

Urban County Policy Board

March 11, 2024



1

March 11, 2024, Meeting Agenda

- (info) I. Introductions
- (action) II. Approval of February 12, 2024 minutes
- (info) III. HUD Funding Updates
- (action) IV. 2024 CDBG/HOME Funding Recommendations
- (info) V. October to December 2023 Quarterly Reports Review
- (info) VI. Program Updates
- (info) VII. Build America, Buy America Overview
- (info) VIII. Other



2

Item II. February 12 Meeting Minutes (action)

- **Attendance:** UCPB Members: Councilor Glen Yung (Clark County); Mayor Troy McCoy (Battle Ground); Jim Hodges (Camas); Mayor Ron Onslow (Ridgefield); David Scott (Washougal); Councilor Marina Viray (Yacolt) Guests: From each presenting agency
Staff: Michael Torres, Rebecca Royce, Janet Snook

- I. Introductions**
- II. January 8, 2024 Meeting Minutes**
The minutes were approved following a motion made by Mayor Ron Onslow and seconded by Mayor Troy McCoy.
- III. Application presentations**
Applicants were provided an opportunity to present information about their application and UCPB members were provided time to ask questions of the applicants. Presentation materials are available on the UCPB website under the February 2024 meeting information.
- 4D Recovery Community Center acquisition** Request: \$204,545 CDBG
Presenter: Elton Frick, Tony Vizna
Acquire and rehabilitate center in greater Vancouver for addiction recovery efforts for young adults.
 - Battle Ground N Parkway Ave Sidewalks** Request: \$300,000 CDBG
Presenter: Clark Herzig
Add asphalt sidewalk path along N Parkway Ave between N 25th and N ~~Onslow~~ so students and residents would not have to walk in the street. Asphalt has fewer requirements for drainage and expense over alternative materials.
 - Council for the Homeless HSC Building acquisition** Request: \$300,000 CDBG
Presenter: Katie Martin
Acquire a building to centralize services of the Housing Solutions Center and CFTH administrative staff. Property is located near Fourth Plain and Andresen.
 - Ridgefield Sargent St Improvements** Request: \$204,000 CDBG
Presenter: Chuck Green
Multiple improvements along Sargent Street and a portion of 5 Plain including water lines, sidewalk, fire hydrant, and stormwater.
 - Evergreen Habitat Affordable homeownership program** Request: \$300,000 CDBG
Presenter: Leanna Fabian
Assist 10 homebuyers with subsidies to create affordable mortgages through land-trust model and ensure properties remain permanently affordable.
 - Fourth Plain Forward BIPOC business assistance** Request: \$299,371 CDBG
Presenter: Mryam Valdivia-Romero
Business development for BIPOC small businesses. Includes education and coaching over seven months to help establish business, and a six-month IDA (individual development account) match. Services are bilingual. Also assist individuals pass GED.
 - Greater Vancouver Chamber business technical assistance** Request: \$78,000 CDBG
Presenter: Janet Keneshy
Pathways to Opportunity and Development (POD) offers professional and individualized guidance for business development through no cost business assistance and navigation. Includes education and coaching. Participants do not have to be Chamber members.
 - Hispanic Chamber Latino/a business assistance** Request: \$130,000 CDBG
Presenter: Nicole Lopez
Business development for Latino/a-centric small businesses. Includes education and coaching. Services are bilingual and bicultural. Also includes IDA match tailored to microenterprises.
 - Livelihood NW Business support services** Request: \$116,000 CDBG
Presenter: Lara Damon
Business advising and technical assistance for underserved entrepreneurs. Continuum of support from poverty alleviation to wealth achievement. Provide bookkeeping support. Services are provided virtually.
 - Micro Enterprise Services of Oregon business assistance** Request: \$101,100 CDBG
Presenter: Jataune Hall, Cobi Lewis
Small business services and cultural support for businesses outside the City of Vancouver.
 - Proud Ground homeownership assistance** Request: \$300,000 CDBG or HOME
Presenter: Katie Kirich
Community land-trust model for first-time homeownership, creating permanent affordability of the home. Includes down payment assistance and education for the purchaser.
 - Farmers Market of Vancouver Small business development** Request: 75,000 CDBG
Presenter: Stephanie Clark
Provide essential technical assistance to support the sustainability and success of local entrepreneurs in the farmers market and greater community. Microenterprises are also referred to other existing resources.
 - Vancouver Housing Authority Weaver Creek Commons** Request: \$300,000 HOME
Presenter: Joshua Ollinger
Construct four-story, elevator-operated, 100-unit affordable housing community on four acres at 306 SE Clark Ave, Battle Ground. Includes community space. Includes daily onsite staff. Construction anticipated to begin March 2025.

