

Urban County Policy Board

January 13, 2025



January 13, 2025, Meeting Agenda

- (info) I. Introductions
- (action) II. Vice-chair Election
- (action) III. Approval of October 14, 2024, minutes
- (action) IV. Adopt 2025 Annual Work Plan
- (info) V. 2025 CDBG and HOME Applications
- (info) VI. Program Updates
- (info) VII. July to September 2024 Quarterly Report Review
- (info) VIII. Consolidated Plan Consultant Introduction and Process Overview
- (info) IX. Other



Item II. Vice-chair Election (action)

- Vice-chair elected each year at January meeting
- Primary responsibility is to preside over the meeting if the Chair is unable.
- 2024 Vice-chair: Mayor Troy McCoy



Item III. October 14 Meeting Minutes (action)

Urban County Policy Board Meeting Minutes

Recording at: <https://clark.wa.gov/community-services/urban-county-policy-board>

October 14, 2024

URBAN COUNTY POLICY BOARD ATTENDANCE

Clark County
City of Battle Ground
City of Camas
City of La Center
City of Ridgefield
City of Washougal
City of Woodland
Town of Yacolt

Councilor Glen Yung
Mayor Troy McCoy
Jim Hodges
Tracy Coleman
Chuck Green
Joe Walsh
Absent
Absent

GUESTS

Tasha Slater (City of Vancouver), Unknown Caller

STAFF

Michael Torres, Rebecca Royce, Dawn Lee

I. Introductions

II. September 9, 2024, Meeting Minutes

The minutes were approved following a motion made by Mayor McCoy and seconded by Jim Hodges.

III. Program Updates

- **Application and Funding Guidelines Update:**
Staff presented a minor amendment to the UCPB Application and Funding Guidelines to align with HUD guidance. The change allows nonprofits to apply for funding within the city of Vancouver for public facility projects without investment by the city of Vancouver. The county award must still be proportional to the county residents benefitting from the project, but the other funds can be from any non-county source.
- **Timeliness and Grant Agreements:**
The board was updated on timeliness of current projects. Staff shared that they will likely not be timely for May 2025. Councilor Yung commented on the importance of timeliness to not jeopardize funds in the future.
- **CDBG/HOME Important Dates Calendar:**
A calendar showing important CDBG and HOME dates for the program year (July-June) was provided to the board. The calendar will be updated and provided at the January UCPB meeting along with the annual work plan. This will include meeting dates, report deadlines, and more.

• Environmental Review Process Overview

Staff provided an overview of the HUD Environmental Review process based on a 3-day training they attended. The overview discussed why environmental reviews are required, the different levels of review and what types of activities fall under each level. Many of the neighborhood improvement infrastructure projects will now require an Environmental Assessment (EA) level review. An EA will be required for projects that change the use of the property such as adding sidewalks where none existed, and when existing infrastructure is changed in size or capacity of more than 20%. Projects will be monitored as they move forward and may need to be reassessed if there are significant design changes. Currently, staff does not recommend taking on any projects that require an Environmental Impact Statement (EIS) as this process is lengthy and the environmental impact for these projects is significant.

The board engaged in discussion regarding the length of environmental processes and the need to be timely with projects and grant proposals. The board requested that staff sends this presentation to all board members so they can forward it to their Public Works Departments.

• Homeowner Rehab Program Presentation

Dawn Lee, Program Assistant for the Housing Rehabilitation Program, gave a presentation on the program's funding, eligibility requirements, and application process. The demographics of those assisted from 2022-now, including race, age, and gender, were presented along with some before and after photos of recent projects.

• 2025 UCPB Meeting Planning

Staff presented potential dates and topics for 2025 UCPB meetings, including the proposal of an April meeting rather than a May meeting. Staff requested board members notify them if there are any trainings or discussions they would like to include. Staff are planning to provide a discussion on the return on investment comparison between TBRA and multifamily housing development along with training on Section 3 requirements.

• Other

- Public Comment: None presented.
- Next meeting, January 13, 2025, 9:30am.

Meeting adjourned.



