deficit representing units affordable to households earning less than 80% of area median income (AMI). The continued growth in the city's homeless population is also symptom of the affordable housing deficit.

The levy supporting the AHF will sunset at the end of 2023 unless a new ballot measure is approved by Vancouver voters prior to sunset. Vancouver City Council, if it chooses to seek to replace the AHF levy, has a range of options for structuring a new levy. This memo summarizes the relevant background information on the Fund as well as the options available to City Council as it considers replacement of the levy.

AHF History and Background

The AHF was established pursuant to a state law (RCW 84.52.105) that allows for a property tax levy for the purposes of funding affordable housing projects. The City may impose a levy of up to \$0.50 per \$1,000 of assessed value each year for a maximum of ten years for the purpose of "financing affordable housing for very low-income households, and affordable homeownership, owner-occupied home repair, and foreclosure prevention programs for low-income households."

The effort to establish an affordable housing fund, as allowed by Washington State RCW, began in April 2015 when Vancouver City Council established an Affordable Housing Task Force (AHTF) to analyze the affordable housing market and make recommendations for the City to respond to the crisis. In crafting the original ballot measure, City Council selected an annual levy cap of \$6 million and term of seven years. State law in 2015 limited assistance of AHF funds to serving households with very low income (at or below 50% AMI).

Since the AHF tax levy creation in 2016, the City has awarded \$36,041,884 to support 52 projects with construction, rehabilitation, acquisition, and preservation of affordable housing and temporary shelter creation and support for Vancouver residents earning less than 50% AMI. AHF funds are leveraged with tax credits and other funding to support a total housing investment of \$286,774,473.

In October 2020, the state legislature updated RCW 84.52.105 to allow AHF assistance to households earning low-income for affordable homeownership, owner-occupied home repair, and foreclosure prevention programs. The state defines low-income as households as those earning up to 80% of area median income.

Levy Advisory Committee and Community Outreach

In the summer of 2022, City staff convened an advisory committee comprising local housing professionals to review the current levy's revenue and outcome performance, assess current and future housing needs, and make a recommendation to City Council about a potential action to replace the levy.

In their analysis, the advisory committee concluded that the AHF levy is effective in producing affordable housing for households with low-income and providing housing services to vulnerable residents. The committee identified a continued need for creating housing opportunities for households earning at or below 50% AMI. Additionally, they noted that the AHF levy rate had a lower impact on taxes than projected, as the actual AHF levy rate initiated at a lower rate than proposed in the ballot measure (\$0.36 per \$1,000) and has declined significantly since 2016.

The AHF advisory committee made the following recommendations:

- **Levy Amount:** Despite significant need for additional investment in affordable housing options, an incremental increase in the range of \$7-9 million per year is most likely to be approved by voters given cost of living increases and other tax levies.
- **Levy Term:** The committee agreed that the levy should be replaced for the maximum of 10 years.
- **Timing:** February 2023 was favored by most given the timing of planned tax increases; this timing also provides an opportunity for another ballot measure if the initial measure fails.
- **Target Populations:** General agreement that AHF should continue to focus on very low-income households (50% AMI and less); homeownership programs could focus on repair financing for existing homeowners in this income bracket.

Both the advisory committee and Council recommended additional outreach to community members with lived experience and those working directly with people who need housing assistance. In August, staff compiled data and recent feedback and reached out to interview service providers to inform the creation of an updated Affordable Housing Fund administrative plan. Engagement efforts identified:

- Community housing needs
- Gaps in current services and supports
- Community insights, from providers and those with lived experience
- Short-, medium- and long-term community priorities for Affordable Housing Funds
-

Staff reviewed recent community surveys including fair housing feedback, homelessness priorities, the county's Community Needs Assessment, school district information and Safe Stay interviews. Staff also spoke with the Youth Action Board, affordable homeownership program providers, and resource navigators who support people living in VHA properties. Staff attended the Vancouver Homeless Action Plan forum and the Community Action Advisory Board to hear priorities and plans for future homeless services. The Communications team launched a Be Heard Vancouver survey to request broad community input and over 3,000 people reviewed this site, with 46 taking the survey and 44 people indicating the importance and need for additional

affordable housing in Vancouver. A summary of feedback received is attached.

Levy Replacement Considerations

State law sets the maximum AHF levy rate at \$0.50/\$1,000 assessed value, and the maximum levy term is ten years. The recommended 2024 levy amount, rate and term is a request for \$10 million per year for ten years, which equates to a rate of approximately \$0.30/\$1,000. This recommendation was informed by many factors:

- The successful outcomes of the current AHF levy with funding of \$6 million over 7 years.
- Feedback from local housing developers and professionals, who recommended \$7-9 million over 10 years.
- The current high need and demand for increased affordable housing resources.
- The impact of rising inflation rates and ongoing economic recovery challenges faced by Vancouver residents.
- Increased labor and supply costs, and increased building timelines in the construction industry.
- Consistent feedback from partners and Council that February 2023 would be a good opportunity to place the levy on a special ballot, with a second chance to ask voters for replacement in November 2023 if not approved in February.
- The capacity of local developers and nonprofit service providers to carry out housing activities.

Additional Levy Scenarios

In both the August 1st Workshop and September 12th Public Hearing, City Council explored alternative levy scenarios to address concerns about loss of levy revenue purchasing power over time. As a result, a larger levy amount and two shorter-term levies were considered. A graduated levy was also considered but ruled out due to uncertainty as to whether such a structure met legal requirements for ballot language.

Below is a comparison of alternative levy scenarios showing the outcomes that would be achieved and the cost to voters compared to both the existing AHF and proposed levies. The two alternative scenarios are: 1) a \$12 million annual levy for 10 years, and 2) a \$10 million levy for 5 years followed by a \$15 million levy for 5 years.

Existing Levy Outcomes Compared to Potential Levy Outcomes

	\$6M-7y Existing Levy	\$10M-10y Proposed Levy	\$12M-10y Levy	\$10M-5y + \$15M-5y Levies
Total	\$42M	\$100M	\$120M	\$125M
Affordable Units	1,008	2,400	2,880	3,000
Rental Assistance Households	1,200	2,800	3,400	3,540
Shelter Beds	230	550	660	690
Homebuyer/ Homeowner	N/A	150	175	185

Levy Rate	\$0.18/\$1,000	\$0.30/\$1,000	\$0.36/\$1,000	\$0.30-.45/\$1,000
Average Household Annual Cost	\$88	\$147	\$177	\$147/\$221

Observations regarding the above comparison include:

- Ten million annually is a meaningful and measured increase in affordable housing funding that will continue to leverage increased investment of private, state and federal dollars in Vancouver.
- Dollar amounts higher than \$10 million push the levy rate and annual household cost toward amounts that may have a significant impact on homeowner budgets.
- A series of five-year levies would allow for an increase in the dollar amount to address changes in purchasing power during the first five-year term. This scenario carries the risk that the second five-year levy is not approved. A ten-year term, even at a fixed dollar amount, provides long term predictability of funding, which is critical for project planning for development partners.
- To address concerns about diminishing purchasing power with a long term levy, the City could explore potential supplemental council or voter approved revenue options prior to the expiration of an existing levy.

City Council expressed interest in potentially exempting senior and lower-income property owners from the levy, as it did for Proposition 2. However, this will not be possible because, unlike the state law authorizing levy lid lifts, the state law governing affordable housing levies does not authorize such an exemption.

2024 Levy Replacement

In order to replace the levy supporting the AHF, City Council must:

Adopt a resolution to place a new measure on the ballot to be voted on prior to 2024;

Adopt an updated Emergency Housing Declaration; and

Adopt an updated Administrative Plan

When adopting a new ballot measure, City Council has the option to change the size and term of the levy as well as the target populations to be served by the levy investment. An updated Administrative Plan provides Council the opportunity to update investment priorities.

Advantage(s)

- AHF is a proven tool to increase the supply of affordable housing and housing services to Vancouver's most vulnerable residents.
- AHF has increased the capacity and effectiveness of local affordable housing developers and is a critical funding source for many projects.
- AHF unlocks significant additional investment in local housing projects from federal, state, local and private sources, expanding new production beyond units funded by AHF dollars.

Disadvantage(s)

- Property tax increase

Budget Impact

If the housing levy replacement proposition is approved by a majority of voters, the levy would increase the City's resources for affordable housing.

Prior Council Review

- August 1, 2022 workshop: reviewed AHF history, performance, and options for levy renewal.
- September 12, 2022 public hearing: reviewed draft resolutions, ballot measure and administrative plan.

Action Requested

Review AHF Levy Replacement documents and take the following actions:

1. Adopt an emergency declaration of an Affordable Housing Crisis pursuant to RCW 84.52.105.
2. Adopt a resolution approving the Administrative and Financial Plan detailing the collection and use of monies authorized under RCW 84.52.105.
3. Adopt a resolution authorizing a special election held to request voter approval of a property tax levy for affordable housing under RCW 84.52.105 and setting forth the ballot proposition.
4. Consider appointing committees to prepare arguments advocating voters' approval and rejection of the measure under RCW 29A.32.280.

Patrick Quinton, Economic Development Director, 360-487-7845; Samantha Whitley, Housing Programs Manager, 360-487-7952; Taylor Hallvik, Assistant City Attorney, 360-487-8521

ATTACHMENTS:

- ▢ Declaration of Housing Emergency
- ▢ Administrative Plan Resolution
- ▢ AHF Administrative and Financial Plan proposed for 2024
- ▢ Ballot Measure Resolution
- ▢ Staff report For and Against Committees AHF Levy Replacement
- ▢ Summary of Community Feedback
- ▢ Presentation

09/19/2022

RESOLUTION NO. _____

A RESOLUTION relating to affordable housing for people with low and very low income; declaring the existence of an emergency pursuant to RCW 84.52.105 and VMC 2.12020; and directing staff to develop an affordable housing financing plan to be presented to Council.