Tenant-based rental assistance
Staff provided an overview of rapid re-housing, the program model used for Clark County's TBRA programs. All providers must use this model. Agency's may focus on different populations to be served. HOME funds are provided for rental assistance. Applicants are eligible to receive up to 30% of their HOME request for case management and support services through the CDBG program.

Agency	Population Served	HOME Request (rent assistance)	CDBG Request (case management)
Janus Youth	Youth 18-25	\$150,000	\$45,000
Lifeline Connections	People with behavioral health disorders	\$83,940	\$25,182
The Salvation Army	Individuals and families	\$105,000	\$28,350
Share	Individuals and families	\$275,000	\$82,500 (incorrectly noted in presentation schedule)
YWCA	Domestic Violence Survivors	\$210,000	\$63,000

- IV. Other**
- Five-year strategic planning will begin this year and will include opportunity to look at priority areas and funding distribution.
 - Scores due March 4 in Neighborly. Previous performance data included in application-scoring emails.
 - Next meeting, March 11, 9:30am, hybrid, to determine award recommendations.
 - Public Comment: none. Suggestion to allow public comment earlier in the meeting.
- Meeting adjourned.



3

Item III. HUD Funding (info)

The following shows Clark County's estimated U.S. Department of Housing and Urban Development grant allocations for 2024. A budget was passed by Congress last week keeping CDBG funding level with FY2023 and a \$250m decrease in HOME. Clark County is waiting for award announcements from HUD to finalize the budget. The entitlement amounts below are our best estimate.

CDBG FUNDING

2024 estimated CDBG entitlement	\$1,553,954
Housing Rehabilitation Program Income	\$80,437
Infrastructure Reprogrammed/Program Income	\$402,759
Social Service Reprogrammed/Program Income	\$746,804
Subtotal Funding	\$2,783,954
Administration	(310,791)
Contingency	(30,000)
Project Implementation/Fair Housing	(31,500)
Homeowner Rehabilitation set aside (\$250,000 + \$80,437)	(330,437)
Subtotal Deductions	(702,728)
TOTAL CDBG FUNDS AVAILABLE TO AWARD TO ACTIVITIES	\$2,081,226



4

Item III. HUD Funding (cont'd)

HOME FUNDING

2024 <i>estimated</i> HOME entitlement	\$525,000
Reprogrammed/Program Income	376,076
Administration	(52,500)
CHDO Set aside (15%)*	(78,750)
Project Activity Delivery Costs	(13,500)
TOTAL HOME FUNDS AVAILABLE TO AWARD TO ACTIVITIES	\$756,326

*No CHDO eligible activities applied for funding. Funds to be held for 2025 allocations.

HOME ARP

HOME ARP Reprogrammed	\$45,000
TOTAL HOME ARP FUNDS TO AWARD	\$45,000



5

Item IV. Funding Recommendations (action)

Applicant	Project	Total Score	CDBG Request	CDBG Award	HOME Award	HOMEARP Award
Affordable Housing and Homelessness			Amount Available:		\$730,922	\$45,000
YWCA Clark County	Domestic Violence Survivors TBRA	97.00	\$273,000	\$63,000	\$210,000	
Janus Youth Programs	The Nest TBRA	95.25	\$195,000	\$45,000	\$150,000	
Lifeline Connections	Recovery TBRA	91.88	\$109,122	\$25,182	\$83,940	
Share	Affordable Housing & Stability Program	90.75	\$300,000	\$25,000	\$275,000	
Vancouver Housing Authority	Weaver Creek Commons	83.50	\$300,000	\$0	\$11,982	\$45,000
Salvation Army, The	TBRA	74.75	\$122,850	\$0	\$0	
Total			\$2,030,894		\$730,922	\$45,000
Balance					\$0	\$0

Request approval to allocate any additional reprogrammed HOME ARP funds to Weaver Creek project.