Item IV. 2025 Annual Work Plan (action)

- A living document that guides the work of the board for the year
- Sets the meeting schedule for the year
 - Does the current date and time work for the board?
- Subject to change as needs of the board are identified throughout the year
- Additional meeting in April for Consolidated Plan and Homeless Action Plan review



Item IV. 2025 Annual Work Plan (continued)

- Highlights for 2025
- Approval of minutes and program updates will occur at every meeting

January	Vice-chair election Approve Annual Work Plan and Calendar Consolidated Plan Overview (consultant) Overview of 2025 CDBG and HOME applications Training: Neighborly July - September 2024 Quarterly Reports
February (extended meeting: 9:30am-12:30pm)	CDBG & HOME 2025 application presentations Board members get access to score applications in Neighborly; scores due by March 3
March	HUD funding updates October – December 2024 Quarterly Reports Review 2025 application scores and make funding awards April 21 – 25 is National Community Development Week

April	Draft Consolidated Plan Review (consultant) Homeless Housing Local Plan Update
June	Update on HUD Action Plan submission ROI Discussion: TBRA vs multi-family housing January – March 2025 Quarterly Reports
September	Consolidated Annual Performance Evaluation Report – outcome review 2026 Request for Applications open October 1 <ul style="list-style-type: none"> • Application and Funding Guidelines Updates (if needed) Review Point in Time Count and Homeless Connect data April – June 2025 Quarterly Reports
November	Training: Section 3 What trainings/presentations would the board like to see in 2026?



Item V. 2025 CDBG and HOME Application Updates (info)

Applicant	Project	Description	CDBG Request	Joint Request
Public Facilities and Neighborhood Improvements			\$ 1,050,000	
Battle Ground, City of	NE Grace Avenue Pathway	Add path between E Main Street and NE 6th Street	\$150,000	
Battle Ground, City of	Remy Park Improvements	Install new park facilities at undeveloped Remy Park	\$400,000	
Clark County	701 E Main Street Building Improvements	Repairs to county owned building in Battle Ground	\$400,000	
Ridgefield, City of	Maple Street Improvements	Water, storm, and sidewalk improvements on Maple St	\$400,000	
Vancouver Housing Authority	Bertha's Place Shelter Remodel	Exterior renovation of building	\$400,000	
Washougal, City of	Sidewalk & Stormwater Improvements Phase I	ADA sidewalks and enhance stormwater management	\$400,000	
Total Request			\$2,150,000	

Applicant	Project	Description	CDBG Request	HOME Request
Asset and Economic Development			\$ 600,000	
Evergreen Habitat for Humanity	Land Acquisition	Purchase property for permanently affordable housing	\$300,000	
Fourth Plain Forward	Microenterprise Services	Microenterprise business assistance	\$285,016	
Hispanic Metropolitan Chamber	Bilingual Technical Assistance	Microenterprise business assistance	\$134,700	
Micro Enterprise Services of Oregon	TA to LMI Microenterprise Businesses	Microenterprise business assistance	\$118,000	
Upwards	TA to LMI Microenterprise Businesses	Microenterprise business assistance	\$240,000	
Total Request			\$1,077,716	

Applicant	Project	Description	CDBG Request	HOME Request
Affordable Housing and Homelessness - Construction Projects				\$ 750,000
Columbia Non-Profit Housing	River and Main	Construction of affordable senior housing	\$0	\$300,000
Vancouver Housing Authority	Weaver Creek Commons	Construction of 100 affordable housing units in Battle Ground	\$0	\$400,000

Affordable Housing and Homelessness - Tenant-Based Rental Assistance				
Janus Youth Programs	The Nest TBRA	Rental assistance for youth 18-25	\$45,000	\$169,350
Share	Affordable Housing & Stability Program TBRA	Rental assistance for adults and families	\$75,000	\$287,500
YWCA Clark County	Domestic Violence Survivors TBRA	Rental assistance for survivors of domestic violence	\$72,000	\$276,000
Total Request			\$192,000	\$1,432,850

	CDBG	HOME
Total Requested	\$3,419,716	\$1,432,850
Estimated Available	\$1,750,000	\$750,000




Item V. Neighborly Scoring Refresher (info)



Scoring Information

- Neighborly scoring step-by-step instructional guide available on the UCPB website: <https://clark.wa.gov/community-services/urban-county-policy-board>
- Funding Guides available for each application type provide criteria and scoring matrix for each question: <https://clark.wa.gov/community-services/cdbg-and-home-applications>
- When you are given access to an application, you will get an email notification with a link: <https://portal.neighborlysoftware.com/clarkcountywa/Reviewer>

Applications Awaiting Score (1) **Action Required

CASE ID	NAME	PROGRAM	YEAR	SCORE	LAST UPDATED	
10198	Scoring Test	Public Facilities & Infrastructure	2018	0 out of 100	2/7/2020 10:42:54 AM	

