

# Consolidated Housing and Community Development Plan 2009-2013



CITY OF LONGVIEW  
LONGVIEW-KELSO HOME CONSORTIUM

June 2009



# **Consolidated Housing and Community Development Plan**

**2009-2013**

**CITY OF LONGVIEW**

**LONGVIEW-KELSO HOME CONSORTIUM**



Prepared for  
City of Longview

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# City of Longview

## CONSOLIDATED HOUSING & COMMUNITY DEVELOPMENT PLAN

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# LONGVIEW-KELSO 2009-2013 CONSOLIDATED PLAN

## INTRODUCTION

### PURPOSE OF THE CONSOLIDATED PLAN

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) that large cities and all states must prepare in order to receive Federal monetary assistance from HUD Programs. The Plan is a comprehensive strategy developed by the community addressing the affordable housing and community development needs present within the community. Program goals are established by law and include:

- **Provision of decent, affordable housing**
- **Achieving a suitable living environment**
- **Expanding economic opportunity**

The Consolidated Plan will be used to implement the Community Development Block Grant (CDBG) and the HOME Investment Partnership (HOME). HOME funds are used in a variety of ways to stimulate the creation of affordable housing. CDBG funds may be used for a broad array of projects and activities, including:

- Housing
- Community Facilities
- Public (Works) Facilities
- Public Services
- Economic Development

All eligible projects and activities funded under CDBG and HOME must either:

- ⇒ Principally benefit low and moderate income persons and families, or
- ⇒ Prevent or eliminate slums and blighting influences, or
- ⇒ Address urgent needs (such as disaster recovery)

At least 70% of CDBG funds must be used to benefit low and moderate income households, while all HOME funds must be used to provide housing for low and moderate income households. This benefit can be direct (as in a low-interest loan to rehabilitate an owner-occupied home, or a person participating in a job training/placement program) or it may be indirect (such as a community facility that serves a low and moderate income neighborhood. For the Longview-Kelso Consortium, the eligible census tracts include Census Tracts 1.00, 3.00, 5.02, 6.01, 10.00 and 11.00. All HOME funds must benefit low and moderate income households. An outline of benefit requirements is provided below.

## FUNDING BENEFIT REQUIREMENTS

| Benefit Category  | CDBG   | HOME                  |
|---|--|-----------------------|
| <b>Low/Moderate Income Households</b> <ul style="list-style-type: none"> <li>▪ Area Benefit</li> <li>▪ Direct Benefit</li> </ul>                  | <b>70% (Minimum)</b> <ul style="list-style-type: none"> <li>▪ Low/Mod Census Tracts or Area Income Survey</li> <li>▪ Recipient Income Eligibility Screening</li> </ul> | <b>100% (Minimum)</b> |
| <b>Prevent/Eliminate Slum &amp; Blighted Areas</b> <ul style="list-style-type: none"> <li>▪ Areas to be designated by Council, per RCW</li> </ul> | <b>30% (Maximum)</b>   | (Not Applicable)      |
| <b>Urgent Need</b>  | <b>0 % (No Requirement)</b>  | (Not Applicable)      |

### ELEMENTS OF THE CONSOLIDATED PLAN

HUD requires a Consolidated Plan to contain the following elements:

#### **A. Housing & Homeless Needs Assessment**

An assessment of the community's housing needs projected for the five-year period. The housing needs assessment will focus on affordable housing needs, public housing needs, homeless needs, lead-based paint concerns, fair housing concerns, identification of barriers to affordable housing, and community and economic development needs.

#### **B. Housing Market Analysis**

Description of the significant characteristics of the local housing market, including supply, demand and condition and cost of housing, as well as the housing stock available to serve persons with disabilities and HIV/AIDS, and their families. Areas demonstrating concentrations of racial/ethnic minorities and/or low-income families are identified.

#### **C. Five-Year Strategic Plan**

Identifies priorities for meeting housing, community and economic development needs and identifies obstacles to meeting underserved needs. The Strategic Plan outlines anticipated activities and accomplishments over a specified timeline that will accomplish the strategy, including affordable housing, homelessness, other special needs and barriers to affordable housing. Non-housing needs, priorities, and activities that will assist in meeting the overall objectives are identified.

#### **D. Annual Action Plan**

A one-year list of activities the community will undertake to address priority needs and local objectives with anticipated program income and funds received during the next program year under the HOME, CDBG, and other HUD programs for meeting housing and community development objectives.

#### **E. Other Components of the Strategic Plan**

The five-year strategy also includes narratives on the following:

- Barriers to affordable housing
- Lead-based paint hazards
- Anti-poverty strategy
- Institutional structure
- Interagency coordination
- Public housing

## **PUBLIC PARTICIPATION**

### **Agency/Community Meetings**

To obtain input from the general public and from representatives of local housing, institutional, and community and economic development organizations, the City convened three focus groups and three community meetings to gather input on needs, priorities and activities to assist in meeting identified needs. Longview and Kelso City Councils each held workshops to establish general directions for the Plan. Public hearings were held before Longview and Kelso city councils to gather input on community development and housing needs. Four public hearings were held to gather input on 2009 project proposals. The recommendations from these various meetings have been incorporated into the final plan and were used in developing the Strategic Plan.

### **Public Hearings**

HUD encourages communities to provide its citizens with ample opportunities to engage in the preparation of the Consolidated Plan and in the oversight of plan implementation. Three focus group sessions were held with community agencies and interested private entities to gather ideas on housing, homeless and anti-poverty strategies. Two public hearings were held to gather input on community development and housing needs relevant to the Strategic Plan and the Annual Action Plan. A detailed schedule of all citizen input opportunities is outlined in the Citizen Participation Plan.

### **DEADLINE FOR SUBMISSION OF PLAN**

The City's Consolidated Plan is due to HUD on June 15, 2009.

### **COMMENTS & QUESTIONS**

Comments and questions regarding this Consolidated Housing and Community Development Plan or the HOME program are welcome. For more information, please contact:

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## EXECUTIVE SUMMARY

The City of Longview 2009-2013 Action Plan is designed to strategically implement federal programs which fund housing, community and economic development projects within the city. The action plan is for the first year of a five year 2009-2013 Consolidated Plan currently being developed which proposes strategies and activities to address identified community needs. The annual action plan will describe housing, community and economic objectives and activities to be funded by the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs for the next program year.

The overall goals of the housing, community and economic development programs covered by the Consolidated Plan are:

- 1. Retain and expand safe and affordable housing resources for extremely low, very low, and low-to-moderate income households.**
- 2. Promote economic prosperity so that low and moderate income persons have expanded opportunities to improve their standard of living and quality of life.**
- 3. Promote healthy, balanced neighborhoods through the provision of community facilities, infrastructure, public safety, affordable housing, recreational opportunities, and appropriate public services.**

Available resources to implement the Consolidated Plan for the 2009-2010 fiscal year are listed below, with specific project commitments identified for the 2009 Annual Action Plan.

|   | Allocated         | Resources         |
|---|-------------------|-------------------|
| <b>2009 CDBG Entitlement</b>  |                   | <b>\$366,663</b>  |
| <b>Community Facilities</b><br>Highlands Neighborhood Trail – Construct a 10’ wide, 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.<br>City of Longview Public Works Department | <b>\$ 238,331</b> | <b>\$ 113,685</b> |
| <b>Public Services</b><br>HELP Warehouse – Support food bank services to Longview residents<br>Lower Columbia Community Action Council  | <b>\$ 54,495</b>  |                   |
| General Administration & Planning (20%) @ \$73,333  |                   |                   |
| <b>CDBG Administration</b><br>Administration of the CDBG Program (15%)  | <b>\$ 54,999</b>  |                   |
| <b>Planning (5%)</b><br>Archie Anderson Park Master Plan – Develop a master plan for a park located within Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners.<br>City of Longview Parks & Recreation Department                       | <b>\$ 18,165</b>  | <b>\$ 1,835</b>   |
| <b>CDBG – American Recovery &amp; Investment Act</b>  |                   | <b>\$ 98,660</b>  |
| <b>Unobligated Economic Stimulus Funding</b>  | <b>\$ 98,660</b>  |                   |
| <b>Other Unobligated</b>  |                   |                   |
| <b>Roll-Over to 2010</b>  |                   | <b>\$ 9,547</b>   |
| <b>TOTAL CDBG</b>   | <b>\$ 464,650</b> | <b>\$ 590,390</b> |

| <b>2009 FUNDING RESOURCES</b>   |                   |                   |
|---|-------------------|-------------------|
| <b>HOME</b>   |                   |                   |
|   | <b>Allocated</b>  | <b>Resources</b>  |
| <b>2009 HOME Entitlement</b>  |                   | <b>\$ 385,358</b> |
| <b>Rental Rehabilitation</b>  |                   |                   |
| <u>Campus Towers</u> – Bath modifications for elderly safety & hygiene for 103 units<br>Campus Towers   | <b>\$ 74,154</b>  |                   |
| <b>Homeownership</b>  |                   |                   |
| <u>Building HOPE</u> (Kelso) – Acquisition, infrastructure, utility and construction permit costs for a single-family or multifamily lot. Demolition costs may be included.<br>Cowlitz Habitat for Humanity   | <b>\$ 40,000</b>  |                   |
| <u>Building HOPE</u> (Longview) – Acquisition, permits and infrastructure of 2-3 parcels of property to construct 2-3 homes for low income families. One lot may be multifamily. Demolition costs may be included.<br>Cowlitz County Habitat for Humanity | <b>\$ 120,000</b> |                   |
| <b>Tenant-Based Rental Assistance</b>   |                   |                   |
| <u>TBRA for Domestic Violence Survivors</u> – Provide rental assistance to 2 families/individuals for 15 months.<br>Kelso Housing Authority   | <b>\$ 13,830</b>  |                   |
| <u>TBRA for Drug Court Participants</u> – Provide rental assistance to 2 families/individuals for 15 months through Drug Court<br>Kelso Housing Authority   | <b>\$ 10,888</b>  |                   |
| <b>Community Housing Development Organization (CHODO)</b>   |                   |                   |
| Lower Columbia Community Action Council   | <b>\$ 57,804</b>  |                   |
| <b>Administration</b>   |                   |                   |
| Administration of the HOME program and TBRA administration.   | <b>\$ 38,536</b>  |                   |
| <b>Roll-Over to 2010</b>  | <b>\$ 30,146</b>  |                   |
| <b>TOTAL HOME</b>   | <b>\$ 385,358</b> | <b>\$ 385,358</b> |

| <b>HOME Allocation</b>                                |                   | <b>\$ 385,358</b> |
|---|-------------------|-------------------|
| Administration (10%)                                  | <b>\$ 38,536</b>  |                   |
| CHDO Set Aside (15%)                                  | <b>\$ 57,804</b>  |                   |
| Longview Base Allocation (75% of \$258,874 remaining) | <b>\$ 216,764</b> |                   |
| Kelso Base Allocation (25% of \$258,874 remaining)    | <b>\$ 72,254</b>  |                   |
| <b>TOTAL HOME</b>                                     | <b>\$ 385,358</b> | <b>\$ 385,358</b> |

|  |                   |
|--|-------------------|
| <b>CDBG Entitlement</b>                                    | <b>\$ 366,663</b> |
| <b>CDBG - American Recovery &amp; Investment Act</b>       | <b>98,660</b>     |
| <b>CDBG Program Income – Administration &amp; Planning</b> | <b>10,709</b>     |
| <b>CDBG Program Income – Main Entitlement Funding</b>      | <b>113,685</b>    |
| <b>HOME</b>  | <b>385,358</b>    |
| <b>TOTAL FEDERAL ENTITLEMENT RESOURCES</b>                 | <b>\$ 975,075</b> |

## FUNDING STRUCTURE

The City of Longview receives annual HUD allocations from the CDBG and HOME Programs. In FY 2009, it is anticipated that the city will receive approximately **\$366,663 in HUD CDBG** funds and **\$385,358 in HOME** dollars for affordable housing, community, and economic development, homeless prevention, and special needs assistance. HOME funds are shared with the City of Kelso in a partnership known as the Longview-Kelso HOME Consortium. Individual non-profit agencies and other entities must apply to the State of WA for HOPWA (for HIV/AIDS needs) and Emergency Support Grants (ESG) funds for homeless families and individuals.

The table below shows the anticipated funding structure for both HOME and CDBG funds on an annual basis. HOME funds are split between the two partnering cities of Longview and Kelso on the basis of population, as specified by local agreement.

Federal limits have been placed on the amount of funds expended in certain categories for both HOME and CDBG programs. These are statutory and may not be exceeded by the local jurisdiction; however, local governments may elect not to expend funds in a given category, or to fund any amounts up to the maximum percentage specified. These limits are:

- 15% for Public Services (CDBG)
- 20% for Planning & Administration (combined for CDBG)
- 10% for Administration (HOME)

Funds not obligated towards the maximum allowed may be used for housing or other eligible program activities.

### CDBG/HOME Annual Funding Matrix 2009

| Program                        | Anticipated Annual Allocation(1) | Administration & Planning         | CHDO            | Housing          | Public Services | Other Eligible Program Activities |
|--------------------------------|----------------------------------|-----------------------------------|-----------------|------------------|-----------------|-----------------------------------|
| <b>HOME - Longview</b>         | <b>\$385,358</b>                 | <b>\$38,536</b><br>(Admin Only)   | <b>\$57,804</b> | <b>\$216,764</b> | --              | --                                |
| Maximum/Cap                    | --                               | 10%                               | --              |                  | --              |                                   |
| Minimum                        |                                  |                                   | 15%             |                  |                 |                                   |
| Formula Share                  |                                  |                                   |                 | 75%              |                 |                                   |
|                                |                                  |                                   |                 |                  |                 |                                   |
| <b>HOME – Kelso</b>            | --                               | --                                | --              | <b>\$72,254</b>  | --              | --                                |
| Formula Share                  |                                  |                                   |                 | 25%              | --              |                                   |
|                                |                                  |                                   |                 |                  |                 |                                   |
|                                |                                  |                                   |                 |                  |                 |                                   |
| <b>CDBG</b>                    | <b>366,663</b>                   | <b>\$73,164</b>                   | --              | --               | <b>\$54,495</b> | <b>\$239,004</b>                  |
| <b>Local Cap Admin Only</b>    |                                  | <b>\$54,999</b><br>Administration | N/A             | --               | <b>15%</b>      | (2)                               |
| <b>Local Cap Planning Only</b> |                                  | <b>\$18,165</b><br>5% Planning    | N/A             |                  |                 | (2)                               |
| <b>TOTAL</b>                   | <b>\$752,021</b>                 | <b>\$111,700</b>                  | <b>\$57,804</b> | <b>\$289,018</b> | <b>\$54,495</b> | <b>\$239,004(2)</b>               |

Note: All figures rounded to nearest dollar. N/A = Not Applicable

- (1) Additional program funds may be on hand with availability of program income, de-obligated funds and/or unobligated funds.
- (2) Additional dollars/higher percentage of funds may be available for Housing or for Other Eligible Activities in circumstances where Administration, Planning & Administration, and/or Public Services budgets do not reach the maximum percentages allowed by federal or local caps.

**Estimate of Available Funds, Using 2008 as Base Year  
CDBG/HOME/Document Fee ~ Five Year Funding Matrix  
2009 - 2013**

| <b>Program</b>                                    | <b>Anticipated<br/>5 Year<br/>Allocation (2)</b> | <b>Administration<br/>&amp; Planning</b> | <b>CHDO</b>      | <b>Housing</b>     | <b>Public<br/>Services</b> | <b>CDBG Eligible<br/>Activities</b> |
|---|--|--|------------------|--------------------|----------------------------|-------------------------------------|
| <b>HOME-<br/>Longview</b>                         | \$1,402,229(1)                                   | \$172,582                                | \$258,873        | \$970,774          | <b>N/A</b>                 | <b>N/A</b>                          |
| Maximum/Cap                                       | <b>N/A</b>                                       | 10%                                      | <b>N/A</b>       |                    | <b>N/A</b>                 | <b>N/A</b>                          |
| Minimum   |  |  | 15%              |                    |                            |                                     |
| Formula Share                                     |  |  |                  | 75%                |                            |                                     |
|   |  |  |                  |                    |                            |                                     |
| HOME-Kelso  | \$323,591  | <b>N/A</b>                               | <b>N/A</b>       | \$323,591          | <b>N/A</b>                 | <b>N/A</b>                          |
| Formula Share                                     |  |  |                  | 25%                |                            |                                     |
|   |  |  |                  |                    |                            |                                     |
| <b>CDBG</b>                                       | \$1,816,520                                      | <b>N/A</b>                               | <b>N/A</b>       | <b>N/A</b>         | \$272,478                  | \$1,180,738                         |
| <b>Local Cap<br/>Admin Only</b>                   |  | \$181,652<br>10% Admin.                  | <b>N/A</b>       | <b>N/A</b>         |                            | (3)                                 |
| <b>Local Cap<br/>Planning Only</b>                |  | \$181,652<br>10% Planning                | <b>N/A</b>       |                    |                            | (3)                                 |
| Federal Cap/<br>Maximum                           |  | (\$363,304)<br>20% Admin & Plng          | <b>N/A</b>       |                    | 15%                        |                                     |
| <b>TOTAL<br/>ENTITLEMENTS</b>                     | \$3,542,340                                      | \$535,886                                | \$258,873        | \$1,294,365        | \$272,478                  | \$1,180,738                         |
|   |  |  |                  |                    |                            |                                     |
| Document Fee -<br>Longview (4)                    | \$257,060  | <b>N/A</b>                               | <b>N/A</b>       | \$257,060          | <b>N/A</b>                 | <b>N/A</b>                          |
| Document Fee -<br>Kelso (4)                       | \$78,455   | <b>N/A</b>                               | <b>N/A</b>       | \$78,455           | <b>N/A</b>                 | <b>N/A</b>                          |
| Neighborhood<br>Stabilization<br>Program–Kelso(5) | \$410,000  | \$41,000                                 | <b>N/A</b>       | <b>N/A</b>         | <b>N/A</b>                 | \$369,000                           |
|   |  |  |                  |                    |                            |                                     |
| <b>KELSO TOTAL:</b>                               | <b>\$812,046</b>                                 | <b>\$41,000</b>                          | <b>N/A</b>       | <b>\$402,046</b>   | <b>N/A</b>                 | <b>\$369,000</b>                    |
| <b>LONGVIEW TOTAL:</b>                            | <b>\$3,475,809</b>                               | <b>\$535,886</b>                         | <b>\$258,873</b> | <b>\$1,227,834</b> | <b>\$272,478</b>           | <b>\$1,180,738</b>                  |
| <b>GRAND TOTAL</b>                                | <b>\$4,287,855</b>                               | <b>\$576,886</b>                         | <b>\$258,873</b> | <b>\$1,629,880</b> | <b>\$272,478</b>           | <b>\$1,549,738</b>                  |

Note: All figures rounded to nearest dollar. N/A = Not Applicable

- (1) City of Longview is lead partner and receives 100% of entitlement for distribution to Longview and Kelso, combined.
- (2) Additional program funds may be on hand with availability of program income, de-obligated funds and/or unobligated funds.
- (3) Additional dollars/higher percentage of funds may be available for Housing or for Other Eligible Activities in circumstances where Administration, Planning & Administration, and/or Public Services budgets do not reach the maximum percentages allowed by federal or local caps.
- (4) Document Recording Fees are collected locally, as mandated by state law, and distributed to local governments by formula. Funds may be used for housing people earning  $\leq$ 50% AMI. Estimate of funds available is an annual average based on the amount collected since the program began in June 2002.
- (5) Neighborhood Stabilization Program is a one-time allocation from HUD to Kelso, specifically to address the impact of foreclosures on community vitality. Funds must be applied for; approval is pending at this time.

## **FUNDING & PROGRAM FOCUS**

There are four types of housing programs offered through HOME funding within the Longview-Kelso Consortium. These are:

- **HOME Buyer** – Development of affordable housing suitable for first-time home buyers
- **HOME Rehab** – Renovation of existing stock to return to inventory as owner-occupied units or to assist homeowners with renovation needs
- **Tenant-Based Rental Assistance** – Direct assistance (vouchers) for cost-burdened rental households. Cost burdened households are those spending more than 30% of their gross income for housing-related costs (including utilities), based on the applicable HUD Fair Market Rents established for Cowlitz County.
- **New Rental & Rental Rehabilitation** – Provision of affordable rental housing through development or renovation of existing stock

The funding levels for housing activities outlined below are percentages that reflect each city's general priorities. The City of Longview decided in 2009 to expand previous program focus on homeownership to add an emphasis on rental assistance to cost-burdened households. The City of Kelso has emphasized rental assistance and transitional housing, particularly for special needs populations, over the past several years. Additional emphasis will be placed on promoting homeownership opportunities over the next five years. This is aimed at improving neighborhood appearance, renovating abandoned buildings, promoting re-occupancy of foreclosed housing units, and overall neighborhood revitalization.

General funding guidelines for housing programs over the five-year period are listed below. These are not intended as threshold requirements. They serve as a general framework to guide project approval decisions and to assist in projecting housing accomplishments over the next five years as required by HUD.

### **Longview**

- 50% Owner-Occupied Housing Programs
- 50% Rental Housing Programs

### **Kelso**

- 70% Owner-Occupied Housing Programs
- 30% Rental Housing Programs

The CDBG program allows a variety of eligible activities. These apply only to the City of Longview. Results from the 2000 Census qualified the Longview/Kelso area as a newly designated Metropolitan Area, which qualified the City of Longview as an entitlement (formula) recipient of CDBG funds. The City of Kelso may apply annually to the State of Washington for competitive CDBG funds, for single purpose projects. As an entitlement, Longview may select several program activities in any given year.

## CDBG & HOME Eligible Program Activities

| Activity                    | CDBG – Longview Only  | HOME – Kelso/Longview   |
|-----------------------------|---|---|
| <b>Administration</b>       | <ul style="list-style-type: none"> <li>▪ Administration &amp; Planning</li> <li>▪ Project Planning</li> <li>▪ Development of Codes &amp; Ordinances</li> <li>▪ Comprehensive, Functional &amp; Area Plans</li> <li>▪ Capital Improvement Plans</li> </ul>   | <b>Administration Only</b>  |
| <b>Housing</b>              | <ul style="list-style-type: none"> <li>▪ Housing Rehabilitation (Owner/Rental)</li> <li>▪ Housing Construction (with restrictions)</li> <li>▪ Homeownership Assistance</li> </ul>   | <ul style="list-style-type: none"> <li>▪ Housing Rehabilitation (Owner/Rental)</li> <li>▪ Homebuyer/Homeownership Assistance</li> <li>▪ Housing Construction (Owner/Rental)</li> <li>▪ TBRA (Tenant-Based Rental Assistance)</li> </ul> |
| <b>Public Facilities</b>    | <ul style="list-style-type: none"> <li>▪ Water &amp; Sewer Improvements</li> <li>▪ Flood &amp; Drainage Facilities</li> <li>▪ Solid Waste Disposal</li> <li>▪ Streets &amp; Sidewalks</li> <li>▪ Fire Facilities &amp; Equipment</li> <li>▪ Shelters for Special Needs Populations</li> </ul>     |   |
| <b>Community Facilities</b> | <ul style="list-style-type: none"> <li>▪ Parks &amp; Recreation</li> <li>▪ Open Space</li> <li>▪ Historic Preservation</li> <li>▪ Community Centers</li> </ul>  |   |
| <b>Economic Development</b> | <ul style="list-style-type: none"> <li>▪ Micro-Enterprise Assistance</li> <li>▪ Real Property Equipment &amp; Improvements</li> <li>▪ Buildings &amp; Renovations</li> <li>▪ Services (admin, job placement, training)</li> </ul>   |   |
| <b>Public Services</b>      | <ul style="list-style-type: none"> <li>▪ Employment</li> <li>▪ Crime Prevention</li> <li>▪ Child &amp; Health Care &amp; Substance Abuse</li> <li>▪ Education &amp; Fair Housing Counseling</li> <li>▪ Energy Conservation</li> </ul>   |   |
| <b>Other</b>                | <ul style="list-style-type: none"> <li>▪ Acquisition &amp; Disposition of Real Property</li> <li>▪ Removal of Architectural Barriers</li> <li>▪ Code Enforcement &amp; Demolition</li> <li>▪ Relocation Assist./Loss of Rental Income</li> <li>▪ Payment of Non-Federal Matching Share</li> </ul> |   |

A description of activities funded within the 2009 Annual Action Plan is provided below:

|   |                 |
|---|-----------------|
| <b>2009 Kelso HOME Program Activities</b> | <b>\$72,254</b> |
|---|-----------------|

### **Building HOPE**

Acquisition, infrastructure, utility and construction permit costs for a single-family or multifamily lot. Demolition costs may be included.