WHEREAS, in April 2016, Council declared the existence of an emergency with respect to the availability of affordable housing and placed a ballot proposition on a 2016 ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low income; and

WHEREAS, a majority of the voters of the taxing district voted on the ballot proposition to authorize the levy to create the Affordable Housing Fund administered by the City to support the acquisition, construction, and rehabilitation of affordable housing for families with very low income along with the provision of rental assistance and housing services the period commencing in 2017 and continuing through 2023; and

WHEREAS, in order for Council to place a ballot proposition on an upcoming ballot regarding replacing the levy upon its expiration in 2023, RCW 84.52.105 requires a declaration of the existence of an emergency with respect to the availability of housing that is affordable to households with low and very low income; and

RESOLUTION - 1

WHEREAS, this declaration would allow the City to put forward a ballot proposition, which if approved, would replace the regular property tax levy to fund affordable housing for low and very low income households; and

WHEREAS, if approved, this regular property tax levy to fund affordable housing for low and very low-income households would not apply towards the existing property tax levy cap; and

WHEREAS, a healthy community is one in which the basic needs of all members are met, including access to safe, affordable homes; and

WHEREAS, supporting safe, affordable housing and services for households with low and very low-income is a commitment the City Council has made to meet the needs of Vancouver residents; and

WHEREAS, Clark County currently has a lower than two percent vacancy rate for all rental units according to the Washington State Apartment Market Report conducted by the University of Washington; and

WHEREAS, U.S. Census data indicates that there are 13,905 renter households with very low-income in Vancouver that face a high housing cost burden, representing 39.7 percent of all renters; and

WHEREAS, U.S. Census data estimates that there are 6,670 homeowners with very low-income in Vancouver that are cost burdened by housing costs, approximately 17.7 percent of homeowners; and

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 21 percent from 2020, the last year for which data was available; and

RESOLUTION - 2

WHEREAS, the 2022 Point-in-Time count found an additional 572 people were homeless and living in temporary shelters in Clark County, an increase of 83 percent due to a substantial increase in shelter beds; and

WHEREAS, the 2022 Point-in-Time count found that 27 percent of people experiencing homelessness were people of color, while people of color make up only 14 percent of Clark County's population; and

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts (approximately 3.2 percent) are experiencing homelessness and living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences; and

WHEREAS, the demand for subsidized housing has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limits availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increased 28 percent between 2017 to 2022 according to The Columbian while median household income increased by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

RESOLUTION - 3

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of experiencing homelessness, and construction costs and delays have created a greater strain on the rental market; and

WHEREAS, workers whose only affordable housing options are far from employment centers face long commutes with associated pollution, congestion, and transportation expenses; and

WHEREAS, Washington Center for Real Estate Research at the University of Washington shows Clark County's annual median resale price for single-family homes is \$541,100 in Q1 2022, a 21 percent increase from the median resale price in Q1 2021 of \$446,900; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

WHEREAS, as a condition of receiving federal funding for low and very low-income housing, the City of Vancouver administers an affordable housing program with citizen participation, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans; and

WHEREAS, RCW 84.52.105 authorizes a city to impose regular property tax levies to finance affordable housing for households with low and very low income when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy; and

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons with low income by providing loans or grants of

RESOLUTION - 4

general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services to people with low income.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF VANCOUVER:

Section 1. The recitals set forth above are adopted as findings supporting the action of the City Council in adopting this resolution.

Section 2. Findings. The City Council makes the following findings and declares as follows:

A. Affordable housing for low and very low-income households, including people experiencing homelessness, people with special needs, families, and seniors, often requires a commitment of City funds for development or preservation, or other forms of assistance.

B. “Very low-income household” means a single person, family, or unrelated persons living together whose income is at or below fifty percent (50%) of the median income, as determined by the United States Department of Housing and Urban Development (HUD), with adjustments for household size, for the county where the taxing district is located. Fifty percent of the median income is \$53,250 for a four-person household in Vancouver according to 2022 income limits from the U.S. Department of Housing and Urban Development.

C. “Low-income household” means a single person, family, or unrelated persons living together whose income is at or below eighty percent (80%) of the median income, as determined by the United States Department of Housing and Urban Development (HUD), with adjustments for household size, for the county where the taxing district is located. Eighty percent of the median income is \$77,350 for a four-person household in Vancouver according to 2022 income limits from the U.S. Department of Housing and Urban Development.

RESOLUTION - 5

D. The limited availability of affordable housing for low and very low-income households within the City of Vancouver constitutes a “natural or human caused” civil emergency within the meaning provided by Section 2.12.020 VMC. An emergency therefore exists with respect to the availability of housing that is affordable to households with low and very low income in the City of Vancouver.

Section 3. Emergency Orders Authorized. Effective upon execution of this declaration of emergency the Vancouver City Manager shall exercise authority through issuance of Executive Orders and through use and direction of City personnel, services, and equipment and additional acts necessary to the management of this emergency.

Section 4. Administrative and Financing Plan. The City Housing Programs or designee shall prepare an Affordable Housing Fund Administrative Plan (“Plan”). The Plan shall cover the period commencing in 2024 with an annual review; shall specify the plan for use of potential funds raised under a levy authorized by RCW 84.52.105; and shall be consistent with the locally adopted comprehensive housing affordability strategy, required under the Cranston-Gonzalez national affordable housing act (42 U.S.C. Sec. 12701, et seq.), as amended, pursuant to RCW 84.52.105.

Section 5. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

RESOLUTION - 6

ADOPTED at regular session of the Council of the City of Vancouver, this 19th day of
September 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk
Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 7

09/19/2022

RESOLUTION NO. _____

A RESOLUTION relating to affordable housing; providing an affordable housing financing plan for the collection and use of monies authorized by RCW 84.52.105 to fund housing for people with low and very low-income.

WHEREAS, supporting safe, affordable housing and services for households with low and very low-income is a commitment the City Council has made to meet the needs of Vancouver residents; and

WHEREAS, in 2016, City Council placed an affordable housing proposition on the ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low-income; and

WHEREAS, a majority of voters voted to authorize a seven-year levy collecting \$6 million per year, creating the Affordable Housing Fund administered by the City; and

WHEREAS, the Affordable Housing Fund is used for production and preservation of units affordable to families with very low-income, and also supports rental assistance, housing services, and temporary shelter for the period commencing in 2017 and continuing through 2023; and

WHEREAS, the Affordable Housing Fund has awarded \$36,041,884 to support 52 projects with construction, acquisition, and preservation of affordable housing, as well as rental assistance and temporary shelter for Vancouver residents earning less than 50% AMI; and

WHEREAS, to date, 1,064 units of affordable housing have been produced or preserved with support from the Affordable Housing Fund, 1,654 households have received rental assistance

RESOLUTION - 1

and services to prevent homelessness, and 405 temporary shelter beds have been created or supported with operating costs; and

WHEREAS, the city of Vancouver still has a deficit of approximately 5,600 housing units and a vacancy rate lower than two percent for all rental units in the City; and

WHEREAS, U.S. Census data indicates that there are 13,905 renter households with very low-income in Vancouver that face a high housing cost burden, representing 39.7 percent of all renters; and

WHEREAS, U.S. Census data estimates that there are 6,670 homeowners with very low-income in Vancouver that are cost burdened by housing costs, approximately 17.7 percent of homeowners; and

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 20 percent from 2020, the last year for which data was available; and

WHEREAS, the 2022 Point-in-Time count found an additional 572 people were homeless and living in temporary shelters in Clark County, an increase of 83 percent due to a substantial increase in shelter beds; and

WHEREAS, the 2022 Point-in-Time count found that 27 percent of people experiencing homelessness were people of color, while people of color make up only 14 percent of Clark County's population; and

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts (approximately 3.2 percent) are experiencing homelessness and living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences; and

WHEREAS, the demand for subsidized housing for households earning less than 50% of Area Median Income has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limits availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increasing 28 percent between 2017 to 2022 according to The Columbian and median household income increasing by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of homelessness, and construction costs and delays have created a greater strain on the rental market; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review the 2016-2023 Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

RESOLUTION - 3

WHEREAS, the replacement of the Affordable Housing Fund will result in local funding that will be used to serve low and very low-income households, and will be leveraged with other public and private funding to create affordable housing serving additional households for 20 or more years; and

WHEREAS, as a condition of receiving federal funding for affordable housing, the City of Vancouver administers an affordable housing program with citizen oversight, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans; and

WHEREAS, the City of Vancouver has efficiently administered the Vancouver Housing Fund in conjunction with its existing programs that use federal funding for housing affordability and can continue to do so; and

WHEREAS, RCW 84.52.105 authorizes a city to impose additional regular property tax levies to finance affordable housing for low and very low-income households when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy; and

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for persons with low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services, to people with low income; and

WHEREAS, on September 19, 2022, Council adopted Resolution _____ declaring an emergency with respect to the availability of housing that is affordable to households with low and very low-income.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

Section 1. **Findings.** The Council hereby adopts and incorporates by reference the above recitals as findings.

Section 2. **Levy Revenues.**

- A. Unless otherwise directed by ordinance, all revenues collected from the additional taxes authorized pursuant to this resolution shall be deposited initially in the Affordable Housing Fund to be used as set forth in the Affordable Housing Fund Administrative and Financing Plan. The Finance Director is authorized to create other subfunds or accounts within the Affordable Housing Fund as may be needed or appropriate to implement the purposes of this resolution.
- B. Pending expenditure for the purposes authorized in this resolution, amounts deposited in the Affordable Housing Fund pursuant to this resolution may be invested in any investments permitted by applicable law. All investment earnings on the balances shall be deposited into the Affordable Housing Fund. Amounts received by the City from payments with respect to loans, recovery of grants, insurance proceeds or proceeds of sale or disposition of property (“program income”) shall be deposited into the Affordable Housing Fund unless otherwise specified by ordinance. Any investment earnings and program income derived from revenues collected from the additional taxes authorized pursuant to this resolution shall be used for the purposes set forth in this resolution and as authorized by City Council and State law.

Section 3. **Administration; Use of Proceeds.**

- A. The levy funds shall be used to pay for affordable housing for households with low and very low-income, pay for affordable housing programs, and otherwise provide for the housing needs of households with low and very low-income.

- B. The Economic Prosperity and Housing Department, or such other department as may be designated by ordinance, shall administer programs funded with the additional taxes authorized pursuant to this resolution. Any programs adopted by the City Council for use of the funds derived under this resolution shall be referred to as “Affordable Housing Fund Programs.” Affordable Housing Fund Programs shall be implemented consistent with the Affordable Housing Fund Administrative and Financing Plan, as adopted by the City Council and as may thereafter be amended from time to time by the City Manager or designee.

Section 4. **Severability.** In any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

ADOPTED at a Regular Meeting of the Vancouver City Council this 19th of September 2022.

Anne McEnery-Ogle, Mayor

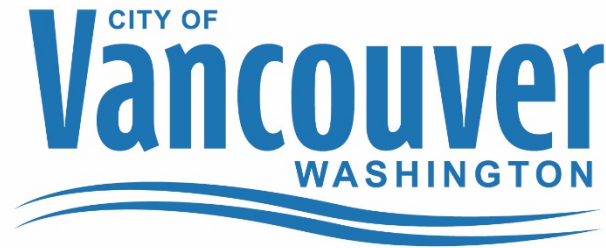
Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

RESOLUTION - 7



DRAFT Affordable Housing Fund

Administrative and Financial Plan

2024 Plan adopted _____

BACKGROUND

In January 2016, following eight months of discussion by the City of Vancouver's Affordable Housing Task Force, City Council reviewed several recommendations to address Vancouver's lack of affordable housing options. Creating a locally controlled affordable housing fund was identified as the first high priority option to move forward in 2016.