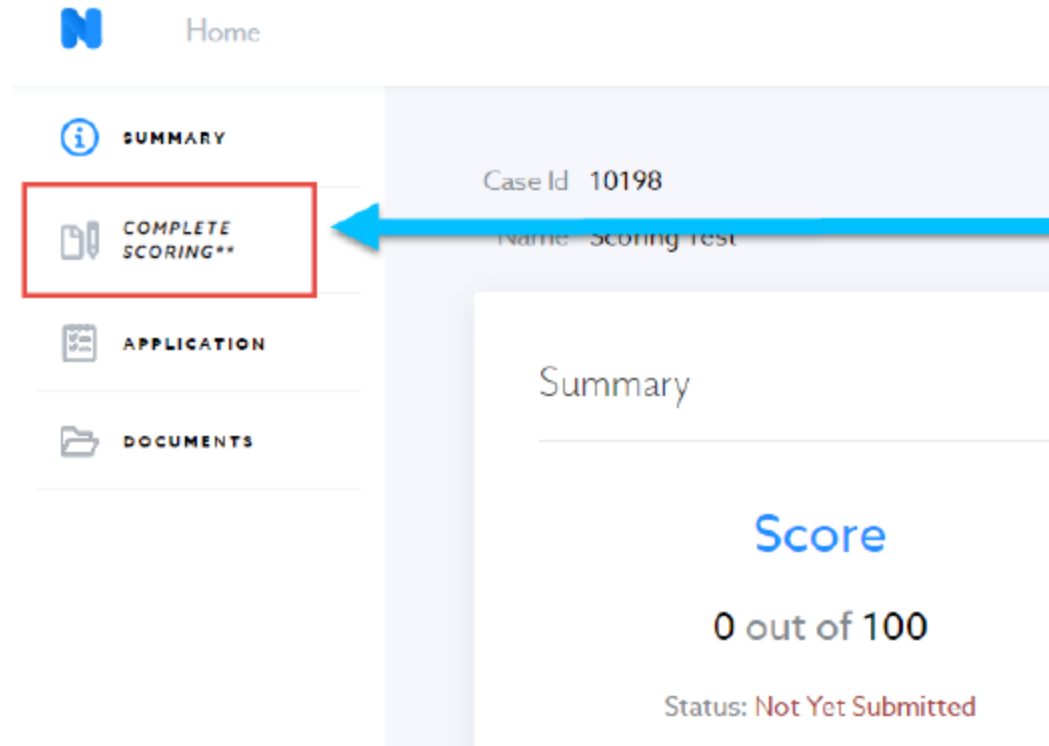
Completed Scorings (0)

CASE ID	NAME	PROGRAM	YEAR	SCORE	LAST UPDATED
You have no completed scorings					



Neighborly Scoring Refresher

- The “Complete Scoring” tab on the left-hand side allows you to start the scoring process.



Neighborly Scoring Refresher (continued)

- Score Report will show points awarded and points available.
- Note that not all questions are scored for each application
 - Public Facilities and Neighborhood Improvements have 2 application types: Neighborhood Improvements and Public Facility
 - Asset and Economic Development: score all sections
 - Affordable Housing and Homelessness have 2 application types: Construction and Tenant Based Rental Assistance

Case Id 10198
Name Scoring Test
Program Public Facilities & Infrastructure
Scoring Status Not Yet Submitted

Score Report

	POINTS AWARDED	AVAILABLE POINTS
A. SITE CONTROL <ul style="list-style-type: none"> Property is owned by applicant and is zoned for the proposed improvement work (5 pts). Option Secured or rezoning required (3 pts). Property has not been identified (0 pts). 	0	10
B. TIMELINESS OF COMPLETION <ul style="list-style-type: none"> Demonstrate Ability to Complete in 1 Year (10 pts) Architecture Plans and Timeline Reasonable & Complete (5 pts) Itemized Budget Reasonable & Complete (5 pts) 	0	20
C. ENVIRONMENTAL IMPACT Proof of no identified environmental issues or concerns	0	20
D. COMMUNITY IMPACT The number of low/moderate income residents benefiting from the project:	0	20



What is an “equity lens”

Scoring applications through an "equity lens" means evaluating proposals not just on their merit, but also by considering how they specifically address the needs of historically marginalized communities and actively work to dismantle systemic inequities, prioritizing projects that demonstrably aim to create fair outcomes for all groups, not just the majority.