6

Item IV. Funding Recommendations (cont'd)

Applicant	Project	Total Score	CDBG Request	CDBG Award
Public Facilities and Neighborhood Improvements			Amount Available:	\$1,200,000
Battle Ground, City of	N Parkway Avenue Sidewalks	88.86	\$300,000	\$300,000
Ridgefield, City of	Sargent Street Improvements	88.71	\$200,000	\$200,000
4D Recovery	Community center acquisition & rehab	76.13	\$204,545	\$0
Council for the Homeless	HSC Building Acquisition	68.13	\$300,000	\$300,000
Total			\$1,004,545	\$800,000
Balance				\$400,000

Recommend asking 4D to re-apply next year

- Application was not recommended for funding from the City of Vancouver
- They do not have other funds committed to the project



7

Item IV. Funding Recommendations (cont'd)

Applicant	Project	Total Score	CDBG Request	CDBG Award	HOME Award
Asset and Economic Development			Amount Available:	\$1,123,044	
Evergreen Habitat for Humanity	Affordable Homeownership Program	89.38	\$300,000	\$300,000	
Greater Vancouver Chamber	Pathways to Opportunity & Dev.	87.25	\$78,000	\$78,000	
Hispanic Metropolitan Chamber	Latinx Business assistance	83.88	\$130,000	\$130,000	
Proud Ground	Homeownership assistance	83.25	\$300,000	\$300,000	
Fourth Plain Forward	BIPOC Business assistance	82.00	\$299,371	\$299,371	
Micro Enterprise Services of Oregon	Micro-Enterprise assistance	79.13	\$101,100		
Livelihood NW	Business Support Services	78.63	\$116,000		
Vancouver Farmers Market Assoc	Small Business Development	78.63	\$75,000		
Total			\$1,399,471	\$1,107,371	
Balance				\$15,673	

Options:

- Balance of funding held as contingency
- Allocate to current application
- Allocate to homeowner rehab program



8

Item IV. Funding Recommendations (cont'd)

• Next steps

- Award notifications to applicants
- Substantial Amendment to Action Plans for the 2022 and 2023 program years
 - Cancellation of projects
 - Addition of new projects
 - Submitted to County Council for approval within next 30 days
 - Submitted to HUD for approval
- Draft Action Plan for 2024 program year
 - Submitted to County Council for approval in early May
 - Submitted to HUD for approval
- Conduct environmental reviews and draft contracts



Item V. Oct to Dec 2023 Quarterly Report (info)

Public Facilities and Neighborhood Improvements						
Infrastructure						
Contract	IDIS	Project	Funding	Expended	Narrative	On Schedule
2001		Battle Ground - SE Clark Avenue Improvements. Construct 150' section to create through road.	\$129,200	\$0	Environmental review must be aggregated with new VHA housing project. In predevelopment.	N/A
2201	1514	Camas - NW 14th improvements - Roadway, sidewalk, curb ramps, and water service improvements between NW Ash and NW Couch St.	\$212,000	\$189,315	Construction nearly complete.	Yes
2203		Ridgefield - Gee Creek Loop improvements - Construct stormwater improvements to alleviate flooding and poor drainage on Gee Creek Loop, and add a pedestrian crossing with rapid flashing beacons to the intersection of Pioneer Street/SR501 and Gee Creek Loop.	\$195,000	\$0	Project awarded funding.	No
2303		Ridgefield Hall & Elm improvements -Upgrades water line; reconstructs severely damaged sidewalk and street, and adds ADA ramps on Hall and Elm between 1st and Railroad Avenues	\$232,470	\$0	Project awarded funding.	N/A
2301		Battle Ground NE 1st Street Sidewalks -Add sidewalks, including curb, gutter, lighting, storm drainage, and ADA improvements on NE 1st Street between NE 3rd Avenue and Central Park, leading to high school.	\$200,000	\$0	Project awarded funding.	N/A
2302		Camas NW Benton St improvements -Improvements to road, sidewalk, curb ramps, and sanitary sewer line, on Benton, NW 14th-NW 16th.	\$280,000	\$0	Project awarded funding.	N/A
2204/ 2304		Washougal Hamlik Park basketball court and park improvements - Combined with 2021 award, project expands to installation of full basketball court, ADA access, and other park improvements.	\$179,000	\$0	Project awarded funding.	N/A
Social Service						
2004	1467	Washougal - Social Service Building Repairs. Building exterior and window repairs at 1702 C Street.	\$227,000	\$205,228	Construction complete. Waiting on close-out documents.	Yes
2103/ 2305		Lifeline Connections Mothers Recovery House. Acquisition of single-family home for sober living for 6 women and children	\$244,989	\$0	Property purchased. Contracting delays.	No
2202		New Heights Clinic - Primary care clinic construction - Construct a new clinic building to provide free primary care to low-income patients who would not otherwise be able to obtain care.	\$600,000	\$0	Project canceled by provider. Funds to be re-allocated with 2024 awards.	No