After exploring potential revenue sources for an affordable housing fund, a property tax levy was identified as the most practical and timely option. The State of Washington allows cities to enact a property tax levy for affordable housing if such a measure is approved by a majority of voters (RCW 84.52.105).

In November 2016, Vancouver voters passed a levy to raise \$42 million over seven years (\$6 million per year) for affordable housing and services available to very low-income residents. This Administrative and Financial Plan lays out objectives for the Vancouver Affordable Housing Fund and describes how funds will be managed and spent.

Initially, state law required that all funds must serve very low-income households, defined as earning up to 50% of area median income (AMI). In October 2020, the legislature amended RCW 84.52.105 to allow levy funding to be used for affordable homeownership, owner-occupied home repair, and foreclosure prevention programs for low-income households, defined as those earning up to 80% of area median income.

In 2022, Vancouver reviewed the outcomes of the initial AHF levy as well as the ongoing need for affordable housing. City Council recommended placing a renewal levy on the ballot for voters to consider in 2023. This proposed administrative plan will be reviewed and approved by council and published for public feedback prior to the ballot initiative. This Administrative and Financial plan will be fully implemented in 2024 if the levy renewal is passed by voters.

Funding allocations and anticipated outcomes are attached to this plan. Allocation amounts may change from time to time based on need, community input, and council approval. This Administrative and Financial Plan may be updated as needed with review and approval of City Council.

PROGRAM OBJECTIVES

Four primary objectives guide implementation of the Vancouver Affordable Housing Fund. The City will strive to:

- Create and preserve affordable homes for residents earning 50% AMI or less; promoting housing opportunity and choice throughout the City.
- Contribute to efforts to end homelessness by providing housing and services for individuals and families who are homeless or at risk of homelessness.
- Collaborate with nonprofit and for-profit developers and agencies to promote a variety of housing choices, including units in mixed-income developments.
- Leverage City investments with other funding sources to maximize the number of quality affordable housing units that are created or preserved each funding cycle.

LEVY AMOUNT, TAX RATE, AND DURATION

The renewed levy will generate \$100 million over 10 years (\$10 million annually) for Vancouver Affordable Housing Fund projects. Collection of levy funds will begin January 1, 2024 and will continue through December 31, 2033.

The amount of funds to be collected is capped at \$10 million annually for the 10-year period. As the city's assessed value changes due to shifts in property values or the number of taxable properties in Vancouver, the levy rate will also change to generate \$100 million during the 10-year period. For example, if there is an overall increase in property values, the rate charged to each property owner would adjust downward accordingly.

Taxes collected for the Vancouver Affordable Housing Fund will be held in a dedicated account that is separate from the City's general fund. The money may be spent only on eligible uses and cannot be diverted to cover other City expenses.

ELIGIBLE FUND USES

The Vancouver Affordable Housing Fund may only be used to serve households at 50% AMI or below. Collected funds will be deposited into a restricted account that can only be used for housing and services for this population.

The City will provide funds to community partners (for-profit and nonprofit developers, property owners and housing/service providers) for acquisition, construction, and preservation of affordable housing and homeownership assistance to low or very low-income households. The money will also support temporary shelter, housing and services for people who are homeless or at risk of becoming homeless.

The Vancouver Affordable Housing Fund may be used for the following activities:

Housing Production and Preservation for Units Affordable to Tenants with Very Low Income (50% AMI)

- Funding for construction of new affordable rental housing
- Funding for acquisition of land or property for affordable housing development
- Incentives to property owners to convert existing market-rate units to affordable units
- Funding to rehabilitate existing affordable housing to correct health, safety and livability problems
- Funding for publicly subsidized projects (e.g., tax credit project) with expiring affordability periods to ensure continued affordability

Rent Assistance and Housing Services for Households Earning Very Low Income (50% AMI)

- Funding for rental assistance and housing stability services. Assistance may include rent, rental arrears, application fees, security deposits, utilities in conjunction with rental assistance, and housing stabilization assistance (costs related to obtaining or maintaining employment to remain stably housed). Households will receive a vulnerability assessment; households that are homeless or have a very high risk of becoming homeless will be prioritized for assistance.

Temporary Shelter

- Funding to service providers to build, maintain, and/or operate shelters serving people who are homeless
- Funding to service providers for motel voucher programs that provide temporary overnight shelter

Homeownership Assistance for Households Earning Low Income (60% AMI)

- Funding for homeowners to make basic repairs and accessibility improvements
- Funding for development or acquisition of single-family homes affordable to people with low income
- Funding for foreclosure assistance to homeowners with low-income

Implementation

Resources for staff to develop contracts, manage the program and conduct compliance monitoring.

HOUSEHOLD ELIGIBILITY

Households assisted through the Affordable Housing Fund must be residents of Vancouver or experiencing homelessness in Vancouver prior to assistance. This residency restriction applies to any type of housing assistance.

Household Income

In accordance with RCW 84.52.105, the Affordable Housing Fund will be limited to serving households with low or very low-income. State law defines very low-income as earning up to 50% of area median income (AMI) and low income as earning up to 80% AMI. **Although the RCW allows up to 80% AMI eligibility for homeownership, the City of Vancouver is limiting assistance to households at 60% AMI for homeownership assistance.** Income limits by household size are provided annually by the U.S. Department of Housing and Urban Development. Income limits are provided online at: <https://www.cityofvancouver.us/eph/page/affordable-housing-fund>.

Income Determination

Households must disclose all income sources. Adequate documentation must exist on file to support the household's income eligibility. In addition, the following conditions apply:

- **Housing Production and Preservation (50% AMI):** Household income eligibility must be determined at the time of leasing and annually thereafter. If a household is over the maximum income upon review, the next available unit in the property must be rented to an income-eligible household.
- **Rent Assistance and Housing Services (50% AMI):** Household income eligibility must be determined before assistance is provided and every 90 days thereafter. If a household is over the maximum income upon review, housing assistance through the Affordable Housing Fund must be terminated.
- **Temporary Shelter (50% AMI):** Household income eligibility of each household must be determined prior to placement in shelter.
- **Homeowner Assistance (60% AMI):** Household income eligibility must be determined prior to assistance and at time of purchase commitment. If the home is sold during the Affordable Housing Fund affordability period, subsequent buyers must be income-eligible at the time of purchase.

FUNDING PRIORITIES

Several higher-need populations exist among Vancouver's very low-income households. To best meet the needs of these residents, the Vancouver Affordable Housing Fund will prioritize projects and programs serving:

- Senior households (must include one or more individuals age 62 or over);
- People who are homeless;
- Families with children; and
- People with special needs, including but not limited to:
 - Individuals with disabilities;
 - Individuals with mental, physical or behavioral health issues;
 - Survivors of domestic violence; and
 - Veterans.

UNIT ELIGIBILITY

All units created or assisted with Affordable Housing Fund must be located within Vancouver city limits. This includes rental assistance and temporary shelter assistance.

Housing Production and Preservation

Units must be located in Vancouver city limits. The monthly rent for designated Affordable Housing Fund units must not exceed what is affordable to households at 50% AMI according to the rent limits provided by the Washington State Housing Finance Commission. The 50% AMI rent limits are updated annually and include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities. Depending on resources, Washington State Evergreen Sustainable Development Standards (ESDS) may be required. ESDS contains criteria that safeguard health and safety, increase durability, promote sustainable living, preserve the environment, and increase energy and water efficiency.

Rent Assistance and Housing Services

Units must be located in Vancouver city limits. The Affordable Housing Fund will contribute no more than 100% of fair market rent (FMR), based on the appropriate unit size for the household, unless an exception to FMR is requested and approved by the program manager. Fair market rents are updated annually by HUD and rent limits include utilities. The Vancouver Housing Authority's utility allowance rates shall be used to calculate any tenant-paid utilities.

Temporary Shelter

Shelter sites must be located in Vancouver city limits.

Homeownership Assistance

All homes purchased or assisted will be within Vancouver city limits. Homeownership assistance is only available to households who earn less than 60% AMI. For homebuyer assistance, the maximum purchase price shall be the HUD HOME limits for affordable single-family housing based on 95% of the median purchase price for the area using FHA single-family mortgage data. HUD updates the maximum purchase price annually. When feasible, homeowner assistance may include energy efficiency improvements at low or no cost to homeowner.

GEOGRAPHIC FOCUS

The program is not targeted to specific neighborhoods. Funds will be available to housing projects located within the city limits of Vancouver and to programs serving Vancouver residents. See Household Eligibility and Unit Eligibility for requirements.

AWARD PROCESS

Awards will be allocated through an annual application process. The process may be managed in combination with the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards. Applications may be provided on a rolling basis in future funding rounds.

ELIGIBLE COSTS

Funds will generally be disbursed on a reimbursement basis for eligible costs, including but not limited to:

- Appraisals
- Architectural fees
- Case management to stabilize residents
- Closing costs
- Construction, including sales tax
- Development fees and permits
- Engineering fees
- Environmental assessments and fees
- Professional services
- Purchase/acquisition
- Rental assistance
- Housing stabilization assistance
- Inspections and surveys
- Insurance
- Interest
- Financing fees
- Rent buy-down
- Replacement reserves

ELIGIBLE FUND RECIPIENTS

Through the City selection process, priority will be given to applicants with a demonstrated ability to develop, own, and/or manage affordable housing. Applicants that do not have previous experience in these areas will be expected to propose an appropriate relationship with an entity that does have this experience.

Eligible recipients include:

1. Nonprofit agencies: Eligible nonprofits must have a charitable purpose. The City's preference is to provide funding to nonprofit borrowers that have established housing as a primary mission. Private nonprofit agencies will be required to submit articles of incorporation and an IRS letter as proof of nonprofit status.
2. Any corporation, limited liability company, general partnership, joint venture, or limited partnership created and controlled by a nonprofit or public corporation to obtain tax credits or for another housing-related objective approved by the City.
3. The Vancouver Housing Authority (VHA).
4. Private for-profit firms/property owners: Eligible for-profits must have experience developing, owning, and managing multifamily rental housing. Private for-profit firms can include partnerships between one or more firms, such as a building contractor and a property manager. Private for-profit firms may also partner with nonprofit or public agencies as needed to provide sufficient capacity to develop, own and operate housing on a long-term basis.
5. Homebuyers/homeowners: Homeowners or homebuyers with low-income must access assistance through programs operated by the City, or through a nonprofit or other housing agency contracted with the City.

