

URBAN COUNTY POLICY BOARD

Welcome!

- This meeting is being recorded
- Please announce your name when speaking
- Chat function is for technical assistance only
- Call-in users can unmute using *6

Clark County Intergovernmental Agreement Members:



June 9, 2025 Agenda

- | | | |
|----------|-------|--|
| (info) | I. | Introductions |
| (info) | II. | Public Comment |
| (action) | III. | Vice-Chair Election |
| (action) | IV. | Approval of Minutes: April 14, 2025 |
| (info) | V. | Program Updates |
| (info) | VI. | TBRA vs Multi-Family Housing Development |
| (info) | VII. | RFA Planning |
| (info) | VIII. | Other |

Item II. Public Comment (info)

- Up to 3 minutes per person
- Comments must be specific to the work of the Urban County Policy Board
 - Community Development Block Grant (CDBG) funding
 - HOME Investment Partnerships funding
 - CDBG/HOME Request for application process
 - Five-Year Consolidated Plan and Annual Action Plans
 - Local projects and programs funded with county CDBG and HOME funds
 - Reports (local and federal)



Item III. Vice-Chair Election (action)

- Current Vice-Chair, Mayor Troy McCoy, unable to continue as UCPB primary attendee
- Main responsibility is to preside over the meeting if the Chair is unable
- Historically has been an elected official based on UCPB member feedback, but not a requirement



Item IV. April 14 Meeting Minutes (action)

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
Councilor Victoria Ferrer
Jim Hodges
Tracy Coleman
Mayor Matt Cole
Joe Walsh
Absent
Absent

GUESTS

Chuck Green (City of Ridgefield); Elizabeth McNannay (Resource Consultants); Janice Phelan (Unknown); Tasha Slater (City of Vancouver)

STAFF

Michael Torres, Rebecca Royce, Nooreen Ebrahim

I. Introductions

II. Approval of March 10, 2025, meeting minutes

The minutes were approved following a motion made by Mayor Cole and seconded by Tracy Coleman.

III. Draft Consolidated Plan Review

Presented by Elizabeth McNannay from Resource Consultants

An overview of CDBG and HOME funding guidelines was presented, including the Board's current goals for how funds are allocated. The Consolidated Plan process how its goals are prioritized was described. Feedback collected through the Consolidated Plan survey was highlighted, with residents seeing the need to invest in affordable housing, accessible healthcare, and affordable childcare. Areas in which stakeholders believe Clark County excel are food access, staff partnership, and access to resources and programs.

The Board discussed next steps for the plan to be adopted and what execution of plan goals will look like moving forward. Staff will prepare a discussion for the next request for application process.

IV. Homeless Housing Local Plan Update

The 5-year Housing Plan that applies to state and local funding designated for homeless activities brought before the county and the state is currently under development. A timeline of the process and plan requirements were outlined, with the plan to be finalized in September 2025.

V. Public Comment During Meetings Discussion

Currently, the Board listens to public comments related to agenda items at the end of meetings. At the March meeting it was recommended to discuss moving public comments before action items on the agenda.

The Board agreed that listening to public comments prior to action items on the agenda would be beneficial. Additionally, the Board would like to begin listening to comments relevant to the Urban County Policy Board's scope of work regardless of whether it pertains to that meeting's agenda. Staff will implement this change for future agendas.

VI. Program Updates

A full year continuing resolution for federal funding was passed on March 14th. All entitlement agencies should be made aware of their awards by May 15th. Currently, the county is expected to receive the same level of funding as 2024.

VII. Other

- Request for information from Chairman Mike Flood and Ranking Member Emanuel Cleaver
Chairman Flood and Ranking Member Cleaver have sent out a request for information on how to improve the CDBG and HOME programs. Staff will be sending a letter suggesting an increase to public service cap, removal of HOME fund restrictions that create barriers for agencies, removal of Build America, Buy America due to lack of administrative guidance for implementation, and exemption of neighborhood improvements elevating to an environmental assessment level review.

The Board and staff discussed income verification requirements for TBRA programs. Clarification was provided on the definition of homelessness and how being in a setting like jail affects one's homeless status. The Board would like to discuss making TBRA eligibility requirements stricter to ensure that those with lower incomes have access to the program.

