

- ACTION -

POLICY ADVISORY BOARD (PAB) for the Washington County Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program, **May 11th, 2023 7:00 pm** via Zoom.

POLICY ADVISORY BOARD MEETING MINUTES

The following persons were present:

PAB REPRESENTATIVES:

Banks	*Stephanie Jones
Beaverton	*Javier Mena
Cornelius	*Eden Lopez
Forest Grove	*Mariana Valenzuela
King City	*Micah Paulsen
North Plains	*Trista Papen
Sherwood	*Kim Young
Tigard	Maureen Wolf
Tualatin	*Bridget Brooks
Hillsboro	*Gina Roletto

*Denotes Primaries

OCD STAFF:

Shannon Wilson, Program Manager
Lauren Thomas, Housing & Community Development Specialist
Madeline Bonkoske, Housing & Community Development Specialist
Zach Wimer, Housing & Community Development Specialist
Kelvin Valdovinos, Housing & Community Development Specialist

1. Call to Order and Attendee Introductions

Board Chair Stephanie Jones called the meeting to order at 7:01 pm.

2. Approval of Minutes, April 13th, 2023

Kim Young MOVED TO APPROVE the April 13th, 2023 MINUTES. Micah Paulsen SECONDED. Motion CARRIED. (9 yes, 0 no, 1 abstention).

3. HOME-ARP Draft Application Review

Kelvin Valdovinos gave a presentation with information on the HOME-ARP program and application. On March 11, 2021, President Biden signed ARP into law, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses.

To address the need for homelessness assistance and supportive services, Congress appropriated \$5 billion in ARP funds to be administered through HOME to perform four activities that must primarily benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include: (1) development and support of affordable housing, (2) tenant-based rental assistance (TBRA), (3) provision of supportive services; and (4) acquisition and development of non-congregate shelter units.

The Washington County Consortium, which includes the cities of Beaverton, Hillsboro, and Tigard have received \$6,101,728 in HOME Investment Partnership – American Rescue Plan (HOME-ARP) funds from the U.S. Department of Housing and Urban Development (HUD). This allocation is part of the American Rescue Plan Act of 2021. The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services. The Washington County HOME-ARP allocation plan outlines the focus of this funding which is non-congregate shelter and supportive services.

Staff within Washington County, Office of Community Development, have been working on the development of the HOME-ARP application. Attached, is the most recent draft of the HOME-ARP application intended to be released June 2023. Staff asked for additional comments or feedback by Friday, May 19th.

There was some discussion regarding the application, the allocation plan, and ongoing operating costs and how applicants can plan for that. There was also some discussion on funds for capacity building, and equity. Shannon Wilson also summarized the process of OCD Staff supporting the awardee through the contracting process.

<u>Timeline</u>	
Draft HOME-ARP Application	March 2023
County Office of Equity Inclusion and Community Engagement Feedback/Comments	April 2023 (Due April 21 st)
PAB/Housing and Supportive Services Network/Coalition of Housing Advocates Feedback/Comments	May 2023 (Due May 19 th)
PAB Application Approval / Release	June 2023

The PAB reviewed the tentative timeline for the applications. The application and scoring criteria will come back to them for approval next month, at the June PAB meeting. Tentatively, the rating and review should be in August or

September for this application cycle. PAB would like to include some training on the best way to rate applications using an equity-based lens.

4. Urban Requalification Process for 2024-2027

Shannon Discussed the Urban Requalification process. Every three years, urban county Community Development Block Grant (CDBG) and HOME entitlements must requalify with the U.S. Department of Housing and Urban Development (HUD) to continue as an entitlement jurisdiction. Washington County last requalified in 2020 for the FY 2021-2024 period and is now engaged in the process for the FY 2024-2027 period. This process involves contacting all jurisdictions within the County to provide them the opportunity to “opt out” of the CDBG and/or HOME consortiums (as applicable to their jurisdiction) and completing any amendments or revisions to existing agreements between jurisdictions and the County as needed to reflect HUD’s most recent guidance on the Urban Requalification process.

Letters have been sent to all jurisdictions informing them of their opportunity to “opt out.” The deadline for jurisdictions to respond if they want to “opt out” is July 7, 2023. From conversation with jurisdictions, we do not anticipate any changes in the CDBG or HOME consortiums. We also do not anticipate any changes needed to existing agreements, pending legal review by County Counsel. Each agreement has a provision allowing it to be auto renewed for each urban requalification cycle without needing board or city council approval. We anticipate auto-renewal of each agreement.

County staff anticipate receiving necessary legal opinions by the end of May and will submit packets for CDBG and HOME consortium urban requalification in mid-July to HUD, after the July 7, 2023 “opt-out” deadline. Assuming jurisdictions continue their participation in the CDBG and HOME consortiums as they did in FY 2021-2024, the Cities of Beaverton and Hillsboro will remain their own CDBG entitlements, but part of the HOME consortium. Tigard will remain as a joint CDBG entitlement within the consortium and a part of the HOME consortium. All other jurisdictions (Banks, Forest Grove, North Plains, Cornelius, Tualatin, Gaston, Sherwood, Durham and King City) will remain part of the CDBG and HOME consortiums.

Additionally, there are three cities that are considered by HUD to be “split places” – Wilsonville, Lake Oswego, and Rivergrove – that have a small portion of their jurisdiction in Washington County and the bulk in Clackamas County. We anticipate those places will continue to participate in the Clackamas County CDBG and HOME programs, as they have in previous requalification cycles.

5. MISCELLANEOUS AND ANNOUNCEMENTS

Shannon shared our staff community development week photo from our in-person meeting with Brian Guiney, Field Office Director, Mark Mitchell, Community Planning and Development Director, and Jason Triplett, CPD Representative. They joined us to celebrate Community Development Week.



Shannon shared pictures from a few of the Washington County projects.

Plaza Los Amigos Project: This is funded by Housing Production Opportunity Funds (HPOF) through the Department of Housing. This project will have 113 units with one to three bedrooms available.



This photo is a sight view of where the Cornelius Mini Round-A-Bout near the Plaza Los Amigos Project. Maddie Bonkoske is managing this CDBG project.



Tim Davis with the Wood Stove Exchange Turn In event held on May 6th, 2023 in partnership with Far West Recycling. Over 40 stoves were turned in.



Shannon wanted to call attention to another project wrapping up. The first phase of Emergency Rental Assistance dispersing \$16.3 million to low-income households. This was a contract with Community Action. This funding helped thousands of households.

Lauren Thomas mentioned we will be keeping the September meeting on the second Thursday of the month this year, meeting will be on September 14th 2023 @ 7pm.

The next PAB meeting will be on June 8th, 2023 @ 7pm.

Chair Stephanie Jones adjourned the meeting at 7:47 pm.