AWARD LIMITS

Award limits are based on the type of unit assisted and shown in the table below. These limits also determine the number of units subject to continuing compliance with Affordable Housing Fund requirements throughout the affordability period. Housing Production and Preservation awards must be at least \$250,000 unless otherwise approved by the City's Chief Financial Officer.

Project Type	Per Unit Funding Limit
50% AMI rental unit production	\$75,000
50% AMI rental unit preservation	\$40,000
30% AMI rental unit production	\$105,000
30% AMI rental unit preservation	\$55,000
Group home/shared living per bed	\$25,000
Temporary shelter production or preservation per bed	\$25,000
60% AMI homeowner/buyer assistance per household	\$50,000

AFFORDABILITY PERIOD

The standard affordability period for Affordable Housing Fund units and shelter construction is 20 years, starting from the construction completion date. The start and end of the affordability period will be specified in the funding agreement, deed of trust, and/or affordable housing covenant. During the affordability period, housing must remain affordable to households with low or very low-income subject to compliance requirements.

Use of Program Income

Sale of a project during the affordability period requires City consent. Loan payments to the City will be returned to the Affordable Housing Fund. Payments will be reallocated to eligible housing activities or used for ongoing implementation costs to administer and monitor the fund according to priorities established in the current Administrative and Financial Plan.

FINANCING METHODS

Affordable Housing Fund financing may be provided as grant funding or as a low-interest loan.

Housing Production and Preservation

Financing for rental housing production and preservation will be provided as a grant unless the project requires a loan; loan terms will be approved by City Finance. All projects will be subject to an underwriting review prior to contracting. Financing terms and project requirements will be specified in a funding agreement, affordable housing covenant, promissory note and deed of trust.

Rental Assistance/Housing Services and Temporary Shelter

Funding for rental assistance and services, as well as temporary shelter, will be in the form of a grant. Specific project requirements will be detailed in a funding agreement.

Homeownership Assistance

Assistance to homeowners or purchasers will generally be provided through a contracted agency with specific funding and loan terms dependent on program design. The 20-year AHF affordability period applies to homeownership and will be specified through the homeowner agreement, deed of trust and affordable housing covenant recorded against the property. Homeownership projects will also be subject to underwriting review.

TIMELINES

Projects must be in construction within 24 months after receiving an award of the Affordable Housing Fund dollars. Projects that do not meet this timeline will lose the award. No extensions of awards will be granted.

MONITORING

Projects will be subject to initial and ongoing monitoring to ensure that all Vancouver Affordable Housing Fund dollars are being used to assist eligible households. Monitoring may include on-site inspection, file review and tenant or program reporting.

Following project completion, Housing Production and Preservation projects will be monitored on an annual basis to ensure continued affordability and habitability. Property owners will report unit and tenant information in a format acceptable to the city.

PLAN AMENDMENTS

The Vancouver Affordable Housing Fund Administrative and Financing Plan will be monitored and updated as needed. All changes will be approved with consultation of Vancouver City Council.

REPORTING

Annual program reporting will be provided by city staff no later than March 31st of each year, covering activity for the previous calendar year, as well as cumulative performance of the AHF levy.

The annual report will include accomplishments for each type of assistance:

Housing Production and Preservation

- units completed and awarded
- total AHF funding
- total leveraged funding
- populations served by projects

Rental Assistance and Housing Services

- number of households provided housing assistance and success at stabilizing households
- income and demographics of assisted households

Temporary Shelter

- number of shelter beds supported with operating subsidy
- number of new or rehabilitated shelter beds
- number and demographics of people served by shelter assistance

Homeownership

- number and value of rehabilitation loans approved
- number and value of homebuyer loans approved
- income and demographics of assisted homeowners

Implementation costs

ALLOCATION PLAN AND PROGRAM GOALS

The City anticipates serving approximately 560 households annually. This number does not include additional units that may be created by leveraging Affordable Housing Fund investments with other funding sources.

The following table outlines the proposed allocation of funds among eligible uses and estimated number of units and households assisted. If the pool of applications in an annual award cycle does not support this funding breakdown, allocations may be shifted between uses as appropriate. City Council will review and approve all awards made through the Affordable Housing Fund.

Anticipated goals are based on historic costs per outcome.

2024 AHF Allocations and Goals

<i>Eligible Use</i>	Annual Allocation	Anticipated Annual Goal	Total Funding (%)	10-Year Outcomes
<i>Housing Production/Preservation</i>	\$6M	80 direct units 240 leveraged units	60%	2,400 units
<i>Rent Assistance & Housing Services</i>	\$2M	250 households	20%	2,500 households
<i>Temporary Shelter</i>	\$1M	55 beds	10%	550 beds
<i>Homeownership</i>	\$500,000	15 households	5%	150 households
<i>Implementation</i>	\$500,000	--	5%	--
TOTAL	\$10M	560		5,600

09/19/2022

RESOLUTION NO. M-_____

A RESOLUTION providing for the submission to the qualified electors of the City of Vancouver at the February 8, 2023 Special Election a proposition authorizing the City to increase its property tax levy pursuant to RCW 84.52.105 to provide funding for housing for people with low and very low incomes; requesting that the Clark County Auditor place the proposition on the February 8, 2023 ballot; and providing for other matters properly related thereto.

WHEREAS, supporting safe, affordable housing and services for households with low and very low income is a commitment the City Council has made to meet the needs of Vancouver residents; and

WHEREAS, in 2016, City Council placed an affordable housing proposition on the ballot authorized by RCW 84.52.105 to impose additional regular property tax levies to finance affordable housing for households with very low income; and

WHEREAS, a majority of voters voted to authorize a seven-year levy collecting \$6 million per year, creating the Affordable Housing Fund administered by the City; and

WHEREAS, the Affordable Housing Fund is used for production and preservation of units affordable to families with very low income, and also supports rental assistance, housing services, and temporary shelter for the period commencing in 2017 and continuing through 2023; and

WHEREAS, the Affordable Housing Fund has awarded \$36,041,884 to support 52 projects with construction, acquisition, and preservation of affordable housing, as well as rental assistance and temporary shelter for Vancouver residents earning less than 50% of Area Median Income; and

WHEREAS, to date, 1,064 units of affordable housing have been produced or preserved with support from the Affordable Housing Fund, 1,654 households have received rental assistance and services to prevent homelessness, and 405 temporary shelter beds have been created or supported with operating costs; and

WHEREAS, the city of Vancouver still has a deficit of approximately 5,600 housing units and a vacancy rate lower than two percent for all rental units in the City; and

WHEREAS, U.S. Census data indicates that there are 13,905 renter households with very low income in Vancouver that face a high housing cost burden, representing 39.7 percent of all renters; and

WHEREAS, U.S. Census data estimates that there are 6,670 homeowners with very low income in Vancouver that are cost burdened by housing expenses, approximately 17.7 percent of homeowners; and

WHEREAS, the 2022 Homeless Point-in-Time count, required by HUD, found 625 people homeless and living unsheltered in Clark County, an increase of 20 percent from 2020, the last year for which data was available; and

WHEREAS, the 2022 Point-in-Time count found an additional 572 people who were homeless and living in temporary shelters in Clark County, an increase of 83 percent due to a substantial increase in shelter beds; and

WHEREAS, the 2022 Point-in-Time count found that 27 percent of people experiencing homelessness were people of color, while people of color make up only 14 percent of Clark County's population; and

WHEREAS, the State of Washington reports that 1,454 children enrolled in the Evergreen and Vancouver school districts, approximately 3.2 percent, are experiencing homelessness and

living in motels, shelters, or on the streets, resulting in adverse childhood experiences that have profound and long-lasting negative consequences; and

WHEREAS, the demand for subsidized housing for households earning less than 50% of Area Median Income has increased to the point that the Vancouver Housing Authority has had to close many of the rent restricted waitlists since the number of applications received exceeds ability to assist existing waiting households for several years. They have also adopted preferences on the Section 8 waitlist that limit availability to the most in-need households; and

WHEREAS, household incomes are not keeping pace with Vancouver's housing costs, with average apartment rent increasing 28 percent between 2017 to 2022 according to The Columbian and median household income increasing by only 4 percent according to U.S. Census data; and

WHEREAS, the national rental database WalletHub indicates that Vancouver is experiencing the fourth highest year-over-year rent increases in the nation; and

WHEREAS, due to the COVID-19 pandemic, many residents have experienced loss of income leading to an increased risk of homelessness, and construction costs and delays have created a greater strain on the rental market; and

WHEREAS, in 2022, a group of affordable housing developers and practitioners from Vancouver convened to review Affordable Housing Fund outcomes and current market conditions and recommended that City Council ask voters to renew the Affordable Housing Fund levy to continue assisting in the delivery of affordable housing; and

WHEREAS, the replacement of the Affordable Housing Fund levy will result in local funding that will be used to serve households with low and very low incomes, and will be leveraged with other public and private funding to create affordable housing serving additional households for 20 or more years; and

WHEREAS, as a condition of receiving federal funding for affordable housing, the City of Vancouver administers an affordable housing program with citizen oversight, including preparation of five-year strategic plans, performance measures and outcomes, and annual action plans; and

WHEREAS, the City of Vancouver has efficiently administered the Affordable Housing Fund in conjunction with its existing programs that use federal funding for housing affordability and can continue to do so; and

WHEREAS, RCW 84.52.105 authorizes a city to impose additional regular property tax levies to finance affordable housing for households with low and very low income when specifically authorized to do so by a majority of the voters of the taxing district voting on a ballot proposition authorizing the levy; and

WHEREAS, RCW 35.21.685 authorizes a city to assist in the development or preservation of publicly or privately owned housing for people with low income by providing loans or grants of general municipal funds to the owners or developers of the housing, including loans or grants to finance the acquisition, construction or rehabilitation of affordable housing, and to provide rental assistance and other supportive services to people with low income; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VANCOUVER:

Section 1. **Findings.** The Council hereby adopts and incorporates by reference the above recitals as findings.

Section 2. **Calling of Election Regarding the Levy of Additional Property Taxes.**

The City of Vancouver submits to the qualified electors of the City a proposition authorizing an additional property tax levy for low-income and very low-income housing and

housing services pursuant to RCW 84.52.105. The proposition would raise \$10 million per year totaling \$100 million in aggregate over a period of ten years, with collection beginning in 2024.

- A. The proposition would authorize the City to impose an additional regular property tax levy of \$10 million per year (approximately \$0.30 per \$1,000 assessed valuation) for ten years to fund low-income and very low-income housing pursuant to RCW 84.52.105. The limitations in RCW 84.52.043 shall not apply to this tax levy. All levy proceeds shall be used for the purposes specified in an affordable housing administrative and finance plan approved by City Council.
- B. The taxes authorized by this proposition shall be in addition to the maximum amount of regular property taxes the City would have been limited to by RCW 84.55.010 in the absence of voter approval of this proposition, plus other authorized lid lifts, for ten years. Pursuant to RCW 84.55.050(5), the maximum regular property taxes that may be levied following the expiration of the additional taxes authorized by this proposition in shall be computed as if the limit on regular property taxes had not been increased under this proposition and the City had made levies at the maximum rates which would otherwise have been allowed during the years the levies were made under this proposition.

