



# VANCOUVER HOUSING AUTHORITY DEVELOPMENT OVERVIEW



# VANCOUVER HOUSING AUTHORITY

- Public agency established in 1942 by the City of Vancouver
- Governed by six commissioners appointed by the city

## **Our mission**

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

## What does VHA do?

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

## How do we do it?

- Rent/lease revenue
- HUD operating grants
- Management fee income
- Other grants, revenue





- VHA & COLUMBIA NONPROFIT HOUSING PROPERTIES IN CAMAS



# CAMAS RIDGE APARTMENTS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units		15	20	16	

50% of the units are restricted to households below 80% AMI

# Crown Villa Apartments



Nineteen (19) One-bedroom apartment complex located in Camas, WA for seniors 62+ years. Amenities include a community room, laundry facilities, and secure building. Across the street from Crown Park.



VHA PROPERTIES IN REMAINDER OF THE COUNTY  
(homeless & SENIOR Developments not included)





# SPRINGBROOK VILLAGE



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units	46	28	178	36	8
50% of the units are restricted to households below 80% AMI					



# FIRST STREET APARTMENTS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units	12	42	72	26	N/A
					N/A
75% of the units are restricted to households below 60% AMI remainder market rate rent					

# MILL CREEK APARTMENTS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units		40	28	10	

100% of the units are restricted to households below 50% AMI – 50 units designated for seniors

# ESTHER SHORT COMMONS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units		95	62	3	
Waitlist		37	17	35	

1% of the units are restricted to households below 80% AMI – 86% below 60% AMI – 13% market rate rents



# ANTHEM PARK APARTMENTS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units		46	12		
100% of the units are restricted to households below 60% AMI					



# ORCHARD GLEN APARTMENTS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units		12	52	12	4
100% of the units restricted to households below 60% AMI					



# PLUM MEADOWS



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units	16	36	78	32	

100% of the units restricted to households below 60% AMI

## WEAVER CREEK COMMONS (Opening – Summer 2025)



	Studio	1 Bedroom	2 Bedroom
Units	35	32	13
70% of the units restricted to households below 60% AMI 30% of the units restricted to households below 50% AMI			



## FOURTH PLAIN COMMONS – (Opening Spring 2023)



	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Units	29	44	20	13	

70% of the units restricted to households below 60% AMI  
 30% of the units restricted to households below 50% AMI

## AFFORDABLE HOUSING

Clark County FY22 Fair Market Rents Clark County median income is \$106,500. The table below provides income by household size and percentage of median. **The WA minimum wage rate is \$14.49/hr. or \$30,139/yr.** The affordable rent is based on 30% of the household income if the 30% was spent on rent only.

Unit Size	SRO	Studio	1	2	3	4	5	6
Fair Market Rent	1062	1416	1512	1735	2451	2903	3338	3774
Household Size	1	2	3	4	5	6	7	8
<b>80% of Median Moderate Income</b>	59,650	68,200	76,700	85,200	92,050	98,850	105,650	112,500
What is affordable rent?	1491	1705	1918	2130	2301	2471	2641	2812
Largest unit they can afford	Studio	1	2	2	2	3	3	3
<b>60% of Median Low Income</b>	44,760	51,120	57,540	63,900	69,060	74,160	79,260	84,360
What is affordable rent?	1119	1278	1439	1598	1727	1854	1982	2109
Largest unit they can afford	SRO	SRO	Studio	1	1	2	2	2
<b>50% of Median Very Low Income</b>	37,300	42,600	47,950	53,250	57,550	61,800	66,050	70,300
What is affordable rent?	933	1065	1199	1331	1439	1545	1657	1758
Largest unit they can afford	None	SRO	SRO	SRO	Studio	1	1	2
<b>30% of Median Extremely Low Income</b>	22,400	25,600	28,800	31,950	34,550	37,190	41,910	46,630
What is affordable rent?	560	640	720	799	864	930	1048	1166
Largest unit they can afford	None	None	None	None	None	None	None	SRO