Item V. Oct to Dec 2023 Quarterly Report (cont'd)

Asset and Economic Development						
Contract	IDIS	Project	Funding	Expended	Narrative	On Schedule
2106	1503	Hispanic Metropolitan Chamber – Business Technical Assistance. Bilingual assistance to support small businesses in Clark County.	\$73,200	\$73,658	Program complete. Served 50 clients.	N/A
2107	1507	Mercy Corps NW - Business IDA program. Classes, credit repair, loans and matched savings for small businesses in Clark County.	\$250,000	\$251,073	Program complete. Served 18 IDA clients, 40 clients with technical assistance services, and 16 businesses with marketing assistance.	N/A
2108 21H5	1484/ 1485	Proud Ground - Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AMI.	\$261,689 \$38,311	\$200,363 \$0	Two homes purchased. Final home to be purchased in first quarter 2024.	N/A
2205	1535	Hispanic Metropolitan Chamber – Business Technical Assistance. Bilingual assistance to support small businesses in Clark County.	\$78,600	\$35,119	Program underway. Served 21 clients to date.	N/A
2206	1534	Mercy Corps NW - Small Business Development. Technical assistance to support small businesses in Clark County.	\$115,043	\$115,043	Funding reduced per MCNW request. Ending services in Clark County. Served 67 clients with a variety of IDA and business assistance services.	N/A
2207 22H1		Proud Ground - Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AMI.	\$126,778 \$173,222	\$0 \$0	Project awarded funding. Plan submitted to spend out by end of 2024.	N/A
2306/ CV09		Hispanic Metropolitan Chamber – Business Technical Assistance. Bilingual assistance to support small businesses in Clark County. Combined with CDRG-CV funds.	\$43,000 \$36,000	\$0	Project awarded funding. Program to start once 2022 funds expended.	N/A
2307		Proud Ground - Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AMI.	\$450,000	\$0	Project awarded funding. Plan submitted to spend out by end of 2024.	N/A



Item V. Oct to Dec 2023 Quarterly Report (cont'd)

Affordable Housing and Homelessness						
Affordable Housing						
Contract	IDIS	Project	Funding	Expended	Narrative	On Schedule
20H7	1489	CPP - Central Park Place Rehab - Replace building exterior and systems; increase accessibility and parking; reconfigure to add units.	\$180,000	\$162,385	Construction complete. Working on project closeout.	Yes
22H2/ 23H3		Second Step Housing - Market-rate unit acquisition - Combined with 2023 award. Purchase existing market-rate rentals for affordable housing units.	\$817,458	\$0	Project awarded funding. Working on full financing package.	N/A
Tenant-Based Rental Assistance						
2308 23H1		Janus Youth – The Nest. Provide TBRA and case management for approximately 20 youth households (ages 18-24) households.	\$45,000 \$150,000	\$0 \$0	Project awarded funding. Program will start January 2024.	N/A
2309 23H2		Lifeline – Recovery Rental Assistance. Provide TBRA and case management for 20 households engaged in recovery supports.	\$30,000 \$100,000	\$0 \$0	Project awarded funding. Program will start January 2024.	N/A
2310 23H4		Share – ASPIRE - Provide TBRA and case management for 20 individuals and families experiencing homelessness.	\$75,000 \$250,000	\$0 \$0	Project awarded funding. Program will start January 2024.	N/A