Section 3. **Ballot Proposition.** The City Clerk is hereby authorized and directed, not later than December 16, 2022, to certify a proposition to the Clark County Auditor, as ex officio supervisor of elections in Clark County, Washington, in substantially the following form:

PROPOSITION NO. ____

Affordable Housing Levy Replacement

The City of Vancouver Council adopted Resolution No. _____ concerning the replacement of an expiring affordable housing property tax levy. This proposition would replace an expiring property tax levy and fund housing and housing services for people with low and very low incomes, including those with disabilities, veterans, seniors, and families with children, by authorizing a regular property tax levy generating \$10,000,000 annually (approximately \$0.30/\$1,000 assessed value) for ten years, beginning in 2024, pursuant to RCW 84.52.105. All levy proceeds would be used for affordable housing purposes pursuant to an administrative and financial plan adopted by City Council.

Should this proposition be approved?

YES ☐

NO ☐

For purposes of receiving notice of the language of the ballot proposition required by RCW 29A.36.080, the City Council hereby designates: (a) the City Clerk (Natasha Ramras), telephone: (360) 487-8484; email: natasha.ramras@cityofvancouver.us; and (b) the City Attorney (Jonathan Young); telephone: (360) 487-8500; email: jonathan.young@cityofvancouver.us, as the individuals to whom such notice from the Auditor should be provided. The City Attorney and the City Clerk are each authorized individually to approve changes to the wording of such proposition as may be recommended by the Clark County Auditor and the Clark County Prosecuting Attorney, as long as the intent of the proposition remains clear and consistent with the intent of this resolution.

Section 5. **Voters Pamphlet.** To the extent that a local voters' pamphlet and/or online voters' guide ("Voters' Pamphlet") will be produced for the February 8, 2023 election, the Pamphlet shall include an explanatory statement and arguments advocating approval and

disapproval of the ballot measure, if any. Pursuant to RCW 29A.32.280, the arguments advocating approval and disapproval of the ballot measure shall be prepared by committees appointed by the City Council or the Clark County Auditor.

Section 6. **Severability.** If any provisions of this resolution shall be declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed severable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the levy or collection of the taxes authorized by this proposition.

Section 7. **Effective Date.** This resolution shall take effect and be in full force immediately upon adoption by the City Council.

ADOPTED at a Regular Meeting of the Vancouver City Council this 19th of September 2022.

Anne McEnery-Ogle, Mayor

Attest:

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young, City Attorney

STAFF REPORT NO. 129-22

TO: Mayor and City Council
FROM: Eric Holmes, City Manager

DATE: September 19, 2022

Subject: Council action to appoint committees to prepare arguments advocating voters' approval and rejection of the Council's Affordable Housing Levy Replacement proposition pursuant to RCW 29.32.280.

Present Situation and Background: RCW 29A.32.280 directs a legislative authority submitting a measure to voters to appoint a committee to prepare arguments advocating voters' approval and rejection of the measure. Specifically, RCW 29A.32.280 provides as follows regarding the composition of the committees and the county auditor's role if the legislative authority fails to appoint committees by the resolution submission deadline:

"[...] The authority shall appoint persons known to favor the measure to serve on the committee advocating approval and shall, whenever possible, appoint persons known to oppose the measure to serve on the committee advocating rejection. Each committee shall have not more than three members, however, a committee may seek the advice of any person or persons. If the legislative authority of a unit of local government fails to make such appointments by the prescribed deadline, the county auditor shall whenever possible make the appointments."

RCW 29A.32.280

Proposed Council Action:

Should council wish to defer selection of a committee to the Clark County Auditor, no action is needed.

1. By motion, formally appoint a committee to prepare arguments advocating voters' approval of the Council's Affordable Housing Levy Replacement proposition.
2. By motion, formally appoint a committee to prepare arguments advocating voters' rejection of the Council's Affordable Housing Levy Replacement proposition.

AFFORDABLE HOUSING DATA COLLECTION AND COMMUNITY OUTREACH

MULTIFAMILY/RENTAL

Source	Summary/Themes
Columbian article July 2021	• High end construction and population influx pushing up demand/decreasing affordability • Rent outpacing wage growth, tenants must work more or move, can't save for home purchase • Many community comments comparing rent prices from 5-10 years ago to now
Council for the Homeless staff August 2022	• Vulnerability screening along with a Pathways (Housing First) program model and Diversion assistance seems to be the most effective interventions right now
VHA Family Self Sufficiency Program August 2022	• Working with voucher holders/subsidized units. Tenants are having their housing sold by its owners and can't find new units - have to find new housing in 120 days and this is hard to do. • Program serves 125 families, 80% using rental vouchers to private landlords and 20% using project-based vouchers
Bridgeview Resource Navigator August 2022	• Currently seeing a lot of families in need of school supplies and school clothes, could use more assistance with security deposits and flexible funding to help families stabilize in housing. • Landlord education is a need, smaller landlords don't always know/follow fair housing law and tenant protections (Section 8 discrimination)
Open House Ministries August 2022	• Working with other housing organizations to provide wrap-around services and support – partnerships and collaboration are crucial
City of Vancouver Homeless Outreach staff August 2022	• Mixed income developments work better than concentrating people with behavioral health and high need/vulnerability in one complex
PEACE Housing Committee August 2022	• There is a huge need for housing for people with developmental disabilities (DD). The state's DDA department offers supportive case management, so the main barrier to housing is the affordability • Most people with DD receive only SSI, approximately \$840 per month • Interested in shared communities/cottage housing but not congregate housing • Parents/caregivers have a need for ADUs and technology supports to facilitate independent living

HOMELESSNESS ASSISTANCE

Source	Summary/Themes
City of Vancouver HOME-ARP survey October 2021	62 responses, 40% prioritized homeless prevention, 29% prioritized people fleeing domestic violence, 24% prioritized people who are homeless - Majority of respondents prioritized families for homelessness assistance, then youth, seniors, single-parents, veterans - Majority prioritized supportive services, then rental assistance, housing development, temporary shelter last
Safe Stay interviews with Outpost residents Summer 2022	- Case management/supportive services are crucial, need to increase agency capacity to ensure training, consistency, and accountability of case managers - People need continued support after moving into housing to ensure stability - Need for laundry/showers/restrooms for people living outside - Need help with car maintenance/employment opportunities/community activities – social events
Youth Action Board August 2022	- Need for more supportive and safe campsites; need for bike lockers/storage and public restrooms - Need for publicly available wi-fi for people to take classes or remain employed while living outside
City of Vancouver Homeless Outreach staff August 2022	Need for extremely low-income units for people at 30% - many on fixed income don't need other supports but will never be able to afford housing without help
CFTH Vancouver Homeless Action Plan forum August 2022	- City and county should work more collaboratively to solve homelessness. Most people don't understand the distinction between the two jurisdictions. - Work on barriers to becoming housed (credit, mental health, transportation) as well as build on successes (peer support, family reunification, wrap around services). - There are larger systemic issues that also contribute to homelessness – healthcare, justice system
Vancouver Public Schools Homeless Youth Advocate August 2022	- Rental and move-in assistance for students with no support going to school, may have no income - Students lose housing due to LGBTQ status, or families moving away - Only youth shelter is Oakbridge; it is used for justice-involved, foster, or runaway youth - Unaccompanied youth in school that are not in foster care need a place to go, can't sign lease when under 18. - There are resources available for teen moms, foster youth or justice-involved – students outside of these populations who can't live with family or friends don't have options

HOMEOWNERSHIP

Source	Summary/Themes
Washington Housing Finance Commission Down Payment Assistance Program July 2022	- Nearly \$100K investment needed for household at 80% AMI to afford \$450K home in current market - Approximately \$200K needed for household at 50% AMI - Encouraged establishing a homebuyer program now, so if/when market conditions change, program is set-up and available
Columbian article August 2022	- Annual income of \$86K required for median home (\$525K) purchase w/3.5% down payment - Higher interest rates affecting affordability
Proud Ground Land Trust August 2022	- Need to layer multiple forms of subsidy to make homeownership affordable: SHOP/CDBG/AHF/WSHFC - Highly recommend allowing households earning up to 80% AMI to qualify for homeownership assistance - Average income of Proud Ground homebuyers is 59% of area median. - Currently 22 people on waiting list for Vancouver under 50% AMI; majority are female-headed households with children; majority are households of color - Very difficult to find available homes
Evergreen Habitat for Humanity August 2022	- Homeownership at 50% is really challenging, most families Habitat works with are dual income and almost no family earning two incomes is under 50% - Habitat's standard income level is 60% AMI - that would help homeownership assistance

GENERAL COMMUNITY FEEDBACK

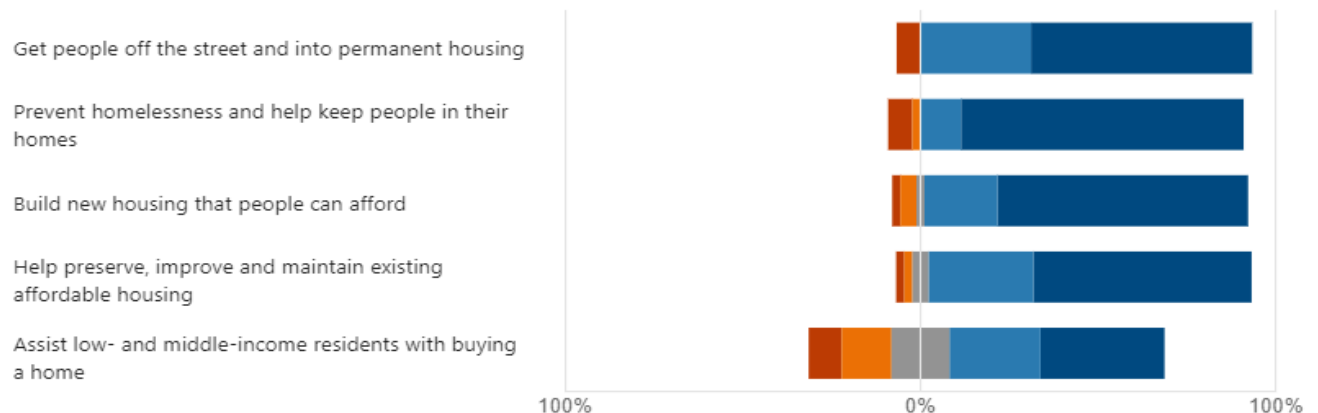
Source	Summary/Themes
2020 Clark County Community Needs Assessment Surveys targeted to people with low-income for CSBG	1,403 survey respondents – 50% renters, 25% homeowners, 14% homeless, 11% doubled up 84% of respondents earned less than 200% of federal poverty level (\$53K/family of 4) 49% identified housing as top need, followed by food (44%), asset building (35%), mental health (31%), employment (30%) - Housing Barriers: 64% identified housing affordability as primary challenge, 49% needed rental assistance, 44% noted not being able to find housing
Fair Housing Survey March 2019	274 responses – countywide, 144 respondents said they were cost burdened by housing (paying 30%+ of income for housing) or extremely cost burdened (paying more than 50% of income) 260 respondents (95%) said lack of affordable housing was a barrier for them when seeking housing
Clark County Community Services staff August 2022	- All ARPA-funded assistance will end December 2024 –including street outreach teams, outreach coordination, hoarding specialists and Independent Living Skill services for PSH clients - Need for additional housing navigators at shelters to help people transition into housing - Potential need for increased funding for Housing Justice project