Key Aspects to Consider

- Impact on underserved populations
- Evaluate how well the proposed project targets and directly benefits marginalized communities
- Community engagement
- Assess the level of community input and involvement in designing the project, ensuring the needs of the target population are truly represented
- Addressing systemic barriers
- Analyze whether the proposal identifies and actively works to dismantle systemic inequalities that may hinder access to services or opportunities
- Data-driven approach
- Look for evidence that the applicant uses data to understand the disparities within their target community and tailor their project accordingly
- Organizational capacity and community representation
- Evaluate whether the organization has the experience, expertise, and internal structures necessary to effectively serve diverse communities and address potential equity concerns



What is Scoring Bias?

Bias = Prejudice in favor of or against one thing, person, or group compared with another, usually in a way that is unfair.

Types of scoring bias:

1. Affinity Bias:
 - Having a more favorable opinion of those similar to us (race, gender, ethnicity, etc.).
2. The Halo or Horn Effect:
 - The tendency for a single positive or negative rating to cause raters to inflate or deflate all other ratings.
3. The Contrast Bias:
 - Comparing applications with one another rather than looking at each application individually. Can cause raters to overestimate or underestimate a program's capacity.
4. The Central Tendency Bias:
 - Causes some raters to score every question on a scale near the center.
5. The Leniency or Strictness Bias:
 - Scoring consistently “too high” or “too low”.
6. The Recency Bias:
 - Leads to overestimates or underestimates if the organization being scored had a recent “good streak” or a recent “bad streak”.



How to Avoid Scoring Bias

- Conflict of Interest

- Each scoring committee member is required to verify they do not have a conflict through the following statement:
 - No member of the advisory board shall vote on any matter if
 - they, or a family member, has a personal or pecuniary interest,
 - their vote could benefit any organization in which they, or a family member, is an officer or employee, or
 - they have provided any advice, assistance or guidance regarding any aspect of a proposal submitted in response to this RFA.

- Bias in Scoring

- Focus on the content of the application, not outside knowledge
- Score each application and question separately from the others, not as a comparison.



Item VI. Program Updates (info)

- Timeliness and Grant Updates
 - Attended in-person HUD Timeliness Workshop in November
 - New Timeliness Plan Accepted by HUD
 - Indicates we will not make timeliness in May 2025 – 4th year
 - Both HOME and CDBG grant agreements for PY 2024 received
 - Quarterly progress reports to HUD
 - Update to provider quarterly narrative report with additional timeliness question



Item VI. Program Updates (cont)

Status	PY	Project	Amount	Notes
Very Late	2020	Battle Ground SE Clark Ave	\$129,000	Working through EA
Very Late	2022	Ridgefield Gee Creek	\$195,000	Working through ERR
Very Late	2022	Proud Ground Homebuyer	\$300,000	2 of 4 houses closed this month
Late	2022	Clark County Homeowner Rehab	\$250,000	Down to last project
Late	2022/2023	Washougal Hamlik Park	\$179,000	Under construction
Late	2023	Battle Ground NE 1 st Street	\$200,000	Working through EA – TA from NOAA
Late	2023	Ridgefield Hall & Elm	\$232,470	Will need EA. Starting consultation process
Late	2023	Clark County Homeowner Rehab	\$250,000	3 projects in process
Late	2023	Proud Ground Homebuyer	\$450,000	Starting in April



Item VII. July to Sept 2024 Quarterly Report (info)