Cowlitz Habitat for Humanity

**\$40,000**

### **Tenant Based Rental Assistance for Drug Court Participants**

Provide transitional rental assistance to at least 2 individuals/families enrolled in the Cowlitz Drug Court Rehabilitation Program over a 15-month period.

Kelso Housing Authority

**\$10,888**

**Tenant Based Rental Assistance for Domestic Violence Survivors**

Provide transitional rental assistance to at least 2 families referred through the Emergency Support Shelter over a 15-month period

Kelso Housing Authority

**\$13,830**

**2010 Roll-Over**

Carry forward unallocated funds.

**\$7,536**

|  |                  |
|--|------------------|
| <b>2009 Longview HOME Program Activities</b> | <b>\$313,104</b> |
|--|------------------|

**Building HOPE**

Acquisition, permits and infrastructure of 2-3 parcels of property to construct 2-3 homes for low income families. One lot may be multifamily. Demolition costs may be included.

Cowlitz County Habitat

**\$120,000.00**

**Campus Towers**

Bath modifications for elderly safety & hygiene for 103 units

Campus Towers

**\$74,154**

**CHDO Set-Aside (15%)**

Lower Columbia Community Action Council

**\$57,804**

**Administration**

Administration of the HOME program and TBRA administration

**\$38,536**

**2010 Roll-Over**

Carry forward unallocated funds.

**\$22,610**

|  |                  |
|--|------------------|
| <b>2009 Longview CDBG Program Activities</b> | <b>\$366,663</b> |
| <b>CDBG – American Recovery Act</b>          | <b>98,660</b>    |
| <b>CDBG Program Income</b>                   | <b>124,394</b>   |
| <b>TOTAL</b>                                 | <b>\$589,717</b> |

**Highlands Neighborhood Trail**

Construct a 10' wide, 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.

City of Longview Public Works Department

**\$352,016**

**HELP Warehouse**

Support food bank services to Longview residents

Lower Columbia Community Action Council

**\$54,495**

**Archie Anderson Park Master Plan**

Develop a master plan for a park located within the Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners.

City of Longview Parks & Recreation Department

**\$20,000**

**Administration**

CDBG Administration (15%)

**\$54,999**

**2010 Roll-Over**

Carry forward unallocated funds.

**\$9,547**

**American Recovery & Investment Act**

Unobligated

**\$98,660**

## ELIGIBLE CENSUS TRACTS

A map on page 17 shows “Eligible Census Tracts.” Within these shaded areas CDBG funds may be expended on an “Area Benefit” basis. An eligible census tract is one in which a majority of residents have incomes below 80% of the Area Median Income (AMI). While area median income is reviewed and established annually, eligible census tracts are determined every ten years through the U.S. Census in a special tabulation conducted for the U.S. Department of Housing and Urban Development. Activities funded under the CDBG Program which serve the residents of an “eligible census tract” do not have to follow detailed, stringent income documentation rules to demonstrate compliance with the federal program objectives. Recipients of CDBG funding must demonstrate over a one, two or three-year period that at least 70% of funds expended are used to benefit low and moderate income persons or households. A CDBG activity designed to benefit residents of an eligible area meets this threshold requirement. Eligible census tracts are also shown for Kelso, although the city is not a CDBG entitlement. This is because there are other federal and state programs which use this designation to determine eligibility.

Benefits associated within “eligible census tracts” include:

- ❑ Simplified compliance with low/moderate income benefit requirements under CDBG;
- ❑ SBA “HUB” Zone status, which often coincides with “eligible census tracts,” assigns preference to contractors and companies doing business with the federal government when they are located within a HUB Zone or a majority of employees live within the zone;
- ❑ Low Income Housing Tax Credits often overlap with “eligible census tract” designation. This program provides a significant tax advantage to developers of low-income housing;
- ❑ Washington State Housing Finance Authority offers financing for first time homebuyers who qualify on the basis of income. In certain census tracts, additional programs are offered, or program restrictions are loosened. For example:
  - Eligibility for any homebuyer (not just “first time”)
  - Special programs for households with a disabled family member
  - Second mortgage assistance
  - Special homeownership programs for teachers

“Direct benefit” activities are those which may be carried out in any location. Documentation must be provided to insure that each program participant meets the income thresholds for low and moderate income benefit. Examples of these activities include housing rehabilitation and any public service, such as job placement and training.

# HOUSING & HOMELESS NEEDS ASSESSMENT

## HOUSING NEEDS ASSESSMENT

The Housing needs Assessment describes the estimated housing needs during the five-year period covered by the Consolidated Plan. The assessment is developed through a review of data from the most recent Census, U.S. Department of Housing and Urban Development (HUD), State of Washington, reports from local government and area service providers, and consultations with area agencies and providers having an interest in local housing and community development efforts.

### Categories of Persons Affected

An estimate of the number and types of families and individuals in need of housing assistance is a core component of the consolidated plan. An analysis of groups is made based upon income, family size, and persons with special needs, including disabilities. Terms and categories used in this analysis are described below.

### INCOME DEFINITIONS

**Extremely Low-Income** – Those households earning less than 30% of the Median Family Income (MFI). (Median family income is evaluated and guidelines are issued on an annual, countywide basis.)

**Very Low Income** – Those households with earnings between 31% and 50% of the MFI.

**Low-Income** – Households with earnings that do not exceed 50% of the MFI.

**Low to Moderate Income** – Households earning 80% or less of area MFI.

**Moderate Income** – Households whose income does not exceed 80% of the MFI.

**Middle-Income** – Households earning between 80% and 120% of the area MFI.

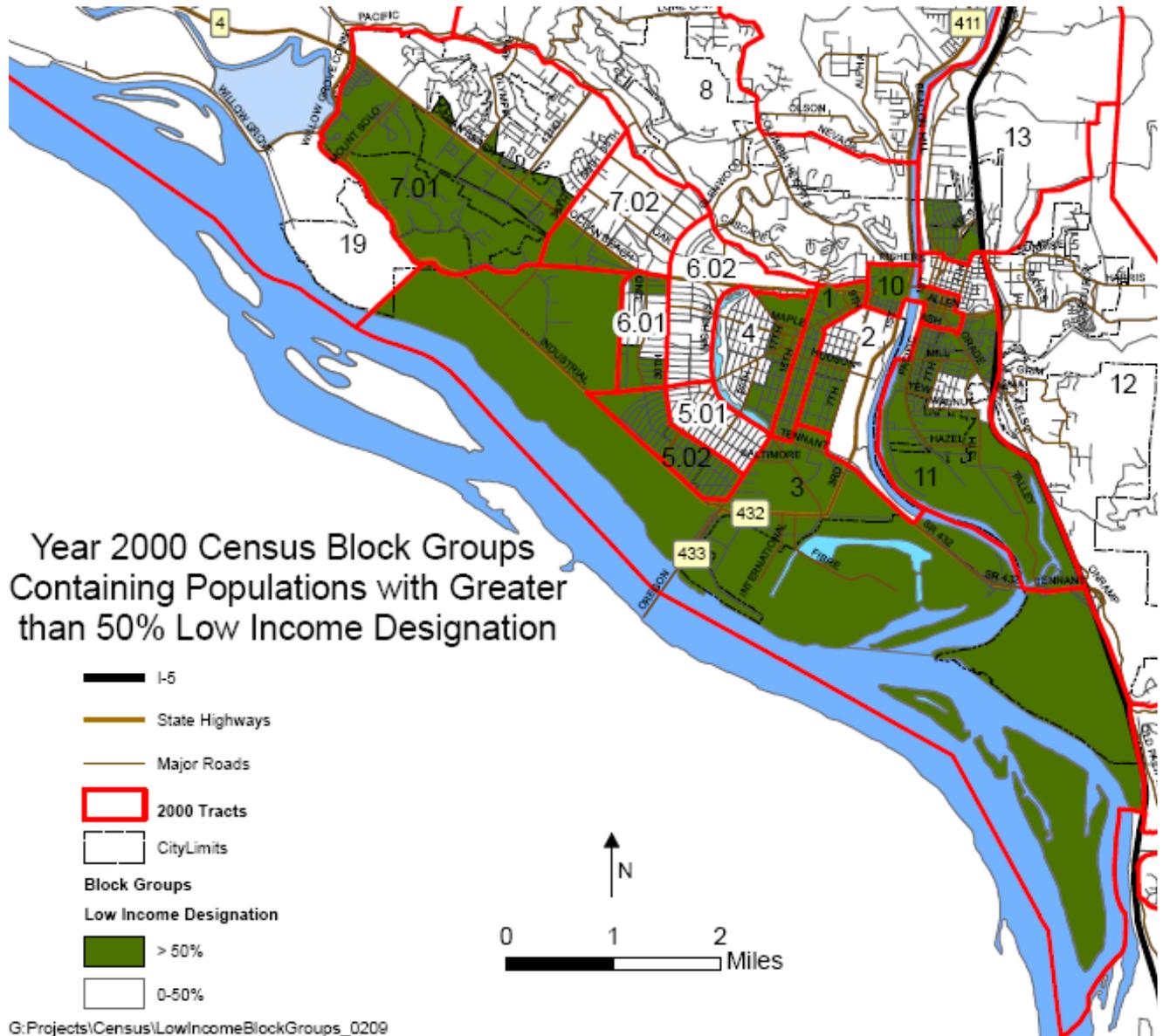
### FY 2009 HUD CDBG/HOME Income Limits – Cowlitz County Median Family Income: \$57,800

| Household Size | Extremely Low-Income (30% MFI) | Very Low Income (50% MFI) | HOME (60% MFI) | Low-Income (80% MFI) |
|----------------|--------------------------------|---------------------------|----------------|----------------------|
| 1 Person       | \$12,150                       | \$20,250                  | \$24,300       | \$32,400             |
| 2 Person       | \$13,900                       | \$23,100                  | \$27,720       | \$37,000             |
| 3 Person       | \$15,600                       | \$26,000                  | \$31,200       | \$41,650             |
| 4 Person       | \$17,350                       | \$28,900                  | \$34,680       | \$46,250             |
| 5 Person       | \$18,750                       | \$31,200                  | \$37,440       | \$49,950             |
| 6 Person       | \$20,150                       | \$33,500                  | \$40,200       | \$53,650             |
| 7 Person       | \$21,500                       | \$35,850                  | \$43,020       | \$57,350             |
| 8 Person       | \$22,900                       | \$38,150                  | \$45,780       | \$61,050             |

Source: U.S. Department of Housing & Urban Development (HUD)

## INCOME ELIGIBLE AREAS

The map below indicates areas within the Longview-Kelso HOME Consortium that are eligible for federal funds on the basis of income. The Census block groups shown in green are those neighborhoods where 51% or more of all households earn less than 80% of the area median income. This standard equates to a 2009 annual income of \$57,800 or less for a family of four.



The Downtown District, Tenant Way, Highlands, 3<sup>rd</sup> and Broadway, and Olympic West neighborhoods are all income eligible, though there are some portions of Olympic West which do not qualify for area-wide projects. Much of Kelso also qualifies outright for area-wide benefit, including West Kelso, North Kelso, and South Kelso. Activities that directly benefit individual households may be undertaken in any area, provided household income meets HUD guidelines.

The census block groups that are shaded as income-eligible areas on the preceding map are listed in the table below:

**Income-Eligible Block Groups**

| <b>Census Tract</b> | <b>Census Block Group</b> | <b>Percent Low/Moderate Income</b> |
|---------------------|---------------------------|------------------------------------|
| 1.00                | 1                         | 66.7%                              |
| 2.00                | 3                         | 67.1%                              |
|                     | 4                         | 62.7%                              |
| 3.00                | 1                         | 71.4%                              |
| 4.00                | 1                         | 71.2%                              |
|                     | 5                         | 61.5%                              |
| 5.02                | 1                         | 81.6%                              |
|                     | 2                         | 79.9%                              |
|                     | 3                         | 65.9%                              |
| 6.01                | 1                         | 86.5%                              |
|                     | 3                         | 65.1%                              |
| 7.01                | 4                         | 52.6%                              |
|                     | 5                         | 66.3%                              |
| 7.02                | 3                         | 64.7%                              |
| 10.00               | 1                         | 75.6%                              |
|                     | 2                         | 72.9%                              |
| 11.00               | 3                         | 56.1%                              |
|                     | 4                         | 69.1%                              |
|                     | 5                         | 60.3%                              |
|                     | 7                         | 62.0%                              |
| 12.00               | 3                         | 100.0%                             |
| 13.00               | 1                         | 72.8%                              |
|                     | 2                         | 61.3%                              |
|                     | 3                         | 65.3%                              |
|                     | 4                         | 51.2%                              |

*Source: U.S. Census; WA State Dept. Community, Trade & Economic Development*

**Poverty Level Family** – Family with an income below the poverty line established annually by the U.S. Office of Management and Budget (OMB).

**2009 Poverty Guidelines for the  
48 Contiguous States and the District of Columbia**

| Persons in Family   | Poverty Guideline |
|---|-------------------|
| 1   | \$20,250          |
| 2   | \$23,100          |
| 3   | \$26,000          |
| 4   | \$28,900          |
| 5   | \$31,200          |
| 6   | \$33,500          |
| 7   | \$35,850          |
| 8   | \$38,150          |
| For families with more than 8 persons, add<br>\$3,740 for each additional person. |                   |

*Source: U.S. Department of Health & Human Services, 2009*

**Cost Burden** – The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data from the U.S. Census Bureau. Severe cost burden are housing costs (including utility costs) exceeding 50% of gross income.

**HOUSEHOLD TYPE DEFINITIONS**

**Elderly Household** – A one or two person household in which the head of the household or spouse is at least 62 years of age..

**Small Related Family** – A household of 2 to 4 persons that includes at least one person related to the household by blood, marriage, or adoption.

**Large Related Family** – A household of 5 or more persons that includes at least one person related to the householder by blood, marriage, or adoption.

**Other Household** – A household of one or more persons that does not meet the definition of a small related, large related, elderly or special population household. This category includes all household with only unrelated individuals present, except those qualifying as elderly or special population households.

**Special Needs Populations** – A household of one or more persons that includes persons that have mobility impairments or disabilities (i.e., mental, physical, developmental, persons with HIV/AIDS and their families) or person with alcohol or other drug addiction that may require housing with supportive services.

**Disabled** – A person who is determined to have a physical, mental or emotional impairment that

- Expected to be of long-continued and indefinite duration;
- Substantially impedes ability to live independently; and,
- Of such a nature that the disability could be improved by more suitable housing conditions; OR,
- A developmental disability as defined by the Developmental Disabilities Assistance and Bill of Rights Act; or,

- Surviving member(s) of any family living in an assisted unit with a family member who had a disability at the time of death

**Homeless** – A person/family who is not imprisoned or otherwise detained, who lacks a fixed, regular and adequate nighttime residence; or, having a primary nighttime residence that is:

- A supervised public or private shelter designed for temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or,
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Examples of homeless populations include, but are not limited to:

- Severely mentally ill (only)
- Alcohol/drug addicted (only)
- Severely mentally ill and alcohol/drug addicted (dually diagnosed)
- Fleeing domestic violence
- Youth
- Persons with HIV/AIDS

## HOUSING CONDITION DEFINITIONS

**Overcrowding** – A housing unit containing more than one person per room, as defined by the U.S. Census Bureau.

**Substandard Housing Unit** – A unit which is dilapidated, which may be characterized by the following:

- Does not have operable indoor plumbing or lacks one or more plumbing facilities
- Does not have electricity or has unsafe or inadequate electrical service
- Does not have a safe or adequate source of heat
- Lacks complete kitchen facilities, or
- Declared unfit for habitation by an agency or unit of government.

**Dilapidated Housing Unit** – A housing unit which does not provide safe and adequate shelter and in its current condition endangers the health, safety, or well-being of a family; or one which has one or more critical defects sufficient to require considerable repair or rebuilding.

**Substandard Building** - Any building or portion thereof or the premises on which the same is located, in which there exists any of the conditions listed in LMC [16.32.465](#) through 16.32.530 to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof. (Ord. 1391 § 1, 1968; Ord. 1131 § 1, 1962).

Substandard buildings will be either Reconstruction or Rehabilitated based upon the following criteria:

Rehabilitation:

- Housing – Rehabilitation will not exceed \$50,000 or 50% of the Assessed Building Valuation, whichever is greater.
- Commercial and Industrial – Rehabilitation will not exceed \$250,000 or 50% of the Assessed Building Value, whichever is greater.

Reconstruction:

- Housing – Reconstruction will exceed \$50,000 or 50% of the Assessed Building Valuation, whichever is greater.
- Commercial and Industrial – Rehabilitation will exceed \$250,000 or 50% of the Assessed Building Value, whichever is greater.

## COMMUNITY & NEIGHBORHOOD PROFILE

This analysis of housing needs begins with an overview of the characteristics of the population, followed by an examination of housing conditions, by census tract and neighborhood. This analysis focuses upon census tracts which have a majority of low and moderate income residents (see map, page 2). For the Longview-Kelso Consortium, the eligible census tracts include Census Tracts 1.00, 3.00, 5.02, 6.01, 10.00 and 11.00 and are highlighted below.

As is evident from the data displayed below, households living in the highlighted areas earn significantly less income than the urban area as a whole. It is interesting that while downtown (1.00) has about the same proportion of residents living below poverty as does the Highlands (5.02); Highlands residents are actually much poorer, on the whole, because their median family income is only half of the county's median income. This is also true of Tennant Way (3.00) and West Main (10.00) in Kelso.

### Income & Household Characteristics by Census Tract

| Census Tract | Tract Pop. | Number Of Families | Number of Households | Percent Minority | Percent of Median Family Income | Median Family Income | Percent Below Poverty |
|--------------|------------|--------------------|----------------------|------------------|---------------------------------|----------------------|-----------------------|
| 1.00         | 194        | 41                 | 134                  | 16.5             | 88.03                           | \$48,152             | 34.34                 |
| 2.00         | 3,669      | 582                | 1,348                | 13.9             | 77.47                           | \$42,376             | 23.70                 |
| 3.00         | 868        | 211                | 436                  | 24.5             | 55.29                           | \$30,244             | 28.08                 |
| 4.00         | 3,705      | 894                | 2,015                | 7.3              | 97.17                           | \$49,870             | 11.45                 |
| 5.01         | 2,810      | 787                | 1,138                | 9.6              | 97.11                           | \$53,119             | 12.51                 |
| 5.02         | 4,509      | 1,094              | 1,486                | 24.3             | 49.98                           | \$27,339             | 34.06                 |
| 6.01         | 3,782      | 923                | 1,592                | 18.1             | 64.42                           | \$35,238             | 31.78                 |
| 6.02         | 3,083      | 957                | 1,340                | 6.4              | 117.92                          | \$64,502             | 7.63                  |
| 7.01         | 7,952      | 2,179              | 3,056                | 12.4             | 92.65                           | \$50,652             | 15.85                 |
| 7.02         | 2,984      | 876                | 1,063                | 9.4              | 103.98                          | \$56,877             | 5.37                  |
| 8.00         | 6,483      | 1,987              | 2,454                | 6.9              | 136.32                          | \$74,567             | 2.62                  |
| 9.00         | 5,873      | 1,672              | 2,127                | 6.2              | 116.20                          | \$63,561             | 10.93                 |
| 10.00        | 1,336      | 268                | 634                  | 10.9             | 50.35                           | \$27,541             | 25.66                 |
| 11.00        | 5,765      | 1,450              | 2,220                | 15.0             | 75.23                           | \$41,151             | 25.79                 |
| 12.00        | 4,017      | 1,183              | 1,578                | 5.9              | 110.92                          | \$60,673             | 8.67                  |
| 13.00        | 3,570      | 960                | 1,282                | 13.1             | 81.47                           | \$44,564             | 15.34                 |

Source: Federal Financial Institution Examination Council (FFIEC), 2008 Estimates

Data shown in the table below indicate that these low-income census tracts generally have much lower levels of homeownership, with the majority of properties owned by absentee landlords. Downtown Longview (1.00) has the highest rate of rental occupied units and the highest rate of rental vacancies, which is not surprising given that most structures are retail on the ground floor, with upper stories used as residential, storage, office space, or are currently vacant. West Kelso (10.00) has the next highest rate of rental occupants, at 73% of all units, while the Highlands (5.02) and Olympic West (6.01) follow with more than half of all properties being renter-occupied.

Very high vacancy rates are also seen in the Highlands, Olympic West, West Main (Kelso) and the South Kelso area. High vacancy rates are part of vicious cycle created by disinvestment, property neglect, an increase in substandard housing units and depressed property values. These physically deteriorated neighborhoods tend to create a haven for illegal and illicit activities that compound the downward spiral of many low-income neighborhoods. While this dynamic may keep an area more "affordable" to low income households, it has a chilling effect

on community vitality, by increasing social isolation and perpetuating the cycle of family poverty. These dynamics tend to concentrate crime, poverty and lower income, minority populations within certain neighborhoods or areas. Breaking this cycle is a core tenet of neighborhood revitalization and creating healthier communities.

### Tenure by Census Tract

| Tract | Owner Occupied Units | %    | Renter Occupied Units | %    | % Vacant |
|-------|----------------------|------|-----------------------|------|----------|
| 1.00  | 6                    | 3.6  | 128                   | 76.2 | 20.2     |
| 2.00  | 282                  | 18.8 | 1,099                 | 73.3 | 7.9      |
| 3.00  | 324                  | 66.8 | 82                    | 16.9 | 16.3     |
| 4.00  | 752                  | 34.1 | 1,257                 | 57.0 | 8.9      |
| 5.01  | 875                  | 72.6 | 259                   | 21.5 | 5.9      |
| 5.02  | 528                  | 31.9 | 958                   | 58.0 | 10.1     |
| 6.01  | 639                  | 36.0 | 955                   | 53.8 | 10.2     |
| 6.02  | 1,173                | 84.9 | 158                   | 11.4 | 3.7      |
| 7.01  | 1,920                | 58.9 | 1,131                 | 34.7 | 6.4      |
| 7.02  | 852                  | 76.8 | 217                   | 19.6 | 3.6      |
| 8.00  | 2,199                | 87.1 | 236                   | 9.4  | 3.5      |
| 9.00  | 1,733                | 77.3 | 369                   | 16.5 | 6.2      |
| 10.00 | 131                  | 17.7 | 544                   | 73.4 | 8.9      |
| 11.00 | 1,124                | 45.6 | 1,104                 | 44.8 | 9.6      |
| 12.00 | 1,276                | 76.5 | 308                   | 18.5 | 5.0      |
| 13.00 | 1,416                | 50.8 | 576                   | 40.7 | 8.6      |

Source: Federal Financial Institution Examination Council (FFIEC), 2008 Estimates; CWCOG

Substandard housing is generally measured by overcrowding, lacking plumbing and/or kitchen facilities, and lacking adequate heating. Units without a heating source are not a significant problem. Units built prior to 1970 present the potential need for lead-based paint abatement, which is concentrated in Downtown, the Highlands, and West Main (Kelso). Overcrowding is significant in Tenant Way, the Highlands and West Kelso. Plumbing problems are greater in Olympic West and West Kelso. Residents in all income-eligible census tracts have a high dependence on public transit.

### Housing Conditions ~ Selected Characteristics

| Census Tract | Percent Over-Crowded | Lacks Some Plumbing | % Units Pre-1970 | % Households w/o Vehicle |
|--------------|----------------------|---------------------|------------------|--------------------------|
| 1.00         | 7.5                  | 0.0                 | 95.3             | 42.5                     |
| 2.00         | 7.2                  | 0.8                 | 61.8             | 19.0                     |
| 3.00         | 13.3                 | 0.0                 | 41.7             | 19.7                     |
| 4.00         | 3.1                  | 0.4                 | 10.4             | 17.5                     |
| 5.01         | 3.6                  | 0.4                 | 95.9             | 4.1                      |
| 5.02         | 14.1                 | 0.8                 | 83.2             | 16.8                     |
| 6.01         | 6.6                  | 3.0                 | 51.3             | 16.6                     |
| 6.02         | 0.5                  | 0.0                 | 86.4             | 2.3                      |
| 7.01         | 3.3                  | 1.1                 | 21.5             | 5.5                      |
| 7.02         | 1.5                  | 1.4                 | 61.1             | 1.4                      |
| 8.00         | 1.2                  | 0.0                 | 61.3             | 2.5                      |
| 9.00         | 2.8                  | 1.7                 | 40.9             | 2.0                      |
| 10.00        | 10.7                 | 2.5                 | 83.0             | 25.9                     |
| 11.00        | 5.0                  | 1.5                 | 77.2             | 10.9                     |
| 12.00        | 3.6                  | 0.9                 | 16.6             | 2.9                      |
| 13.00        | 6.1                  | 0.0                 | 19.4             | 8.4                      |

Source: 2000 Census

## Summary of Key Data Points

A summary of key data points for income-eligible census tracts is shown below. One-third of all the households living in census tracts 1.00 (Downtown), 5.02 (Highlands) and 6.01 (Olympic) are living below the federal poverty rate. A significant number of households within these tracts are also dependent upon public transit or other means of transportation.

