

Urban County Policy Board Meeting Minutes

1300 Franklin Street, Room 679

Vancouver, Washington

February 8, 2016

URBAN COUNTY POLICY BOARD MEMBERS PRESENT

Mayor Philip Johnson	City of Battle Ground
Pete Capell	City of Camas
Jeff Sarvis	City of La Center
Mayor Ron Onslow	City of Ridgefield
David Scott	City of Washougal
Bart Stepp	City of Woodland
Mayor Jeff Carothers	Town of Yacolt

GUESTS

Sam Crummett (City of Battle Ground); Bryan Kast (City of Ridgefield); Megan Dixon, Heather Jurczak, Eric Erickson (CDM Services); Mike Wilson (Westby Associates); Josh Townsley, Leanna Fabian (Evergreen Habitat for Humanity); Philippa Nye (Foundation for the Challenged); Jeannet Santiago, John McDonagh (Greater Vancouver Chamber of Commerce); Gale Castillo, Jonath Colon (Hispanic Chamber of Commerce); Kathy Armstrong (Proud Ground); Steve Rusk (Salvation Army); Dan Valliere, Ben Sturtz, (REACH); Fred Dockweiler (Chanmi Development); Michelle Quesada (Community Services Northwest); Dennis Morrow, Chuck Cole, Scott Conger (Janus Youth Programs); Diane McWithey, Shannon Zgrzenski (Share); Danell Norby (City of Vancouver)

STAFF

Michael Torres, Samantha Whitley, Janet Snook

CALL TO ORDER

The meeting was called to order by Vice Chair Alternate Jeff Sarvis at 8:33 a.m.

I. Introductions

II. Approval of January 11, 2016, Meeting Minutes

The minutes from the January 2016 meeting were approved following a motion that was made by Mayor Onslow and seconded by Mayor Carothers.

III. CDBG Social Service Presentations

- CDM Caregiving Services, Aging with Dignity new construction
Presenters: Eric Erickson, Heather Jurczak
Request: \$140,000; Joint from Vancouver, \$110,000
CDM operates a day center that provides socialization and rehabilitation for senior and disabled clients, and respite for family caregivers. A new day center is being built on Andresen. Owning the building is expected to save \$30,000 monthly in operating costs. Construction funding is 76% committed.

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- Evergreen Habitat for Humanity Land Acquisition Project
Presenters: Leanna Fabian, Josh Townsley
Request: \$200,000
Habitat requests CDBG funding to acquire four ready-to-build lots to build new affordable homes for families who have low incomes. Habitat provides the mortgage and educates the homeowners on finances and home ownership responsibilities. Three bedroom two bath houses are built to fit the neighborhood by a large volunteer component; Habitat holds a 99-year covenant on the home. When it sells, Habitat has first right for purchase and resale to another Habitat-qualified family.
- Foundation for the Challenged (FFC) Homes X acquisition
Presenter: Philippa Nye
Request: Total of \$45,000 from City of Vancouver and/or Clark County
FFC requires local money as leverage of State Housing Trust Funds. The funds will acquire and rehabilitate a three bedroom home for supported living for three individuals with developmental disabilities. The homes include 24-hour on-site support. Clark County has been identified by the Developmental Disability Administration as a high need area for this project. Tenants pay 30% of their income in rent to keep the home self-sustaining.
- Greater Vancouver Chamber of Commerce (GVCC) Small Business Assistance
Presenter: Jeannet Santiago, John McDonough
Request: \$55,000
GVCC currently operates under a grant from City of Vancouver and turns away two clients for each one it accepts due to the client's location. County funding would enable GVCC to expand its small business development throughout Clark County. GVCC provides technical assistance and resources to prospective entrepreneurs, including: mentoring; feasibility studies; market research; access to resources; credit repair; access to computers; business support; and workshops.
- Hispanic Chamber of Commerce (HCC) Small Business Assistance
Presenters: Gale Castillo, Jonath Colon
Request: \$100,000
HCC provides one-on-one service to help clients move out of poverty by starting or expanding small businesses. Services include training in financial and business management, and access to contracts, financing, and resources. HCC has 12 years' experience utilizing CDBG funds in Oregon towards developing successful businesses. Clark County CDBG funds will enable HCC to expand into Clark County.