Public Facilities and Neighborhood Improvements											
Infrastructure											
Contract Number	Year Awarded	IDIS	Project	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Completion Date	Estimated Completion Date	Actual Completion Date	On Schedule	County Staff Comments
2001	2020		Battle Ground – SE Clark Avenue Improvements. Construct 150' section to create through road.	\$129,200	\$0	Project in design phase.	November 2020	August 2026	N/A	No	Able to separate project from Weaver Creek affordable housing project. Moving forward as separate project.
2203	2022		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	\$195,000	\$0	Project awarded funding. Project design and environmental review underway.	June 2023	Fall 2025	N/A	No	Significant delays due to changes in scope based on city consultation with state. Staff working through environmental review process.
2204/ 2304	2022/ 2023	1555	Washougal – Hamlik Park Improvements. Combined with 2021 award, project expands to install full basketball court, improve ADA access, and other park improvements.	\$179,000	\$0	Contract executed, bid awarded and pre-construction conference completed. Construction to start in October.	August 2025	August 2025	N/A	Yes	Project is moving forward. Final construction to be completed in spring due to weather.
2301	2023		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	\$200,000	\$0	Project awarded funding. Project design and environmental assessment level review underway.	August 2024	Late 2025	N/A	No	Environmental assessment level review underway. TA with NOAA underway.
2303	2023		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. Project design and environmental review underway.	October 2024	June 2025	N/A	No	Project will require environmental assessment. City staff working on design.
2401	2024		Battle Ground – N Parkway Avenue Sidewalks. Installation of sidewalks along the east side of N Parkway Ave between N 25th St and N Onsdorff Blvd.	\$300,000	\$0	Project awarded funding.	May 2025	May 2025	N/A	No	Staff waiting to complete previously funded projects before initiating environmental review for this project.
2403	2024		Ridgefield – Sargent Street improvements. Construction of ADA-compliant infill sidewalks, replace a fire hydrant, upgrade the main waterline and stormwater improvements on Sargent Street from S Third Ave east and wrapping around to S Main Ave approximately halfway to Pioneer Street.	\$200,000	\$0	Project awarded funding.	December 2025	June 2025	N/A	No	Staff waiting to complete previously funded projects before initiating environmental review for this project.
Social Service											
Contract Number	Year Awarded	IDIS	Project	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Completion Date	Estimated Completion Date	Actual Completion Date	On Schedule	County Staff Comments
2402	2024	1548	CFTH – Housing Solutions Center. Acquisition of an existing building for use as a single, centralized access point for the Housing Solutions Center and Administration office.	\$300,000	\$300,000	Building acquired in April. Renovation in process.	April 2024	April 2024	April 2024	Yes	Final invoice processed.



Item VII. July to Sept 2024 Quarterly Report (cont'd)

Asset and Economic Development											
Business Assistance											
Contract Number	Year Awarded	IDIS	Program	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Outcomes	Outcomes to Date	Program Year	On Schedule	County Staff Comments
CV08	2023	1545	Greater Vancouver Chamber – Business Technical Assistance. Provide technical assistance and grants to small businesses.	\$71,000	\$36,279	Program underway with workshops, 1:1 coaching, and networking cohorts. 24 new businesses and 25 existing businesses assisted to date.	100 Businesses	49	Jan-Dec 2024	Yes	Delayed contract due to increased insurance requirements from Clark County Risk Management.
2306/ CV09	2023	1556/ 1557	Hispanic Metropolitan Chamber – Business Technical Assistance. Bilingual assistance to support small businesses in Clark County. Combined with CDBG-CV funds.	\$43,000 \$36,000	\$14,396 \$14,198	Program underway with outreach, workshops, client meetings, and business plan development. 8 new businesses and 16 existing businesses assisted to date.	50 Businesses	24	Jan-Dec 2024	Yes	Program started in June after completing previous allocation of funding.
2405	2024		Fourth Plain Forward – Business Technical Assistance. Provide technical assistance and IDA match to BIPOC small businesses	\$298,871	\$0	Project awarded funding. Will start January 2025.	26 Businesses	N/A	Jan-Dec 2025	Yes	N/A
2406	2024		Greater Vancouver Chamber – Business Technical Assistance. Provide technical assistance and grants to small	\$78,000	\$0	Project awarded funding. Will start January 2025.	100 Businesses	N/A	Jan-Dec 2025	Yes	N/A
2407	2024		Hispanic Metropolitan Chamber – Business Technical Assistance. Bilingual assistance and IDA match to support small businesses in Clark County.	\$130,000	\$0	Project awarded funding. Will start January 2025.	35 Businesses	N/A	Jan-Dec 2025	Yes	N/A
Homeowner Assistance											
Contract Number	Year Awarded	IDIS	Program	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Outcomes	Outcomes to Date	Program Year	On Schedule	County Staff Comments
2207 22H1	2022	1546/ 1547	Proud Ground – Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AML.	\$126,778 \$173,222	\$382 \$0	One property under contract to close in October with two more expected next quarter.	4 Households	0	Jan-Dec 2023	No	Agency created plan to get spent out by end of March for this allocation.
2250	2022	Various	Clark County – Homeowner Rehabilitation Program. Provides essential housing repairs to allow homeowners to maintain their existing housing safely and affordably.	\$250,000	\$180,658	Program underway. Delays with 2021 funded projects due to construction issues. 6 households complete, 4 households in process.	10 Households	6	Jan-Dec 2023	No	Costs of construction and ability to find contractors is delaying projects. Increased amount available to households as grants.
2307	2023		Proud Ground – Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AML.	\$450,000	\$0	Project awarded funding.	4 Households	N/A	Jan-Dec 2024	No	Will start in April 2025. Plan in place to spend out by end of year.
2350	2023	Various	Clark County – Homeowner Rehabilitation Program. Provides essential housing repairs to allow homeowners to maintain their existing housing safely and affordably.	\$250,000	\$0	Project awarded funding.	10 Households	N/A	Jan-Dec 2024	No	Will start as soon as 2022 program completed.
2404	2024		Evergreen Habitat – Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AML.	\$300,000	\$0	Project awarded funding.	10 Households	N/A	Jan-Dec 2025	Yes	N/A
2408	2024		Proud Ground – Homeownership Assistance. Home buying opportunities using a land trust model, buyers under 80% AML.	\$300,000	\$0	Project awarded funding.	3 Households	N/A	Jan-Dec 2025	No	Will start as soon as 2023 funds spent. Plan in place to spend out by end of 2026.
2450	2024	Various	Clark County – Homeowner Rehabilitation Program. Provides essential housing repairs to allow homeowners to maintain their existing housing safely and affordably.	\$346,110	\$0	Project awarded funding.	10 Households	N/A	Jan-Dec 2025	No	N/A