- National Community Development Week April 21-25
Clark County will be partnering with the City of Vancouver to meet with staff from Senator's Murray and Cantwell's office along with staff for Rep. Marie Gluesenkamp-Perez's team. Staff will share social media posts throughout the week as well.
- Public Comment
None presented.
- Good of the Order
Clark County Council is discussing options for a county owned building that was purchased with CDBG funds. Staff have verified with HUD headquarters that the building can be sold under market value to SeaMar with a minimum of a five-year restricted use covenant ensuring services for CDBG eligible activities continue to be provided. Another option is to sell the building at market value with all funds coming back to the CDBG program.
- Next meeting: June 9, 2025

Meeting adjourned



Item V. Program Updates (info)

- 2025-2029 Consolidated Plan and 2025 Annual Action Plan will be submitted in the next couple of weeks
 - HUD has 45 days to review
 - HOME grant agreement expected shortly after plan approval
 - CDBG grant agreement will be delayed due to timeliness issue
- Timeliness Update
 - Most recent test was May 2
 - County at 2.26
 - 4th year untimely requires formal consultation with HUD HQ



Item V. Program Updates (continued)

- Staff conducted monitoring of all four TBRA providers
 - Some issues and findings identified
 - Working with programs to ensure corrections are made
- Second Step Housing 2023 Allocation returned
 - Project not moving forward within 18-month timeline
 - Substantial Amendment to 2023 Action Plan will be completed with the CAPER public comment process
 - Working with underfunded and contingency applications to distribute funding per the contingency guidelines
- HOME-ARP additional funding



Item V. TBRA vs Multi-Family Housing (info)

The Ask:

A discussion on the comparison of effectiveness of Rent Assistance vs funding of Multi-Family housing vs Homeownership Programs in addressing the affordable housing crisis.



Item V. TBRA vs Multi-Family Housing (info)

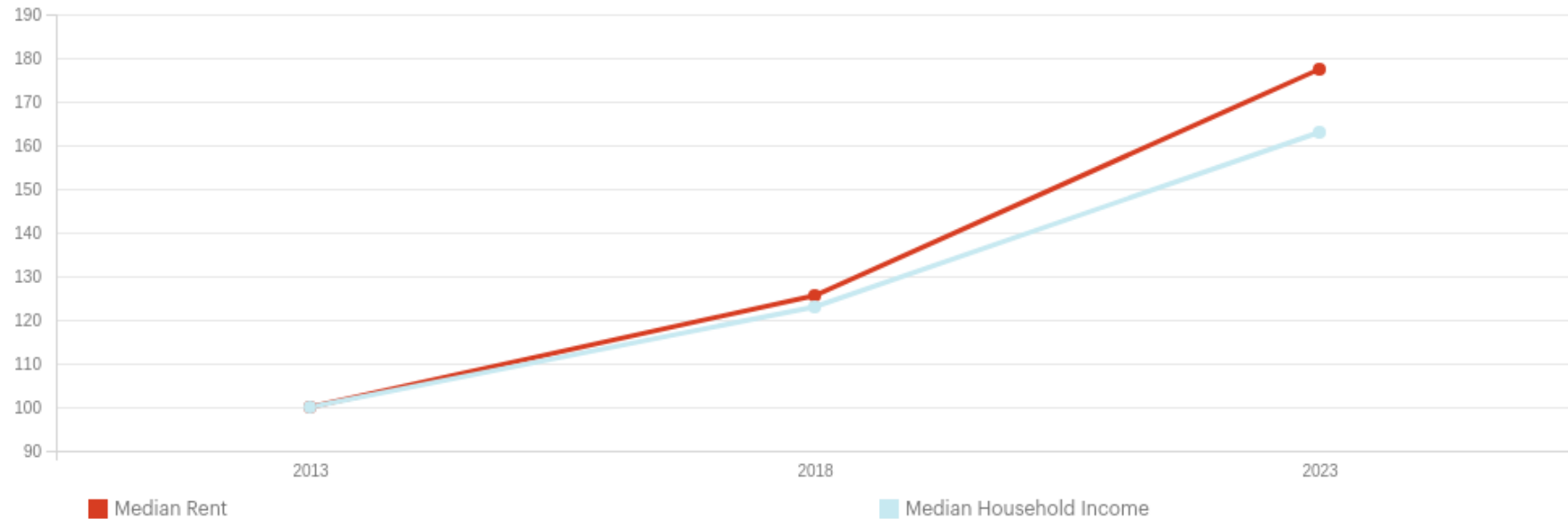
Sources:

- Center on Budget and Policy Priorities
- HomeSight.org
- Brookings Institution
- International Monetary Fund
- Urban Institute
- US Census
- Federal Reserve Bank of Philadelphia
- World Economic Forum



Affordability Crisis: Comparison of Trends in Rent and Income (Indexed) 2013 to 2023

In many localities and regions, rents are rising faster than incomes, leading to decreased affordability. In other localities and regions, incomes are increasing faster than rents, leading to increased affordability. The monthly median rent in **Clark** rose from **\$941** in 2013 to **\$1,668** in 2023 (**growth of 77.3%**). During this same period, the annual median household income in **Clark** rose from **\$58,225** to **\$94,948** (**growth of 63.1%**). (Both monthly median rent and annual median household income have been turned into index numbers with their year 2013 values set to 100; dollar amounts are nominal and have not been adjusted for inflation).



