

Urban County Policy Board Meeting Minutes

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

June 9, 2025

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); Ian Alger and Tasha Slater (City of Vancouver); Gina Van Dyken (Lifeline Connections); Councilor Jeanie Kuypers (City of Battle Ground)

STAFF

Michael Torres, Rebecca Royce, Nooreen Ebrahim

I. Introductions

II. Public Comments

None presented.

III. Vice-chair Election

A brief overview of the vice-chair position was given prior to nominations. Mayor Cole nominated himself to serve as vice-chair with no discussion from the board. Mayor Cole was elected vice-chair following a motion made by Councilor Yung which was seconded by Tracy Coleman.

IV. Approval of April 14, 2025, meeting minutes

The minutes were approved following a motion made by Councilor Ferrer and seconded by Mayor Cole.

V. Program Updates

The 2025-2029 Consolidated Plan and 2025 Action Plan will be submitted within the next several weeks to HUD. The HOME grant agreement is expected shortly after plan approval, and the CDBG grant agreement will be delayed due to timeliness issues.

Clark County is untimely for a 4th year and therefore a formal consultation will need to be done with HUD headquarters. This was expected, and current feedback has been positive as the county is taking the proper steps to be timely. Staff does not expect CDBG funding to be affected.

Tenant Based Rental Assistance (TBRA) programs that were funded in the 2023 program year are currently being monitored by staff. Several issues and findings have been identified which will be addressed at the next quarterly TBRA training hosted by the county in collaboration with the City of Vancouver.

Second Step's 2023 program year allocation has been rescinded as the project will not be moving forward within the 18-month HOME program requirement. Staff will follow the UCPB contingency policy to redistribute the funds. A substantial amendment to the 2023 Annual Action Plan will need

Urban County Policy Board Meeting Minutes

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

June 9, 2025

to be completed to reflect this funding change, which will be done at the same time as the CAPER in September.

The county was under allocated HOME-ARP funding by \$3,033, and staff intends to allocate these funds to Weaver Creek, a project already funded with HOME-ARP.

VI. Tenant Based Rental Assistance vs Multi-Family Housing Development

The board currently funds three types of housing assistance which are rental assistance, multi-family housing, and homeownership programs. Rental assistance assists the largest number of households in a time efficient manner, but it does not increase the number of housing units available or remove barriers to long-term housing. Multi-family housing increases the housing stock for a prolonged period of time, but these projects are costly and take a long time to complete. Homeownership programs help create long term affordable housing through a land-trust model, but these programs are meant for households who can access market-rate mortgages and can only be done on a small scale.

The board discussed the three program types and emphasized a need for long term solutions to the housing crisis. Staff were asked to provide housing data reflective of Clark County and not the entire Portland Metro Area.

Staff provided TBRA data from the 2023 contract year, sharing that all households in the program were under 50% of the area median income at the time of program entry.

VII. RFA Planning

The 2026 request for application (RFA) will begin on October 1, which will take into consideration the goals of both the new 2025-2029 Consolidated Plan (ConPlan) and the board. Staff lead a discussion on funding distributions from previous RFAs between each of the ConPlan goals and asked for feedback for the next RFA. The board indicated they would like to adjust the Public Facilities & Neighborhood Improvements and Asset & Economic Development allocation split from 60/40 to 50/50 of the overall available CDBG funds. In addition, the board would like to separate Public Facilities applications from Neighborhood Improvements during scoring, splitting these allocations 50/50 as well. The funding distribution for the Affordable Housing and Homelessness RFA will remain unchanged.

The ConPlan allows for the opportunity to fund Public Services through CDBG funds. The amount available is capped at 15% of the county's entitlement funding, approximately \$225,000 per year. Staff presented the top three needs identified through both the Consolidated Plan survey: housing counselling, food banks and health services, and the 2024 Community Needs Assessment Survey: transportation services, mental health services, and health services. The board decided to fund Public Services and discussed which categories to focus on. The final consensus was to focus on activities identified in the community surveys as well as any eligible activities presented by board members.

Staff will incorporate the guidance received into the program year 2026 RFA. A Pre-Submittal workshop will be held on October 9 in the Public Service Center Training Room, with attendance or viewing of the workshop recording being an application requirement.

Urban County Policy Board Meeting Minutes

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

June 9, 2025

VIII. Other

- The board would like to discuss the county-owned SeaMar building located in Battle Ground at the September meeting and submit a formal recommendation for the building to County Council [note: this has been rescheduled to a special meeting on October 13].
- Next Meeting: Monday, September 8, 2025, 9:30 – 11:00 a.m.

Meeting adjourned at 11:55 A.M.