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- Proud Ground Scattered-Site Homeownership
Presenter: Kathy Armstrong
Request: \$195,000
Housing and rental prices have increased significantly since 2000, while incomes have remained nearly stagnant. Helping qualifying families purchase a home has been shown to increase the families' wealth, health, employment, and educational success, while providing the families with stability. Clark County CDBG funds will enable Proud Ground to add three more affordable homes for qualifying families using a land-trust model. The homes purchased through the program remain permanently affordable housing for future purchasers.
- The Salvation Army (TSA) Vancouver Corps Community Center new construction
Presenter: Steve Rusk
Request: \$153,000; Joint from Vancouver, \$147,000
More than 35,000 individuals were served by the Salvation Army in 2015. The Salvation Army is requesting CDBG funds to build a 15,000 square foot facility on land at 1500 NE 112th. The new community center will provide a shopping style pantry, a demonstration kitchen, a computer center, a drop-in center for seniors, children's clubs, emergency disaster services space, and continue current operations. This facility will serve all Clark County residents and house the Emergency Canteen for serving more remote areas.

HOME and Combined Presentations

- REACH Isabella Court, Phase II
Presenters: Dan Valliere, Ben Sturtz
Request: \$250,000, Joint from Vancouver, \$300,000
Isabella Court Phase II includes construction of 46 one-bedroom units and 3 two-bedroom units of energy-efficient senior housing. Of these, 20 units will be rented to seniors whose incomes are less than 30 percent of the Area Median Income (AMI), and the remaining units to those whose incomes are less than 50% of AMI. This project will provide affordable housing, accessibility, and visit-ability, while offering resident services and activities. Consultant Fred Dockweiler documented the need for the housing and the strength of the funding and operating proforma.
- Community Services Northwest (CSN) CHEC Rental Assistance
Presenter: Michelle Quesada
Request: \$125,000
CHEC provides rental assistance at scattered sites around the county to clients who are homeless, have mental health or co-occurring substance abuse disorders, or are exiting systems of care. Participants may receive up to 24-months of assistance, and are provided case management towards becoming self-sufficient. CSN partners with Hopechange Employment Navigator program to increase employment for these individuals. These funds will serve approximately 25 individuals.

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- Janus Youth Programs The Nest Rental Assistance and Case Management
Presenters: Dennis Morrow, Scott Conger
Request: \$25,000 CDBG and \$125,000 HOME
The Nest is the only homeless youth organization in Clark County. It provides housing assistance to youth 18-25 years old, towards achieving the national goal of ending youth homelessness by 2020. It is estimated that each youth that is housed will save social services \$1 million over the youth's lifetime. Many of the youth served also have children. Janus backs contracts made between the individual and the landlord and provides mitigation. These funds will serve 40 youth.
- Share ASPIRE Rental Assistance and Case Management
Presenters: Diane McWithey, Shannon Zgrzenski
Request: \$50,000 CDBG and \$250,000 HOME
ASPIRE provides case management and rental assistance. Case management is strengths-based, and clients are held accountable to reaching goals towards housing stability. Rent Well classes are offered to teach clients to be better tenants. The program provides assistance for up to two years. Share has a 79 percent success rate.

IV. Other

- ZoomGrants scoring for all applications is due by February 26, 2016. Funding recommendations will be made at the next meeting.
- Trish McConaughy will be sharing Community Services' draft mission, vision, and values at the next meeting.

V. Adjournment

A motion was made by Mayor Carothers and seconded by Mayor Onslow to adjourn the meeting. Meeting adjourned at 11:00 a.m.