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

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

[More Details](#)

Not important
Slightly important
Moderately important
Important
Very important





Affordable Housing Fund Levy Replacement

September 19, 2022



Samantha Whitley, Housing Programs Manager
Taylor Hallvik, Assistant City Attorney

Agenda

- Purpose
- Review Levy Replacement Requirements
- Review Final Ballot Language
- Review Final Administrative Plan
- Council Action



Levy Requirements

- Declaration of Housing Emergency
- Ballot Language
 - Levy Amount and Rate
 - Levy Term
 - Target Population (very low income, low income)
- Ballot Timing
- Adoption of Affordable Housing Financing Plan (e.g., Administrative Plan)
- Designation of For and Against Committees

Public Hearing Recap

- Strengthen presentation of data on current housing need – Updated resolutions
- Demonstrate rationale for levy dollar amount – Updated Staff Report
- Explore exemption for seniors and low-income homeowners – Legal review; not authorized for AHF
- Consider declining buying power over term of levy – Analysis in Staff Report

Affordable Housing Fund Levy Replacement - 4





Levy Considerations

- \$10M represents a material increase in funding
- 10-year term provides predictability to development partners
- Higher dollar amount places additional financial stress on homeowners
- Shorter term carries risk of non-renewal on future ballot

Affordable Housing Fund Levy Replacement - 5

Proposed Ballot Measure Language

The City of Vancouver Council **Proposition No. ____**

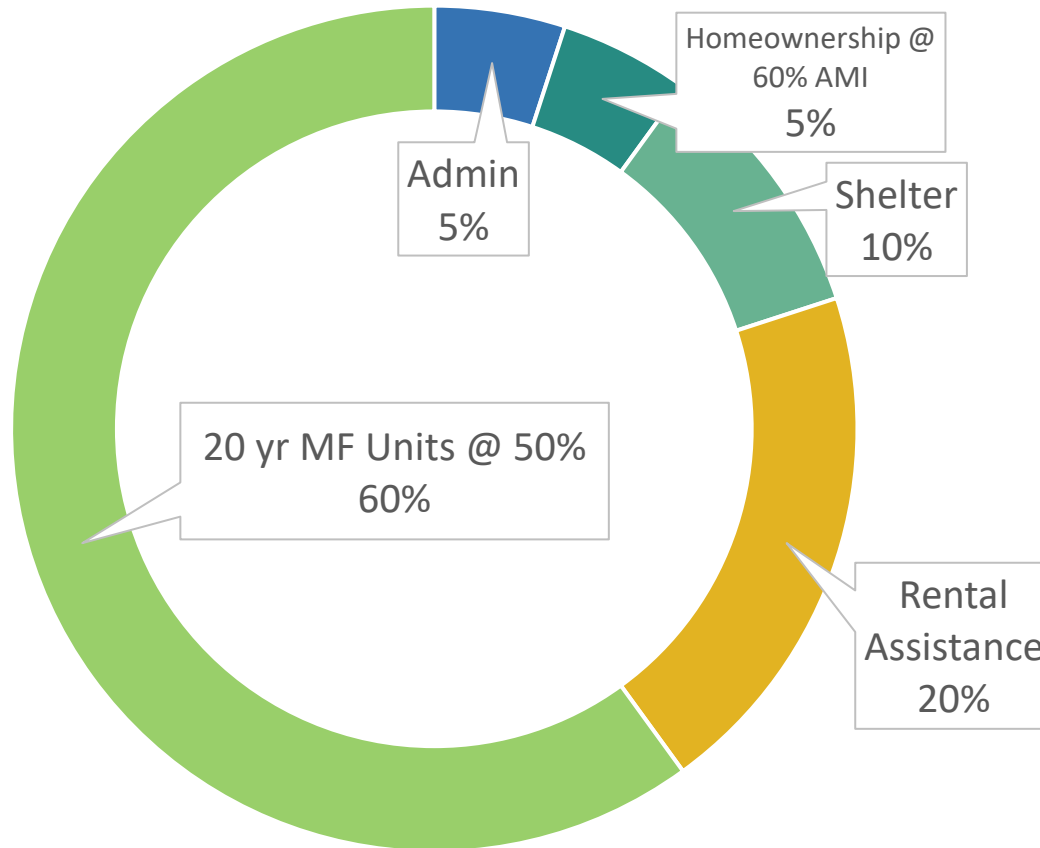
Affordable Housing Levy Replacement

The City of Vancouver Council adopted Resolution No. _____ concerning the replacement of an expiring affordable housing property tax levy. This proposition would replace an expiring property tax levy and fund housing and housing services for people with low and very low incomes, including those with disabilities, veterans, seniors, and families with children, by authorizing a regular property tax levy generating \$10,000,000 annually (approximately \$0.30/\$1,000 assessed value) for ten years, beginning in 2024, pursuant to RCW 84.52.105. All levy proceeds would be used for affordable housing purposes pursuant to an administrative and financial plan adopted by City Council.

Affordable Housing Fund Levy Replacement - 6

Administrative Plan

Recommended Investment Distribution



Costs per household served

- Per new unit built: \$75,000/\$105,000
- Per unit preserved \$40,000/\$55,000
- Rental household assisted: \$6,000
- Shelter bed: \$25,000
- Homeownership household: \$50,000

Affordable Housing Fund Levy Replacement - 7

Projected Outcomes

Outcomes	Annual Allocation	Funding %	Annual Goal	10 Year Goal
Housing Production/ Preservation	\$6M	60%	80 direct units 240 leveraged units	2,400 units
Rent Assistance & Housing Services	\$2M	20%	250 households	2,500 households
Temporary Shelter	\$1M	10%	55 beds	550 beds
Homeownership	\$500,000	5%	15 households	150 households
Implementation	\$500,000	5%	N/A	N/A

Affordable Housing Fund Levy Replacement - 8



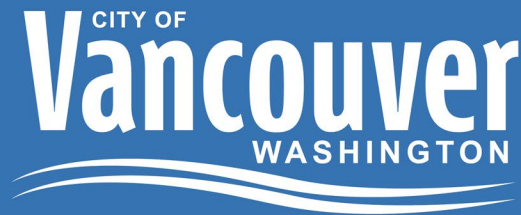
Council Actions

- Adopt resolutions:
 - Declaring Housing Emergency
 - Adopting Administrative Plan
 - Authorizing Ballot Measure
- Appoint For and Against Committees

Questions and Discussion

Samantha Whitley, Housing Programs Manager
samantha.whitley@cityofvancouver.us

Taylor Hallvik, Assistant City Attorney
taylor.hallvik@cityofvancouver.us





Staff Report: 129-22

TO: Mayor and City Council

FROM: Eric Holmes, City Manager

DATE: 9/19/2022

SUBJECT Council action to appoint committees to prepare arguments advocating voters' approval and rejection of the Council's Affordable Housing Levy Replacement proposition pursuant to RCW 29A.32.280.

Present Situation

RCW 29A.32.280 directs a legislative authority submitting a measure to voters to appoint a committee to prepare arguments advocating voters' approval and rejection of the measure. Specifically, RCW 29A.32.280 provides as follows regarding the composition of the committees and the county auditor's role if the legislative authority fails to appoint committees by the resolution submission deadline:

"[...] The authority shall appoint persons known to favor the measure to serve on the committee advocating approval and shall, whenever possible, appoint persons known to oppose the measure to serve on the committee advocating rejection. Each committee shall have not more than three members, however, a committee may seek the advice of any person or persons. If the legislative authority of a unit of local government fails to make such appointments by the prescribed deadline, the county auditor shall whenever possible make the appointments."

RCW 29A.32.280

Action Requested

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1. By motion, formally appoint a committee to prepare arguments advocating voters' approval of the Council's Affordable Housing Levy Replacement proposition.
2. By motion, formally appoint a committee to prepare arguments advocating voters' rejection of the Council's Affordable Housing Levy Replacement proposition.

The background of the slide features a photograph of Vancouver City Hall, a modern building with a curved glass facade and brick accents. The words "VANCOUVER CITY HALL" are visible on the building's exterior. In the foreground, there is a blurred image of a hanging basket filled with vibrant pink and purple flowers.