An extremely high housing vacancy rate exists in census tract 1.00, which is largely due to the fact that it consists of the Downtown Business District, where buildings often have vacant upper floors above retail. Census tracts 3.00 (Tennant Way), 5.02 (Highlands) and 6.01 (Olympic) had housing vacancy rates above 10% in 2000. These areas also have high rates of rental occupancy. Most eligible tracts have a high potential for lead-based paint issues, with more than 50% of their housing units built before 1970. Overcrowding is evident in census tracts 3.00 (Tennant Way), 5.02 (Highlands) and 10.00 (West Kelso).

### Income & Housing Data Summary

| Eligible Census Tract | Poverty Rate Over 30% | Housing Vacancy Above 10% | Rental Occ. Over 50% | 10%+Over-Crowded Units | 50% & Up Pre-1970 Units (Lead Paint) | Households Over 15% w/o Vehicle |
|-----------------------|-----------------------|---------------------------|----------------------|------------------------|--------------------------------------|---------------------------------|
| 1.00                  | X                     | X                         | X                    |                        | X                                    | X                               |
| 3.00                  | x                     | X                         |                      | X                      | x                                    | X                               |
| 5.02                  | X                     | X                         | X                    | X                      | X                                    | X                               |
| 6.01                  | X                     | X                         | X                    |                        | X                                    | X                               |
| 10.00                 | x                     | x                         | X                    | X                      | X                                    | X                               |
| 11.00                 | x                     | X                         | X                    | x                      | X                                    |                                 |

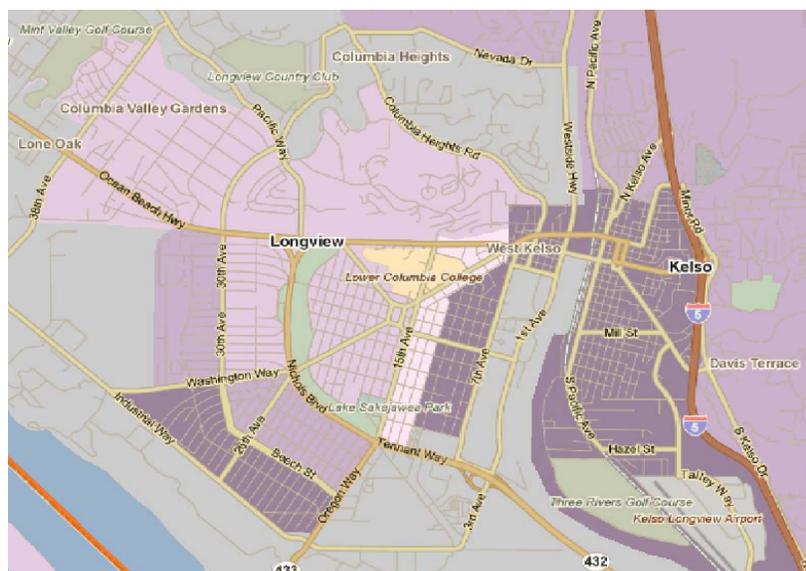
**X= Meets or exceeds selected indicator**

**x= Approximates selected indicator**

Source: Census 2000; CWCOG

As mentioned in the Housing Market Analysis, many areas of Kelso are of concern due to foreclosure risk because of high-cost subprime loans, high housing vacancy rates, and current foreclosure rates. The higher the risk, the darker the area is shaded on the map below (available at [www.policymap.com](http://www.policymap.com); see larger version of map in the Housing Market Analysis).

### 2008 - Areas of Predicted Foreclosure over 18 Months



Source: [www.policymap.com](http://www.policymap.com)

Because of this, Kelso has qualified for \$410,000 in Neighborhood Stabilization Program funds to assist in addressing the downward spiral of housing prices caused by vacant properties and high foreclosure rates. It is evident that West Main (10.00) North Kelso (11.00) and South Kelso (11.00) have already been significantly impacted by the fall of the housing and financial markets.

The chart on the following page represents a vulnerability analysis of neighborhoods within Longview. It indicates that the three areas of greatest need, based on 2000 Census data, are the 3<sup>rd</sup> & Broadway area, the Highlands community, and Olympic West. (This analysis was not conducted for Kelso neighborhoods.)

In this analysis, indicators of neighborhood stability and neighborhood concern were selected from census data. These variables were assigned values, with "1" representing a variable that is associated with stability, and "9" assigned to potential indicators of concern. The neighborhood with the highest median income, for example, received a score of "1". If a variable is a positive or desirable indicator, the neighborhood where this dominates was given a lower score. If a variable is one of concern, the neighborhood where this factor dominates was given a high score, based on its original rank within the nine neighborhoods examined. Other variables could be used to arrive at a neighborhood vitality score.

The chart on the following page is color-coded to indicate the degree of concern, as shown below:

|  |                        |               |
|--|------------------------|---------------|
| <b>Severe Concern/Vulnerability</b>      | Score = 9.0 out of 9.0 | Bright Orange |
| <b>High Concern/Vulnerability</b>        | Score = 8.0 out of 9.0 | Medium Orange |
| <b>Substantial Concern/Vulnerability</b> | Score = 7.0 out of 9.0 | Bright Yellow |

The Broadway/3<sup>rd</sup> Avenue neighborhood has the highest risk rating. Close by in second and third positions are the Highlands and Olympic West neighborhoods. The Highlands is currently an area of emphasis for the city of Longview. A neighborhood revitalization plan was completed in 2008 using CDBG funding, and the Highlands Neighborhood Association is in the early stages of plan implementation.

## Longview Neighborhood Needs Analysis

|  | 3rd & Broadway | Highlands | Olympic West | West Side (Old & New) | St. Helens | W. Longview Mt. Solo | CVG/ Mint Valley | Olympic East | Cascade/ Glen/Hillside |
|--|----------------|-----------|--------------|-----------------------|------------|----------------------|------------------|--------------|------------------------|
| Homeownership  | 9              | 8         | 6            | 7                     | 4          | 5                    | 3                | 2            | 1                      |
| Home Values  | 8              | 9         | 6            | 2                     | 7          | 3                    | 5                | 4            | 1                      |
| Stayers  | 9              | 8         | 6            | 5                     | 2          | 7                    | 3                | 1            | 4                      |
| Movers   | 9              | 8         | 6            | 5                     | 4          | 7                    | 2.5              | 1            | 2.5                    |
| Density Per Acre   | 5              | 9         | 8            | 6                     | 7          | 2                    | 3                | 4            | 1                      |
| Overcrowded Housing  | 8              | 9         | 7            | 4                     | 6          | 5                    | 3                | 1            | 2                      |
| 30% Housing Cost Burden  | 3              | 7.5       | 7.5          | 9                     | 2          | 6                    | 4                | 1            | 5                      |
| 50% Housing Cost Burden  | 8              | 7         | 9            | 5                     | 6          | 3                    | 1                | 2            | 4                      |
| Poverty Rate   | 7              | 9         | 8            | 4                     | 5          | 6                    | 2                | 3            | 1                      |
| Median HH Income   | 7              | 9         | 8            | 6                     | 5          | 4                    | 3                | 2            | 1                      |
| Public Assistance  | 7              | 9         | 8            | 5                     | 4          | 6                    | 3                | 1            | 2                      |
| No Diploma, Over Age 25  | 8              | 9         | 7            | 3                     | 5          | 4                    | 6                | 2            | 1                      |
| No/Little English at Home  | 6              | 8         | 9            | 4                     | 5          | 7                    | 3                | 1            | 2                      |
| Percent of Population Under 18   | 8              | 1         | 3            | 9                     | 5          | 2                    | 4                | 7            | 6                      |
| Percent of Population Over 65  | 8              | 1         | 5            | 9                     | 4          | 2                    | 3                | 7            | 6                      |
| Average Household Size   | 8              | 1         | 6            | 9                     | 5          | 3.5                  | 2                | 7            | 3.5                    |
| Hispanic/Latino  | 7              | 9         | 8            | 6                     | 3          | 5                    | 4                | 2            | 1                      |
| Married, with Children   | 9              | 6         | 7            | 8                     | 4          | 3                    | 2                | 5            | 1                      |
| Single, with Children  | 7              | 9         | 8            | 3                     | 5          | 6                    | 4                | 2            | 1                      |
| Families without Children  | 1              | 4         | 3            | 2                     | 6          | 5                    | 7                | 8            | 9                      |
| Non-Family Households  | 9              | 3         | 7            | 8                     | 6          | 5                    | 1                | 4            | 2                      |
| SCORE: The higher the number, the greater the need or risk of neighborhood stability & health. |                |           |              |                       |            |                      |                  |              |                        |
| Average  | 7.2            | 6.8       | 6.8          | 5.7                   | 4.8        | 4.6                  | 3.3              | 3.2          | 2.7                    |
| Sum  | 151            | 143.5     | 142.5        | 119                   | 100        | 96.5                 | 68.5             | 67           | 57                     |

Data source: U.S. Census 2000, by census tract

## Key Findings ~ Analysis of Housing Needs

### Neighborhood Vitality

- Indicators of poverty, minority populations, high proportions of rentals and substandard housing conditions are concentrated in Longview within the Downtown, 3<sup>rd</sup> & Broadway, Tennant Way, the Highlands, and Olympic West. In Kelso, the West Main as well as North and South Kelso have the greatest needs described above, which also includes significant risk from foreclosures, high vacancies and deteriorated housing.

### Housing

- Over the 2009-2013 planning period covered by the Consolidated Plan, there is a need to provide for housing needs of approximately 2,437 more persons and 1,003 households, including 471 additional low-to-moderate income households, of which 155 would be very low income (0%-50% MFI). There is also a need to encourage a variety of housing types for special needs populations such as low income, elderly and disabled residents.

### Housing Affordability

- There are 4,414 low income cost-burdened households in the Longview-Kelso Consortium. More than two-thirds (69%) of them are renters. These are almost evenly split between those paying more than 30% of income for their housing (46%) and those paying more than half their income for housing (54%).
- Renters are twice as likely to be cost-burdened, paying more than 30% of their income for housing than homeowners. Renters are about three times more likely to have an extreme housing cost burden than homeowners. Of the 2,234 low-to-moderate income households who pay more than 50% of their income for housing, 70% are renters and 30% are owners.
- Low income renters carry a disproportionate share of cost burdens and extreme cost burdens than low-income homeowners (62% versus 44%). Among all low income renters, almost two-thirds (62.3%) are cost-burdened, whether at the 30% cost burden (1,474 renters versus 706 owners) or the 50% cost burden level (1,566 renters versus 668 owners). Less than half (44.5%) of all low income homeowners have a cost burden.
- Low income, disabled renters are most affected by housing cost burden and have the greatest affordability gap.
- There is a gap in the number of affordable housing units available for cost-burdened renters at the lowest economic range (with income of 0-30% of the area median income). That gap is 252 units. An additional gap of 303 units exists for cost-burdened renters in the next highest income bracket (at 31%-50% of area median income). The total unmet need for housing affordable to cost-burdened renters at 0%-50% of area median income in Longview-Kelso is 555 units.
- There are 551 very low income (income of 0-50% AMI) homeowners who bear an extreme cost burden. The number of all low-to-moderate income homeowners with an extreme cost burden is 668. There are 367 very low income homeowners with a cost burden of more than 30% but less than 50% of income. The total number of cost-burdened, very low income homeowners is 918 within the Longview-Kelso HOME Consortium.

## **Housing Conditions**

- Substandard housing conditions among low income renters are concentrated in the Large Family and in Small Family categories. It is most likely that overcrowding is the particular problem for Large Families, while other substandard conditions are most common for other household types. For owners, poor housing conditions were most pronounced for Small Related Families in the 0-30% (extremely low income) bracket and for Large Related Families and Small Related Families in the 31-80% brackets.
- The potential for lead-based paint abatement are most evident in Downtown (1.00), Highlands (5.02), West Main (10.00) and North/South Kelso (11.00).

## **Housing Problems & Disability**

- It is evident that low income renters with a disability have a higher degree of housing problems. Extra-elderly and “other” renter households have a high incidence of housing problems at most income brackets. (“Other” includes any non-elderly household.) Disabled elderly renters have the least housing problems, regardless of income.
- Kelso has a higher concentration of housing need among low income, disabled renters in almost every income category, as compared to Longview.
- The poorest homeowners (0%-30% of area median income) generally have the greatest housing problems among all low income homeowners.

## **Racial & Ethnic Disparities**

- Hispanic homeowners in most income groups experience very high rates of housing problems that meet the threshold for racial disparities. This is especially evident in families at the very lowest income levels and with elderly Hispanic households in the low income group.
- There are no Black homeowners in the very low Income categories. Therefore, it is not surprising to see a high rate (100%) of housing problems in the next highest income category (51-80% MFI), though the number is not large. There are no housing issues for Black owners above 80% MFI (Moderate Income), and none as well for Black renters earning above 30% of median family income.
- Hispanic renters experience significant housing disparities, particularly at the 0-50% income range. These are concentrated in two household types—families and other household types (“other” does not include families or elderly). Significant disparities in housing problems for Hispanic renters persist even at higher income levels, and are still concentrated in families and other household types.

## **Homeless Needs**

- A total of 124 households left shelters in 2008 for transitional housing, and 372 households left to move into permanent housing, for a total of 496 households exiting the shelters. When compared to the 1,747 households served during 2008, it is evident that only about one quarter (25.9%) of persons entering a shelter in a given year are leaving for other housing. It indicates a need for a different approach, such as “housing first,” which places people in housing, while surrounding them with the services and supports they need to succeed.
- There is a need to focus on allocation of beds, particularly for single adults, and the criteria to access those beds. These initially appear to be most needed in Permanent Supportive

Housing units, but additional research is needed on the unsheltered homeless. An initial review of the Point In Time data indicates a need for 69 permanent supportive housing arrangements. Additional focus is needed on use of supportive services to help people secure housing and remain stably housed, including those doubled up with others.

- Most prevention assistance is allocated to families with children (381 persons in 114 families). Very few resources are reserved for single adults, who represent 50% of the homeless population. Only 54 single adults in 42 households received prevention assistance. Assistance to single adults is also very limited in the mainstream service programs.
- Outreach and shelter for homeless youth transitioning from foster care, substance abuse treatment, hospital discharge, and release from juvenile justice system
- Lack of shelter, transitional housing and permanent supportive housing for those with special needs who are hard to serve or who are not able to be served by the system of current providers. Gaps identified for physically disabled, mentally ill, chronically homeless, youth, and those with medical treatment needs.
- Single point of entry into the homeless services system is needed.
- A coordinated discharge planning system that includes affordable housing resources for ex-offenders and sex offenders needs to be developed.
- An adequate supply of “Safe & Sober” transitional housing for recovering substance abusers is needed.
- Increased community awareness of homeless needs and evidence-based approaches would support efforts to transform the system for greater effectiveness.

### **Special Needs**

- The 2004 Comprehensive Housing Affordability Strategy (CHAS) data indicates that there are 1,085 very low income persons who have some type of self-care or mobility limitation as well as a housing problem. When compared against the 453 units of housing/housing vouchers available to this group, a gap of 519 units exists. Some of this need may be addressed by home modifications.
- There are 170 very low income frail elderly renter households with some type of housing need, and 104 very low income disabled homeowners with a housing need. Many from each group may have their housing needs addressed through home modifications.
- There is a clear and compelling need for additional housing resources with supportive services for very low income persons who are also:
  - Physically disabled (519 units, estimated from CHAS data; some can be met by home modification);
  - Chronically mentally ill (unknown number of beds needed; 66 beds estimated from 2009 Point In Time Count);
  - Frail elderly (274 units needed, estimated from CHAS data);
  - HIV/AIDS (unknown number of beds needed; 5 estimated from Point In Time Count);
  - Safe and sober housing (unknown number of beds/units needed);
  - Housing options for victims of domestic violence (unknown number of units needed; 17 beds estimated from Point In Time Count); and
  - Permanent supportive housing for previously homeless with special needs (estimated at 69 persons from the 2009 Point In Time Count).

## **APPROACHES TO HOUSING NEEDS**

There are several types of housing programs to address the range of housing needs. Homeownership can be promoted by developing affordable housing for new homebuyers, by renovating existing stock for purchase by a new homebuyer, or by providing direct assistance, such as down payment or interest subsidy. Rehabilitation of owner and renter occupied units improves the supply of sound and affordable housing. Development of new rental housing or rehabilitation of existing units expands supply while addressing cost burdens. Each of these programs has the added benefit of improving community appearance and stimulating reinvestment. Rental assistance programs, such as Tenant-Based Rental Assistance (TBRA) or Section 8 Vouchers, provide financial assistance to cost-burdened households, freeing up income to be used for other basic needs.

The Longview-Kelso Consortium offers each of these program options, with priorities that vary by jurisdiction. During the period 1997-2003 Longview spent three-fourths of its HOME housing dollars to assist in creating homeownership opportunities, and the city of Kelso expended about one-third of its funds for homeownership. For the period 2004-2009, Longview spent almost equally on homeowner and rental programs, while Kelso expended 25% on homeownership projects and 75% for rental programs.

A 2004 report published by HUD states that homeownership benefits households by providing access to significant financial advantages, including protection against inflation in housing costs, tax savings, and accumulation of long-term wealth; further, that homeownership benefits the community through greater incentives for maintaining and improving properties and increased civic engagement. The study also found that ownership programs have increased from 7% of HOME funds in 1992 to 31% of all HOME spending in 2002. One reason stated for the increase in homeownership programs is the lower per unit cost for assistance, particularly direct assistance programs such as interest subsidies or down payment assistance. Ownership programs have had success in transforming the appearance of neighborhoods, which stimulates community reinvestment and increases livability of neighborhoods. Ownership programs are typically geared at those earning between 60-80% of area median income.

Rental development expands housing supply and improves community appearance. Capital subsidies such as tax credits or tax-exempt bond financing are frequently used to attain financial feasibility. Households earning between 40-60% of area median income are most suited for this type of "shallow" subsidy. Rental assistance through "deep" subsidy programs such as TBRA and Section 8 Choice Vouchers has proven to be an effective approach for households at 0-40% of area median income, freeing up household resources to meet other basic needs.

## ANALYSIS OF HOUSING NEEDS

Data from HUD's **Comprehensive Housing Affordability Strategy (CHAS)** provides data regarding five categories of housing needs:

1. **Affordability & Cost Burden**
2. **Housing Affordability Mismatch**
3. **Housing Condition**
4. **Housing Problems for Persons with Mobility & Self-Care Limitations**
5. **Racial Disparities in Housing Problems**

### 1. Affordability & Cost Burden

HUD defines cost burdened households as those paying more than 30% of household income for housing costs, while extreme cost burdens are defined as expending 50% or more of household income for housing costs. For renters, these costs include utilities. For homeowners, it includes principal, interest, taxes and insurance. As would be expected, cost-burden problems are most pervasive at lower income levels.

According to the Children, Youth and Family Consortium of the University of Minnesota, family well-being is clearly and adversely affected by a lack of safe, affordable housing. Identified impacts from spending too much of family income on housing costs include:

- Fewer resources are available for essentials such as food, clothing and health care.
- Attempts to increase income usually require increased work hours at lower-skilled jobs. Parents are less available to their children, which can affect physical and emotional care.
- Inadequate housing can pose health risks, especially for children, including asthma, lead poisoning, mold allergies, respiratory or other infections, or diseases due to infestations of pests. Extremely limited resources for food and health care can lead to poor nutrition, chronic health problems and decreased school performance.
- Inability to meet housing and other essential household costs results in moving from unit to unit in an attempt to stay "one step ahead" of overdue bills.
- Living at lower income levels increases the risk that one small change in circumstances, such as spikes in utility costs or illness, can result in frequent moves or homelessness.
- Economic stress, unstable housing and frequent mobility results in frequent absences and poorer school performance. Overall literacy is impaired, limiting future earning potential and the opportunity to break the cycle of poverty.
- Housing affordable to low income persons is often concentrated in poor neighborhoods. People living in concentrations of poverty are at greater risk of involvement in criminal behavior, including drug use and violent crime, due in part to the lack of stabilizing influences.

HUD's Economic Market Analysis Division (EMAD) data (from the 2000 Census) shows that 42.8% of all renting households in Cowlitz County (and including all income levels) have housing issues that include cost burden, overcrowding, or substandard housing. One in three households is a one-person household, while one in every six is a large family.

The county's homeowners fare better, overall, than renters. Only one-quarter of all owners (in all income levels) have housing problems. Over half of these (55.4%) are one and two person households. Taken as a whole, Cowlitz County housing problems are spread across all rental household types and concentrated in small, owner-occupied households.

The data also shows that one in five (20.3%) of all homeowners in Cowlitz County over the age of 62 experience some sort of housing problem, such as overcrowding, cost burden, or substandard housing. But they fare much better than their renting peers. Almost half (45%) of all elderly renter households in Cowlitz County experience some type of housing problem. The overwhelming majority of these (81.9%) are one-person households. Some elderly households can afford to pay relatively more for housing because other household costs are low (dependent expenses, transportation). However, elderly households typically have lower incomes than larger households, have limited potential to increase their income, and are thus more vulnerable to rises in housing and other living costs than other household types.

The chart below makes it clear that a significant proportion of households (21.8%) within the Longview-Kelso Consortium earn less than \$15,000 per year. In Longview, this proportion is one in every five households. In Kelso, it is one in every four households. An annual income of \$17,880 is needed to afford a studio apartment at Cowlitz County Fair Market Rent, as established by HUD. In this analysis, a cost-burdened household pays more than 30% of their gross income for housing-related costs. A household with extreme cost-burden pays over 50% of gross household income for housing expenses.

### Households by Income Range Longview, Kelso, and HOME Consortium

|   | Longview      | Kelso        | Consortium    |
|---|---------------|--------------|---------------|
| <b>Total Number of Households</b>                           | <b>14,090</b> | <b>4,627</b> | <b>18,717</b> |
| Households Earning Under \$10,000/yr.                       | 1,501         | 696          | 2,197         |
| <b>Percent of All Households</b>                            | <b>10.7</b>   | <b>15.0</b>  | <b>11.7</b>   |
| Households Earning \$10,000-\$14,999                        | 1,389         | 499          | 1,888         |
| <b>Percent of All Households</b>                            | <b>9.9</b>    | <b>10.8</b>  | <b>10.1</b>   |
| SUBTOTAL: Households Earning \$0-\$14,999                   | 2,890         | 1,195        | 4,085         |
| <b>SUBTOTAL: Percent of Households Earning \$0-\$14,999</b> | <b>20.5</b>   | <b>25.8</b>  | <b>21.8</b>   |
| Households Earning \$15,000-\$24,999                        | 2,197         | 723          | 2,920         |
| <b>Percent of All Households</b>                            | <b>15.6</b>   | <b>15.6</b>  | <b>15.6</b>   |
| TOTAL : Households Earning \$0-\$25,000/year                | 5,087         | 1,918        | 7,005         |
| <b>Percent of Households Earning \$0-\$25,000/year</b>      | <b>36.1</b>   | <b>41.5</b>  | <b>37.4</b>   |

Source: Census 2000

The chart below indicates the degree of cost-burden among owner and renter households within the Longview-Kelso HOME Consortium. Generally speaking, renters are twice as likely to be cost-burdened, paying more than 30% of their income for housing than homeowners. Renters are also about three times more likely to have an extreme housing cost burden than homeowners.