Note: Large variations over time may be due to small population groups.

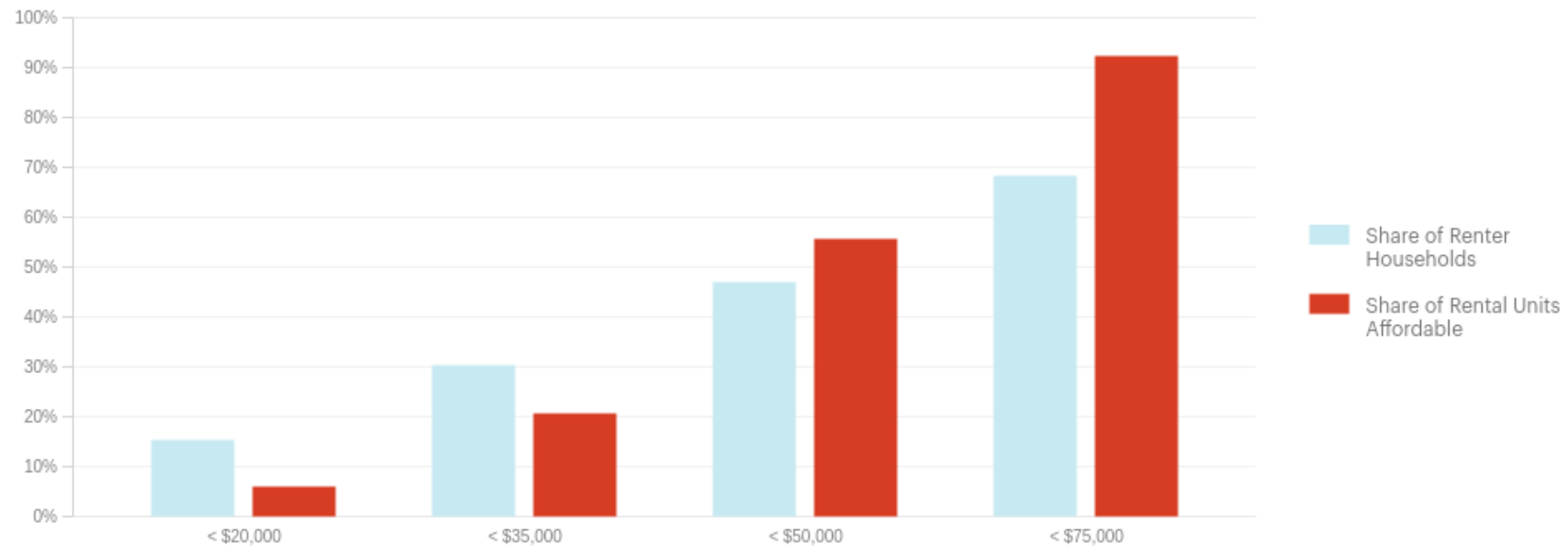
Source: [Census](#) ⓘ
2009-2013 - 2019-2023 Data Contains: 1 County ([show](#))

POLICYMAP



Distribution of Renter Households and Affordable Rental Units by Income (2020)

This chart compares the cumulative share of renters below specified income levels to the share of the rental stock affordable to households with these incomes. This can be helpful for identifying supply shortages at different income levels. Keep in mind that some of the units identified as affordable to people of a particular income level may in fact be occupied by households with higher incomes, reducing the stock available for lower income households. There are deficits in affordable supply for the lowest income households in nearly all markets (note: visualization includes public housing which mainly serves those lowest incomes). One issue to examine is how far up the income spectrum the deficit extends.



Source: [Census PUMS](#)
2016-2020 Data Contains: 1 County ([show](#))