Fire and EMS

2021 Report on Service Levels

September 19, 2022

Vancouver City Council Workshop

Chief Blue, Vancouver Fire Department

Rocco Roncarati, AMR

Dr. Wittwer, Clark County MPD

CITY OF
Vancouver
WASHINGTON

Presentation Overview

Objectives of Presentation:

- Meet the reporting requirements of RCW 35.103.040.
- Inform the Council of the service levels provided by the Fire Department in 2021.
- Update Council and community on the annual results of the ambulance services agreement.
 - City's overview of performance benchmarks
 - Clinical performance assessment
 - Provider's perspective

Prior Council Review

- 2013 – Council Adopted the Standard of Cover
- 2014 – 2019 Annual Report on Service Levels
- 2015 – 2019 Annual Report on Ambulance Service and Outcomes
- 2020 – First combined Annual Report – VFD & Ambulance

Presentation Overview

- Clinical Performance
- VFD Performance
- Ambulance Contract Performance
- System Performance
 - Response time performance
 - VFD
 - AMR
 - System

Clinical Performance Assessment – Dr. Wittwer

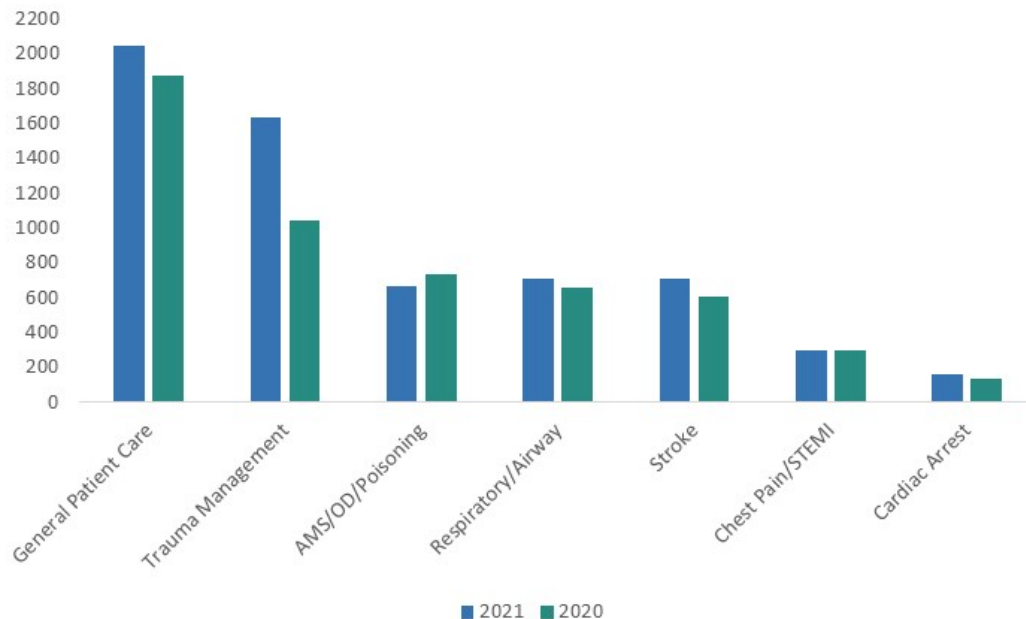
- Medical Program Director (MPD) – Responsibilities
 - Medical oversight for all clinical activities pertaining to the local EMS system
 - Quality improvement directed by key performance indicators
 - Continuing education directed by quality improvement

Cardiac Arrest

	Out of Hospital Cardiac Arrest (OHCA)	Utstein Criteria
Total	278	33
Clark County	15.5%	54.5%
Washington	12.7%	36.8%
National	9.1%	29.0%

Utstein criteria definition per the Cardiac Arrest Registry to Enhance Survival = Witnessed by bystander and found in shockable rhythm.

Emergent Transports



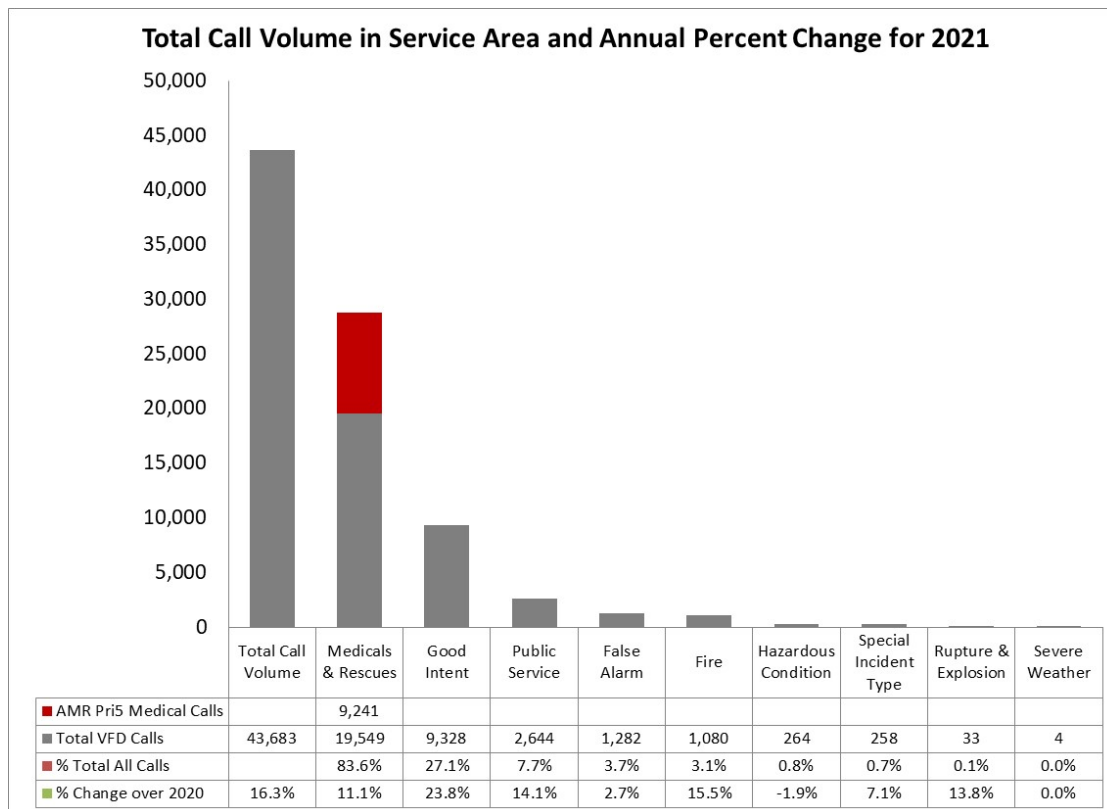
Innovation

- EMS/Fire/Law COVID-19 vaccinations completed, and boosters started
 - EMS/Fire Established in-agency testing for symptomatic and/or exposed staff
- Established new response protocol for behavioral emergencies in response to HB-1310, emphasizing co-response with mental health professionals and leaving unsafe scenes to avoid escalation
- Handtevy mobile pediatric emergency standards software implementation and training within COV and FD5

VFD Response Time Performance

Alarm Type	Standard	2021	2021 % met Standard	Number of Calls Received in 2021	% Change over 2020
Priority 1 and 2 Except Marine	7:59	08:24	87.02%	13,672	12.4%
Priority 3 and 4 Except Marine	10:59	09:12	95.23%	10,368	24.8%
Priority 5 Non-Medical	15:59	10:53	98.04%	4,491	13.0%
Priority 5 Emergency Medical - Ambulance Only	17:59	19:11	89.05%	9,241	9.4%
Marine – All Calls	19:59	39:26	40.91%	22	46.7%
Fire Suppression Full Alarm*	15:59	21:17	80.68%	88	-1.1%
Aircraft Rescue and Firefighting	15:59	N/A	N/A	0	0
Technical Rescue	60:00	N/A	N/A	0	0
Hazardous Materials	60:00	N/A	N/A	0	0

VFD 2021 Call Volume – AMR & VFD

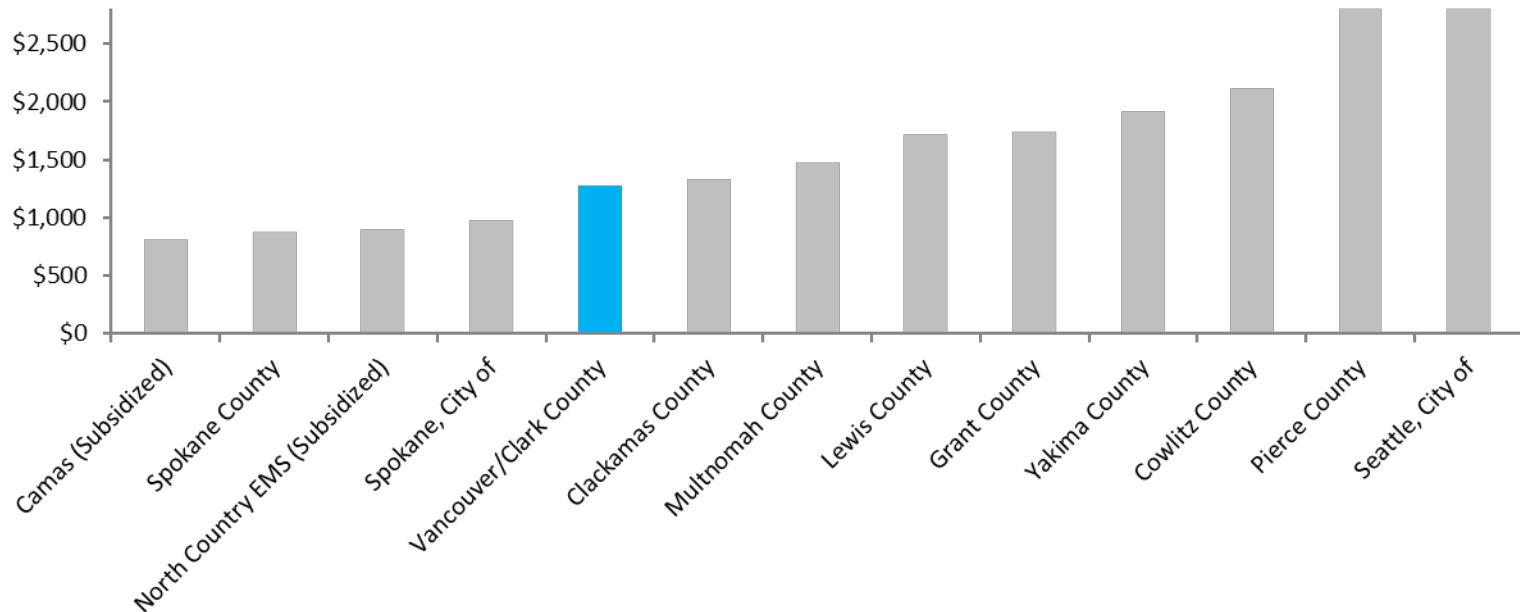


AMR Response Time Performance – Contractual Compliance Requirement $\geq 90\%$

Alarm Type	Standard Response Time	2021 Actual Compliance %	Number of Calls Received in 2021
Priority 1 and 2 – High Density	9:59	89.83%	20,490
Priority 1 and 2 – Low Density	19:59	91.89%	2,023
Priority 3 and 4 – High Density	12:59	93.87%	15,856
Priority 3 and 4 – Low Density	19:59	92.85%	1,539
Priority 5 and 6 – High Density	17:59	92.59%	12,625
Priority 5 and 6 – Low Density	29:59	94.97%	955
Routine – EMSD2 Area Only – Inter-facility Scheduled (12 hr pre-scheduled)	≤ 15 mins	74.39%	410
Routine – EMSD2 Area Only – Inter-facility Non-scheduled (less than 12 hr pre-scheduled)	≤ 60 mins	87.77%	3,392