50% of households renting in Clark County are rent burdened

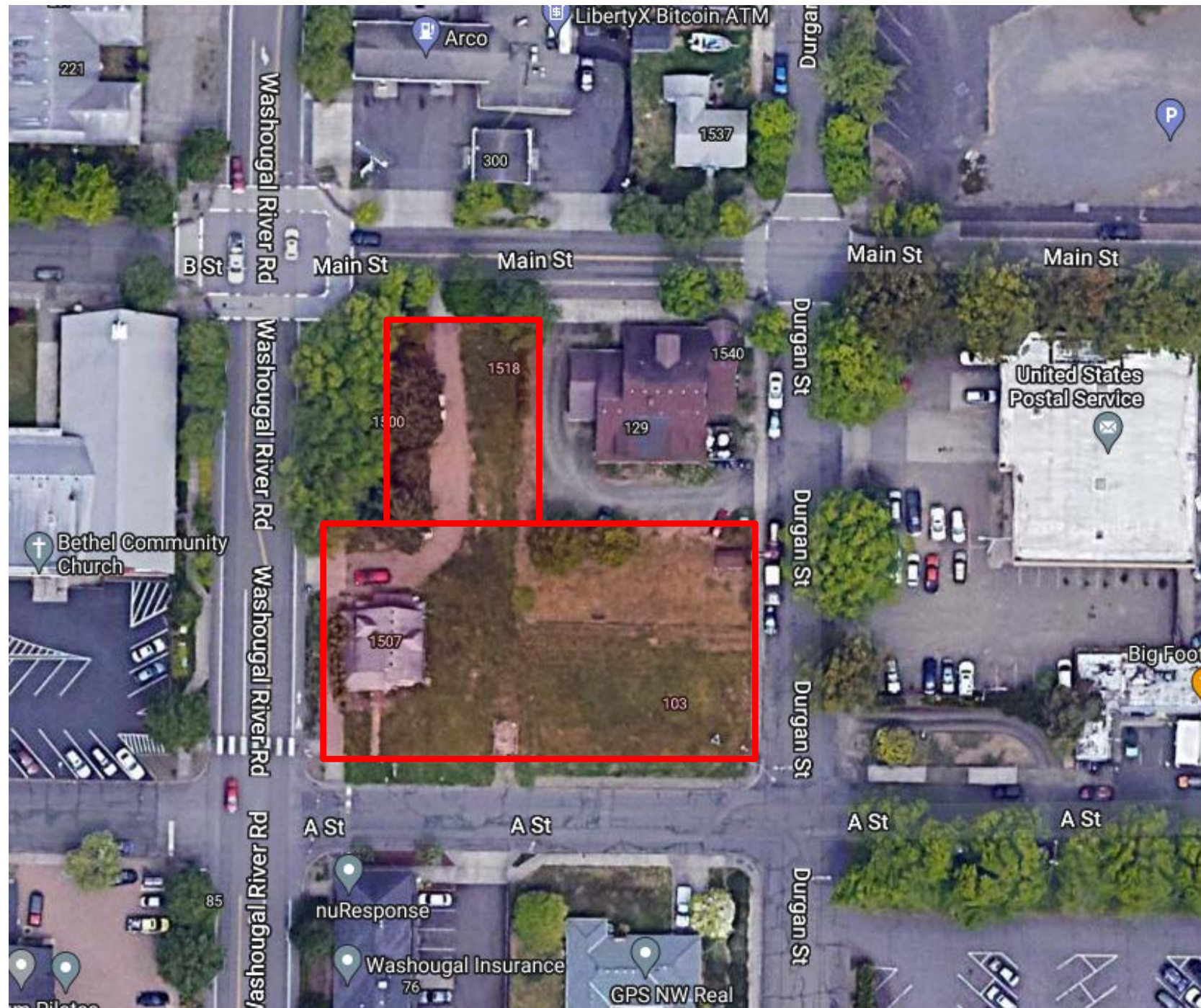
# CLARK COUNTY LIHTC- RENT LIMITS EFFECTIVE 4/18/22

Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	\$ 373	\$ 399	\$ 479	\$ 554	\$ 618	\$ 681
30%	\$ 559	\$ 599	\$ 719	\$ 831	\$ 927	\$ 1,022
35%	\$ 652	\$ 699	\$ 839	\$ 969	\$ 1,081	\$ 1,193
40%	\$ 746	\$ 799	\$ 959	\$ 1,108	\$ 1,236	\$ 1,363
45%	\$ 839	\$ 898	\$ 1,078	\$ 1,246	\$ 1,390	\$ 1,533
50%	\$ 932	\$ 998	\$ 1,198	\$ 1,385	\$ 1,545	\$ 1,704
60%	\$ 1,119	\$ 1,198	\$ 1,438	\$ 1,662	\$ 1,854	\$ 2,045
70%	\$ 1,305	\$ 1,398	\$ 1,678	\$ 1,939	\$ 2,163	\$ 2,386
80%	\$ 1,492	\$ 1,598	\$ 1,918	\$ 2,216	\$ 2,472	\$ 2,727



Unit Size	SRO	Studio	1	2	3	4	5	6
<b>50% of Median Very Low Income</b>	37,300	42,600	47,950	53,250	57,550	61,800	66,050	70,300
What is affordable rent?	933	1065	1199	1331	1439	1545	1657	1758
Largest unit they can afford	None	SRO	SRO	SRO	Studio	1	1	2

# FUTURE DEVELOPMENT IN WASHOUGAL





# QUESTIONS