Item V. Oct to Dec 2023 Quarterly Report (cont'd)

CDBG COVID Response						
Contract	IDIS	Project	Funding	Expended	Narrative	On Schedule
CV08		Greater Vancouver Chamber-Business Technical Assistance. Provide technical assistance and grants to small businesses .	\$71,000	\$0	Project awarded funding. Program starting January 2024.	N/A

HOME ARP						
Contract	IDIS	Project	Funding	Expended	Narrative	On Schedule
ARP1	1513	Janus Youth – The Nest. Provide TBRA and case management for approximately 20 youth households (ages 18-24) households.	\$120,000	\$117,578	Program complete. 15 households assisted.	N/A
ARP2	1517	Lifeline - Recovery Rental Assistance. Provide TBRA and case management for 10 households engaged in recovery supports.	\$150,400	\$111,291	Program complete. 6 households assisted.	N/A
22H3/ ARP3	1515	Salvation Army - Pathway of Hope. Provide TBRA and case management for 15 individuals and families experiencing homelessness.	\$75,000 \$15,000	\$4,920 \$19,983	Program underway. 4 households assisted to date. New program had a slow start. Contract will be extended in 2024.	N/A
ARP4	1512	Share - ASPIRE - Provide TBRA and case management for 30 individuals and families experiencing homelessness.	\$300,000	\$299,711	Program complete. 25 households assisted to date.	N/A
ARP5		VHA - Weaver Creek Commons - Construction of 80 affordable housing units in Battle Ground. Includes a mix of studio, 1, and 2 bedroom units.	\$750,000	\$0	Project awarded funding. Awarded Housing Trust Funds. Financing nearly complete.	N/A
ARP6	1521	YWCA - Domestic Violence TBRA. Provide TBRA and case management for 24 individuals and families experiencing homelessness.	\$180,000	\$8,045	Program underway. 3 households assisted to date. New program had a slow start. Contract will be extended in 2024.	N/A



Item VI. Program Updates (info)

- Updated Quarterly Report Template
 - Minor change to narrative questions
 - Direct benefit report updates
 - Now due quarterly
 - N/A to infrastructure and TBRA
 - Separate sections for each program/project type
 - Better instructions
 - Will be sent with reminder for January-March reporting
- CDBG Proposed Rule
 - Makes revisions to the CDBG program for first time since 1994
 - Updates to timeliness, economic development activities, Section 108
 - <https://www.federalregister.gov/documents/2024/01/10/2024-00039/submission-for-community-development-block-grant-program-consolidated-plans-and-indian-community>



Item VI. Program Updates (cont'd)

- Central Park Place Flooding
 - Due to a frozen pipe bursting
 - Affected entire wing of building, total of 37 units
 - Tenants have been relocated to other VHA owned units, some in the same building
 - All units have been demolished down to studs to ensure no mold/mildew issues
 - Estimating at least 6 months for construction
 - Impacts:
 - Many tenants lost belongings
 - Costs not covered by insurance



15

Item VII. Build America, Buy America (BABA) Overview



16

BABA General Information

- BABA requires products purchased in connection with infrastructure projects funded with federal funds be purchased in the US
- Applies to all construction projects over \$250,000 with any amount of federal assistance (regardless of source)
- Applies to products purchased for the project
 - Iron and steel
 - Manufactured products
 - Construction materials



17

BABA Definitions

- Buy America Preference (BAP)
 - Statutory requirement for infrastructure projects to use “covered materials” that are “American-made.”
- Infrastructure defined as construction of
 - Buildings and real property (including housing)
 - Utilities
 - Water systems (drinking water and wastewater)
 - Electrical transmission facilities and systems
 - Broadband infrastructure
 - Transportation infrastructure



