

Urban County Policy Board Meeting Minutes

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

February 10, 2025

URBAN COUNTY POLICY BOARD ATTENDANCE

Clark County	Absent
City of Battle Ground	Mark Herceg
City of Camas	Jim Hodges
City of La Center	Tracy Coleman
City of Ridgefield	Mayor Matt Cole
City of Washougal	Joe Walsh
City of Woodland	Absent
Town of Yacolt	Councilor Marina Viray

GUESTS

Nicole Leon- Hispanic Metropolitan Chamber; Kat Fuentes- Upwards, Michelle Schuster and Marisa Ryan Smith- Clark County; Grace Dudley and Joshua Ollinger- Vancouver Housing Authority; Fred Dockweiler- Consultant; Paul Burgess- Fourth Plain Forward; Joshua Jacobs- Micro Enterprise Services of Oregon; Leanna Fabian- Evergreen Habitat for Humanity; Gina Van Dyken- Lifeline Connections; Chuck Green- City of Ridgefield; Thalia McDaid-O'Niell- Share

STAFF

Michael Torres, Rebecca Royce, Nooreen Ebrahim

I. Introductions

Due to the absence of the chair and vice-chair, Mayor Matt Cole of Ridgefield presided over the meeting.

II. Approval of January 13, 2024, Meeting Minutes

The minutes were approved following a motion made by Jim Hodges and seconded by Tracy Coleman.

III. Presentations and Q&A with 2025 CDBG and HOME applicants

Applicants from the three application categories, Public Facilities and Neighborhood Improvements, Asset and Economic Development, and Affordable Housing and Homelessness were each given the opportunity to deliver a 5-minute presentation before the board. This excluded Tenant Based Rental Assistance programs, which Clark County staff presented on behalf of the agencies. After presentations, the board was able to ask questions to all applicants.

Battle Ground NE Grace Avenue Pathway

Request: \$150,000 CDBG

Presenter: Mark Herceg

Add asphalt sidewalk path along Ne Grace Avenue between E Main and NE 6th streets where gaps currently exist. Also includes stormwater and ADA improvements. This would provide a continuous walkway for pedestrians and bicyclists in a low/moderate income Census Tract.

Battle Ground Remy Park Improvements

Request: \$400,000 CDBG

Presenter: Mark Herceg

Add new park facilities at the currently underdeveloped Remy Park in a low/moderate income neighborhood which currently has no improved parks. Improvements include a covered basketball court and a parking lot. This is Battle Grounds priority project between their two applications.

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701 E Main Street Building Improvements

Request: \$400,000 CDBG

Presenter: Michelle Schuster

Multitude of repairs to be done at a county owned building in Battle Ground. The building is currently leased to Sea Mar Community Health Centers which serves diverse communities and specializes in service to Latinos. Exterior repairs include replacing the roof, siding and fixing lighting. Interior repairs include fixing damaged drywall, replacing carpet and vinyl flooring, missing damaged ceiling tiles and bathroom fixtures. If funding is available, the parking lot and curbs will be replaced. Staff are working to secure additional funding for architecture/engineering and to support the repairs needed at the building.

Ridgefield Maple Street Improvements

Request: \$400,000 CDBG

Presenter: Chuck Green

Improvements to Maple Street from Railroad Avenue to N Main Avenue that will include adding sidewalk for increased accessibility and safety, replacing the waterline, improving stormwater drainage, and pavement restoration. This project has an approved income survey of the project beneficiaries with 72% of the people residing in the area having low incomes.

Bertha's Place Shelter Remodel

Request: \$400,000 CDBG

Presenter: Grace Dudley

Exterior renovation of an emergency shelter to increase its longevity. The scope of work includes a roof replacement, new windows, and new siding.

Washougal Sidewalk and Stormwater Improvements Phase I

Request: \$400,000 CDBG

Presenter: Joe Walsh

Create continuous, ADA-compliant sidewalks where there are currently none, providing safe, ADA compliant routes for pedestrians in a low/moderate income Census Tract. Additionally, the project will enhance stormwater management on streets where no infrastructure exists.

Hispanic Chamber Latino/a business assistance

Request: \$134,700 CDBG

Presenter: Nicole Leon

Business development for Latino/a-centric small businesses. Includes education and coaching. Services are bilingual and bicultural. Also includes IDA (individual development account) match tailored to microenterprises.

Upwards BOOST business assistance

Request: \$240,000 CDBG

Presenter: Katherine Fuentes

Business assistance to childcare providers operating in-home daycares. Provides professional guidance and digital tools over 12 months, that allows businesses to build sustainable operational models.

Evergreen Habitat Land Acquisition

Request: \$300,000 CDBG

Presenter: Leanna Fabian

Purchase property on which permanently affordable homes will be built. The property is located in Clark County, outside the limits of the city of Vancouver. Depending on the size of the parcel, 8-38 units will be built. Families selected for these households will fall between 35% and 80% AMI and will have household sizes of 3-6 individuals.

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Fourth Plain Forward BIPOC business assistance

Request \$285,016 CDBG

Presenter: Paul Burgess

Business development for BIPOC small businesses. Includes education and coaching over seven months to help establish business, assist individuals pass GED if needed, and a six-month IDA match. Services are bilingual.

Micro Enterprise Services of Oregon business assistance

Request: \$118,000 CDBG

Presenter: Joshua Jacobs

Provide small business and cultural support to 20 micro-businesses in Clark County owned by low-to-moderate income entrepreneurs, with a focus on Black, Indigenous, and other People of Color (BIPOC), and women. These microbusinesses will be a mix of home-based and storefront operations.

Columbia Non-Profit Housing River and Main

Request: \$400,000 HOME

Presenter: Grace Dudley

River & Main will have 40 one-bedroom units that serve very low-income seniors aged 62 and older located in Washougal. Half of the units will be restricted to households making at or below 30% AMI and the other half at or below 50% AMI. Per Frank Dockweiler, a consultant hired to review the financial feasibility of the project, The proposed affordable property serves an identified need in the community and is financially feasible from an operational standpoint. Further, given the experience of the Sponsor who has shown they are committed to the project, funding is recommended.

Vancouver Housing Authority Weaver Creek Commons

Request: \$400,000 HOME

Presenter: Joshua Ollinger

Construct four-story, elevator-operated, 100-unit affordable housing community on four acres at 306 SE Clark Ave, Battle Ground. 12 units will be set-aside for households with intellectual and developmental disabilities, 10 units for households exiting homelessness, and the remaining units for households earning under 60% AMI. Construction anticipated to begin in fall 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 housing-focused case management and support services through the CDBG program.

Agency	Population Served	Proposed Households Served	HOME Request (rent assistance)	CDBG Request (case management)
Janus Youth	Youth 18-25	20	\$169,350	\$45,000
Share	Individuals and families	15	\$287,500	\$75,000
YWCA	Domestic Violence Survivors	12	\$276,000	\$72,000

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IV. Program Updates

- Contingency Projects

At the next board meeting, staff will propose an update to the UCPB Application and Funding Guidelines for board approval. The change will add selecting contingency projects during the funding recommendation process that the county will fund if any of the applications that received awards fail to move forward.

V. Other

- Scores are due in Neighborly by March 3rd
- Public Comment
None presented.

Meeting adjourned at 11:25 a.m.