

# Urban County Policy Board Meeting Minutes

1300 Franklin Street, Room 679

Vancouver, Washington

February 8, 2021

## **URBAN COUNTY POLICY BOARD MEMBERS PRESENT**

Councilor Julie Olson, Chair	Clark County
Councilor Cherish DeRochers	City of Battle Ground
Jim Hodges	City of Camas
Jeff Swanson	City of La Center
David Scott	City of Washougal
Councilor Malita Moseley	Town of Yacolt

## **GUESTS**

Sam Crummett, Emily Lutz, Ryan Jeynes (City of Battle Ground); Fred Dockweiler (Chanmi Development); Allen Westerlund (City of Camas); Peggy Sheehan (City of Vancouver); Kathryn Myklebust (City of Woodland); Carmen Castro, Gimena Olgin (Hispanic Metropolitan Chamber); Scott Conger, Dennis Morrow (Janus Youth); Tom Breitenbauch, Jeri Mortimore (Lifeline Connections); Hannah Cotter, Lynn Renken (Mercy Corps NW); Katie Ulrich (Proud Ground); Tim Foley (Second Step Housing); Amy Reynolds, Thalia McDaid-O'Neill (Share); Victor Caesar, Charlene Clark, Joshua Olinger (Vancouver Housing Authority)

## **STAFF**

Michael Torres, Samantha Whitley, Rebecca Royce, Dawn Lee

## **CALL TO ORDER**

Councilor Olson called the meeting to order.

### **I. Introductions**

### **II. January 11, 2021, Meeting Minutes**

- a. Councilor Malita Moseley requested a correction be made to her last name, to include two 'e's.
- b. A motion was made by David Scott to approve the minutes with the modification, seconded by Jeff Swanson, minutes approved.

### **III. Program Updates**

- a. Staff gave program updates for the two health care clinics:
  - i. Battle Ground Health Care Clinic (BGHC) found a building to purchase for \$3M. Gentle Dental in same plaza; both agencies are working through any lease legalities. March should be when BGHC will give a presentation for a revised project budget for CV funds; up to \$3M is needed.
  - ii. New Heights Clinic (NHC) has found a location near the front of their campus. It is visible from 78<sup>th</sup> Street with plenty of adjacent parking. The church is ready to commit the location, with the approval of funds from UCPB. However, a start date cannot be given until zoning is revised, which is in process. Decision from zoning board anticipated by 2022; \$600k estimated costs. This will be brought to UCPB for discussion/decision when we approach the next funding cycle. Currently, the church property is single-family zoning; they are seeking to change the zoning to Community Commercial (CC).

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## IV. Applicant Presentations

The following presentations were given to the Board:

### **Public Facilities and Neighborhood Improvements**

#### **Battle Ground 1<sup>st</sup> Street Improvement Project** - Request: \$247,200

Presenter: Emily Lutz, City of Battle Ground

The city is requesting funds to provide sidewalks for pedestrian safety, including high schoolers. Area lacks pedestrian infrastructure, thereby forcing individuals to walk in the street. A 2016 CDBG award provided funding for roadway improvements between 1<sup>st</sup> & 3<sup>rd</sup> Avenue; this project will continue those urban improvements past 3<sup>rd</sup> Avenue to Wooden Creek Road. Project includes curb, gutter, landscaping, 5' sidewalks, stormwater and road improvements.

#### **Washougal Hamllik Park Renovations** - Request: \$100,000

Presenter: David Scott, City of Washougal

Hamllik Park is in a low-income census tract with several affordable apartments nearby. The park has old playground equipment and distributors can no longer provide parts. Project includes: replace playground equipment; install new half-basketball court; new picnic tables, benches, trash receptacles; irrigation; bike park repairs/enhancements; and building repairs/replacement.

#### **Camas NE 2<sup>nd</sup> Avenue Improvements** - Request: \$170,000

Presenter: Jim Hodges, City of Camas

Requesting funds for replacing sidewalks, including ADA ramps; replacing aged water lines; repaving/new asphalt. This area serves many clients with mobility impairments, small families, and has access to C-Tran.

#### **Beechwood Sidewalk Final Phase** - Request: \$228,000

Presenter: Kathryn Myklebust, City of Woodland Public Works

Requesting funds to continue the Beechwood Sidewalk project, which includes installing 800' linear feet of sidewalk and one ADA ramp along Beechwood Street in Woodland. Further details include utility coordination; eight driveway transitions; curb/gutter repair; and large tree/shrub removal. Project is located within Census Tract Block 5 of Woodland and serves low-moderate income families and individuals. Project completes phases funded with 2016 and 2018 CDBG funding.