POLICYMAP

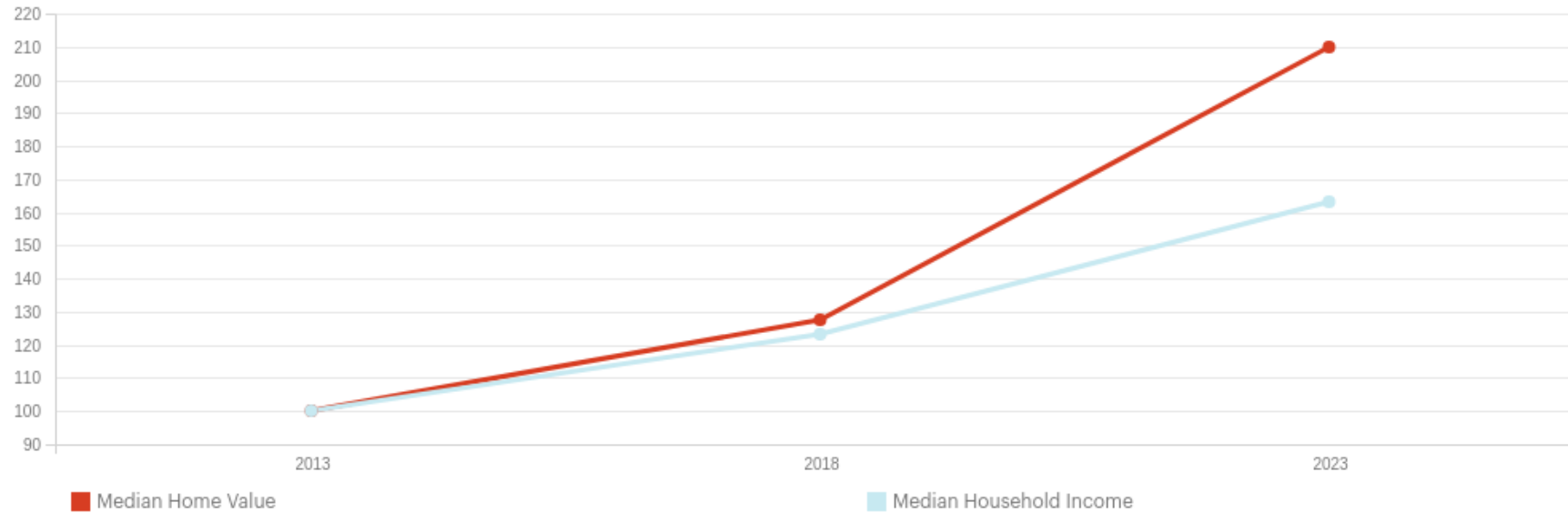


Affordability Crisis: Comparison of Trends in Median Home Values and Median Household Incomes 2013 to 2023

Median home values in **Clark** have **risen \$255,400** in nominal dollars since 2013. As of 2023, a median home value in **Clark** was **\$487,900** (increase of **109.8%** since 2013). During the period between 2013 and 2023, median household income in **Clark** has **grown** from **\$58,225** (2013) to **\$94,948** (2023), a **growth** of **63.1%**.

(Both median home value and median household income have been turned into index numbers with their year 2013 values set to 100; dollar amounts are nominal and have not been adjusted for inflation.)

Median Home Value Versus Median Household Income (Indexed) 2013 to 2023



Note: Large variations over time may be due to small population groups.

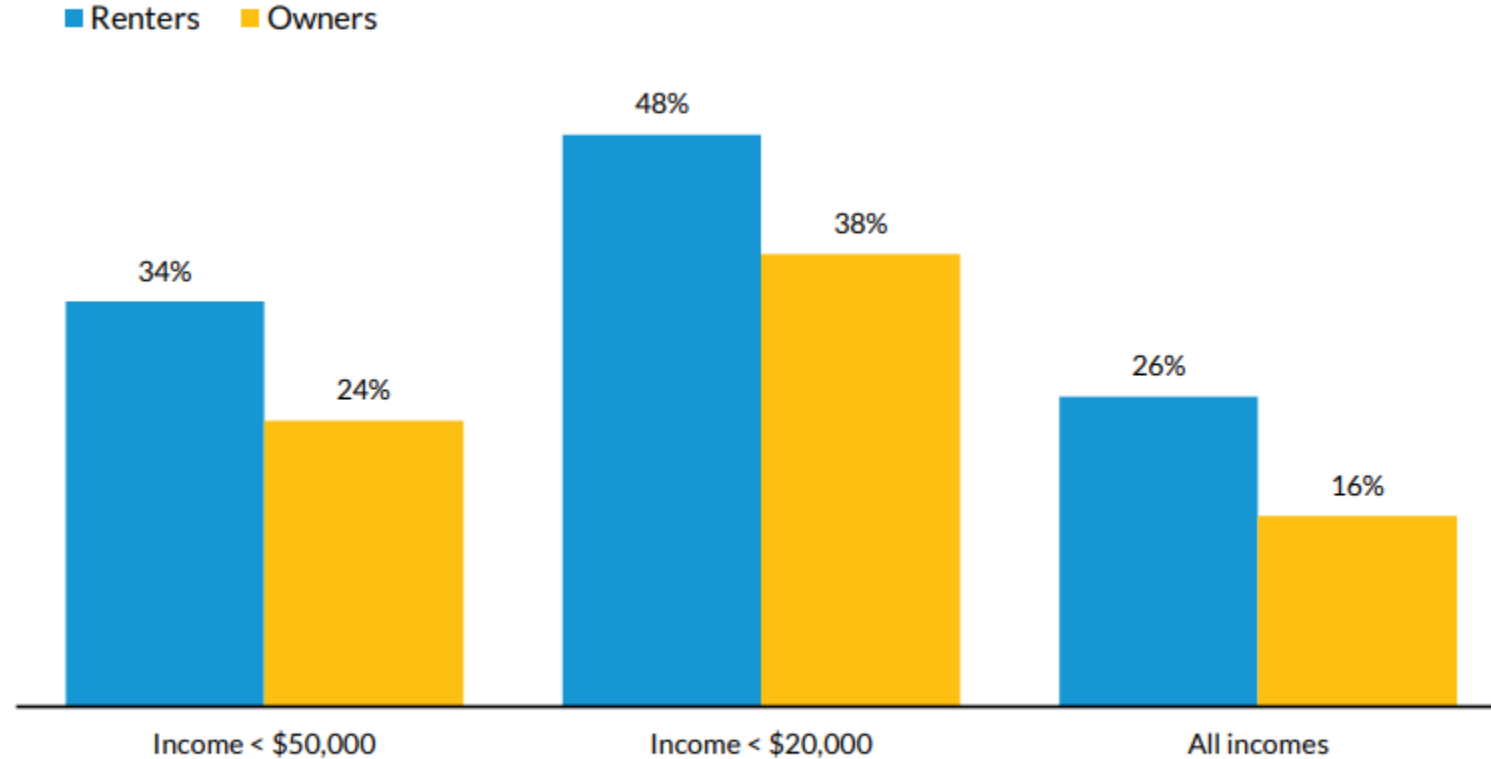
Source: [Census](#) ⓘ
2009-2013 - 2019-2023 Data Contains: 1 County ([show](#))