### Housing Cost Burden of Households Earning 0-80% of AMI Longview-Kelso-HOME Consortium

| HOME Consortium                    | Percent | Number |
|------------------------------------|---------|--------|
| Owners with a Cost Burden >30-49%  | 19.6    | 706    |
| Renters with a Cost Burden >30-49% | 41.7    | 1,474  |
| Owners with a Cost Burden > 50%    | 7.1     | 668    |
| Renters with a Cost Burden >50%    | 20.6    | 1,566  |

Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) Data

The 2009 housing wage for is **\$12.54**. This is the amount a full time worker would need to earn per hour in order to afford a two-bedroom unit at 2009 Fair Market Rents. The standard rule of affordability is that no more than 30% of household income is spent on housing-related costs. At the estimated Annual Median Income of \$57,800 (for a family of four), housing costs should not exceed \$17,340 per year, or \$1,445 per month. The data below indicates the annual income needed to pay Fair Market Rent in the Longview MSA, without exceeding 30% of income for housing costs. Fair Market Rent is determined annually by HUD for every county and Metropolitan Statistical Area (MSA) in the U.S., and represents the average rental price taken from the 40<sup>th</sup> percentile of market rents within a particular jurisdiction. It is used as the standard for rent reasonableness throughout the country.

**2009 Fair Market Rents  
Longview MSA & Washington State**

| Fair Market Rent     | Zero BR  | 1 BR     | 2 BR     | 3 BR     | 4 BR     |
|----------------------|----------|----------|----------|----------|----------|
| Longview MSA         | \$447    | \$561    | \$652    | \$950    | \$1,083  |
| Annual Income Needed | \$17,880 | \$22,440 | \$26,080 | \$40,000 | \$43,320 |

*Source: U.S. Department of Housing & Urban Development; CWCOCG*

The chart below illustrates the affordability gap for renters at the lower end of the income range, based on median income and fair market rent established for the Longview MSA.

**Ability to Pay Fair Market Rent  
Based on Area Median Income (AMI), Longview MSA**

| Example                            | 0% AMI | 30% AMI  | 50% AMI  |
|------------------------------------|--------|----------|----------|
| 1-Person Household Income          | -0-    | \$12,150 | \$20,250 |
| 3-Person Household Income          | -0-    | \$15,600 | \$26,000 |
| <b>1-Person Household</b>          |        |          |          |
| 1 BR Fair Market Rent              | \$561  | \$561    | \$561    |
| 30% of Income                      | -0-    | \$304    | \$506    |
| Affordability Gap                  | \$561  | \$257    | \$ 55    |
| <b>3-Person Household</b>          |        |          |          |
| 2 BR Fair Market Rent              | \$652  | \$652    | \$652    |
| 30% of Income                      | -0-    | \$390    | \$650    |
| Affordability Gap                  | \$652  | \$262    | \$ 2     |
| <b>1-Person Disabled Household</b> |        |          |          |
| 2009 Monthly Income Payment        | \$674  | \$339    |          |
| Studio Apartment Rent              | \$447  | \$447    |          |
| 30% of Income                      | \$202  | \$102    |          |
| Affordability Gap                  | \$245  | \$345    |          |

*Sources: U.S. Department of Housing & Urban Development;  
Social Security Administration; WA DSHS; CWCOCG*

The information above indicates a significant affordability gap for people living at less than 30% of area median income. Cost burden is quite significant for those attempting to live off of disability benefits provided through the federal government (SSI) or the state (GAU).

The table below presents detailed information on housing needs of all low-to-moderate income households within the Longview-Kelso Consortium (those earning less than 80% of the area median family income). This CHAS data indicates that there 4,414 low income, cost-burdened households in the Longview-Kelso Consortium. More than two-thirds (69%) of them are renters. These are almost evenly split between those paying more than 30% of income for their housing (46%) and those paying more than half their income for housing (54%).

Housing affordability problems in the Longview-Kelso community are concentrated in renting households, who have more housing problems than do owner households, at all income levels. There are 8,587 low income households. Around two-thirds of them (5,502) are renters. As one would expect, most of the severely cost burdened households rent their housing. Almost two-thirds (64%) of all low-to-moderate income households are renters. Of the 2,234 low-to-moderate income households who pay more than 50% of their income for housing, 70% are renters and 30% are owners.

### Housing Needs by Income Group & Type of Need Longview-Kelso HOME Consortium

| Income & Issues    | Elderly 1 & 2 | Small (2-4) | Large (5+) | All Others | Total Renters | Elderly, 1 & 2 | Small (2-4) | Large (5+) | All Others | Total Owners | Total HH     |
|--------------------|---------------|-------------|------------|------------|---------------|----------------|-------------|------------|------------|--------------|--------------|
| <b>0%-30% MFI</b>  |               |             |            |            | <b>1,933</b>  |                |             |            |            | <b>591</b>   | <b>2,524</b> |
| Housing Conditions | 0             | 4           | 8          | 10         | 22            | 4              | 40          | 0          | 14         | 58           | 80           |
| >30% Cost Burden   | 88            | 72          | 37         | 63         | 260           | 73             | 84          | 0          | 14         | 171          | 431          |
| >50% Cost Burden   | 195           | 485         | 98         | 473        | 1,251         | 108            | 94          | 4          | 84         | 290          | 1,541        |
| <b>31%-50% MFI</b> |               |             |            |            | <b>1,847</b>  |                |             |            |            | <b>964</b>   | <b>2,811</b> |
| Housing Conditions | 0             | 34          | 59         | 4          | 97            | 0              | 4           | 10         | 0          | 14           | 111          |
| >30% Cost Burden   | 54            | 365         | 118        | 340        | 877           | 104            | 52          | 12         | 28         | 196          | 1,073        |
| >50% Cost Burden   | 19            | 127         | 33         | 106        | 285           | 109            | 106         | 12         | 34         | 261          | 546          |
| <b>51%-80% MFI</b> |               |             |            |            | <b>1,722</b>  |                |             |            |            | <b>1,530</b> | <b>3,252</b> |
| Housing Conditions | 1             | 44          | 84         | 20         | 149           | 0              | 29          | 16         | 0          | 45           | 194          |
| >30% Cost Burden   | 88            | 159         | 20         | 70         | 337           | 90             | 158         | 49         | 42         | 339          | 676          |
| >50% Cost Burden   | 20            | 10          | 0          | 0          | 30            | 32             | 57          | 10         | 18         | 117          | 147          |

Source: Comprehensive Housing Affordability Strategy (CHAS) Data; HUD & U.S. Census

- >30% MFI = Households who earn less than 30% of the Median Family Income in Cowlitz County
- Housing Conditions = Structural condition such as inadequate plumbing or overcrowded conditions.
- >30% Cost Burden = Household pays more than 30% of gross income for housing and related costs (utilities for renters; PITI for owners)

Among all low income renters, almost two-thirds (62.3%) are cost-burdened, whether at the 30% cost burden (1,474 renters versus 706 owners) or the 50% cost burden level (1,566 renters versus 668 owners). Less than half of all low income homeowners have a cost burden.

While households from all income categories may encounter housing problems, there is a significant difference between a family paying 50% of their income for their housing and a family paying slightly more than 30% of their income for their residence. There also is a significant

difference in need between a family who cannot afford rental housing and one who cannot purchase a home but can find safe, decent, and affordable rental housing.

## **Affordability Gap**

### Renters

The chart below makes it clear that there is a gap in the number of affordable housing units available for cost-burdened renters at the lowest economic range (with income of 0-30% of the area median income). That gap is 252 units. An additional gap of 303 units exists for cost-burdened renters in the next highest income bracket (at 31%-50% of area median income). The total unmet need for housing affordable to cost-burdened renters at 0%-50% of area median income in Longview-Kelso is 555 units. (2,673 cost-burdened, very low income renting households compared to an inventory of 2,118 units that are affordable to that group).

There are 400 renters in the 0-30% income bracket and 588 in the 31%-50% income bracket that do not have a cost burden or other housing problem, for a total of 988 renter households in the 0%-50% income bracket without any housing problems.

If all low income persons (earning up to 80% of area median income) with a cost burden are included in the analysis, the need grows by 367 households, and the gap becomes 922 units. If the focus is limited only to the number of all low income renters with an extreme cost burden, the number of renting households in need is 1,566. There are enough low income units (2,118) to meet that need; however, persons only have to qualify for this housing based on their low income, not based upon their income and degree of cost-burden. This means that other low or moderate income households with less (or no) cost burden are occupying many of those units (see "Affordability Mismatch").

In any scenario, the unmet need is shifted to private, market rate housing. There is typically a shortage of such housing. When low income private housing is fully occupied, then higher-priced housing is the only alternative, increasing the likelihood of cost burden. When households pay too much for housing, other essential needs often go unmet (see page 11).

Private housing affordable to this income group typically consists of smaller, older housing stock that may not be well-maintained. There are 479 studio apartments in the Longview-Kelso area that offer a more affordable alternative, though only appropriate for one or two person households.

### Owners

For low income owners, cost burden problems are not as pervasive. There are 551 very low income (income of 0-50% AMI) homeowners who bear an extreme cost burden. The number of all low-to-moderate income homeowners with an extreme cost burden is 668. There are 367 very low income homeowners with a cost burden of more than 30% but less than 50% of income. The total number of cost-burdened, very low income homeowners is 918 within the Longview-Kelso HOME Consortium.

## Affordable Housing Gap

### Longview/Kelso HOME Consortium

|                                | Units in Inventory | # <b>Extreme</b><br>Cost Burdened Renters  | # <b>Cost-Burdened</b><br>Renters  | Affordable Housing<br><b>GAP/SURPLUS</b>  |
|--------------------------------|--------------------|--|--|---|
| <b>0-30% MFI Income Range</b>  |                    |  |  |   |
| KELSO                          |                    | Number of renters with<br><b>Extremely Low Income</b><br>(0-30% AMI),<br>and with an<br>Extreme Cost-Burden<br>(Pay more than 50% of income for housing)<br> | Number of renters with<br><b>Extremely Low Income</b><br>(0-30% AMI),<br>and has a cost burden<br>(Pays more than 30% of income for housing)<br> | <b>GAP</b><br>between the number of low income renter households and the number of housing units affordable to them<br> |
| Kelso Homes                    | 50                 |  |  |   |
| Cowlitz Villa                  | 50                 |  |  |   |
| Kelso Vouchers                 | 281                |  |  |   |
| Country Run Apartments         | 51                 |  |  |   |
| Chinook SRO                    | 21                 |  |  |   |
| <b>Subtotal</b>                | <b>453</b>         |  |  |   |
| LONGVIEW                       |                    |  |  |   |
| Longview Vouchers              | 754                |  |  |   |
| HOME Vouchers                  | 35                 |  |  |   |
| Mint Place                     | 3                  |  |  |   |
| Hemlock Court                  | 2                  |  |  |   |
| Olympia Court                  | 12                 |  |  |   |
| <b>Subtotal</b>                | <b>806</b>         |  |  |   |
| <b>TOTAL UNITS, 0-30% AMI</b>  | <b>1,259</b>       | <b>1,251</b>   | <b>260</b>   | <b>252</b>  |
| <b>31-60% MFI Income Range</b> |                    |  |  |   |
| KELSO                          |                    | Number of renters with<br><b>Very Low Income</b><br>(31-50% AMI),<br>and with an<br>Extreme Cost-Burden<br>(Pay more than 50% of income for housing)<br>     | Number of renters with<br><b>Very Low Income</b><br>(31-50% AMI),<br>and with a cost burden<br>(Pas more than 30% of income for housing)<br>     | <b>GAP</b><br>between the number of low income renter households and the number of housing units affordable to them<br> |
| Villa San Martin               | 25                 |  |  |   |
| Tartan House                   | 25                 |  |  |   |
| Country Run Apartments         | 48                 |  |  |   |
| Cowlitz Terrace                | 15                 |  |  |   |
| PACT                           | 4                  |  |  |   |
| Phoenix House                  | 20                 |  |  |   |
| <b>Subtotal</b>                | <b>137</b>         |  |  |   |
| LONGVIEW                       |                    |  |  |   |
| LHA Vouchers                   | 251                |  |  |   |
| Parkland Terrace               | 51                 |  |  |   |
| Westgate Terrace               | 100                |  |  |   |
| Crescent Terrace               | 15                 |  |  |   |
| Fremont Village                | 30                 |  |  |   |
| Hemlock Court                  | 46                 |  |  |   |
| Meadowbrook Apartments         | 98                 |  |  |   |
| Monticello Park                | 29                 |  |  |   |
| New Westside Terrace           | 58                 |  |  |   |
| Fir at 17 <sup>th</sup>        | 9                  |  |  |   |
| Lower Cola. Group Homes        | 2                  |  |  |   |
| Sound View Apartments          | 24                 |  |  |   |
| PACT                           | 9                  |  |  |   |
| <b>Subtotal</b>                | <b>722</b>         |  |  |   |
| <b>TOTAL UNITS, 30-60% AMI</b> | <b>859</b>         | <b>285</b>   | <b>877</b>   | <b>303</b>  |
| <b>GRAND TOTAL</b>             | <b>2,118</b>       | <b>1,536</b>   | <b>1,137</b>   | <b>555</b>  |

**Inventory of Additional Assisted Housing Units  
Other Locations in Cowlitz County**

| <b>Location</b>            | <b>Units</b> |
|----------------------------|--------------|
| <b>WOODLAND</b>            |              |
| Tulip Valley               | 39           |
| Woodland Meadows           | 35           |
| Woodland II Family Housing | 22           |
| La Casa San Diego          | 25           |
| Hawthorne House            | 59           |
| Subtotal                   | 180          |
| <b>KALAMA</b>              |              |
| Kalama Housing Authority   | 16           |
| Columbia View Apartments   | 15           |
| Subtotal                   | 31           |
| <b>CASTLE ROCK</b>         |              |
| River View Apartments      | 35           |
| <b>TOTAL</b>               | <b>246</b>   |

*Sources: WA State Housing Finance Authority website;  
CWCOC telephone interviews, 2009*

Although extremely low-income renter households are eligible for Section 8 Housing Choice Vouchers or other federally subsidized housing programs, these families face lengthy waiting lists. There are not enough federally subsidized housing units or Section 8 Vouchers to meet the need. Extremely low-income households have such low incomes that they cannot be easily assisted through “shallow subsidy” housing programs such as tax-exempt, bond-financed housing or the Low Income Housing Tax Credit Program, unless other public subsidies are included. There have been very few new rental assistance dollars or operating subsidies available to address the housing needs of the lowest income residents.

## 2. Housing Affordability Mismatch

The Comprehensive Housing Affordability Strategy (CHAS) data also includes information about the mismatch between housing unit price and the income of occupants. Affordability Mismatch analysis looks at all households within each jurisdiction and identifies the extent to which housing that is affordably priced for low income households is actually occupied by that income group. It is clear that the desire to maximize one's housing dollar results in much of the private market low-income housing stock actually being occupied by higher-income households. This means that many of the very lowest incomes must find units in the next higher price range, which increases their cost burden—most likely into the “severe” range. A “race to the middle” for affordably priced housing results in a shortage at both ends of the housing market, even though there is a surplus, overall, of housing units.

The shortage of housing priced for households in the middle and higher income categories is what typically drives new housing construction. As more units are added at the upper end, existing units age into the middle and lower brackets, which eases the shortage of affordable housing at all levels of the market.

| Affordability Mismatch – City of Longview |                   |                    |                    |                  |             |                  |                   |                 |            |        |
|---|-------------------|--------------------|--------------------|------------------|-------------|------------------|-------------------|-----------------|------------|--------|
| Indicator                                 | 0-30% AMI Renters | 31-50% AMI Renters | 51-80% AMI Renters | >80% AMI Renters | All Renters | 0-50% AMI Owners | 51-80% AMI Owners | >80% AMI Owners | All Owners | TOTALS |
| # Households                              | 1,355             | 1,411              | 1,237              | 1,898            | 5,901       | 1,167            | 1,228             | 5,707           | 8,102      | 14,003 |
| # Housing Units                           | 708               | 2,905              | 2,665              | 373              | 6,651       | 1,007            | 3,227             | 4,016           | 8,250      | 14,901 |
| Deficit/Surplus                           | - 647             | + 1,494            | + 1,428            | - 1,525          | + 750       | + 160            | +1,999            | - 1,691         | +148       | +898   |

| Affordability Mismatch – City of Kelso |                   |                    |                    |                  |             |                  |                   |                 |            |        |
|--|-------------------|--------------------|--------------------|------------------|-------------|------------------|-------------------|-----------------|------------|--------|
|  | 0-30% AMI Renters | 31-50% AMI Renters | 51-80% AMI Renters | >80% AMI Renters | All Renters | 0-50% AMI Owners | 51-80% AMI Owners | >80% AMI Owners | All Owners | TOTALS |
| # Households                           | 615               | 453                | 499                | 663              | 2,230       | 494              | 380               | 1,501           | 2,375      | 4,605  |
| # Housing Units                        | 296               | 1,154              | 910                | 128              | 2,488       | 639              | 1,110             | 708             | 2,457      | 4,945  |
| Deficit/Surplus                        | - 319             | + 701              | + 411              | - 535            | + 258       | + 145            | + 730             | - 793           | + 82       | + 340  |

Sources: CHAS Data Tables, HUD; U.S. Census 2000

The current housing market has presented new challenges to increasing housing affordability. With the market at a virtual standstill due to the collapse of the housing and financial markets at the end of 2008, there is virtually no housing being added to the inventory, further exacerbating the affordability crisis for the most vulnerable households. Housing sales and housing starts are significantly lower than the national, state and local markets of a year ago. The surplus of single family homes and the tightened credit market have not eased tight multifamily rental markets that typically followed earlier “boom” cycles in the single family market.

### 3. Housing Condition

Housing conditions are characterized by overcrowded units having more than one person per room, and/or lacking one or more plumbing or kitchen facilities. The CHAS data takes these physical indicators and correlates them to other Census data for household income and household type.

A portion of the Housing Needs table is replicated below to illustrate substandard housing conditions among low income persons. The data indicates there are 385 low income households living in substandard housing conditions, such as overcrowding, lack of plumbing or structural deterioration. Renters comprise about 70% of the households living in substandard conditions.

Substandard housing conditions among low income renters are concentrated in the Large Families category and in Small Families. It is most likely that overcrowding is the particular problem for Large Families, while other substandard conditions are most common for other household types. For owners, poor housing conditions were most pronounced for Small Related Families in the 0-30% (extremely low income) bracket and for Large Related Families and Small Related Families in the 31-80% brackets.

#### Substandard Housing Conditions by Income Group & Household Type Longview-Kelso HOME Consortium

| Income & Issues     | Elderly, 1 & 2 | Small (2-4) | Large (5+) | All Others | Total Renters | Elderly, 1 & 2 | Small (2-4) | Large (5+) | All Others | Total Owners | Total HH     |
|---------------------|----------------|-------------|------------|------------|---------------|----------------|-------------|------------|------------|--------------|--------------|
| <b>0%-30% MFI</b>   |                |             |            |            | <b>1,933</b>  |                |             |            |            | <b>591</b>   | <b>2,524</b> |
| Housing Conditions  | 0              | 4           | 8          | 10         | 22            | 4              | 40          | 0          | 14         | 58           | 80           |
| <b>31%-50% MFI</b>  |                |             |            |            | <b>1,847</b>  |                |             |            |            | <b>964</b>   | <b>2,811</b> |
| Housing Conditions  | 0              | 34          | 59         | 4          | 97            | 0              | 4           | 10         | 0          | 14           | 111          |
| <b>51%-80% MFI</b>  |                |             |            |            | <b>1,722</b>  |                |             |            |            | <b>1,530</b> | <b>3,252</b> |
| Housing Conditions  | 1              | 44          | 84         | 20         | 149           | 0              | 29          | 16         | 0          | 45           | 194          |
| Total w/ Conditions |                |             |            |            | <b>268</b>    |                |             |            |            | <b>117</b>   | <b>385</b>   |

Source: CHAS Data, HUD

Poor housing conditions are also geographically concentrated, as indicated by census tract data. Low income census tracts that are shaded in the following table share similar indicators of substandard housing, which are also correlated with high poverty, low household income, low rates of homeownership, and age of housing. It is clear that the income-eligible census tracts have the highest measures of substandard housing, as indicated by:

- Overcrowding
- Lacks some plumbing
- Potential for Lead Based Paint issues (Pre-1970 housing)

These substandard indicators combine with indicators of poverty, minority concentrations, and high proportions of rental properties in Longview's Downtown, 3<sup>rd</sup> & Broadway area, Tennant Way area, the Highlands, Olympic West, West Main (Kelso) and North/South Kelso.

## Housing Conditions ~ Selected Characteristics

| Census Tract | Percent Over-Crowded | Lacks Some Plumbing | % Units Pre-1970 | Percent of Median Family Income | Percent Below Poverty | Percent Owner | Percent Renter |
|--------------|----------------------|---------------------|------------------|---------------------------------|-----------------------|---------------|----------------|
| 1.00         | 7.5                  | 0.0                 | 95.3             | 88.03                           | 34.34                 | 3.6           | 76.2           |
| 2.00         | 7.2                  | 0.8                 | 61.8             | 77.47                           | 23.70                 | 18.8          | 73.3           |
| 3.00         | 13.3                 | 0.0                 | 41.7             | 55.29                           | 28.08                 | 66.8          | 16.9           |
| 4.00         | 3.1                  | 0.4                 | 10.4             | 97.17                           | 11.45                 | 34.1          | 57.0           |
| 5.01         | 3.6                  | 0.4                 | 95.9             | 97.11                           | 12.51                 | 72.6          | 21.5           |
| 5.02         | 14.1                 | 0.8                 | 83.2             | 49.98                           | 34.06                 | 31.9          | 58.0           |
| 6.01         | 6.6                  | 3.0                 | 51.3             | 64.42                           | 31.78                 | 36.0          | 53.8           |
| 6.02         | 0.5                  | 0.0                 | 86.4             | 117.92                          | 7.63                  | 84.9          | 11.4           |
| 7.01         | 3.3                  | 1.1                 | 21.5             | 92.65                           | 15.85                 | 58.9          | 34.7           |
| 7.02         | 1.5                  | 1.4                 | 61.1             | 103.98                          | 5.37                  | 76.8          | 19.6           |
| 8.00         | 1.2                  | 0.0                 | 61.3             | 136.32                          | 2.62                  | 87.1          | 9.4            |
| 9.00         | 2.8                  | 1.7                 | 40.9             | 116.20                          | 10.93                 | 77.3          | 16.5           |
| 10.00        | 10.7                 | 2.5                 | 83.0             | 50.35                           | 25.66                 | 17.7          | 73.4           |
| 11.00        | 5.0                  | 1.5                 | 77.2             | 75.23                           | 25.79                 | 45.6          | 44.8           |
| 12.00        | 3.6                  | 0.9                 | 16.6             | 110.92                          | 8.67                  | 76.5          | 18.5           |
| 13.00        | 6.1                  | 0.0                 | 19.4             | 81.47                           | 15.34                 | 50.8          | 40.7           |

Sources: 2000 Census; Source: Federal Financial Institution Examination Council (FFIEC), 2008 Estimates

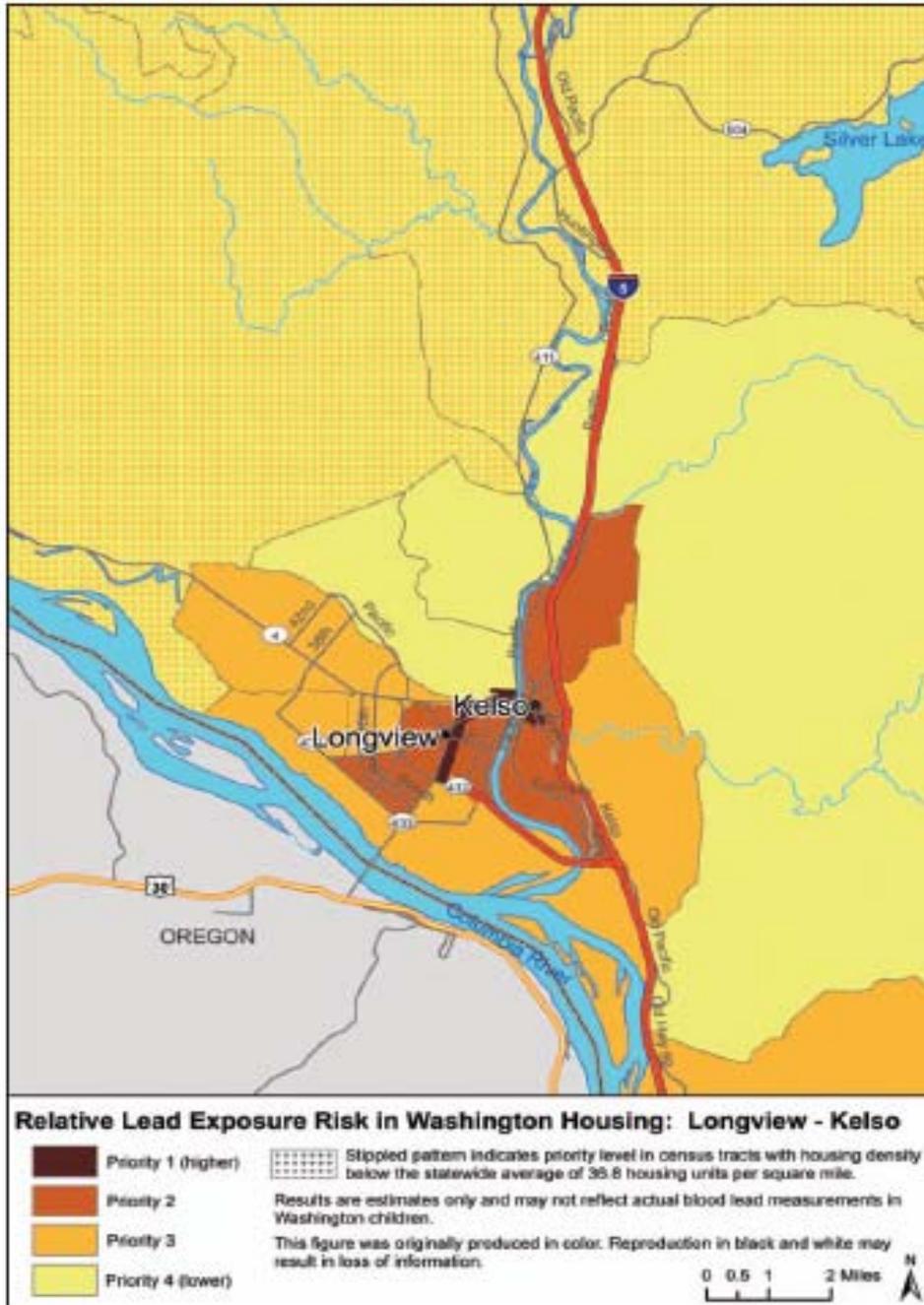
### Lead Based Paint Hazards

Lead-based paint is the most common source of childhood lead poisoning in the United States. Lead exposure in the home – from paint chips, dust, and other sources – can lead to adverse health effects ranging from anemia and behavior problems to irreversible brain damage or death. Younger children are particularly vulnerable and can experience lifelong health problems and learning disabilities. The problem of lead-based paint is generally confined to homes built before the 1978 national ban on sales of lead-based residential paint. A large majority of Washington’s 2.5 million homes were built prior to 1978; more than 450,000 were built before 1950. Higher lead content of paint in housing built before the mid-20th century, coupled with more time for lead paint to decay, can increase risks in these older homes.