Ambulance Financial Review – Rate Comparison

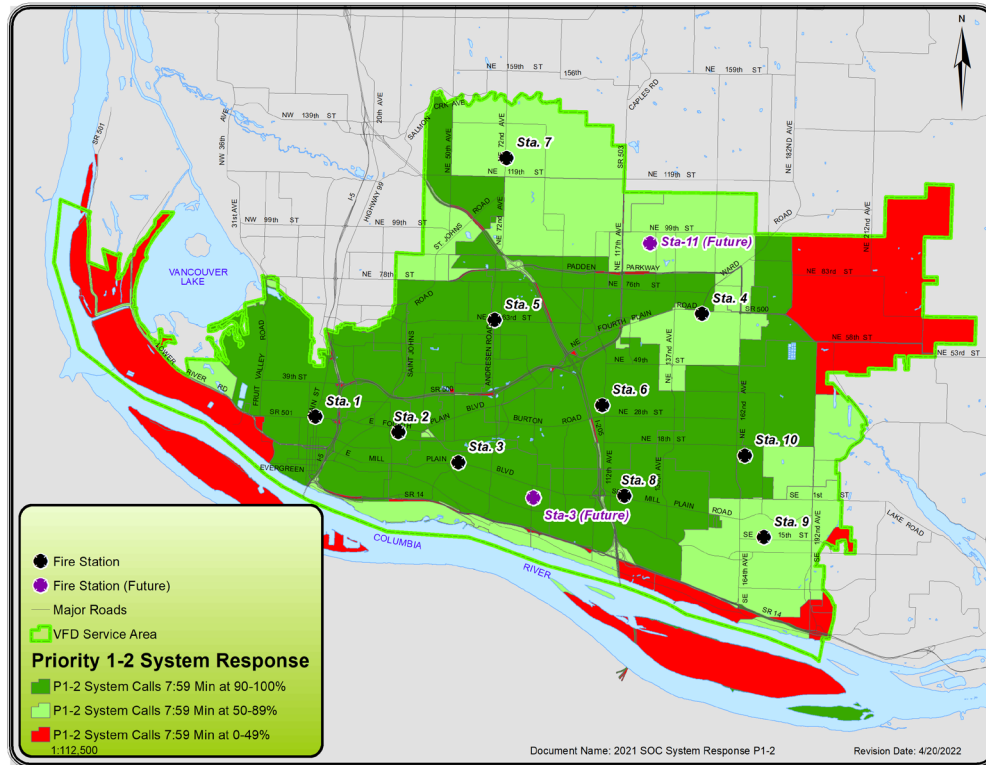
ALS Emergency Rates - 2021



Public Relations / Community Education

Topic	Attendance/ Donated Items	Hours	County
Drive thru Community Events	~1,500	16	Clark
Independent and Virtual Car Seat Installations	68 virtual 14 in person 39 seats donated	53	Clark
Safe Kids	25	5	Clark
Apollo Activities	1,600	15	Clark
Total	3,246	89	

System Performance - 2021



All Agencies – VFD Service Area

91.3% met standard 07:59

90th Percentile 07:45

Summary

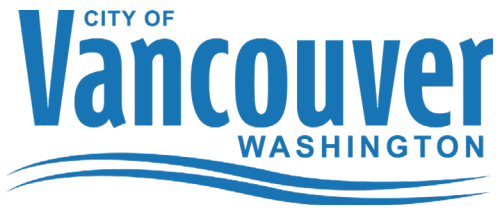
- VFD continues to implement objectives outlined in Proposition 2.
- Currently meeting our call volume needs in some categories; however, call volume increases are outpacing our staffing enhancement efforts.
- Strategic planning for future growth is occurring with addition of 3rd VFD Deputy Chief.
- Wildland firefighting training has resumed, and competency is increasing.
- Continued use of total force concept utilizing available resources.
- Continued growth in the downtown area may require an additional unit or station in the future
- Fall 2022 opening of FS# 11 will have positive impact on Station 4 and 5 call load
- System performance is meeting standard
- The addition of 5 additional VFD units in the next 24 months will significantly improve response goals

Next Steps

- Station 11 Opens October, 2022
- Prop 2
 - Implement the squad program
- Optimizing VFD and AMR response resources
- Social Equity

Questions and Discussion

- Brennan Blue, Fire Chief – Brennan.blue@cityofvancouver.us



MEMORANDUM

DATE: September 19, 2022

TO: Mayor, City Council

FROM: Eric Holmes, City Manager
Brennan Blue, Fire Chief

RE: **Fire and EMS 2021 Report on Service Levels**

In recent month,s the City Council has focused attention on fire and EMS services provided by the City. During this time, multiple presenatiosn were provided to the Council regarding elvle of service, gaps and approaches to address gaps in service. This resulted in the development and passage of Propositon 2 in February 2022, which will beign implemtnation in the next biennium.

This memo is to update the City Council on the service levels provided by the Vancouver Fire Department "VFD" per City Council resolution M-3791 and the ambulance service levels provided by American Medical Response Northwest, Inc. "AMR" per Staff Report 150-14 .

Prior Council review of VFD service levels occurred separately and annually from 2014 to 2019. Prior council review of AMR service levels occurred separately and annually from 2015 – 2019. Beginning in 2020, one report combining service levels of AMR and VFD is prepared for council review.

The attached presentation provides an overview of:

- Clinical Performance
- VFD Performance
- Ambulance Contract Performance
- System Performance
- Propostion No. 2 Implementation Progress/Timeline

Clinical Performance:

The Medical Program Director (MPD) office provides medical oversight for all clinical activities pertaining to the local EMS system. This includes quality improvement directed by key performance indicators and continuing education directed by quality improvement.

Cardiac arrest data for Clark County in comparison to the state and national averages.

	Out of Hospital Cardiac Arrest (OHCA)	Utstein Criteria
Total	278	33
Clark County	15.5%	54.5%
Washington	12.7%	36.8%
National	9.1%	29.0%

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Innovation within the system includes:

- EMS/Fire/Law COVID-19 vaccinations completed, and boosters started
 - EMS/Fire Established in-agency testing for symptomatic and/or exposed staff
- Established new response protocol for behavioral emergencies in response to HB-1310, emphasizing co-response with mental health professionals and leaving unsafe scenes to avoid escalation
- Handtevy mobile pediatric emergency standards software implementation and training within COV and FD5

VFD Performance:

All time measures are reported at the 90% fractal. This time measure represents the time for the units to arrive at 90% or less of the emergencies.

Alarm Type	Standard	2021	2021 % met Standard	Number of Calls Received in 2021	% Change over 2020
Priority 1 and 2 Except Marine	7:59	08:24	87.02%	13,672	12.4%
Priority 3 and 4 Except Marine	10:59	09:12	95.23%	10,368	24.8%
Priority 5 Non-Medical	15:59	10:53	98.04%	4,491	13.0%
Priority 5 Emergency Medical - Ambulance Only	17:59	19:11	89.05%	9,238	9.4%
Marine – All Calls	19:59	39:26	40.91%	22	46.7%
Fire Suppression Full Alarm*	15:59	21:17	80.68%	88	-1.1%
Aircraft Rescue and Firefighting	15:59	N/A	N/A	0	0
Technical Rescue	60:00	N/A	N/A	0	0
Hazardous Materials	60:00	N/A	N/A	0	0

VFD Response Time Performance

*On June 4th, 2021, VFD added one additional engine to all Fire Suppression Full Alarm Assignments.

VFD is not meeting the established standard in four key areas:

1. Priority 1 and 2 Except Marine
2. Priority 5 Emergency Medical – Ambulance Only
3. Marine – All Calls
4. Fire Suppression Full Alarm Assignments

VFD total call volume increased 16.3% over 2020 including Priority 5 medical calls which are responded to exclusively by AMR. Call volume increases are outpacing our staffing enhancement efforts. In October 2022, Station 11 will open which will offload some call volume from Station 4 and 5.

Ambulance Contract Performance:

All time measures are reported at the 90% fractal. This time measure represents the time for the units to arrive at 90% or less of the emergencies.

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Alarm Type	Standard Response Time	2021 Actual Compliance %	Number of Calls Received in 2021
Priority 1 and 2 – High Density	9:59	89.83%	20,490
Priority 1 and 2 – Low Density	19:59	91.89%	2,023
Priority 3 and 4 – High Density	12:59	93.87%	15,856
Priority 3 and 4 – Low Density	19:59	92.85%	1,539
Priority 5 and 6 – High Density	17:59	92.59%	12,625
Priority 5 and 6 – Low Density	29:59	94.97%	955
Routine – EMS/2 Area Only – Inter-facility Scheduled (12 hr pre-scheduled)	≤ 15 mins	74.39%	410
Routine – EMS/2 Area Only – Inter-facility Non-scheduled (less than 12 hr pre-scheduled)	≤ 60 mins	87.77%	3,392

AMR Response Time Performance

System Performance:

VFD is the primary provider of Fire and EMS incident responses. The role of AMR is to augment ALS Response and provide patient transport. System performance takes into account the first arriving unit to the emergency regardless of agency (VFD or AMR). In 2021, the system performance for Priority 1 and 2 Except Marine is 07:45 with 91.3% of the responses meeting the standard of 07:59.

Proposition No. 2 Implementation Progress/Timeline:

In February 2022, voters approved an increase in the City of Vancouver's regular property tax levy to fund improvements to fire and emergency services, equipment and facilities.

In August 2022, Clark County Fire District 5 "FD5" voters approved a fire levy lid lift to fund their contribution to additional emergency personnel and facility renovations.

Clark County Fire District 5 contracts with the City of Vancouver for Fire and EMS services and pays a proportional share of department costs.

1. 2022

- Two Paramedic Squads ordered
- One Ladder Truck ordered
- Station 6 land acquisition in progress
- Two support staff positions in final recruitment process
- 16 Firefighter positions currently in academy

2. 2023

- Two Paramedic Squads: Expected in-service date June 2023
- One Paramedic Squad: Expected in-service date November 2023
- Station 8 Remodel: Preliminary Assessments & Project Scope to be completed
- Station 5 Remodel: Preliminary Assessments & Project Scope to be completed
- Station 6: Design to be started
- Two support staff positions to be filled
- 40 Firefighter positions to be filled

3. 2024

- Truck: Expected in-service date May 2024
- Station 5 & Station 8: Design to be completed
- Station 6: Design to be completed, begin construction

Summary:

- Strategic planning for future growth is occurring with addition of 3rd VFD Deputy Chief.

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- Wildland firefighting training has resumed, and competency is increasing.
- Continued use of total force concept utilizing available resources.
- The addition of 5 additional VFD units in the next 24 months will significantly improve response goals

Next Steps:

- Continue Proposition No. 2 implementation efforts
- Optimize VFD and AMR response resources
- Continued growth in the downtown area may require an additional unit or fire station in the future

Chief Blue, brennan.blue@cityofvancouver.us

Attachment(s):

Fire and EMS 2021 Report on Service Levels Powerpoint