Item VII. July to Sept 2024 Quarterly Report (cont'd)

Affordable Housing and Homelessness											
Affordable Housing											
Contract Number	Year Awarded	IDIS	Project	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Completion Date	Estimated Completion Date	Actual Completion Date	On Schedule	County Staff Comments
22H2/ 23H3	2022/ 2023		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.	September 2024	June 2025		N/A	Agency applied to Commerce for funding. Announcements made in September with allocations by end of year.
ARP5/ 24H5	2022/ 2024		VHA – Weaver Creek Commons. Construction of 80 affordable housing units in Battle Ground. Includes a mix of studio, 1, and 2	\$965,319 \$39,502	\$0	Project awarded funding. Awarded Housing Trust Funds. Financing nearly complete.	February 2025	Spring 2026		Yes	Applying for additional funding. Environmental Assessment underway.
Tenant-Based Rental Assistance											
Contract Number	Year Awarded	IDIS	Program	Funded Amount	Expended Amount	Agency Report Narrative	Proposed Outcomes	Outcomes to Date	Program Year	On Schedule	County Staff Comments
22H3/ ARP3	2022	1515/ 1516	Salvation Army – Pathway of Hope. Provide TBRA and case management for 15 individuals and families experiencing homelessness.	\$15,000 \$75,000	\$13,145 \$63,547	Program underway. Agency working with households on stability plans.	15 Households	9	Jan-Dec 2023	No	Program completed at end of September.
ARP6	2022	1521	YWCA – Domestic Violence TBRA. Provide TBRA and case management for 24 individuals and families experiencing homelessness.	\$180,000	\$78,304	Program underway. Agency working with households on stability plans.	12 Households	6	Jan-Dec 2023	No	New program for agency. Significant delays getting program started. Contract extended through December 2024. Invoices submitted timely.
2308 23H1	2023	1536/ 1537	Janus Youth – The Nest. Provide TBRA and case management for approximately 20 youth households (ages 18-24) households.	\$45,000 \$150,000	\$20,617 \$55,349	Program underway. Agency working with households on stability plans.	20 Households	11	Jan-Dec 2024	Yes	Agency lost primary case manager for program, other staff supporting program until new person hired. Invoices submitted timely.
2309 23H2	2023	1539/ 1538	Lifeline – Recovery Rental Assistance. Provide TBRA and case management for 5 households engaged in recovery supports.	\$30,000 \$100,000	\$5,243 \$37,872	Program underway. Agency is transitioning households from another program into this program due to loss of funding.	5 Households	9	Jan-Dec 2024	Yes	Agency working to increase program capacity to meet outcomes. Fewer issues with invoices and better understanding of federal regulations.
2310 23H4	2023	1541/ 1540	Share – TBRA. Provide TBRA and case management for 15 individuals and families experiencing homelessness.	\$75,000 \$250,000	\$46,644 \$157,455	Program underway. Agency working with households on stability plans.	15 Households	18	Jan-Dec 2024	Yes	Invoices submitted timely.
2409 24H1	2024		Janus Youth – The Nest. Provide TBRA and case management for approximately 20 youth households (ages 18-24) households.	\$45,000 \$150,000	\$0	Project awarded funding.	25 Households	N/A	Jan-Dec 2025	Yes	N/A
2410 24H2	2024		Lifeline – Recovery Rental Assistance. Provide TBRA and case management for 5 households engaged in recovery supports.	\$25,182 \$83,940	\$0	Project awarded funding.	4 Households	N/A	Jan-Dec 2025	Yes	N/A
2411 24H3	2024		Share – TBRA. Provide TBRA and case management for 15 individuals and families experiencing homelessness.	\$50,512 \$275,000	\$0	Project awarded funding.	15 Households	N/A	Jan-Dec 2025	Yes	N/A
2412 24H4	2024		YWCA – Domestic Violence TBRA. Provide TBRA and case management for 24 individuals and families experiencing	\$63,000 \$210,000	\$0	Project awarded funding.	10 Households	N/A	Jan-Dec 2025	Yes	N/A