The age of a housing unit is the most reliable indicator of the potential need for lead-based paint abatement. Lead-based paint was used primarily prior to 1960, but was still common during the 1970’s.

The map on the follow page shows Longview and Kelso both contain Priority 1 areas concentrated near and between the centers of these two towns, surrounded by Priority 2 areas that also have significant numbers of older homes. More recently developed neighborhoods, such as the area northwest of Longview along State Route 4, received lower priority ratings due to the relatively newer homes and more affluent residents.

## Relative Lead Exposure Risk in Washington Housing Longview-Kelso



(Source: Study: Lead Hazards in Housing; Childhood Lead Exposure in Washington's Communities, CTED, 2005)

| County         | Tests | Percent Tested |
|----------------|-------|----------------|
| All (Combined) | 3,246 | 1.3            |
| Adams          | 224   | 22.7           |
| Franklin       | 16    | 0.4            |
| Grant          | 302   | 7.3            |
| Grays Harbor   | 4     | 0.2            |
| Island         | 46    | 1.5            |
| Jefferson      | 16    | 2.6            |
| King           | 636   | 1.0            |
| Kitsap         | 25    | 0.3            |
| Kittitas       | 9     | 0.8            |
| Klickitat      | 2     | 0.3            |
| Lewis          | 2     | 0.1            |
| Mason          | 1     | 0.1            |
| Okanogan       | 14    | 1.0            |
| Pacific        | 1     | 0.2            |
| Pend Oreille   | 1     | 0.3            |
| Pierce         | 386   | 1.2            |
| San Juan       | 2     | 0.6            |
| Skagit         | 44    | 1.1            |
| Benton         | 331   | 4.7            |
| Snohomish      | 43    | 0.2            |
| Spokane        | 146   | 0.9            |
| Stevens        | 3     | 0.2            |
| Thurston       | 27    | 0.3            |
| Walla Walla    | 304   | 14.9           |
| Whatcom        | 69    | 1.1            |
| Whitman        | 3     | 0.3            |
| Yakima         | 268   | 2.3            |
| Chelan         | 74    | 2.5            |
| Clallam        | 4     | 0.2            |
| Clark          | 69    | 0.4            |
| Columbia       | 1     | 0.8            |
| Cowlitz        | 99    | 2.7            |
| Douglas        | 1     | 0.1            |

All federal funding assistance programs now require recipients to address lead-based paint abatement under 24 CFR Part 35. All notification, testing and treatment requirements of this authority will be imposed upon sub-recipients through a legally binding contact agreement.

The rate of testing in Washington State for children less than 36 months of age is 2.3% of that population group. Cowlitz County tested 2.7% of its children under three years of age in 2006. Certain counties have higher rates of testing due to various risk factors, such as industrial practices, housing conditions, ethnic concentrations where lead poisoning has been found to be elevated, and environmental factors. Cowlitz County has a significant number of tested children, most likely due to its manufacturing environment and age of housing stock.

Lead is toxic to the brain and causes learning and behavior problems in children that can last a lifetime (Health of Washington State, 2003). The most prevalent environmental lead exposure source is lead-based paint. Additional sources include: traditional folk remedies, some Mexican pottery, various imported candies, possible take-home exposure from parent's work or hobbies, candles, imported food tins, and lead or brass in plumbing fixtures or pipes. In Washington, large areas of land were polluted with lead and arsenic from smelters and lead-arsenate pesticides from the early to mid 1900s. Soil in several counties may still be contaminated.

In Washington, blood lead testing is encouraged for children at high risk of lead exposure. Adults who work in jobs that may expose them to lead should also be tested for lead regularly. Laboratories must report all results of blood lead tests to the Washington State Department of Health. The Department of Health tracks lead screening data for children under 15 years of age. The Department of Labor & Industries tracks lead screening data for people age 15 years and older.

Reducing childhood lead exposure is a key public health strategy to help children reach their full potential. The Washington State Department of Health is working to protect children from lead exposure by conducting a primary prevention education campaign, encouraging testing of high-risk children, and working with families whose children have been exposed to significant amounts of lead. Also, the Departments of Health and Ecology met with other stakeholders to develop recommendations for reducing exposure to lead—both in people and the environment. The Chemical Action Plan (CAP) for lead is available online. These recommendations are for agencies and the legislature to consider in order to improve public and environmental health. (Information above is excerpted from Washington Tracking Network, WA Dept. of Health, 2009; accessed at

[https://fortress.wa.gov/doh/wtn/WTNPortal/Content/Lead\\_Tier2\\_LandingPage.aspx](https://fortress.wa.gov/doh/wtn/WTNPortal/Content/Lead_Tier2_LandingPage.aspx))

Elevated blood lead levels are tracked by local Health Departments under the Washington Administrative Code (WAC) when levels meet or exceed 10 micrograms or greater per deciliter (mcg/DL) in children under 15 years of age. WAC requires any medical laboratory which performs a blood level test on a Washington State resident to forward those results to the State Department of Health, who in turn notifies local health Departments of all children within their jurisdiction with elevated blood levels. Cases of blood level between 10 and 19 mcg/DL are referred to the local health district to plot potential clustering of cases on a geographical basis. These cases do not result in home interviews or inspection. In cases of elevated levels of 10 mcg/DL or higher, the local health district and the state Department of Health work with health care providers to conduct home interviews.

Because children may have elevated blood lead levels and not have any specific symptoms, CDC recommends a blood lead test for young children at risk for lead poisoning. This indicator reflects the number of tests carried out. Data from the Child Blood Lead Registry are only representative of children who have received a blood lead test, and are not necessarily representative of all children in the state. Only a very small percent of children in Washington ever have a blood lead test. The number of children tested and the number of children elevated is very small in many counties. These numbers are subject to random variation, and may not be reliable estimates of conditions in that jurisdiction.

### Housing Units with Lead Based Paint (LBP) Potential

| Tract Code | Total Housing Units | % Units Pre-1970 | Number of Potential LBP Units | Median House Age (Years) |
|------------|---------------------|------------------|-------------------------------|--------------------------|
| 0001.00    | 168                 | 95.3             | 160                           | 61                       |
| 0002.00    | 1499                | 61.8             | 926                           | 35                       |
| 0003.00    | 485                 | 41.7             | 202                           | 28                       |
| 0004.00    | 2204                | 10.4             | 229                           | 48                       |
| 0005.01    | 1206                | 95.9             | 1157                          | 56                       |
| 0005.02    | 1653                | 83.2             | 1375                          | 50                       |
| 0006.01    | 1776                | 51.3             | 911                           | 31                       |
| 0006.02    | 1381                | 86.4             | 1193                          | 46                       |
| 0007.01    | 3260                | 21.5             | 701                           | 22                       |
| 0007.02    | 1110                | 61.1             | 678                           | 35                       |
| 0008.00    | 2524                | 61.3             | 1547                          | 37                       |
| 0009.00    | 2242                | 40.9             | 917                           | 26                       |
| 0010.00    | 741                 | 83.0             | 615                           | 56                       |
| 0011.00    | 2466                | 77.2             | 1904                          | 45                       |
| 0012.00    | 1667                | 16.6             | 277                           | 28                       |
| 0013.00    | 1416                | 19.4             | 198                           | 40                       |

Source: Federal Financial Institution Examination Council (FFIEC), 2008 Estimates

The above information shows that, within the income-eligible areas (highlighted in yellow), there are 5,167 housing units that may have lead-based paint issues affecting the health of residents. These units are almost evenly divided between Longview (Census tracts 1.00, 3.00, 5.02 and 6.01) and Kelso (Census tracts 10.00 and 11.00). The potential for lead-based paint abatement are most evident in Downtown (1.00), Highlands (5.02), West Main (10.00) and North/South Kelso (11.00).

#### 4. Housing Problems for Persons with Mobility & Self-Care Limitations

An examination of the CHAS data indicates that there are 4,117 households in the Longview-Kelso HOME Consortium in which a member has some type of self-care or mobility limitation. A “Mobility or Self Care Limitation” includes households where one or more persons have:

- 1) A long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying; and/or
- 2) A physical, mental or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Of these households, 2,024 are owners and 2,093 are renters. More detail about household types with housing problems are shown in the table below. This table examines the extent of housing needs (which could include affordability, overcrowding or poor condition, although the type of condition is not specified in the data) for persons who have mobility or self-care limitations. The chart below details housing needs for those who are very low income (at or below 50% of Median Family Income).

#### Number of LONGVIEW Households with Mobility & Self-Care Limitations, Income less than 50% of Area Median Income & SOME HOUSING PROBLEM

| Income Level | Extra Elderly Renters (75+) | Elderly Renters (62-74) | Other Household Types | Total Renters | Extra Elderly Owners (75+) | Elderly Owners (62-74) | Other Household Types | Total Owners | Total Households |
|--------------|-----------------------------|-------------------------|-----------------------|---------------|----------------------------|------------------------|-----------------------|--------------|------------------|
| 0-30% AMI    | 40                          | 55                      | 290                   | 385           | 30                         | 24                     | 45                    | 99           | 484              |
| 31-50% AMI   | 95                          | 20                      | 180                   | 295           | 20                         | 20                     | 25                    | 65           | 360              |
| 0-50% AMI    | 135                         | 75                      | 470                   | 780           | 50                         | 44                     | 70                    | 164          | 844              |

#### Number of KELSO Households with Mobility & Self-Care Limitations, Income less than 50% of Area Median Income & SOME HOUSING PROBLEM

| Income Level | Extra Elderly Renters (75+) | Elderly Renters (62-74) | Other Household Types | Total Renters | Extra Elderly Owners (75+) | Elderly Owners (62-74) | Other Household Types | Total Owners | Total Households |
|--------------|-----------------------------|-------------------------|-----------------------|---------------|----------------------------|------------------------|-----------------------|--------------|------------------|
| 0-30% AMI    | 15                          | 40                      | 160                   | 215           | 19                         | 0                      | 34                    | 53           | 268              |
| 31-50% AMI   | 20                          | n/a                     | 70                    | 90            | 35                         | 20                     | 4                     | 59           | 149              |
| 0-50% AMI    | 35                          | 40                      | 230                   | 305           | 54                         | 20                     | 38                    | 112          | 417              |

Source: CHAS Data, HUD

Households with mobility and self-care limitations who also experience some type of housing problem are concentrated in certain categories that are shaded in the chart above. They are highlighted if 60% or more of all the households in that category have some type of housing problem.

It is evident that renters again have a higher proportion of housing problems, in this case for low income households with a member that has some disability. Extra-Elderly and “other” renter households have a high incidence of housing problems at most income brackets. (“Other” includes any non-elderly household.) Elderly renters have the least housing problems, regardless of income. Kelso has a higher concentration of housing needs in almost every renter category, as compared to Longview. The poorest homeowners (0%-30% of area median income) generally have the greatest housing problems among all low income homeowners.

## 5. Racial & Ethnic Disparities in Housing Problems

An examination of the CHAS data for the Longview-Kelso Consortium was made to identify disparities in housing problems faced by minority race or ethnic groups. A review of the data highlights some areas that meet the **HUD threshold of a housing condition experienced by minorities at a rate at least ten percentage points higher than that experienced by the category as a whole**. Racial/ethnic minority household types for which data is typically provided to determine disparities in housing problems include:

- ✓ Hispanic
- ✓ Asian, non-Hispanic
- ✓ Native American, non-Hispanic
- ✓ Black, non-Hispanic
- ✓ Pacific Island, non-Hispanic

The data for Asian, Pacific Islander, and Native American households is not available for the Longview-Kelso HOME Consortium. Disparities in housing problems could be analyzed for Hispanic and Black, non-Hispanic households. The type of housing problem experienced by minority households is not specified in the data, and may include cost burden, overcrowding, or substandard conditions. Those household types that experienced some type of housing problem by at least ten percentage points more than White, non-Hispanic households are listed in the table below.

### Incidence of Housing Problem Disparity by Ethnic/Racial Composition

|                | Hispanic                |                      |             | Black, Non-Hispanic     |                      |             |
|----------------|-------------------------|----------------------|-------------|-------------------------|----------------------|-------------|
|                | % with Housing Problems | Number Of Households | Family Type | % with Housing Problems | Number Of Households | Family Type |
| <b>OWNERS</b>  |                         |                      |             |                         |                      |             |
| 0-30% MFI      | 100.0                   | 8                    | Families    | N/A                     | --                   | N/A         |
| 31-50% MFI     | 81.8                    | 18                   | Families    | N/A                     | --                   | N/A         |
| 51-80% MFI     | 100.0                   | 4                    | Elderly     | 100.0                   | 4                    | Families    |
| Above 80%      | 100.0                   | 4                    | All Others  | 0                       | 0                    | N/A         |
| TOTAL          | ----                    | 34                   |             | --                      | 4                    |             |
| <b>RENTERS</b> |                         |                      |             |                         |                      |             |
| 0-30% MFI      | 63.2                    | 24                   | All Others  | 100.0                   | 18                   | Families    |
|                |                         |                      |             | 100.0                   | 4                    | All Others  |
| 31-50% MFI     | 94.3                    | 66                   | Families    | N/A                     | 0                    |             |
|                |                         |                      | All Others  |                         |                      |             |
| 51-80% MFI     | 41.7                    | 10                   | All Others  | 0.0                     | 0                    |             |
| Above 80%      | 40.4                    | 36                   | Families    | 0.0                     | 0                    |             |
|                |                         |                      | All Others  |                         |                      |             |
| TOTAL          |                         | 170                  |             | --                      | 22                   |             |

Source: HUD CHAS Data, 2000

Hispanic homeowners in most income groups experience very high rates of housing problems in families at the very lowest income levels, and with elderly Hispanic households in the low income group. It should be noted that there are no Black homeowners in the very low Income categories. Therefore, it is not surprising to see a high rate (100%) of housing problems in the next available owner/income category, though the number is not large. There are no housing issues for Black owners above 80% MFI (Moderate Income), and none as well for Black renters earning above 30% of median family income.

Hispanic renters experience significant housing disparities, particularly at the 0-50% income range. These are concentrated in two household types—families and other household types (not families or elderly). Significant disparities in housing problems for Hispanic renters persist even at higher income levels, and are still concentrated in families and other household types. Many of the housing problems experienced by racial/ethnic minority groups are also common to the total population experiencing housing problems, but to a greater degree (at least ten percentage points higher).

## HOMELESS NEEDS ASSESSMENT

The Cowlitz Housing First! Coalition is a consortium of 23 area agencies working to reduce and end homelessness through collaboration and system improvements. A homeless person is defined as:

**Homeless** – A person/family who is not imprisoned or otherwise detained, who lacks a fixed, regular and adequate nighttime residence; or, having a primary nighttime residence that is:

- A supervised public or private shelter designed for temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or,
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Examples of homeless populations include, but are not limited to:

- Severely mentally ill (only)
- Alcohol/drug addicted (only)
- Severely mentally ill and alcohol/drug addicted (dually diagnosed)
- Fleeing domestic violence
- Youth
- Persons with HIV/AIDS

### Point in Time Count

Cowlitz County participates each year in a state-wide census of homeless persons. The last such effort took place on January 29, 2009. This count was managed by the Washington State Department of Community, Trade & Economic Development (CTED), and included a data entry system designed to eliminate duplicative counts. Agencies providing physical shelter, meals, or food bank services were recruited to participate in the count. The event included efforts to count people who have no shelter—either living in tents, vehicles, or other places not intended for human habitation. Statistics were not gathered by jurisdiction, and are countywide in nature, although most of the service providers to homeless persons are located within the Longview-Kelso urbanized area. The results from the survey are presented below.

### Extent of Homelessness

The data below shows that there were 330 homeless persons identified in January of 2009 who met the federal definition of homelessness. When “doubled up” persons are added, the total is 505 persons. Out of combined groups, 249 (49%) are families.

### Cowlitz County Point in Time Count Results January 29, 2009

| Population                     | Emergency Shelter | Transitional Housing | Unsheltered | TOTAL Unduplicated | Living w/ Family/Friends (“Doubled Up”) |
|--------------------------------|-------------------|----------------------|-------------|--------------------|---|
| <b>Homeless Individuals</b>    | 72                | 16                   | 66          | 154                | 102                                     |
| <b>Persons in Families</b>     | 63                | 109                  | 4           | 176                | 73                                      |
| <b>TOTAL PERSONS</b>           | <b>135</b>        | <b>125</b>           | <b>70</b>   | <b>330</b>         | <b>175</b>                              |
|                                |                   |                      |             |                    |   |
| <b># Households w/children</b> | 22                | 40                   | 1           | 63                 | 35                                      |

Source: 2009 Point in Time Count

About 41% of all homeless persons were staying in emergency shelter at the time of the count. The proportion of those in transitional housing was 38% and 21% were without any shelter—living in tents, vehicles, or other unsuitable situation. People who are living with family or friends (“doubled up”) do not meet the federal definition of homeless persons; however, they are an indicator of the proportion of those who are at-risk of homelessness. This group has risen significantly in 2009, representing over one-third of everyone counted in the census.

**“Unsheltered” Facilities  
Point in Time Count Results  
January 29, 2009**

|                                     | Individuals | Households |
|-------------------------------------|-------------|------------|
| <b>Living Out of Doors</b>          | 45          | 44         |
| <b>Living in Vehicle</b>            | 24          | 19         |
| <b>Living in abandoned building</b> | 1           | 1          |
| <b>TOTAL</b>                        | 70          | 64         |

*Source: 2009 Point in Time Count*

**Comprehensive Emergency Shelter Statistics**

A more comprehensive look at the extent of homelessness and the types of needs presented by these families and individuals is more accurately assessed when examining data over time, as opposed to the Point in Time “snapshot.”

During the calendar year of 2008, the Community House on Broadway and the Emergency Support Shelter (for domestic violence) served a total of 2,102 individuals. A total of 30,778 bed nights were provided, which indicates an average length of stay of 14.6 days for each person. However, the best indicator of the number of persons who entered and left an emergency shelter during a given year is to look at the number of households who exited the shelter as a percentage of the total number of households served. People exiting the shelter have two possible outcomes: an exit into transitional housing, or exit into “regular” permanent housing.

A total of 124 households left shelters in 2008 for transitional housing, and 372 households left to move into permanent housing, for a total of 496 households exiting the shelters. When compared to the 1,747 households served during 2008, it is evident that only about one quarter (25.9%) of persons entering a shelter in a given year are leaving for other housing.

These disappointing statistics are similar to what one finds in shelter systems throughout the state of Washington. It indicates a need for a different approach to shelter diversion and shelter exits, such as the “housing first” approach, which attempts to place people back into housing as rapidly as possible, while surrounding them with the services and supports they need to succeed. The shelter model attempts to rehabilitate the person and have them progress through various stages of “housing readiness” until they eventually reach permanent housing status. Given that emergency shelter is available for up to 90 days, and transitional housing has a two-year time limit, this gradual transition to permanent housing could take upwards of 2.5 to 3 years. Housing first seeks to minimize these sheltering costs and focus on the services that will help people succeed in their own home environment. Housing First programs across the country have demonstrated high success rates at lower overall costs.

**Characteristics of the Cowlitz County Homeless Population**

As the data shown in the chart below indicates, males and females are about equally represented in the homeless population. Children ages 17 and under comprise 40% of the homeless population or 2 out of every 5 homeless persons. Persons may have more than one

disability, which makes comparisons to the housed population difficult to assess. No data is available regarding racial and ethnic characteristics of homeless persons in Cowlitz County. This data includes those who are “doubled up” with others, and do not meet the federal definition of homelessness.

### Characteristics of Homeless Persons 2009 Point in Time Count, Cowlitz County

|                | Individuals | Households |
|----------------|-------------|------------|
| <b>GENDER</b>  |             |            |
| Males          | 285         | 258        |
| Females        | 275         | 215        |
| Single Males   | 170         |            |
| Single Females | 104         |            |
|                |             |            |
| <b>AGE</b>     |             |            |
| 0-17           | 201         |            |
| 18-35          | 185         |            |
| 36-55          | 161         |            |
| 56-64          | 13          |            |
| 65+            | 1           |            |

*Source: 2009 Point in Time Count*

#### Homeless Youth

The “No Child Left Behind” Act as well as the 1987 McKinney Homeless Assistance Act require local school districts to assist homeless students and their families to meet transportation needs in order to continue attending school. School bus runs are scheduled to include stops at local homeless shelters when a student is staying there. School buses may also pick up students at designated locations when a homeless family is staying with family or friends. This latter situation is also known as “doubling up” or “couch surfing.”

There were 16,853 homeless school-age students in Washington State identified during the annual count for the 2006-2007 academic year, which is the most recent data available. An annual count of homeless students is required by the McKinney-Vento Act. In addition, schools must provide any services needed by homeless students to ensure equal access to all programs and services that non-homeless students can receive. This includes special education, tutoring, and other programs.

### Homeless Students by School District, 2006-2007

| School District             |            | Shelters  | Doubled Up | Unsheltered | Hotels/<br>Motels | Unknown  |
|-----------------------------|------------|-----------|------------|-------------|-------------------|----------|
| Castle Rock School District | 32         | 0         | 32         | 0           | 0                 | 0        |
| Kalama School District      | 4          | 2         | 2          | 0           | 0                 | 0        |
| Kelso School District       | 36         | 6         | 29         | 0           | 1                 | 0        |
| Longview School District    | 108        | 49        | 45         | 0           | 14                | 0        |
| Toutle Lake School District | 0          | 0         | 0          | 0           | 0                 | 0        |
| Woodland School District    | 2          | 0         | 0          | 0           | 2                 | 0        |
| <b>TOTAL</b>                | <b>182</b> | <b>57</b> | <b>108</b> | <b>0</b>    | <b>17</b>         | <b>0</b> |

*Source: Office of Superintendent for Public Instruction, 2009*

Longview School District currently has 19 students in grades Pre-K through Grade 5 who are considered homeless, as defined above. Kelso School has 21 elementary aged students in similar circumstances. Longview School District also indicates that teenage mothers are a sub-

population in particular need of shelter, in tandem with supportive services. These might include daycare, parenting classes, mental health counseling, substance abuse treatment, education/job placement, or other services.