POLICYMAP



Cost of owning vs cost of renting

Share of Income Spent on Housing, by Income



URBAN INSTITUTE

Source: 2019 American Community Survey.

Note: The data are limited to households with annual incomes greater than or equal to annual housing expenses.



Item V. TBRA vs Multi-Family Housing (info)

Findings:

- Housing affordability crisis is multifaceted:
 - Incomes have not kept up with rent
 - Inventory of affordable housing is insufficient to meet demand
 - First time homeownership is more difficult to attain
- If fewer people can buy homes, more people remain in the rental market, creating a shortage of rental units and driving up costs.
 - Down payment assistance for first-time homebuyers and other policies to make it easier for families to obtain mortgages are critical to relieving pressure on the rental market.



Item V. TBRA vs Multi-Family Housing (info)

Benefits of rent assistance:

- Expands access to existing housing stock
- Improves immediate and short-term stability of low-income households
- Provides financial assistance to most housing-cost burdened households
- Has the potential to help many people short term

Limits of rent assistance:

- Impact limited to availability of assistance
- Mitigates household crisis, does not change roots of problem



Item V. TBRA vs Multi-Family Housing (info)

Benefits of adding Multi-Family Housing:

- Increases affordable housing stock in the community for a prolonged period (15-20 years after completion)
- Increased housing stock eases pressure on rising rental costs
- New housing developments can be designed to address special community needs
- Improves overall living environment

Limits of adding Multi-Family Housing:

- Projects take time (financing, development plan and approval process, construction)
- Expensive



Item V. TBRA vs Multi-Family Housing (info)

Benefits of increasing Homeownership:

- With a Land Trust Model, affordability of housing added to Land Trust is Permanent (90+ years)
- Positive impacts to participating households are immediate and long term: reduced monthly cost-burden when compared to renters, long-term asset building, increased economic and social stability
- Each house in Land Trust is expected to benefit approximately 3 households over lifetime of structure
- Transitions households off rental market, making rental units available to households not ready to own
- Increases property tax base of community

Limits of Homeownership programs:

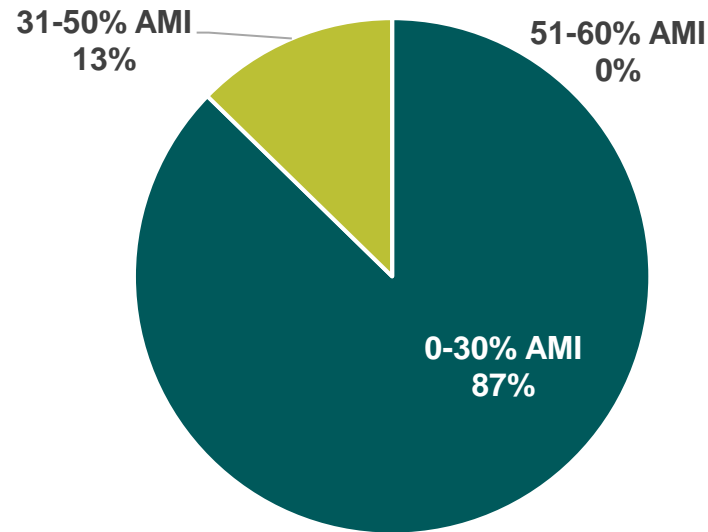
- Scale



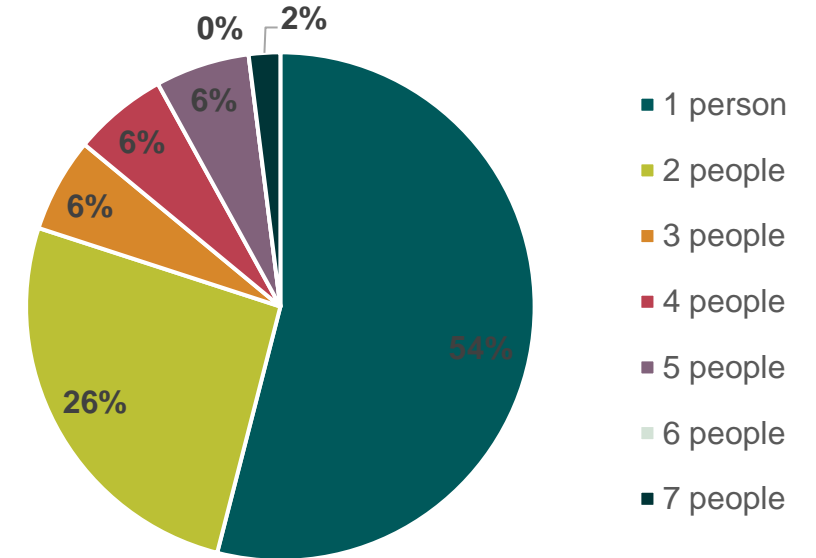
Item VI. TBRA Overview

- Timeframe: one contract period
 - Approximately Jan 1, 2024-Dec 31, 2024
- Total households served: 55