Item VIII. Consolidated Plan Consultant Introduction and Process Overview(info)



U.S. Department of Housing and Urban Development (HUD)

Community Development Block Grant and HOME Program

Clark County, Washington
Urban County Policy Board
January 13, 2025

Overview of CDBG Program

The primary objective of CDBG is the development of viable urban communities, *principally for low/mod persons*, through:

- Decent housing
- Suitable living environment
- Expanded economic opportunity

Each funded activity must meet one of three national objectives:

- 1) benefits low- and moderate- income individuals,
- 2) aids in the prevention or elimination of slums or blight, or
- 3) addresses an urgent need that poses a serious and immediate threat to the health or welfare of the community which occurred within the last 18 months and for which other funding is not available.

Overview of CDBG Program

Core Principles

- Benefit low- and moderate- income persons and communities
- Community Participation
- Leveraging and Partners
- Strategic and Targeted Investment

Utilizing Funding

5-Year Consolidated Plan and Annual Action Plan

- **Needs determine activities and organizations to fund**
- Consolidated Plan Components
 - Housing Needs Assessment
 - Market Analysis
 - Five-Year Strategic Plan - Funding
 - Annual Action Plan – Funding

Separate Document:

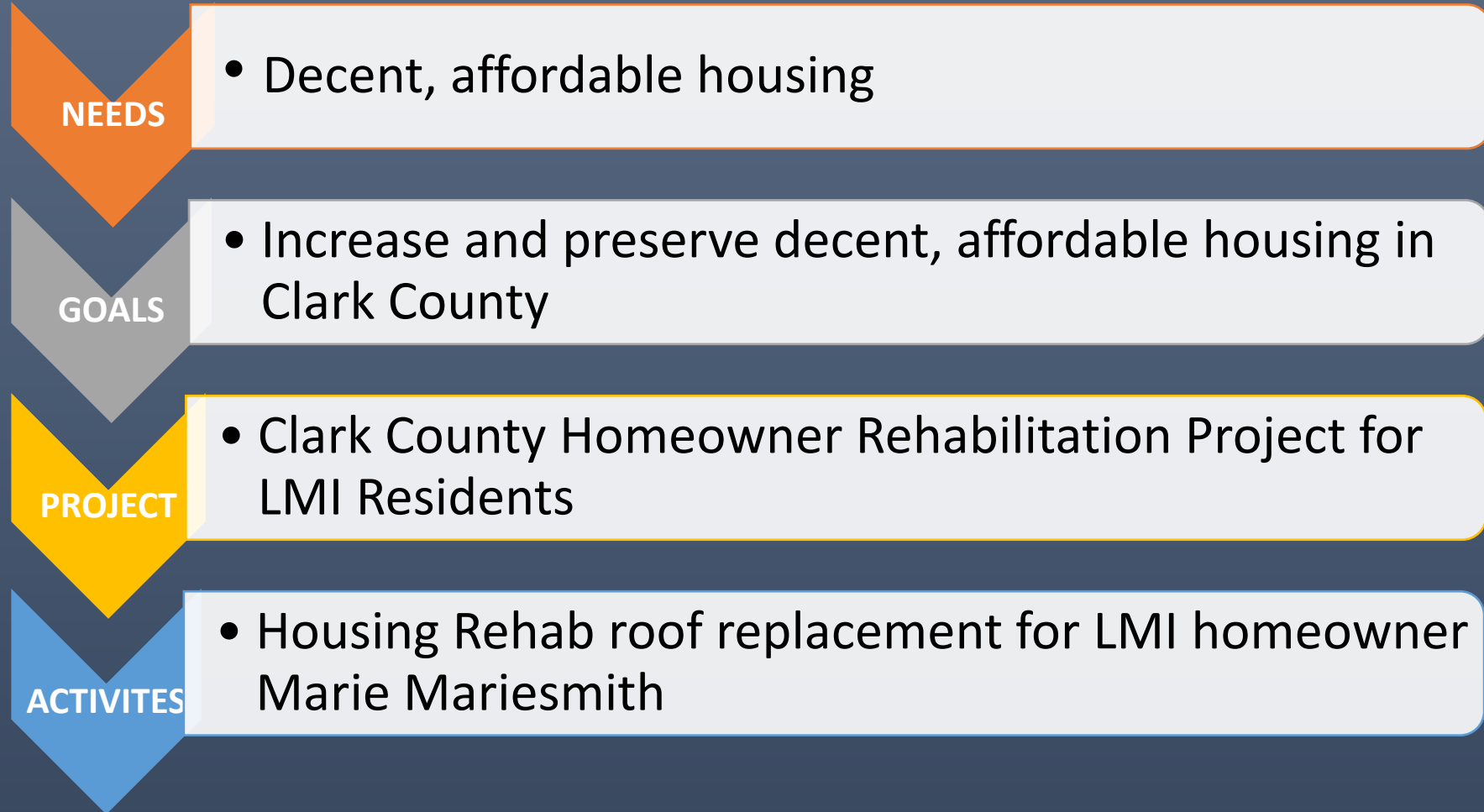
Analysis of Impediment (AI) to Fair Housing Choice