Students over the age of 16 who are on their own are more difficult to track in terms of their homeless status. Only those who self-report their homeless situation are known to the district. Local shelters such as Community House on Broadway or Emergency Support Shelter may assist persons in such circumstances, although the Emergency Support Shelter is limited to women or women with children who are fleeing domestic violence. Couch surfing is more typical of homeless teens, though some acknowledge that they live in their vehicle when there is no room at a friend's home. Unaccompanied youth that are 16 years and older are included in the statistics presented for the Point In Time Count and for the ESAP shelter counts for Cowlitz County. There were no records of serving Unaccompanied Youth by the shelters or the prevention system during the 2008 calendar year. In the January 2009 Point In Time Count, there were 17 unaccompanied homeless youth in emergency or transitional housing, within a homeless population of 305, or 5.2% of all homeless persons. There were an additional 31 students staying with family or friends, representing 9.5% of all persons identified during the 2009 Point In Time Count. Cowlitz County currently has no facility that can serve runaway or homeless youth over the age of 16.

### Homeless Special Needs Populations

There were 582 instances of a special population from the 2009 count, looking only at those who meet the definition of homeless and excluding those doubled up with family and friends. It is important to understand that many people have more than one disability or fit more than one special need category, so the numbers below are duplicative. For instance, children in families are also domestic violence victims, and some also have a disability, which would potentially include that same child in three different categories. It is estimated that 206 persons had disabilities. Using the chart below, this included those with mental, HIV/AIDS, or a physical disability, and excludes 51 who reported a co-occurring disorder, meaning that they are counted in at least two categories.

#### COWLITZ SPECIAL HOMELESS POPULATIONS 2009 POINT IN TIME COUNT

| Special Population     | Emergency Shelter | Transitional Housing | Unsheltered | TOTAL Homeless | Family/Friends |
|------------------------|-------------------|----------------------|-------------|----------------|----------------|
| Chronically Homeless   | 13                | 3                    | 24          | 40             | 18             |
| Mental Disability      | 30                | 8                    | 36          | 74             | 30             |
| Substance Abuse        | 21                | 13                   | 39          | 73             | 37             |
| Veterans               | 13                | 1                    | 14          | 28             | 4              |
| HIV/AIDS               | 3                 | 1                    | 1           | 5              | 0              |
| Domestic Violence      | 56                | 74                   | 3           | 133            | 14             |
| Unaccompanied Youth    | 6                 | 11                   | 0           | 17             | 31             |
| Children in Families   | 40                | 63                   | 3           | 106            | 33             |
| Physically Disabled    | 27                | 6                    | 21          | 54             | 25             |
| Seasonal Ag Workers    | 1                 | 0                    | 0           | 1              | 1              |
| Co-Occurring Disorders | 13                | 6                    | 32          | 51             | 18             |
| Senior over age 65     | 0                 | 0                    | 0           | 0              | 0              |
| Total Incidence        |                   |                      |             | 582            | 211            |

Source: 2009 Point in Time Count, CCWOG

Chronically homeless persons are defined as those who are continually homeless for a year or more, or have been homeless at least four times in a three year period. Chronically homeless persons also are defined by having some sort of disability, and do not include families with

extended or multiple homeless episodes. Domestic violence survivors represent 29% of all homeless persons in Cowlitz County, or one out of every three homeless persons. Chronically homeless individuals represent 12% or one in every eight homeless persons.

The Point in Time Count identified 687 disability conditions among all persons participating in the survey. This clearly indicates that many of the 505 persons included in the count have multiple disabilities. Dually diagnosed persons have, by definition, at least two disabilities.

**Disabilities of Homeless Persons  
2009 Point in Time Count**

| <b>DISABILITY</b>            | <b>Individuals</b> |
|------------------------------|--------------------|
| Physical/Medical (permanent) | 90                 |
| Physical (temporary)         | 41                 |
| Mental Health                | 121                |
| Developmental                | 20                 |
| Visual                       | 47                 |
| HIV/AIDS                     | 4                  |
| <b>DISABILITY</b>            | <b>Individuals</b> |
| Substance Abuse              | 138                |
| Dually diagnosed             | 78                 |
| Untreated Dental             | 121                |
| Literacy                     | 15                 |
| Other                        | 12                 |
| <b>TOTAL</b>                 | <b>687</b>         |

*Source: 2009 Point in Time Count, CCWOG*

Homeless veterans are not well-represented in the Cowlitz County Point in Time count. This is likely due to the fact that the capacity to count people in encampments is very limited, and in some cases may be unsafe. During the first-ever Veterans Stand Down held on the County Fairgrounds in 2008, 125 homeless veterans visited to receive a variety of services made available for outreach to this group. This is very likely a more accurate indicator of the number of homeless veterans in Cowlitz County.

| <b>HOMELESS VETERANS</b>                         | <b>Number</b> |
|--|---------------|
| Vet or Member of Vet Household                   | 34            |
| Vets Receiving Veterans 'Benefits                | 8             |
| Vets in Shelter/Transitional Housing             | 14            |
| Unsheltered Vets                                 | 18            |
| <b>Total Sheltered/Unsheltered Homeless Vets</b> | <b>32</b>     |

*Source: 2009 Point in Time Count, CCWOG*

## POPULATIONS AT-RISK OF HOMELESSNESS

### Prevention Activities

One measure of need for those at-risk of becoming homeless is the services provided to prevent homelessness from occurring. Prevention is a key component of the continuum of housing. The majority of persons seeking homeless prevention assistance needed funds to avoid eviction from their homes. Almost one-third needed help to secure housing, either through first and last month's rent, or a security deposit. These statistics do not reflect assistance from other providers or private organizations.

Emergency shelter, transitional housing and prevention services are provided in Cowlitz County and within the Longview-Kelso urban area through five agencies: Community House on Broadway, Emergency Support Shelter, Lower Columbia Community Action Council, Red Cross, and Salvation Army.

From January through December of 2008, homeless prevention providers reported:

- 435 persons and 156 households received homeless prevention services;
- 381 individuals in 114 families received prevention assistance (families represent 87.6% of those served);
- 54 single adults in 42 households received homeless prevention assistance (12.4% of those served);
- A total of 206 adults were served (47.3%) and 229 children (52.6%); and
- 166 adults (80.6%) had a source of income
  - 39.8% from TANF
  - 27.7% from employment
  - 13.9% from disability resource
  - 10.8% had no income

Most prevention assistance is allocated to families with children (381 persons in 114 families). Very few resources are distributed for single adults, who represent 50% of the homeless population. Only 54 single adults in 42 households received prevention assistance, although there were 270 homeless single adults counted in January of 2009. Assistance to single adults is also very limited in the mainstream service programs. Those who are disabled may receive a housing stipend through GAU or SSI, but as shown in the chart on page 13 regarding ability to pay fair market rent, low-income disabled persons are most affected by housing affordability and rental cost burdens. The chart below includes instances where families or individuals may have received more than one prevention service, and does not match the unduplicated numbers, above.

### Homeless Prevention Services Cowlitz County ESAP Agencies

| Prevention Service | #Services to Individuals | # Services to Persons in Families | Total # Services Provided |
|--------------------|--------------------------|-----------------------------------|---------------------------|
| Rental Payment     | 237                      | 88                                | 325                       |
| First Month's Rent | 108                      | 37                                | 145                       |
| Security Deposit   | 72                       | 35                                | 107                       |
| Case Management    | 0                        | 0                                 | 0                         |
| Other              | 27                       | 9                                 | 36                        |
| <b>TOTAL</b>       | <b>444</b>               | <b>169</b>                        | <b>613</b>                |

*Source: SAP Client Characteristics Report, CY 2008*

## Situations Preceding Homelessness

The chart below illustrates the circumstance immediately preceding homeless by individuals and households in Cowlitz County, as indicated from the Point In Time Count.

- It is clear that substance abuse and job loss are key precipitating factors that tend to spiral into some of the other reasons—such as inability to pay rent—listed in the survey for a person’s homeless status.
- Another key indicator is the loss of a temporary living situation. There were 99 persons who stated that they were homeless in 2009 because they were no longer able to “double up” with family or friends. Many times, this is due to lack of life skills that contribute to housing instability. This population could respond to services that might assist them in retaining housing for longer periods of time. Respondents may indicate multiple reasons for their homeless situation.
- Family breakup and domestic violence are also a significant contributing factor to homelessness.
- There were 66 persons with a criminal record who became homeless in 2009. Many times they are denied housing because of their criminal history, which can then lead to additional criminal behaviors. Housing has been demonstrated an effective practice in reducing recidivism.

### Circumstances Preceding Homelessness 2009 Point in Time County, Cowlitz County

| Circumstance                      | Households   |
|-----------------------------------|--------------|
| Drug or Alcohol Use               | 141          |
| Job Lost                          | 135          |
| Unable to Pay Rent/Mortgage       | 115          |
| Temp. Living Situation Ended      | 99           |
| Domestic Violence Victim          | 84           |
| Family Breakup                    | 84           |
| Poor Credit Rating                | 78           |
| Mental Illness                    | 72           |
| Convicted of a Felony             | 66           |
| Medical Problems                  | 62           |
| Lack of Job Skills                | 48           |
| Evicted for Non-Payment           | 46           |
| Discharge from Institution/Jail   | 41           |
| Medical Costs                     | 40           |
| Evicted for Other Reasons         | 30           |
| Convicted of a Misdemeanor        | 26           |
| Failed Job Drug Screening         | 10           |
| Lack of Childcare                 | 8            |
| Language Barrier                  | 0            |
| Other                             | 28           |
| <b>TOTAL CONTRIBUTING FACTORS</b> | <b>1,213</b> |

*Source: 2009 Point in Time Count, CCWOG*

Clearly, prevention is important in reducing the incidence of homelessness. Social services and emergency interventions will remain critical to this effort. Persons discharged from institutions

represent a significant component of the at-risk homeless population. Evidence from around the U.S. has demonstrated that stable housing significantly reduces criminal recidivism. Evidence also shows that services are more effective when they are voluntary and when a person has a home. These are principles used to develop the Housing First approach.

### Inventory of Homeless Facilities & Housing Resources

| Facility  | Individuals | Family Beds | Total Beds |
|---|-------------|-------------|------------|
| <b>Emergency Shelters</b>   |             |             |            |
| Community House on Broadway (Longview)  | 80          | 0           | 80         |
| CHOB Overflow beds (Longview)   | 30          | 0           | 30         |
| Emergency Support Shelter (Kelso)   | --          | 46          | 46         |
| <b>Subtotal</b>   | <b>110</b>  | <b>46</b>   | <b>156</b> |
| <b>Transitional Housing</b>   |             |             |            |
| Home Court Triplex (Kelso)  | --          | 12          | 12         |
| Home Court House (Kelso)  | --          | 4           | 4          |
| 284 18 <sup>th</sup> (Longview)   | --          | 4           | 4          |
| 235 Carolina (Longview)   | --          | 4           | 4          |
| Country Run Apartments (County)   | --          | 52          | 52         |
| Toutle River Ranch (County)   | 40          | --          | 40         |
| PPW Facility, Broadway Campus (Longview)  | --          | 32          | 32         |
| Mint Place THOR units (Longview)  | --          | 6           | 6          |
| HOME Vouchers – DV, Drug Court, Vets (Scattered Site)                             | --          | 105         | 105        |
| <b>Subtotal</b>   | <b>40</b>   | <b>219</b>  | <b>259</b> |
| SUBTOTAL, Emergency & Transitional Housing Resources Available, by Household Type | 150         | 265         | 415        |
| SUBTOTAL, Number of Homeless Persons Counted In January 2009, by Household Type   | 154         | 176         | 330        |
| <b>Permanent Supportive Housing</b>   |             |             |            |
| HIV Housing Units (Longview)  | 2           | --          | 2          |
| Chinook Apartments (Kelso)  | 21          | --          | 21         |
| PACT – 18 <sup>th</sup> Avenue (Longview)   | 5           | --          | 5          |
| PACT – 10 <sup>th</sup> Avenue (Longview)   | 4           | --          | 4          |
| PACT – 1 <sup>st</sup> Avenue (Kelso)   | 4           | --          | 4          |
| Phoenix House (Kelso)   | --          | 40          | 40         |
| LCMH Group Homes – 2 bldgs. (Longview)  | 7           | --          | 7          |
| <b>Subtotal</b>   | <b>43</b>   | <b>40</b>   | <b>83</b>  |
| <b>Total</b>  | <b>193</b>  | <b>305</b>  | <b>498</b> |

Source: Cowlitz County Annual Report to CTED, 2008; CWCOC telephone interviews, 2009

A comparison of housing resources to the current housing count shows that there is an adequate inventory of homeless facilities to meet those identified as homeless in the January 2009 count. There were 135 persons counted in shelters, with 156 available beds. Another 125 were counted in transitional housing, with 265 available beds or housing vouchers. Overall there were 260 homeless persons counted in emergency or transitional housing, with a bed availability of 415. Assuming the housing data and surveys are accurate and complete, this leaves a surplus of 155 beds, which could house the 70 unsheltered people counted in 2009, if they met admission criteria.

However, when examining the household characteristics of those in the Point In Time Count to the household capacity of emergency and transitional facilities, it is apparent that there was a mismatch of resources to clients, since there are enough beds overall for the homeless population that was surveyed (excluding those doubled up with others, who do not meet the definition of homeless).

This analysis indicates that there is a need to focus on allocation of beds, particularly for single adults, and the criteria to access those beds. These initially appear to be most needed in Permanent Supportive Housing units, but additional research is needed on the unsheltered homeless. An initial review of the Point In Time data indicates a need for 69 permanent supportive housing units for people with co-occurring disorders who are chronically homeless as well as persons dealing with HIV/AIDS. Additional focus is needed on use of supportive services to help people secure housing and remain stably housed, including those doubled up with others.

Analysis of the populations that were “unsheltered” and “living with family/friends” in the 2009 Point In Time Count (see Cowlitz Special Homeless Populations, page 36) shows the following unmet housing needs:

- 36 children in families
- 31 unaccompanied youth (over age 16)
- 17 domestic violence survivors
- 18 veterans
- 46 persons with a physical disability
- 1 seasonal/agricultural worker
- 5 persons with HIV/AIDS (includes those in emergency/transitional housing)
- 26 persons with drug/alcohol addiction (includes those in emergency housing; excludes 50 persons reported under co-occurring disorders)
- 16 persons with mental illness (excludes 50 persons reported under co-occurring disorders)
- 69 persons with co-occurring disorders (includes persons reporting mental illness and Addiction; includes 42 persons counted as chronically homeless; includes co-occurring/chronic homeless persons in emergency/transitional housing as their needs are better met through permanent supportive housing. Chronically homeless persons may often be the same persons as those with co-occurring disorders.)

The housing needs of all of these groups can be met through existing housing in the community. Additional resources for financial assistance to secure housing and maintain housing, and for supportive services tailored to meet each household’s needs, will be needed over varying time lengths of time.

## **Description of the Homeless System**

### **Prevention**

Prevention is the most cost-effective, least disruptive method of providing service for homeless families. Homeless-prevention activities can take many forms, but this plan targets households that are most at-risk of becoming homeless. Examples of prevention activities include rental assistance, utility assistance, eviction prevention assistance and landlord/tenant mediation. Cowlitz County receives Washington State ESAP funding for this purpose. Agencies receiving this funding include: Salvation Army, Red Cross, Emergency Support Shelter, Community House on Broadway, and Lower Columbia Community Action Council. Other private agencies also provide assistance with basic necessities, such as food and limited medical assistance that help people avoid homelessness.

### **Outreach**

Outreach is an essential part of the local homeless system. Outreach workers are often the first point-of-contact between homeless individuals and social service providers. They seek out homeless members of our community, talk to them about the types of social services they might need, and encourage them to get help. The PATH program has one full-time outreach worker funded through the Washington State Department of Social and Health Services, Mental Health Division. This worker is housed within Lower Columbia Mental Health. An AmeriCorps volunteer assistant was added in 2008. The Longview Housing Authority has a Per Diem Veterans Administration grant that supports 1.5 outreach workers for homeless veterans. Both programs screens clients for eligibility for all possible benefits, including those related to: emergency, psychiatric and medical needs; employment and community support; housing; veteran's benefits; American Indian benefits; economic services; substance abuse; and vocational rehabilitation.

### **Emergency Shelter**

There is a women's domestic violence shelter located in Kelso which can house 36 persons. The Community House on Broadway serves the general, mainstream homeless population. Community House serves single men, single women, and families. In December of 2008, a severe weather shelter was opened on a temporary basis during an eleven-day freeze. Daily occupancy in the temporary church quarters was 30 persons per night.

### **Transitional Housing**

Transitional housing is housing with a rental subsidy combined with support services. Families or individuals usually remain in transitional housing for one to two years. In most cases, a family or individual must be homeless in order to qualify; however, some programs have lesser criteria such as recent homelessness, domestic violence, or imminent risk of homelessness. Housing support services are either provided by the housing agency or in partnership with a local service provider. Transitional housing is not necessarily "site specific" but can be used in scattered sites with services brought to the home.

### **Permanent Supportive Housing With Homelessness Criteria**

Permanent Supportive Housing (PSH) typically has no limit on length of stay. Supportive services are available on an as-needed basis, but are not mandated. Supportive services are either provided by the housing organization in partnership with a local service provider, or by a local service provider owning/managing supportive housing.

### **Strategies to Eliminate Chronic Homelessness**

Cowlitz County homeless providers are moving towards adoption of a "Housing First" approach to deal with chronic, street homelessness. This approach has demonstrated success across the country in addressing the needs of the hardest-to-serve. A "one-stop" homeless resource center

is another approach supported by the local continuum of care. A Request for Proposal to conduct a feasibility analysis for a Crisis Response Center was released in Spring 2009 by Cowlitz County. The Crisis Response Center will incorporate the Homeless Resource Center, a sub-acute detox facility, mental health crisis beds, and other related uses.

### **Assessment of Gaps**

Major gaps identified by the Cowlitz Housing First Coalition include:

- Outreach and shelter available for homeless youth transitioning from foster care, substance abuse treatment, hospital discharge, and release from juvenile justice system.
- Lack of shelter, transitional housing and permanent supportive housing for those with special needs who are hard to serve or who are not able to be served by the system of current providers, such as physically disabled, mentally ill, chronically homeless, youth, and those with medical treatment needs.
- Single point of entry into the homeless services system.
- A coordinated discharge planning system that includes affordable housing resources for ex-offenders and sex offenders.
- Adequate supply of “Safe & Sober” housing for recovering substance abusers.
- Increased community awareness of homeless needs and evidence-based approaches.
- Bottle necks created by lack of turnover of shelter beds and lack of spaces available in transitional housing and affordable permanent housing.

### **Discharge Coordination Policies**

Individuals who are members of special populations receive support at discharge from institutional settings as they return to community living in Cowlitz County.

#### Community Hospitals and Western State Hospital

The St. John Medical Center and community mental health agencies have on-staff social workers/discharge planners. Community hospitals which are located outside of Cowlitz County also have social workers/discharge planners who work with community agencies to ensure successful discharges to community living.

The Southwest Regional Support Network (SWRSN) and its provider agencies work with psychiatric inpatient wards of community hospitals and with Western State Hospital to assure that each person with a mental or emotional impairment who is discharged from these facilities has resources and housing which are appropriate to support tenure in the community.

Western State Hospital has two programs which endeavor to assure that patients who are discharged have appropriate resources available to them. Patient Financial Services (PFS) secures access to public entitlements such as Supplemental Security Income (SSI) and Medicaid/Title 19 so that each patient is provided with income and medical benefits upon discharge. Each ward has staff social workers who work with community mental health liaisons to secure appropriate housing and supports in the community. Housing includes licensed Adult Family Homes, mental health agency supported apartments, or independent housing in the community. Follow-up mental health care in the community is provided by mental health agencies and by Medicaid Personal Care. Medical services are often arranged through Family Health Center.

### Cowlitz County Jail

Cowlitz County Jail has an in-house population of approximately 300 inmates. Release packets include resource referrals include housing information, available medical providers and other information to assure a safe return to the community. The overall goal is to create release plans for inmates directly linked to housing, food, benefits, employment, education and treatment, with the plans individualized to meet the specific needs of each inmate. There is one staff person assigned to release planning for the jail. The jail releases approximately 7500 persons per year. There were 37 persons in the local jail who were booked as transients at the time of the 2009 Point In Time count.

### Cowlitz County Youth Services

The Cowlitz County Youth Services Center houses up to 30 adolescent inmates at a time. One month prior to the release of a juvenile from a JRA facility, an application is made by the institutional coordinator to initiate medical coverage from the DSHS Community Service Office (CSO). A discharge assessment is completed which reviews family and community support. The institutional coordinator may seek appropriate placement options for the youth if returning to the family is not a viable option. If the youth is in need of mental health services, a referral packet is sent to the community mental health agency to schedule an intake as soon as the youth returns to the community.

### Washington Department of Corrections

During 2008 there was an estimated 440 persons discharged from Washington State Corrections facilities to Cowlitz County upon completion of their prison sentence. In addition, there were 220 individuals that had been sentenced directly to community supervision or from local jail facilities during the past year. Community supervision requires the individual to check in regularly with a Department of Corrections officer to assure community safety. Persons who have completed a full prison sentence may or may not be supervised by the Department of Corrections after release to the community. There were ten (10) ex-offenders from state corrections counted in the 2009 Point In Time Count of homeless persons.

## OTHER SPECIAL NEEDS

This section reviews housing and service needs of persons who are not homeless but require supportive housing situations. Those populations that must be included consist of:

- Elderly (one household member over age 62)
- Frail elderly (one household member over age 75, with a disabling condition)
- Mentally disabled
- Physically disabled
- Developmentally disabled
- Persons addicted to alcohol or other drugs
- Persons with HIV/AIDS (and their families)
- Domestic violence survivors

Other categories relevant to the local area may be added. Chronically mentally ill, ex-offenders and people exiting jail and prison are additional populations of concern, based on Cowlitz Housing First Coalition member input.

The 2000 Census counted 865 Longview residents living in group quarters; of these, 549 were residing in institutions and 316 were living in other settings. This included:

- ✓ 401 people in nursing homes
- ✓ 247 people in other non-institutional group quarters
- ✓ 64 people in halfway houses
- ✓ 59 people in short-term care, detention or diagnostic centers for delinquent children
- ✓ 25 people in homes for developmentally disabled
- ✓ 24 people in other types of group homes
- ✓ 21 people in local jails and other confinement facilities
- ✓ 16 people in homes for the mentally ill
- ✓ 8 people in hospitals/wards/hospices/homes for chronically ill

The 2000 Census identified 256 Kelso residents in group quarters, with 204 in institutions and 52 in other settings, which included:

- ✓ 204 people in local jails and other confinement facilities
- ✓ 29 people in other group homes
- ✓ 23 people in other non-institutional group quarters

A summary of services provided through the Washington State Department of Social and Health Services to residents of Longview and Kelso is provided below. It is clear from this data that a significant number of persons rely on a variety of programs to meet essential needs. Services available to assist special needs populations include drug and alcohol abuse treatment, mental health counseling, life skills, employment training/placement/advocacy, health and dental care and financial assistance.

