



COMMUNITY DEVELOPMENT BLOCK GRANT & HOME PROGRAM

Camas, WA May 5, 2025

AGENDA



Overview of Entitlement Funds



Overview of Consolidated Plan



Next Steps



Feedback

ENTITLEMENT COMMUNITIES



An entitlement community is a city in a metropolitan area with a population of 50,000 or more, a principal city of a metropolitan area, or an urban county with a population of at least 200,000 that receives an annual allocation funds directly from HUD under the Entitlement Program.



Entitlement Programs provide annual grants on a **formula** basis to entitled cities and counties to develop viable urban communities.

ENTITLEMENT FUNDS

Community Development Block Grant (CDBG)

- Funds housing and community development activities
- Targets households at or below 80% AMI

HOME Investment Partnership (HOME)

- Funds housing activities (homebuyer or rental development; TBRA)
- Targets households at or below 80% AMI for home ownership; at least 90% of rental units must be filled with households at or below 60% AMI

2024 INCOME LIMITS

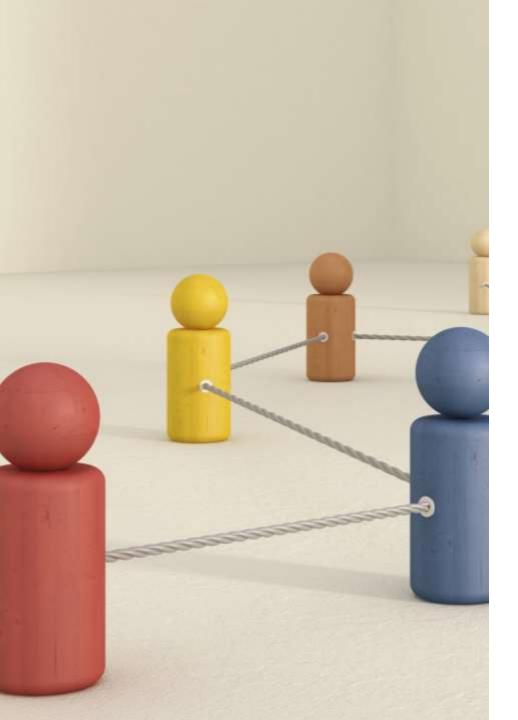
MSA CDBG Income Limits at 80% AMI HOME Income Limits at 60% AMI

Household Size	60%	80%
I member	\$49,560	\$66,100
2 members	\$56,640	\$75,550
3 members	\$63,720	\$85,000
4 members	\$70,800	\$94,400
5 members	\$76,500	\$102,000
6 members	\$82,140	\$109,550
7 members	\$87,840	\$117,100
 8 members 	\$93,480	\$124,650

CDBG PROGRAM OVERVIEW

The primary objective of CDBG is the development of viable urban communities, principally for low/mod persons, through decent housing, a suitable living environment, and expanded economic opportunity.





CDBG CORE PRINCIPLES

- Benefit low- and moderate- income persons and communities
- Community Participation
- Leveraging and Partners
- Strategic and Targeted Investment

CDBG ELIGIBILITY

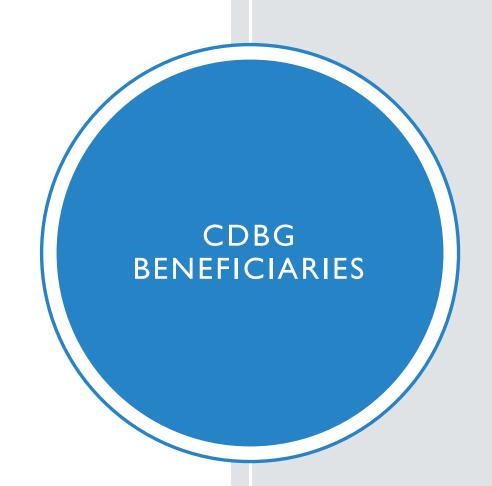
Eligible examples include, but are not limited to:

- Housing Rehabilitation
- Economic Development
- Public Service Activities:
 - Counseling services
 - Subsistence payments
 - Childcare
 - DV services
 - Homeless services
- Public Facilities
- Planning
- Must meet an eligible matrix code

Ineligible examples include, but are not limited to:

- Fundraising
- Expenses required to carry out the regular responsibilities of local government
- Income payments
- Buildings or portions thereof, used for general conduct of government
- Purchase of equipment, fixtures, motor vehicles, furnishings or other personal property
- Maintenance and repairs

- Activities affecting multi-family structures or public facilities, including infrastructure must guarantee at least <u>51%</u> low- and moderate-income benefit
- Those activities relating to single family developments must serve 100% low and moderate income
- Many Jurisdictions require public service providers to serve 100% LMI clientele w/ CDBG funding
- No project is eligible if there is not at least 51% low to moderate income benefit





HOME PROGRAM OVERVIEW

HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households.