Requirements under review, no current update needed

Utilizing Funding



Utilizing Funding



CDBG National Objective

- Each activity MUST meet at least one:
 - Benefit primarily low and moderate income persons
 - Area
 - Limited clientele
 - Housing
 - Jobs
 - Aid in the prevention/elimination of slum & blight
 - Urgent Need – This is rarely used with standard entitlement funds

2024 Income Limits

MSA CDBG Income Limits at 80% AMI

HOME Income Limits at 60% AMI

Household Size	60%	80%
• 1 member	\$49,560	\$66,100
• 2 members	\$56,640	\$75,550
• 3 members	\$63,720	\$85,000
• 4 members	\$70,800	\$94,400
• 5 members	\$76,500	\$102,000
• 6 members	\$82,140	\$109,550
• 7 members	\$87,840	\$117,100
• 8 members	\$93,480	\$124,650

Low & Moderate Income Objective

- Most common objective is Low and Moderate Income
 - At least 51% of program beneficiaries must be low or moderate income
 - CDBG program defines low income as household income equal to or less than 50% of median income
 - CDBG program defines moderate income as household income equal to or less than 80% of median income

CDBG Beneficiaries

- Activities affecting **multi-family structures** or **public facilities**, including infrastructure must guarantee at least 51% low and moderate income benefit
- Those activities relating to **single family developments** must serve 100% low and moderate income
- Many Jurisdictions require public service providers to serve 100% LMI clientele w/ CDBG funding
- **No project is eligible if there is not at least 51% low to moderate income benefit**

CDBG Funding Categories

- Local Program Usage Caps:

CDBG

Public Service (15% cap)

Planning & Administration (20% cap)

2024 CDBG = \$1,567,719

2024 HOME = \$527,824

Planning & Administration (10% cap)

CDBG Eligible Public Service/Activities

Including but not limited to:

- Services for homeless persons
- Drug abuse counseling & treatment
- Services for victims of domestic violence
- Services for persons with disabilities
- Child care
- Healthcare
- Fair Housing activities
- Services for senior citizens

CDBG Eligible Project Use

Activities

- Acquisition
- Clearance of sites
- Reconstruction/rehabilitation of homes or other property
- Construction of public facilities & improvements (water and sewer facilities, streets, neighborhood centers)
- Assistance to low-income homebuyers in purchasing a home

CDBG Ineligible Activities

■ Completely Ineligible Activities

- Buildings used for the general conduct of gov't
- General government expenses
- Political activities

■ Generally Ineligible Activities

- Purchase of equipment
- Operating and maintenance expenses
- Construction of new permanent residential structures
- Direct Income Payments

What's Next?

- Stakeholder Meetings
- Community Meetings
- Survey available January - March
- Table at community events
- Individual Stakeholder Interviews
- Additional Meetings/Hearings times TBD (Spring)
- Plan Approval April 2025

Questions?
Thank You

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Wrap Up

IX. Other

- Public Comment
- Good of the Order

***Save the Date - next UCPB meeting: Application Presentations
February 10, 2025, 9:30am – 12:30pm***