**DSHS Services by Category  
July 2006 - June 2007**

| <b>Program</b>             | <b>Number of Clients Served</b> | <b>Usage Rate (% of Residents)</b> | <b>Dollars Spent</b> | <b>Per Client</b> |
|----------------------------|---------------------------------|------------------------------------|----------------------|-------------------|
| <b>LONGVIEW</b>            |                                 |                                    |                      |                   |
| Alcohol & Substance Abuse  | 696                             | 2.0                                | \$1,066,485          | \$1,532           |
| Developmental Disabilities | 423                             | 1.2                                | \$5,557,814          | \$13,139          |
| Mental Health Services     | 1,898                           | 5.3                                | \$6,825,548          | \$3,596           |
| Aging & Adult Services     | 697                             | 2.0                                | \$11,279,083         | \$16,182          |
| Vocational Rehabilitation  | 264                             | 0.7                                | \$212,169            | \$ 804            |
| Children's Services        | 2,247                           | 6.3                                | \$3,792,703          | \$1,688           |
| Medical Assistance         | 11,747                          | 33.1                               | \$34,287,741         | \$2,919           |
| Economic Services          | 14,811                          | 41.7                               | \$16,745,581         | \$1,131           |
| Juvenile Rehabilitation    | 29                              | 0.1                                | \$689,428            | \$23,773          |
| <b>LONGVIEW TOTAL</b>      | <b>18,255</b>                   | <b>51.5</b>                        | <b>\$80,456,552</b>  | <b>\$4,407</b>    |
| <b>KELSO</b>               |                                 |                                    |                      |                   |
| Alcohol & Substance Abuse  | 334                             | 2.9                                | \$579,867            | \$1,736           |
| Developmental Disabilities | 134                             | 1.2                                | \$1,227,393          | \$9,160           |
| Mental Health Services     | 745                             | 6.4                                | \$3,906,425          | \$5,244           |
| Aging & Adult Services     | 142                             | 1.2                                | \$1,866,884          | \$13,147          |
| Vocational Rehabilitation  | 120                             | 1.0                                | \$97,873             | \$816             |
| Children's Services        | 1,011                           | 8.7                                | \$1,498,175          | \$1,482           |
| Medical Assistance         | 4,445                           | 38.2                               | \$11,769,235         | \$2,648           |
| Economic Services          | 6,102                           | 52.4                               | \$6,843,955          | \$1,122           |
| Juvenile Rehabilitation    | 16                              | 0.1                                | \$437,054            | \$27,316          |
| <b>KELSO TOTAL</b>         | <b>7,147</b>                    | <b>61.4</b>                        | <b>\$28,226,859</b>  | <b>\$3,949</b>    |

Source: DSHS, RDA; January 2009

**Physical Disabilities**

One in every five persons in Cowlitz County as some sort of physical, sensory, or mental disability, mirroring a national trend uncovered in the 2000 Census. This rate stays fairly constant until the population ages. During the prime working years, more than half of reported disabilities are employment-related. About half of all persons over 65 years of age report a disability. Disability status by age group is shown below.

**Extent of Disabled Persons, by Age Group  
Longview-Kelso Consortium**

|   | <b>Longview</b> | <b>Kelso</b> |
|---|-----------------|--------------|
| Number of Disabled Persons                  | 7,447           | 2,652        |
| <b>% Disabled Persons</b>                   | <b>21.5</b>     | <b>22.3</b>  |
| Percent over Age 5 with a Disability        | 23.5            | 24.6         |
| Percent Age 5-15 with a Disability          | 7.7             | 9.8          |
| Percent Age 16-64 with a Disability         | 22.1            | 23.2         |
| Percent 16-64 with an Employment Disability | 60.4            | 54.9         |
| Percent Age 65+ with a Disability           | 46.6            | 51.5         |
| Percent Age 21-64 with a Disability         | 23.4            | 24.6         |
| Percent Aged 21-64, Employed                | 51.4            | 42.8         |

Source: Census 2000

The Census Bureau collects information on self-reported disabilities. Cowlitz County has the highest rate of self-reported adult disability in the State of Washington, with 23.6% of the population or 22,632 persons. The state average is 13.2% of the population. Housing resources reserved for disabled persons in the Longview-Kelso metropolitan area are listed in the following two tables.

### Housing Resources for Disabled Persons Longview-Kelso HOME Consortium

| Name   | Units      |
|--|------------|
| <b>KELSO</b>   |            |
| Kelso Housing Authority - Public Housing                     | 4          |
| Columbia Apartments (Mental Health)                          | 29         |
| Chinook SRO (Mental Health)                                  | 21         |
| Tartan House   | 25         |
| Country Run Apartments                                       | 20         |
| Residential Resources Group Homes (Developmentally Disabled) | 9          |
| <b>TOTAL – Kelso</b>   | <b>108</b> |
| Name   | Units      |
| <b>LONGVIEW</b>  |            |
| Longview Housing Authority Vouchers                          | 373        |
| Westgate Terrace   | 10         |
| Fremont Village  | 3          |
| Crescent Terrace (Mental Health)                             | 15         |
| Monticello Park  | 22         |
| Parkland Terrace   | 11         |
| Lower Columbia Mental Health Group Homes (2)                 | 7          |
| Hemlock Place (HIV/AIDS)                                     | 2          |
| Residential Resources Homes (Developmentally Disabled)       | 24         |
| Supportive Living Rental Units                               | 81         |
| Another Option Licensed Group Home                           | 6          |
| Our House (Developmentally Disabled)                         | 5          |
| <b>TOTAL - Longview</b>                                      | <b>559</b> |
| <b>GRAND TOTAL</b>   | <b>667</b> |

*Source: CWCOG telephone survey 2009*

The need for additional affordable housing resources for disabled persons is demonstrated by the waiting list for public housing and rental vouchers for disabled households. At the end of 2008, Kelso Housing Authority had a waiting list of 91 while Longview had 749 disabled persons on their waiting list for vouchers, although Longview Housing Authority serves a four-county area. There is clearly an unmet need for housing that can accommodate persons with disabilities. Longview Housing Authority has a pending request for an additional 100 Non-Elderly Disabled vouchers that was submitted to HUD in 2008.

The CHAS data on the following page indicates that there are 1,085 very low income persons who have some type of self-care or mobility limitation as well as a housing problem. When compared against the 453 units of housing/housing vouchers available to this group, a gap of 519 units exists. Some of this need may be addressed by home modifications.

It is evident that low income disabled renters have a higher proportion of housing problems. Extra-Elderly and “other” renter households have a high incidence of housing problems at most income brackets. (“Other” includes any non-elderly household.) Elderly renters have the least housing problems, regardless of income. Kelso has a higher concentration of housing needs in

almost every renter category, as compared to Longview. The poorest homeowners (0%-30% of area median income) generally have the greatest housing problems among all low income homeowners with a disability.

### Frail Elderly Housing Needs

Over the next 20 years, the number of Americans aged 65 and older is expected to double and comprise at least 20% of the total population. Emphasis on promoting and preserving the health of older adults is essential to effectively address the health and economic challenges of an aging society. The 2008 American Community Survey (ACS) counted 13,214 people over age 65 in Cowlitz County. Of those, 6,385 have some sort of self-reported disability. The 2008 ACS identified 5,543 persons over age 65 in Longview; 3,234, or more than half of them (58.3%) with a disability. (Kelso is not included as a separate entity in the 2008 American Community Survey.)

An examination of the CHAS data indicates that there are 4,117 households in the Longview-Kelso HOME Consortium in which a member has some type of self-care or mobility limitation. A “Mobility or Self Care Limitation” includes households where one or more persons has:

- 1) A long-lasting condition that substantially limits one or more basic physical activity, such as walking, climbing stairs, reaching, lifting, or carrying; and/or
- 2) A physical, mental or emotional condition lasting more than 6 months that creates difficulty with dressing, bathing, or getting around inside the home.

Of these households, 2,024 are owners and 2,093 are renters. More detail about household types with housing problems are shown in the table below. This table examines the extent of housing needs (affordability concerns or poor condition) for persons who have mobility or self-care limitations. This table is particularly helpful in evaluating the needs of “extra-elderly” persons, which includes one or two person households where at least one person is older than 75 years of age. Of these, about 62% are renters. The chart below details housing needs for those who are very low income (at or below 50% of Median Family Income). The total number of frail elderly, very low income households with housing needs is 1,261, and most of them (1,085 or 86%) are renters. Their housing needs could reflect cost burden or physical conditions of the structure, but for frail elderly persons, there may be structural needs that are just as important to remaining in their homes as long as possible rather than expensive institutional care settings.

Households with mobility and self-care limitations who also experience some type of housing problem are concentrated in certain categories that are shaded in the chart below. They are highlighted if 60% or more of all the households in that category have some type of housing problem. It is evident that Kelso has more concentrations of need in these categories than does Longview.

### Number of LONGVIEW Households with Mobility & Self-Care Limitations, Income less than 50% of Area Median Income & SOME HOUSING PROBLEM

| Income Level | Extra Elderly Renters (75+) | Elderly Renters (62-74) | Other Household Types | Total Renters | Extra Elderly Owners (75+) | Elderly Owners (62-74) | Other Household Types | Total Owners | Total Households |
|--------------|-----------------------------|-------------------------|-----------------------|---------------|----------------------------|------------------------|-----------------------|--------------|------------------|
| 0-30% AMI    | 40                          | 55                      | 290                   | 385           | 30                         | 24                     | 45                    | 99           | 484              |
| 31-50% AMI   | 95                          | 20                      | 180                   | 295           | 20                         | 20                     | 25                    | 65           | 360              |
| 0-50% AMI    | 135                         | 75                      | 470                   | 780           | 50                         | 44                     | 70                    | 164          | 844              |

**Number of KELSO Households with Mobility & Self-Care Limitations,  
Income less than 50% of Area Median Income & SOME HOUSING PROBLEM**

| Income Level      | Extra Elderly Renters (75+) | Elderly Renters (62-74) | Other Household Types | Total Renters | Extra Elderly Owners (75+) | Elderly Owners (62-74) | Other Household Types | Total Owners | Total Households |
|-------------------|-----------------------------|-------------------------|-----------------------|---------------|----------------------------|------------------------|-----------------------|--------------|------------------|
| <b>0-30% AMI</b>  | <b>15</b>                   | <b>40</b>               | <b>160</b>            | <b>215</b>    | 19                         | 0                      | <b>34</b>             | <b>53</b>    | <b>268</b>       |
| <b>31-50% AMI</b> | <b>20</b>                   | n/a                     | <b>70</b>             | <b>90</b>     | <b>35</b>                  | 20                     | 4                     | 59           | <b>149</b>       |
| <b>0-50% AMI</b>  | <b>35</b>                   | 40                      | <b>230</b>            | <b>305</b>    | 54                         | 20                     | 38                    | 112          | <b>417</b>       |

Source: CHAS Data, HUD

Extra-Elderly and “other” renter households have a high incidence of housing problems at most income brackets. Elderly renters have the least housing problems, regardless of income. Kelso has a higher concentration of housing needs in almost every renter category, as compared to Longview. The poorest homeowners (0%-30% of area median income) generally have the greatest housing problems among all low income homeowners with a disability. There are 170 very low income frail elderly households with some type of housing need, and 104 very low income disabled homeowners with a housing need. Many from each group may have their housing needs addressed through home modifications.

**Nursing Homes & Group Home Care Facilities**

The Washington State Department of Health has licensed 458 nursing home beds throughout Cowlitz County. The projected need for beds, based on the guideline of 40 beds for each 1,000 residents over age 65, is 576 beds in Cowlitz County. This means there is a shortfall of 118 nursing home beds for the current population. While many elderly, frail persons are able to continue living at home, a number are living in a variety of care facilities, primarily in the Longview-Kelso area. These are inventoried on the following page.

## Inventory of Nursing Homes, Adult Family Homes, & Boarding Homes

| Nursing Homes                             | Location                    |
|---|-----------------------------|
| <b>LONGVIEW</b>                           |                             |
| Americana Health & Rehabilitation Center  | 917 7 <sup>th</sup> Avenue  |
| Frontier Rehabilitation & Extended Care   | 1500 3 <sup>rd</sup> Avenue |
| Northwest Continuum Care Center           | 128 Beacon Hill Drive       |
| Park Royal Health & Rehabilitation Center | 910 16 <sup>th</sup> Avenue |

| Adult Family Home              | Location                     | Medicaid |
|--------------------------------|------------------------------|----------|
| <b>LONGVIEW</b>                |                              |          |
| 34 <sup>th</sup> House         | 2274 34 <sup>th</sup> Avenue | Yes      |
| Cedar Gardens                  | 26 W Pine Lane               | No       |
| Cedar Gardens AFH              | 28 W Pine Lane               | Yes      |
| Lakeside Adult Foster Care     | 4 Heron St.                  | Yes      |
| Mabel Gardens                  | 2437 50 <sup>th</sup>        | Yes      |
| Mt. Solo Adult Family Home     | 2129 Branch Creek Dr.        | Yes      |
| Ocean Beach Adult Family Home  | 3542 Ocean Beach Hwy         | Yes      |
| Our Place Adult Family Home    | 2441 Hickory Avenue          | Yes      |
| Pacific Country Home – House 2 | 3215 Pacific Way             | Yes      |
| Pacific Country Home LLC       | 3205 Pacific Way             | Yes      |
| River Bend Adult Family Home   | 2439 Hickory Avenue          | Yes      |
| Rose Hill                      | 3728 Sunset Way              | Yes      |
| The Walker House               | 4326 Pine St.                | Yes      |

| Boarding Homes                  | Location                     | Medicaid |
|---------------------------------|------------------------------|----------|
| <b>LONGVIEW</b>                 |                              |          |
| Canterbury Gardens              | 1457 3 <sup>rd</sup>         | No       |
| Canterbury Retirement Inn       | 1324 3 <sup>rd</sup> Avenue  | No       |
| Cedar View Group Home           | 1128 8 <sup>th</sup> Street  | No       |
| Delaware Plaza Retirement Inn   | 926 Delaware Street          | Yes      |
| Monticello Park Retirement & AI | 605 Broadway                 | Yes      |
| New Westside Terrace (NWST)     | 1200 17 <sup>th</sup> Avenue | Yes      |
| Somerset Retirement Apartments  | 2025 Tibbetts Drive          | Yes      |

| Adult Family Home            | Location            | Medicaid |
|------------------------------|---------------------|----------|
| <b>KELSO</b>                 |                     |          |
| Cowlitz Gardens AFH          | 148 Cowlitz Gardens | Yes      |
| IXL Adult Foster Care        | 221 N. Bodine Road  | Yes      |
| River Bend Adult Family Home | 101 Mission Road    | Yes      |
| Riverside Gardens            | 167 Cowlitz Gardens | Yes      |

| Boarding Homes           | Location          | Medicaid |
|--------------------------|-------------------|----------|
| <b>KELSO</b>             |                   |          |
| Crawford House           | 114 Corduroy Road | Yes      |
| Outward Bound Group Home | 922 Cedar Street  | No       |

Source: DSHS on-line locator, accessed April 2009

## Developmentally Disabled

People with developmental disabilities have unique challenges in securing and maintaining stable housing. Supportive services are often required. While many remain in their home of origin, group homes are another option. The Washington Department of Vocational Rehabilitation provides employment placement and support for people with disabilities. There were 557 persons with developmental disabilities receiving services in the Longview-Kelso area in 2007, representing 1.2% of the population. There were 268 developmentally disabled adults in Longview-Kelso receiving services; 87 were in community residential placements or facilities. Some live in their own apartment homes, with supportive services. Others live in residential units leased in the private market, with supportive services provided. Disabled working adults generally work part-time at lower wage jobs, presenting significant challenges for economic self-sufficiency.

### Housing for Developmentally Disabled

| Address                            | # Homes  | Total Beds |
|------------------------------------|----------|------------|
| Our House                          | 1        | 5          |
| Life Works Children's Homes        | 2        | 15         |
| Life Works Licensed Group Homes    | 1        | 9          |
| Supportive Living Rental Units     | --       | 81         |
| Another Option Licensed Group Home | 1        | 6          |
| TOTAL - Longview                   | 5        | 116        |
|                                    |          |            |
| Life Works Licensed Group Homes    | 1        | 9          |
| TOTAL - Kelso                      | 1        | 9          |
| <b>GRAND TOTAL</b>                 | <b>6</b> | <b>125</b> |

Source: CWCOC telephone and on-line survey, 2009

## Drug and Alcohol Addicted

Persons addicted to drugs or alcohol may be able to function in society for relatively long periods of time without major incident; however, such addictions frequently lead to disordered lives and loss of stable housing. The need for additional treatment services, both inpatient and outpatient, as well for stable housing and supportive services for people in this situation far outweighs the resources currently available.

Toutle River Ranch offers inpatient treatment and 40 beds of transitional housing for persons in recovery from substance abuse. There are not enough clean and sober housing options to serve as the next step for persons leaving this facility or to meet the needs of the general population. There are 16 beds of transitional housing for pregnant, parenting women at the Broadway Campus which are operated by Drug Abuse Prevention Center. Development of the Phoenix House was completed in 2009 and has 20 studio units for parents with co-occurring disorders and/or recovering from substance abuse. All of these are homeless resources, and thus are not included in the inventory of Safe & Sober Housing. DAPC operates a total of 76 beds for homeless persons recovering from substance abuse. There were 26 persons identified in the 2009 Point In Time count with addiction, and another 50 who reported a co-occurring disorder that most likely includes addiction.

The 2003 Washington State Needs Assessment Household Survey identified 2,907 low income adults in Cowlitz County needing treatment for substance abuse. It is not known how many of these may have unmet housing needs. During the 2006-2007 service year the Department of

Social and Health Services funded 230 ADATSA assessments for low income persons in the Longview-Kelso area. Many of these people might benefit from what is termed “safe and sober” housing, where abstinence from substance use is enforced by peers or supervisors, following successful treatment, in private housing. Only 77 beds of such housing exist within the Longview-Kelso area, and are typically at or near full occupancy.

Oxford House, Inc. is a national network of self-run, self-supported recovery houses that provide an opportunity for every recovering individual to learn a clean and sober way of life. An inventory of local Oxford House resources is provided below.

### Safe & Sober Housing – Oxford Houses

| Facility           | Location | #Male Beds | # Women & Children Beds | #Female Beds | Total Beds |
|--------------------|----------|------------|-------------------------|--------------|------------|
| Catlin House       | Kelso    | 6          |                         |              | 6          |
| Kelso House        | Kelso    | 7          |                         |              | 7          |
| Rowland House      | Kelso    | 7          |                         |              | 7          |
| Three Rivers House | Kelso    |            |                         | 8            | 8          |
| J. Morgan House    | Kelso    | 7          |                         |              | 7          |
| Horizon II House   | Kelso    | 10         |                         |              | 10         |
| Memory Lane House  | Kelso    |            | 8                       |              | 8          |
| New Waters House   | Kelso    |            | 8                       |              | 8          |
| Longview House     | Longview | 7          |                         |              | 7          |
| Castleman House    | Longview |            | 9                       |              | 9          |
| <b>TOTAL</b>       |          | <b>44</b>  | <b>25</b>               | <b>8</b>     | <b>77</b>  |

Source: Oxford House website; accessed March 2009

### Chronic Mental Illness

Individuals with mental illnesses are often able to function adequately within society, particularly when support services are provided. Mental illness can easily lead to disordered lifestyles and loss of stable housing. The need for additional inpatient/outpatient treatment and for stable housing with supportive services far outweighs available resources.

Southwest Regional Support Network (SWRSN) is a county program responsible for the administration of publicly-funded mental health services for Cowlitz County. SWRSN contracts for outpatient, crisis, residential, and inpatient services through licensed mental health agencies. The primary focus of these publicly-funded services is to serve Medicaid-eligible adults who have chronic and persistent mental illness, and children/youth with severe emotional disturbances. Individuals without Medicaid may receive acute care and crisis services based on the availability of funding, which is monitored by the SWRSN. The services provided are a vital part of maintaining the community’s overall health, safety, and quality of life. The SWRSN gives top priority to three programs which support hospital diversion. The second priority is providing support for those released from local and state psychiatric/crisis facilities. Reducing in-hospital care preserves RSN resources to serve the broader population who also need some level of service.

In 2007, the SWRSN served 1,967 adults through Medicaid and 1,980 adults of higher income. According to the Washington State Institute for Public Policy, 11.7% of the adults who received services through the RSN in 2007 accounted for at least half of all the service hours provided to clients. In other words, a very small group of persons (411 individuals) consumed at least half of the services provided by the RSN. The local PACT team provides 24/7 mental health and other services to assist high-need clients in maintaining day-to-day stability, including housing.

The PEMINS 2000 study, "The Prevalence of Serious Mental Illness in Washington State" estimated the number of seriously mentally ill/seriously emotionally disturbed individuals in Cowlitz County who are living below poverty level at 4,715 persons. Of these, 92 persons were homeless, 114 were in jails or prisons, 104 were in community residential care, 44 in state hospital and 20 were incarcerated children. Discharge planning to prevent homelessness would be appropriate for each of these groups, with the exception of homeless, who could become more successful in treatment if housed. The chart below shows the number of unduplicated clients served by the SWRSN during 2008, by housing status. There were 92 persons served during the year who were homeless and seeking mental health services, 147 who lived in "other" situations, such as agency-supported housing at discharge, and over 700 with unknown housing situations. It is clear from the variety of outcomes below that housing status can be precarious for persons with chronic mental illness; however, stable housing has been shown to increase the effectiveness of mental health services.

**Chronically Mentally Ill, Served by Southwest Regional Support Network  
Living Situation Reported by Client Upon Admission, Discharge  
or Status at Year-end for Clients Still Enrolled**

| <b>Living Situation</b>                | <b>Admit</b> | <b>Discharge</b> | <b>Enrolled at year-end</b> |
|--|--------------|------------------|-----------------------------|
| 24-hour Residential Care               | 28           | 40               | 17                          |
| Foster Home                            | 24           | 44               | 11                          |
| Homeless / Shelter                     | 66           | 92               | 35                          |
| Western State Hospital                 | 19           | 13               | 13                          |
| Correctional Facility (juvenile/adult) | 656          | 92               | 1,078                       |
| Other                                  | 116          | 147              | 69                          |
| Private Residence                      | 2,540        | 2,789            | 1,345                       |
| Unknown / Not Available                | 817          | 714              | 392                         |
| Institutional Setting                  | 24           | 28               | 11                          |
| <b>TOTAL</b>                           | <b>4,290</b> | <b>3,959</b>     | <b>2,971</b>                |

*Source: Southwest Regional Support Network, April 2009*

Outpatient or community based services have been shown highly effective in ending homelessness. The Washington State Division of Mental Health reports that outcomes in 2005 for homeless adults with mental illness resulted in 90% of those persons becoming and remaining housed. Youth and elderly persons experienced a 98% success rate for re-housing.

There were 50 homeless persons with co-occurring disorders identified in the 2009 Point In Time Count, including mental illness and substance abuse. An additional 16 persons reported having a mental illness disability, indicating a need for 66 beds to address needs of both groups.

**Housing Resources for Mentally Ill Adults**

| <b>Facility</b>   | <b>Beds/<br/>Units</b> |
|---|------------------------|
| Columbia Apartments (MH Support)                        | 29                     |
| Chinook SRO (MH Support)                                | 21                     |
| Men's Cluster House (PACT)                              | 4                      |
| Women's Cluster house (PACT)                            | 4                      |
| Transition House (PACT)                                 | 5                      |
| Crisis Stabilization Unit- Lower Columbia Mental Health | 5                      |
| Lower Columbia Mental Health Group Homes (2)            | 7                      |
| Crescent Terrace  | 15                     |
| <b>TOTAL</b>  | <b>90</b>              |

*Source: SWRSN Resource Management Plan; CWCOG telephone survey, 2009*

In addition to the resources listed above, the SWRSN contracts with local nursing home and adult family homes for placements and support. These include beds at Evergreen Frontier, Cowlitz Gardens Adult Family Home, the Villager Assisted Living and Woodland Convalescent Center.

### People living with HIV/AIDS

People living with HIV infection or Acquired Immune Deficiency Syndrome (AIDS), like others with long-term illnesses, are usually fully functioning members of our society. It is only in the very late stages of the illness that people are not able to perform activities of daily living or care for themselves. Treatment for this chronic condition has been developed to the degree that most people can live for many years or decades with the condition. It is usually the stigma of the condition, rather than the condition itself, that can lead to challenges with housing or other services necessary for the person to fully function. The Washington State Department of Health publishes the HIV Surveillance Report on a quarterly basis. In the fourth quarter of 2008, Cowlitz had a total of 137 persons who had been diagnosed with HIV/AIDS. A total of 5 new cases were reported in 2007, with 22 new cases added between 2002 and 2005.

Not much is known about the income level or housing needs of persons living with HIV/AIDS in Cowlitz County. There are currently two housing units designated for persons diagnosed with HIV/AIDS and their families. This project-based assistance is provided through Longview Housing Authority. With 137 known cases of HIV/AIDS in Cowlitz County, there is an apparent shortage of housing to assist this group in meeting their needs. There were 5 homeless individuals with HIV/AIDS counted in the 2009 Point in Time census. One had no shelter and three were living in an emergency shelter. This indicates a need for at least four additional housing units for HIV/AIDS patients.