Eligible projects include:

- ➤ Building, buying, and/or rehabilitating affordable housing for rent or homeownership
- Providing direct rental assistance (Tenant Based Rental Assistance)

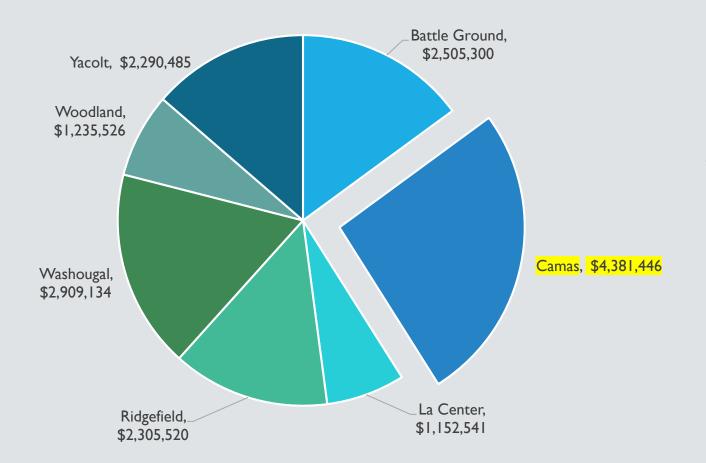
- CDBG: 2024 Award \$1,567,719
 - Planning & Administration (20% cap)
 - Public Service (15% cap)

- HOME: 2024 Award \$527,824
 - Planning & Administration (10% cap)



CDBG ALLOCATION HISTORY

CDBG funds allocated by city: 2000-2024



TOTAL: \$16,779,952

Battle Ground	14.9%
C amas	<mark>26.1%</mark>
La Center	6.9%
Ridgefield	13.7%
Washougal	17.3%
Woodland	7.4%
Yacolt	13.7%

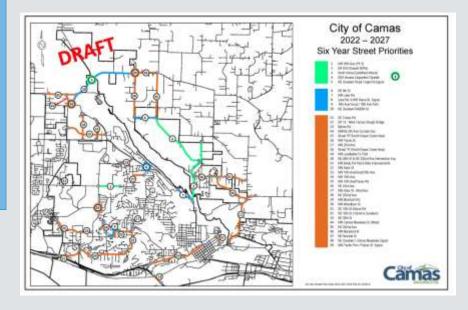
CDBG FUNDS IN CAMAS

Funded Projects 2017 – 2022*

2017 Dallas Street Improvements	\$ 227,648
2018 Adams Street Improvements	\$ 180,000
2020 NW 12th Avenue Improvements	\$ 255,000
2021 NE 2nd Avenue Improvements	\$ 170,000
2022 NW 14th Street Improvements	\$ 212,000

No funds received since 2022*

Improvements include: roadway, sidewalk, ADA and utility improvements on 14h avenue between NW Ash and NW Couch Streets



CAMAS PROFILE



Population: 26,065



Employment Rate: 61.5% (61.1% for WA State)



Median Household Income: \$140,053 (\$94,605 for WA State)



Total Households: 9,138



Education: 54.3% Bachelor's Degree or Higher (40.5% for WA State)



Poverty Rate: 5.1% (10.3% for WA State)

DEVELOPING A
CONSOLIDATED &
ANNUAL
ACTION PLAN





CONSOLIDATED PLAN COMPONENTS

- Executive summary, lead organization information, consultation process, public meetings and comments
- Housing and homeless needs assessment
- Housing market analysis
- Five-Year Strategic Plan
- One-year Action Plan

UTILIZING FUNDING



Goals

Projects

Activities

NEED

• Create a Suitable Living Environment

GOAL

 Public Facilities and Public Infrastructure

PROJECT

 Public Infrastructure Improvements to Benefit LMI Clark County Residents

ACTIVITY

• NW 14th Street Improvements

NEXT STEPS

Community Engagement

- Surveys
- Stakeholder Interviews
- Targeted Meetings

County Council a

Presentation and Adoption



*Cannot submit to HUD unt allocations are announced

PRELIMINARY SURVEY RESULTS

HOUSING

- Affordable, safe
- Addresses a continuum: from shelter beds to permanent housing choices
- Services and shelter for those fleeing DV

"There is a gap in housing for people with complex medical and mental health needs."

"More affordable housing and apartments.
A single parent with 2 children cannot sustain a 2-bedroom apartment that is \$1700 and it is challenging finding anything cheaper / safer than that. We need more shelter space and would be great if there were apartments for folks who have more barriers like evictions, rental debt, low credit, not enough rental history, etc. to still get housed."

HEALTHCARE

- Timely access to medical and behavioral healthcare
- Low barrier access

"...[w]e hear about access to mental health and medical services. The system itself feels too cumbersome.

Appointments are scheduled far out; people need help now."

FEEDBACK



QUESTIONS OR COMMENTS:

TODAY



TAKE THE SURVEY: THROUGH MAY 10TH



SHARE THE SURVEY: THROUGH MAY 10TH



OFFER PUBLIC COMMENT (DRAFT SCHEDULE)

APRIL 4TH – MAY 6TH

THANK YOU

If you have comments or questions, please reach out.

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