18

BABA Definitions

- Iron and steel defined as materials that are primarily composed of iron or steel.
- Construction materials defined as:
 - All raw materials used in construction
 - Glass
 - Metals other than iron/steel
 - Lumber
 - Plastic materials such as PVC pipe
 - Drywall
 - Does not include cement and aggregates (stone, sand, gravel)
- Manufactured products are those with 2 or more materials combined and is not iron, steel or a construction material



BABA HUD Implementation

BAP will apply to...	Iron and Steel	Specifically Listed Construction Materials	All Other Construction Materials	Manufactured Products
CDBG Formula Grants	All funds obligated on or after November 15, 2022	As of the date HUD obligates new FFA from FY24 appropriations	As of the date HUD obligates new FFA from FY25 appropriations	As of the date HUD obligates new FFA from FY25 appropriations
All HUD FFA (HOME)	New FFA obligated by HUD on or after August 23, 2024	New FFA obligated by HUD on or after August 23, 2024	New FFA obligated by HUD on or after August 23, 2024	New FFA obligated by HUD on or after August 23, 2024

Obligation = Date HUD signs the grant agreement with County



BABA General Waivers

- Exigent circumstances if a project must be completed immediately to protect life, ensure safety, or prevent destruction of property
- Projects with a total cost under \$250,000
- De minimis portion that comprises no more than 5 percent of the total cost of covered materials used in a project, up to \$1 million
- Effective until November 23, 2027
- Documentation of determination must be kept in file



21

BABA Project-specific Waivers

- Three types
 - Public interest: BAP is inconsistent with public interest
 - Nonavailability: covered materials are not produced in the US in sufficient and reasonably available quantities or quality
 - Unreasonable cost: inclusion of domestically produced covered materials will increase the cost of the overall project by more than 25 percent
- Process to request a project-specific waiver is under development



22

BABA Current Status

- As of today, BAP applies to:
 - Infrastructure projects with CDBG funds obligated on/after 11/15/2022, AND
 - Contain iron or steel, AND
 - Have a total cost greater than \$250,000
- As of today, BAP does **not** apply to:
 - Infrastructure projects with CDBG funds obligated before 11/15/2022 (including reprogrammed funds and program income)
 - Projects that do not contain iron or steel
 - Projects with a total cost under \$250,000
 - Projects that qualify for another HUD general waiver



BABA Required Contract Language

All contracts and subcontracts must include the following language

The Contractor must comply with the requirements of the Build America, Buy America (BABA) Act, 41 USC 8301 note, and all applicable rules and notices, as may be amended, if applicable to the Contractor's infrastructure project. Pursuant to HUD's Notice, "Public Interest Phased Implementation Waiver for FY 2022 and 2023 of Build America, Buy America Provisions as Applied to Recipients of HUD Federal Financial Assistance" (88 FR 17001), any funds obligated by HUD on or after the applicable listed effective dates, are subject to BABA requirements, unless excepted by a waiver.



BABA RFI

- HUD released a Request for Information on February 13 to get public feedback to:
 - Enhance BABA implementation
 - Understand market readiness
 - Foster domestic supply chains in housing infrastructure development
- Comments are due by April 15
 - https://www.regulations.gov/commenton/HUD-2024-0016-0001?utm_source=HUD+Exchange+Mailing+List&utm_campaign=28eaab6c11-BABA-RFI-Notice-Webinar-2.15.24&utm_medium=email&utm_term=0_-28eaab6c11-%5BLIST_EMAIL_ID%5D



25

BABA Resources

- HUD's BABA website:
https://www.hud.gov/program_offices/general_counsel/build_a_merica_buy_america
- Finding Domestic Suppliers:
<https://www.nist.gov/system/files/documents/2023/08/03/Finding%20US%20Suppliers%20with%20MEPNN-WEB.pdf>
- HUD BABA FAQs:
https://www.hud.gov/program_offices/general_counsel/build_a_merica_buy_america/faqs



26

Wrap Up

VIII. Other

- National Community Action Week is April 1-5
 - 50th Anniversary
 - Proclamation
 - Social media posts
- Public Comment

***Save the Date - next UCPB meeting:
June 11, 2024, 9:30am - 11:00am***