#### **Lifeline Mother's Recovery House** - Request: \$200,000

Presenter: Tom Breitenbauch, Lifeline Connections

Requesting funds to purchase a sober-living home for up to six women with young children in recovery from substance abuse/mental health disorders. Projected opening is December 2021 and will provide affordable housing for women who are homeless for up to one year. Anticipate a total acquisition cost of \$475,000, with \$50,000 in renovation costs and \$50,000 in staff/operational costs.

### **Affordable Housing and Homelessness: Housing**

#### **VHA Battle Ground Multifamily** - Request: \$300,000

Presenter: Fred Dockweiler, Chanmi Development

Requesting funds for development and construction of 80 studio, 1, 2, and 3-bedroom multi-family housing units in Battle Ground with a 60% AMI target. Project will be matched by \$3,000,000 in VHA funding and Housing Trust Fund dollars.

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## **Second Step Housing Affordable Housing Acquisition - Request: \$300,000**

Presenter: Tim Foley, Second Step Housing

Requesting funds to acquire a 26-unit property known as Northcrest Apartments, located at 6305-6409 Kansas Street. This property was built in 1965 and needs updates throughout; the building is structurally sound. SSH is requesting \$900,000 from the City of Vancouver for this project. SSH anticipates 14-units will serve households at 50% AMI; 4-units will serve households at 60% AMI; and 8-units will serve households at 80% AMI.

## **Asset and Economic Development**

### **Hispanic Metropolitan Chamber Small Business Assistance - Request: \$73,200**

Presenter: Carmen Castro & Gigi Olgin, Hispanic Chamber

As the oldest bi-lingual provider in the area, the Hispanic Metropolitan Chamber requests funds to provide small business technical assistance to 50 low-income, primarily Latino.

### **Mercy Corps NW Small Business Lending Program - Request: \$250,000**

Presenter: Hannah Cotter, Mercy Corps NW

Requesting funding for a program to assist 200 small business and entrepreneurs with access to capital to start or grow their business; to provide educational activities, including expanding into new markets and help with marketing practices for businesses; and offering matched IDA saving grants. MCNW will strive for equitable access by offering childcare for those attending classes, and by offering multi-lingual classes.

### **Proud Ground Home Ownership Program Request: \$300,000**

Presenter: Katie Ullrich, Proud Ground

Proud Ground uses the Community Land Trust Model to provide one-time funding for potential homebuyers that would otherwise not be able to purchase a home on the open market. The award would help three households purchase affordable single-family homes and these homes will remain affordable upon resale.

## **Affordable Housing and Homelessness: Homelessness**

### **Share ASPIRE TBRA - Request: \$300,000**

Presenters: Amy Reynolds, Thalia McDaid-O'Neill

Program provides housing to self-sufficiency using a strengths-based model. Includes trauma-informed care and offers Rent Well education for clients. Plan to serve 30 households with rent assistance and case management. Due to COVID-19, Share has seen an increase in those experiencing homelessness, prompting expanded shelter care operations; Share transitioned their hot meals program from indoor dining to a grab-n-go program, seeing numbers served double during the pandemic; Share provided approximately \$4M last year for eviction assistance; Share also distributed 90,000 masks to the community to keep individuals safe during the pandemic and to help slow the spread of the disease. Share is providing video appointments at the clients' request.

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## **Lifeline Connections Recovery TBRA - Request: \$120,000**

Presenter: Tom Breitenbauch

Program focuses on individuals diagnosed with behavioral health or substance use disorder and/or mental health conditions, to encourage recovery. Plan to serve 20 households with rent assistance and case management. Due to COVID-19, the program has been challenging this last year, most services are done through telecommuting; phones were donated to clients to help assist with video appointments. Lifeline case management has increased and they established an employment assistance program to help during the pandemic. Lifeline has been very successful in their housing programs; 77% success rate for those obtaining housing and 83% for those who graduated successfully moved on to other types of housing.

## **Janus Youth Nest TBRA - Request: \$120,000**

Presenters: Scott Conger, Dennis Morrow

Janus focuses on youth ages 18-25 who are hard-to-reach, high risk, and homeless. Plan to serve 20 households with rent assistance and case management. Due to COVID-19, the last year has seen a transition to virtual case management to accommodate physical distancing and keep youth housed. Janus received a grant to purchase PCs for households to assist in virtual appointments; funds through Commerce for prevention programs (ERAP); looking to assist with the future T-RAP program. Janus had to pivot their drop-in center, which will open again soon. Janus is currently the only RRH program for youth in our area.

## **V. Other**

- Staff will set up access to Neighborly so Board members can review and score applications.
- Application scoring is due Wednesday, March 3, 2021, for the March UCPB meeting.
- The next virtual meeting is March 8, 2021, at 9:30 AM.

## **VI. Adjournment**

Meeting adjourned 11:16 AM.