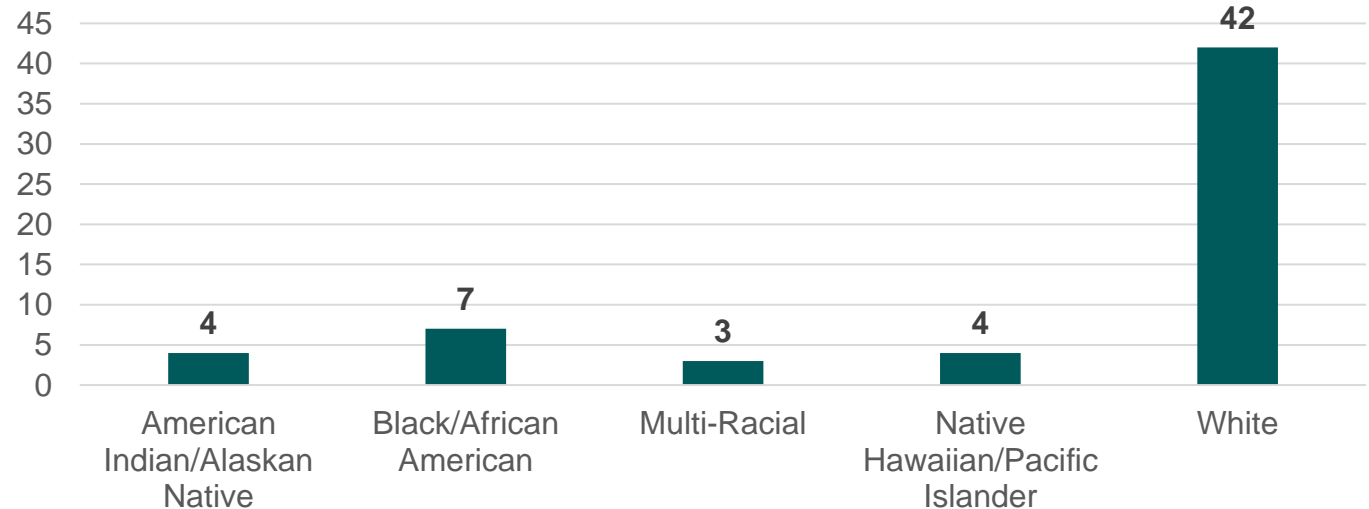
Household Income



Household Size



Head of Household Race



Item VI. TBRA Overview Income Limits

2024 Income Limits for HOME Programs

Use for TBRA, homebuyer programs and HOME rental projects

Household Size	1	2	3	4	5	6	7	8
80% of Median Mod Income	\$66,100	\$75,550	\$85,000	\$94,400	\$102,000	\$109,550	\$117,100	\$124,650
60% of Median Low Income	\$49,560	\$56,640	\$63,720	\$70,800	\$76,500	\$82,140	\$87,840	\$93,480
50% of Median Very Low Income	\$41,300	\$47,200	\$53,100	\$59,000	\$63,750	\$68,450	\$73,200	\$77,900
30% of Median Extremely Low	\$24,800	\$28,350	\$31,900	\$35,400	\$38,250	\$41,100	\$43,900	\$46,750

MAX



Item VII. RFA Planning: Goal Overview (info)

- New Consolidated Plan Goals
 - Public Facilities and Neighborhood Improvements
 - No change to application structure
 - Asset & Economic Development
 - No change to application structure
 - Includes micro-enterprise assistance and homebuyer assistance programs
 - Housing
 - Previously titled Affordable Housing & Homeless – no change to application title
 - Includes multi-family rehab/new construction and TBRA (no change)
 - Now includes homeowner rehab assistance (set aside funding)
 - Public Services (new)
 - Administration (new*)



Item VII. RFA Planning: Funding Overview

- Public Facilities and Neighborhood Improvements (60% of CDBG funding)
 - CDBG Only
- Asset & Economic Development (40% of CDBG funding)
 - Micro-enterprise = CDBG only
 - Homebuyer assistance = CDBG or HOME
- Housing
 - Homeowner Rehab = CDBG only
 - TBRA = HOME with CDBG supports
 - Multi-family rehab/new construction = HOME only
- Public Services
 - CDBG Only
 - Capped at 15% of entitlement (approximately \$225,000)



Item VII. RFA Planning: PFNI Distribution

- Public Facilities and Neighborhood Improvements
 - CDBG Only
 - Previously received 60% of available CDBG funds in the category
 - Does this breakdown still work?
- Would you like to breakout public facilities from neighborhood improvements so that they do not compete against each other?
 - What would the funding distribution look like?



Item VII. RFA Planning: AED Distribution

- Asset & Economic Development
 - Micro-enterprise = CDBG only
 - Homebuyer assistance = CDBG or HOME
- Funding Distribution
 - 40% of CDBG funding
 - HOME used for homebuyer activities *if needed*
 - HOME is much harder to use; historically used if had unallocated HOME funds
 - Does 40% of available CDBG funds in the category still work?
- Would you like to breakout Micro-enterprise from homebuyer improvements so that they do not compete against each other?
 - What would the funding distribution look like?



Item VII. RFA Planning: Housing Distribution

- Housing
 - Homeowner Rehab = CDBG only
 - \$250,000 set-aside
 - TBRA
 - Rent Assistance = HOME
 - Case Management Support = CDBG, based on 30% of HOME request
 - Multi-family rehab/new construction = HOME only
- Funding Distribution
 - Multi-family = 60% of HOME funding
 - TBRA = 40% of HOME funding
 - Does this breakdown of available HOME funds in the category still work?



Item VII. RFA Planning: Public Services (new)

- CDBG Only
 - Capped at 15% of entitlement (approximately \$225,000)
- Have not funded these types of services in the past
 - UCPB members have asked about funding these activities in the past
 - Significant demand for services in community
 - May help with timeliness for CDBG funds



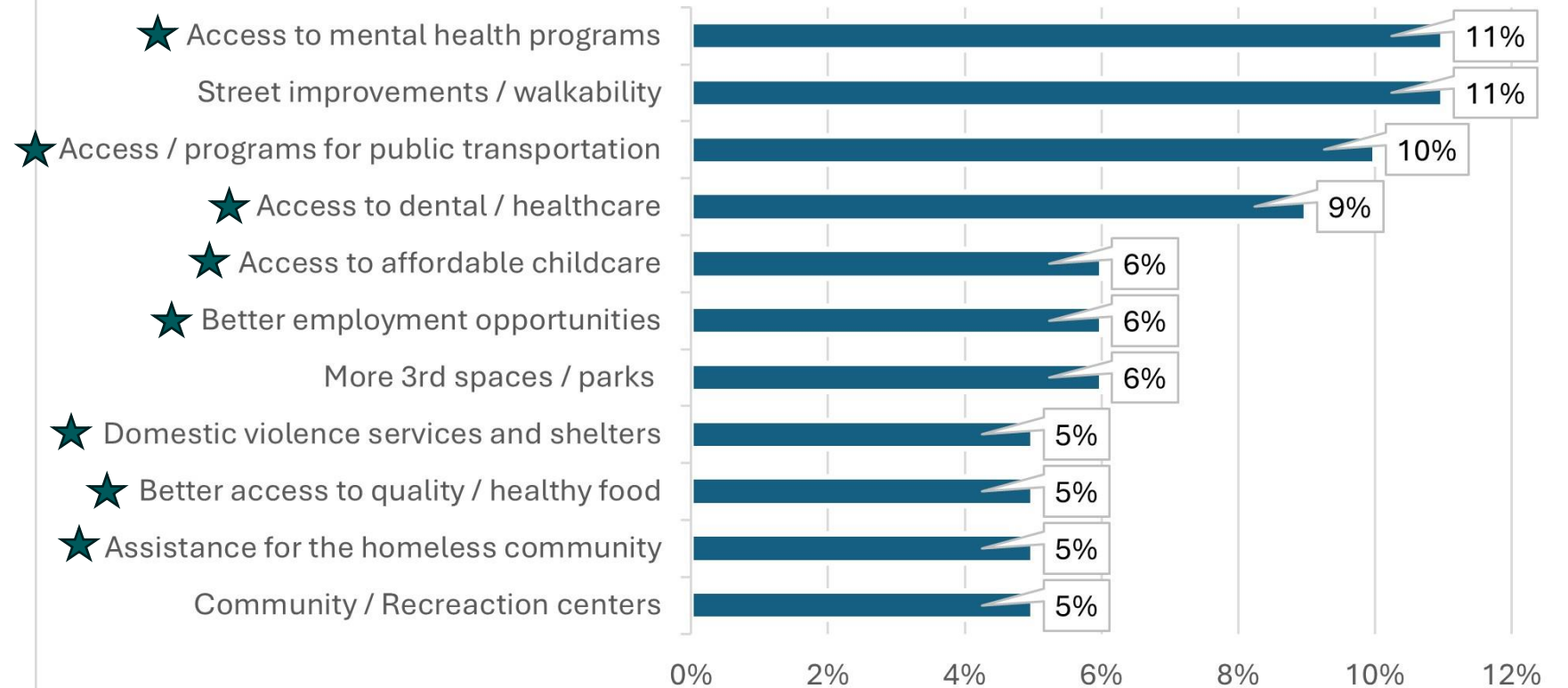
Item VII. RFA Planning: Public Services Eligible Activities

- Operating Costs of Homeless/AIDS Patients Programs
- Senior Services
- Handicapped Services
- Legal Services
- Youth Services (ages 13-19)
- Transportation Services
- Substance Abuse Services
- Services for Battered and Abused Spouses
- Employment Training
- Crime Awareness/Prevention
- Fair Housing Activities
- Tenant/Landlord Counseling
- Child Care Services
- Health Services
- Services for Abused and Neglected Children
- Mental Health Services
- Screening for Lead Poisoning
- Subsistence Payments
- Homeownership Assistance (no housing counseling)
- Security Deposits
- Housing Counseling Only
- Neighborhood Cleanups
- Food Banks
- Housing information and referral services
- Housing Counseling supporting downpayment assistance



Item VII. RFA Planning: Public Services Data

Q: What do you believe are the greatest non-housing needs in Clark County? (130 total responses)



Item VII. RFA Planning: Public Services Data

- Community Needs Assessment data
 - Recent report published in 2024
 - Conducted by Community Services every 3 years
 - Nearly 900 survey responses from low-income households throughout Clark County
 - Highest needs
 - Food assistance
 - Dental services
 - Housing assistance



Item VII. RFA Planning: Public Services Eligible Activities

- Operating Costs of Homeless/AIDS Patients Programs
- Senior Services
- Handicapped Services
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Item VII. RFA Planning: Public Services Options

- Option 1: Do not fund public services
- Option 2: Focus on top priorities based on CNA/ConPlan survey responses
 - Which priorities: Food, dental, housing, mental health services, transportation
- Option 3: Focus funds on housing case management in lieu of housing counseling CDBG funds currently provided to TBRA
 - More flexible in supports that can be provided to households
- Option 4: Focus on other UCPB priorities
 - Which priorities?
- Option 5: Open the application to any eligible activity



Item VII. RFA Planning: Next Steps

- Staff will incorporate guidance from UCPB
 - Updates to Neighborly Software applications
 - Updates to county application website
 - Updates to Funding Guides
- Applications will be released October 1, 2025
- Pre-submittal workshops October 9, 2025
 - New this year: certification that attended or watched recording



Wrap Up

VIII. Other

- Good of the Order

***Save the Date - next UCPB meeting:
September 8, 2025, 9:30 – 11:00am***