### Domestic Violence

One out of every four homeless persons in Cowlitz County is a victim of domestic violence. The rate of domestic violence offences for Cowlitz County is 134% of the state rate (7.73 per 1,000 persons, versus 5.79 offences per 100,000 persons, 2007). Data from the First Steps program shows that 73% of substance-abusing pregnant women are victims of domestic violence, 32% lack a regular home, 65% had been arrested one year prior to treatment, and 14% had been hospitalized in the previous year. These statistics show the inter-connections between domestic violence and other at-risk situations, and indicate a need for domestic violence prevention and intervention services. The impact of becoming a victim of domestic violence, or the experience of witnessing domestic violence as a child has been shown to create life-long impacts from this adverse childhood experience, and can be correlated with higher incidence of chronic disease in adulthood.

Non-duplicated calls for service for domestic disturbances and domestic violence are shown below for the Longview-Kelso area. It should be noted that calls for service indicate the broadest level of police involvement, and does not indicate an arrest or conviction for either offense. There is no known estimate of housing needs.

#### 2008 Calls for Service

|                      | Kelso      | Longview     | Total        |
|----------------------|------------|--------------|--------------|
| Domestic Violence    | 438        | 858          | 1,296        |
| Domestic Disturbance | 231        | 385          | 616          |
| <b>TOTAL</b>         | <b>669</b> | <b>1,243</b> | <b>1,912</b> |

Source: Longview Police Department, Crime Analyst interview, 2009

The 2009 Point in Time Count of homeless persons in Cowlitz County identified 133 persons who were homeless due to domestic violence and living in a shelter or transitional housing.

An inventory of special needs housing resources is provided on the following page. It includes the special needs groups discussed in this section, as well as permanent supportive housing for people who were previously homeless, because this group often has special needs.

### **Summary – Non-Homeless Special Needs**

There is a clear and compelling need for additional housing resources with supportive services for very low income persons who are also:

- Physically disabled (519 units, estimated from CHAS data; some can be met by home modification);
- Chronically mentally ill (Unknown number of beds needed; 66 beds estimated from 2009 Point In Time Count);
- Frail elderly (274 units needed, estimated from CHAS data);
- HIV/AIDS (Unknown number of beds needed; 4 estimated from Point In Time Count);
- Safe and sober housing (Unknown number of beds/units needed; 26 beds estimated from Point In Time Count);
- Housing options for victims of domestic violence (Unknown number of units needed; 17 beds estimated from Point In Time Count); and
- Permanent supportive housing for previously homeless with special needs (Estimated at 69 persons from the 2009 Point In Time Count).

## Inventory of Special Needs Facilities

| Facility/Population (Location)                            | Individuals | Families   | Total Beds |
|---|-------------|------------|------------|
| <b>Physically Disabled</b>                                |             |            |            |
| Kelso Housing Authority - Public Housing                  | 4           |            | 4          |
| Tartan House  | 25          |            | 25         |
| Country Run Apartments                                    | 20          |            | 20         |
| Longview Housing Authority Vouchers                       | 373         |            | 373        |
| Westgate Terrace  | 10          |            | 10         |
| Fremont Village   | 3           |            | 3          |
| Monticello Park   | 22          |            | 22         |
| Parkland Terrace  | 11          |            | 11         |
| <b>Subtotal</b>   | <b>468</b>  | <b>--</b>  | <b>468</b> |
| <b>Safe &amp; Sober Housing</b>                           |             |            |            |
| Oxford Houses (Longview/Kelso)                            | 52          | 25         | 77         |
| PPW Housing (Longview)                                    |             | 32         | 32         |
| <b>Subtotal</b>   | <b>52</b>   | <b>57</b>  | <b>109</b> |
| <b>Mental Health Housing</b>                              |             |            |            |
| Lower Columbia Mental Health Crisis Unit (Longview)       | 8           |            | 8          |
| Columbia Apartments (Kelso)                               | 29          |            | 29         |
| Crescent Terrace (Longview)                               | 15          |            | 15         |
| Lower Cola. Mental Health Group Homes (2)                 | 7           |            | 7          |
| <b>Subtotal</b>   | <b>59</b>   |            | <b>59</b>  |
| <b>Developmentally Disabled Housing</b>                   |             |            |            |
| Our House (Longview)                                      | 5           |            | 5          |
| Life Works Children's Homes (Longview)                    | 15          |            | 15         |
| Life Works Licensed Group Homes (LV/Kelso)                | 9           |            | 9          |
| Supportive Living Rental Units (Longview/Kelso)           | 81          |            | 81         |
| Another Option Licensed Group Home (Longview)             | 6           |            | 6          |
| Life Works Licensed Group Homes (Longview)                | 9           |            | 9          |
| <b>Subtotal</b>   | <b>125</b>  |            | <b>125</b> |
| <b>Domestic Violence</b>                                  |             |            |            |
| Domestic Violence THOR units-Homeless (Longview)          |             | 6          | 6          |
| <b>Subtotal</b>   |             | <b>6</b>   | <b>6</b>   |
| <b>Permanent Supportive Housing (Previously Homeless)</b> |             |            |            |
| Hemlock Place HIV Housing Units (Longview)                | 2           |            | 2          |
| Chinook Apartments (Kelso)                                | 21          |            | 21         |
| PACT – 18 <sup>th</sup> Avenue (Longview)                 | 5           |            | 5          |
| PACT – 10 <sup>th</sup> Avenue (Longview)                 | 4           |            | 4          |
| PACT – 1 <sup>st</sup> Avenue (Kelso)                     | 4           |            | 4          |
| Phoenix House (Kelso)                                     | --          | 40         | 40         |
| <b>Subtotal</b>   | <b>36</b>   | <b>40</b>  | <b>76</b>  |
| <b>TOTAL</b>  | <b>740</b>  | <b>103</b> | <b>843</b> |

Source: CWCOCG phone survey; Cowlitz Ten Year Plan Annual Report 2007

## ESTIMATE OF PROJECTED HOUSING NEEDS

The national rate of homeownership is 66% of all households. Within the Longview-Kelso area, over half (56%) of urban area households own their homes, while 44% rent them. Apartment homes have filled an important niche in providing affordable housing for millions of tenants. In recent years, the diversity of renters has grown and now includes higher proportions of upper-income households who are looking for convenience and lifestyle, such as young professionals and empty nesters. Taken on the whole, however, apartment dwellers are more likely to have lower incomes, they are mobile, younger, smaller households, and likely to be immigrants and people of color.<sup>1</sup> Those who live in apartments because of the need for affordability comprise about half of all apartment dwellers. These households tend to be nonwhite, have lower incomes, and are even more likely than public housing residents to be older and less mobile, as well as to have at least one child.<sup>2</sup>

Goodman predicts that demand for multifamily rental housing is likely to increase at a faster rate than household growth. This is due in part to movement away from renting single family homes and apartments in smaller buildings.<sup>3</sup> “Echo boomers” will help generate demand, as the population of young adults is increasing after decades of decline and people delay home purchases until later in life. New households are primarily attributed to the rapid growth in single adults and single parent families, which together account for about two thirds of all new households formed during the 1990’s. Immigration is another factor that drives demand for rental apartment housing. While immigrants are more likely to double up with family and friends after arriving in the U.S., they eventually tend to form their own household. Immigrants are projected to account for one quarter of all new households until 2010.<sup>4</sup> According to the Washington State Office of Financial Management, almost two-thirds (62.4%) of the population growth in Cowlitz County between 2000 and 2006 was due to in-migration of new county residents, while the state attributed only 57% of its growth to in-migration. The fastest growing segment of renters is anticipated to come from young adults with modest incomes, including minorities and immigrants, and older, higher income households who rent for lifestyle reasons.<sup>5</sup>

Longview and Kelso’s combined population of 47,780 (2008, WA OFM) is projected to grow by 2,437 persons by the end of the planning horizon (2013), to 50,217. This represents a 5.1% overall population increase, at an annualized rate of 1.0% per year, which is a relatively modest rate of growth. The average household size for each jurisdiction was combined to achieve a weighted household size of 2.43 persons per household. An increase of 2,437 persons would equate to an estimated 1,003 new household units in the Longview-Kelso area over the five-year planning period. In addition, as described above, smaller households in a growing population will result in increased household formation, creating demand for more units.

Adequacy of land available and suitable for residential growth was examined during development of the 2006 Longview Comprehensive Plan. An adequate land supply was identified for the projected 20-year growth period. The analysis included examination of zoning regulations, changes in zoning due to annexation, and extension of urban services. The forecast also took into account changes in housing needs due to demographic trends that affect the number and types of households.

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<sup>1</sup> Jack Goodman, “The Changing Demography of Multifamily Rental Housing,” Housing Policy Debate, 10.1 (1999), 33.

<sup>2</sup> Goodman, 40-41.

<sup>3</sup> Kent W. Colton, “Multifamily Rental Housing in the 21<sup>st</sup> Century,” Joint Center for Housing Studies (2001), 52.

<sup>4</sup> Joint Center for Housing Studies, The State of the Nation’s Housing 1999 (Cambridge, MA: Joint Center for Housing Studies, 1999), 23.

<sup>5</sup> Joint Center for Housing Studies, 1999, 24.

## Estimate of Low Income & Special Needs

After adjusting the growth projections from the Longview Comprehensive Plan to reflect the shorter planning period covered by the Consolidated Plan, it is evident that there is a need to provide for housing needs of approximately 2,437 more persons and about 1,003 additional households. There is also a need to encourage a variety of housing types for special needs populations such as low income, elderly and disabled residents. The proportion of low income residents is projected to remain at 47.0% of all households (average of both cities from the 2000 Census). That would mean 471 additional low-to-moderate income households in the Longview-Kelso area by 2013, of which 155 would be very low income (0%-50% MFI).

Given the current level of cost burden among very low income households, projecting the same rate (36.4% of all very low income households) would result in an additional 56 cost-burdened, very low income households within five years. There is already a gap of around 555 units affordable units. Add to that gap 56 new cost-burdened, very low-income households brings total need to 611 households. Existing resources are simply not adequate to address current and future needs. Potential losses of affordable units are expected with additional mobile home park closures over the next five years, though none have thus far been formally announced. The comprehensive plan calls for new housing to be directed into the most suitable areas, where public facilities and services, social and health services, housing and transportation services can be economically provided, along with proximity to jobs, shopping and businesses.

Given the current rate of usage of DSHS program services for various special needs, the total number of clients can be projected for the population once it reaches 50,217. (Where usage rates varied between the Longview and Kelso areas, the higher rate of population in a particular service was used.)

### Projected Special Population Service Needs

| Service or Need                         | Projected # Clients | Numeric Increase |
|---|---------------------|------------------|
| Economic Services (Households)          | 26,314              | 5,401            |
| Medical Assistance (Individuals)        | 19,183              | 2,991            |
| Children's Services (Individuals)       | 4,369               | 1,111            |
| Mental Health (Individuals)             | 3,214               | 571              |
| Developmentally Disabled (Individuals)  | 603                 | 46               |
| Drug & Alcohol Treatment (Individuals)  | 1,456               | 426              |
| Aging Services (Individuals)            | 1,004               | 165              |
| Vocational Rehabilitation (Individuals) | 502                 | 118              |
| Juvenile Rehabilitation (Individuals)   | 50                  | 5                |

Source: CWCOC Projection of data from Washington Department of Social and Health Services, 2007

It is evident that challenges may be ahead for a variety of social, health and economic services over the next five years.

# Housing Market Analysis

## OVERVIEW

The national housing market experienced unprecedented growth between 2002 and 2005, followed by a softening of the market in 2006 and a significant decline and market correction that began in 2007 and continued throughout 2008. The downward spiral of the housing market has created significant repercussions across the U.S. economy, helping to trigger the current economic recession.

Historically low interest rates aimed at bringing the economy out of the recession of 2002 spurred a home buying frenzy, sending home values skyrocketing to new levels. Real estate speculation by individuals became common and widespread, and the “flipping” of real estate became a national pastime. Households at the financial margins were encouraged to enter the market before prices climbed out of sight, through aggressive marketing of creative mortgage products and poor industry practices that brought subprime lenders into the mainstream. Many new buyers took on loans that they could not afford. They were betting on a continued escalation of home prices, assuming that a burdensome mortgage could be disposed of by selling the home for an even larger price, and bringing significant personal profit.

The “housing boom” created unprecedented levels of profitability within the financial industry. Innovations such as mortgage securitization and credit default swaps were used to spread risks so thinly among players within the financial sector that the bar of acceptable risk was continually raised higher and higher. Immense profitability and the virtual elimination of risk ultimately proved to be a dangerous mixture, setting the stage for the collapse of the housing market and the coining of a new term—“toxic assets.” These toxic assets are mortgage notes held by banks that are not currently worth their original loan value. The collapse of the subprime market led to widespread uncertainty about the stability of many large financial institutions, which froze conventional lending to consumers and businesses, and creating a domino effect on the broader U.S. economy. Resulting unemployment and widespread uncertainty about home prices and the condition of the economy have considerably reduced demand. Recent federal legislation enacting first-time home buyer tax credits are aimed at stimulating housing demand, while federal government efforts to reduce foreclosures are aimed at stabilizing declining home prices.

Since late 2007, many communities around the U.S. have experienced unprecedented levels of mortgage default. Communities have been hit hard by the proliferation of vacant, foreclosed properties that further depress housing prices and local markets. The up-side of the foreclosure epidemic has been downward pressure on home prices and increasing affordability, relatively speaking, for those who can secure financing in a much tighter credit market. Nationwide, housing affordability surged to its highest level in at least five years at the end of 2008, according to the National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI), which was released in February of 2009. The HOI indicated that 62.4% of all new and existing homes sold in the final quarter of 2008 were affordable to families earning the national median income of \$61,500, up considerably from the 46.6% of homes that were affordable to them at the end of 2007. These improvements were due to a combination of declining home prices and lowered interest rates in order to spur the market.

During the peak of the housing boom, rental properties experienced relatively high vacancy rates that led to declining rents, as people left the rental market to pursue homeownership. The housing market “meltdown” has created many unexpected impacts to would-be renters. The rental market has tightened up considerably, from a stream of new tenants who could not afford their mortgages. In addition, real estate speculators who purchased homes to become landlords, hoping to “flip” the property at a later date, now find themselves in foreclosure. Not only is it likely that they now need a rental housing unit—their former tenants are also looking for new rental housing, having been evicted by the bank handling the foreclosure. This increased demand has raised rental occupancies considerably, leading to rising rental costs.

**REGIONAL AND LOCAL HOMEOWNER MARKET**

The Pacific Northwest enjoyed a longer ride on the tide of rising home prices than other areas of the country, but has paid for it with some of the steepest declines in home prices. Home prices declined by 30.6% from January 2007 to January 2009, according to the Federal Housing Finance Agency (previously known as OFHEO). Other regions declined much less, with the national decline at 9.1% for that time period.

The Longview MSA housing market has typically lagged behind the national and state housing markets during the past ten years. Cowlitz County’s housing market is not as volatile as other areas of the U.S. because there are no mass movements of people in or out of the area due to their employment status. The housing market peaked in 2005 in most places across the U.S., but in December of that year the Longview MSA ranked 86<sup>th</sup> in housing price growth, among 291 ranked metropolitan areas. However, home prices in the Longview MSA were peaking in December 2006 when Longview ranked 10<sup>th</sup> in the nation on the Housing Price Index, according to the Federal Housing Finance Agency. One year later, the Longview market was still strong, ranking 16<sup>th</sup> in the nation in December 2007 while much of the country was experiencing significant housing price decline. But by December of 2008, falling home prices placed the Longview MSA at 197<sup>th</sup> out of 291 ranked metropolitan areas. A Daily News report from November 10, 2008 reported that Cowlitz County’s housing market nose-dived in October 2008, with home sales and the median selling price down nearly 20% from October of 2007. The Northwest Multiple Listing Service found the median sales price of homes sold in October 2008 at \$173,000, down from \$182,500 in August of 2008, but more than the \$160,500 median price fetched in October 2005.

**Median Price of Homes Sold**

| Month/Year     | Median Price Sold |
|----------------|-------------------|
| June 2008      | \$195,000         |
| September 2008 | \$185,200         |
| October 2008   | \$159,500         |
| November 2008  | \$185,000         |
| December 2008  | \$156,000*        |
| January 2009   | \$161,500         |
| February 2009  | \$151,250         |
| March 2009     | \$180,000         |

*Source: Northwest Multiple Listing Service  
\*Lowest price level within 3 years*

It is important to remember that during periods of declining sales activity—as in the current market—changes in median prices do not represent appreciation or depreciation rates. During market declines, it is a “buyers market” and purchases find their dollar will go further than expected. The result is the purchase of larger homes or lots, or additional amenities than prevailed in an earlier period, and therefore the current median price may not represent the “typical” home in a given market.

The Washington Center for Real Estate Research (WCRER), located on the Washington State University Campus in Pullman, Washington, tracks housing market data for most of the state’s 39 counties. The effects of the decline in the homebuyer market over the past year are shown below. Generally speaking, home resales and median prices are significantly lower over the past year, while affordability has improved, overall.

### Housing Market Snapshot for Fourth Quarter 2008 Selected Counties

| Jurisdiction | Home Resales | % Change (Year Ago) | Median Resale Price | % Change (Year Ago) | Housing Affordability Index (HAI) | First-Time Buyer HAI |
|--------------|--------------|---------------------|---------------------|---------------------|-----------------------------------|----------------------|
| Cowlitz      | 1,260        | -28.8%              | \$171,000           | -7.6%               | 137.5                             | 82.3                 |
| Lewis        | 650          | -32.3%              | \$182,800           | -3.3%               | 123.2                             | 74.0                 |
| Pacific      | 140          | -36.4%              | \$165,800           | 15.5%               | 126.4                             | 72.4                 |
| Wahkiakum    | 80           | 14.3%               | \$155,500           | -15.3%              | 156.0                             | 95.9                 |
| Skamania     | 80           | -27.3%              | \$212,500           | -5.6%               | 111.7                             | 70.4                 |
| Skagit       | 1,250        | -46.8%              | \$263,700           | -2.0%               | 96.9                              | 59.3                 |
| Whatcom      | 1,850        | -36.6%              | \$264,000           | -7.4%               | 97.9                              | 54.8                 |
| Grant        | 1,660        | -25.2%              | \$154,000           | -9.4%               | 127.1                             | 80.4                 |
| Grays Harbor | 1,370        | -24.7%              | \$142,500           | -11.5%              | 150.3                             | 90.6                 |
| WA State     | 71,730       | -29.1%              | \$266,700           | -9.3%               | 107.5                             | 63.0                 |

*Source: Washington Center for Real Estate Research*

The National Association of Realtors developed the Housing Affordability Index (HAI), which has been used nationally since 1982. This index represents the ability of a middle-income family to afford the median-priced home for their area, assuming 20% down and a 30-year fixed mortgage. An affordability index of 100.0 or more is desirable, indicating that the potential purchaser has 100% or more of the income needed to qualify for the loan. For the fourth quarter of 2008, the HAI for Washington State was 107.5, while the HAI for Cowlitz County was 137.5. By this measure, more people in Cowlitz County were able to afford homes than residents in other parts of the State, on the whole. However, the picture is very different for first-time buyers in Cowlitz County, who had only 82.3% of the income needed to afford their first home purchase—though they fared better than first time buyers around the state, with only 63% of the income needed to achieve homeownership.

A range of housing choices are outlined below, using a standard methodology that assumes a household is will to spend 25% of income on principal and interest payments at an interest rate of 6.2%, and that overall debt levels are average. Assumptions on down payments vary according to the income group modeled. The statewide median household income during third quarter of 2008 was \$54,094, which indicates that the first two scenarios below are relevant for most households around the state.

## Affordable Home Purchase Prices for Selected Income/Asset Groups

| Household Income | Affordable Housing Expense (P&I) | Mortgage Amount | Down Payment | Percent of Down Payment | Home Purchase Price |
|------------------|----------------------------------|-----------------|--------------|-------------------------|---------------------|
| \$30,000         | \$625                            | \$98,882        | \$5,205      | 5%                      | \$104,087           |
| \$60,000         | \$1,250                          | \$197,764       | \$21,974     | 10%                     | \$219,738           |
| \$90,000         | \$1,875                          | \$296,645       | \$74,161     | 25%                     | \$370,806           |
| \$150,000        | \$3,125                          | \$494,409       | \$266,220    | 35%                     | \$760,629           |

Source: WCRER

The opportunity to purchase homes within one's income range is yet another question. The data below shows the available inventory of housing, by price range, as reported by the Multiple Listing Service, which includes about 80% of all market activity. It is evident that Cowlitz County buyers have more choices in the lower price ranges than the average buyer in the state as a whole, though homes priced under \$80,000 are increasingly difficult to find.

### Percentage of Homes on the Market Below a Specified Price ~ September 2008 Cowlitz and Washington

|                  | Maximum<br>\$80,000 | Maximum<br>\$160,000 | Maximum<br>\$250,000 | Maximum<br>\$500,000 |
|------------------|---------------------|----------------------|----------------------|----------------------|
| <b>Cowlitz</b>   | 2.1%                | 26.6%                | 70.0%                | 92.1%                |
| <b>Statewide</b> | 1.2%                | 9.1%                 | 30.2%                | 74.8%                |

Source: WCRER

An examination of historical home prices and median incomes reveals that while housing prices have roughly doubled over the past decade (increasing about 100%), family incomes have not kept pace, increasing only by about 40%. This dynamic is at the core of the housing affordability issue.

A month's supply of housing measures how long it would take to sell all the homes currently available for sale if no new listings were added. A five- to seven-month supply is considered balanced or normal. Statewide, the market is oversupplied, with an inventory capable of sustaining the market demand for 10.2 months. Until sales rates increase or additional discretionary listings are withdrawn, it is likely that sales prices will continue to adjust downward. About one-third of counties in Washington currently have 15 months of inventory, indicating that the housing market recovery may be a prolonged one.

### Month's Supply of Housing by Price Range ~ September 2008 Cowlitz County and Washington

|                  | Under<br>\$80,000 | \$80,000-<br>\$159,999 | \$160,000 -<br>\$249,999 | \$250,000 -<br>\$499,999 | \$500,000 -<br>& above | Total<br>Market | Year<br>Ago | Two<br>Years Ago |
|------------------|-------------------|------------------------|--------------------------|--------------------------|------------------------|-----------------|-------------|------------------|
| <b>Cowlitz</b>   | 2.8               | 8.0                    | 11.9                     | 16.2                     | 93.3                   | 12.3            | 9.6         | 4.5              |
| <b>Statewide</b> | 5.7               | 6.9                    | 7.9                      | 10.2                     | 17.6                   | 10.2            | 7.3         | 4.3              |

Source: WCRER

U.S. home prices rose 1.7% on a seasonally-adjusted basis from December 2008 to January 2009, according to the Federal Housing Finance Agency's monthly Housing Price Index. For the 12 months ending in January 2009, U.S. prices fell 6.3%. The U.S. index is 9.6% below its April 2007 peak.

## Foreclosure

The sharp decline in housing prices seen across the country began with the collapse of the subprime mortgage market, and which has continued to exhibit persistently high levels of foreclosure and default. Data on foreclosures in Washington is limited, as these statistics have not generally been tracked. RealtyTrac, a private company, has a data base created to assist potential purchasers locate delinquent and foreclosed properties for purchase, but has unproven reliability for statistical analysis, since it has been collected for only two years. The Mortgage Bankers Association of America has collected survey data on its members on a quarterly basis, but its release has a significant time lag.

RealtyTrac data indicates that one in every 452 households in the U.S. was in foreclosure in October 2008, representing a rate of 0.22%. Washington State's foreclosure rate is below the national level, with one in every 631 homes at some stage of foreclosure, representing a rate of 0.16%. MBA data measures mortgages that are more than 90 days past due, as an indicator of future foreclosure problems. As of June 2008, only 1.84% of mortgages in Washington State were seriously delinquent, compared to 4.5% nationwide.

While it is too soon to tell what the mid-to-long term results of the housing "bust" will bring, it is already evident that housing supply is not solely determined by falling housing prices and bigger inventories. Inventories are also increasing as owners find it harder to refinance within a tightened credit market, particularly if there is little or negative equity in the house. According to Realty Trac's website, there were 29 bankruptcy filings in February 2009, representing one out of every 1,433 housing units. There were 132 properties listed for trustee sale proceedings in the Longview-Kelso area in April 2009, and a total of 133 properties in bank ownership. The pattern of foreclosure activity is presented below.

### Properties in Default ~ April 2009

| Type of Proceeding         | Jurisdiction | Number |
|----------------------------|--------------|--------|
| Properties in Trustee Sale | Longview     | 85     |
|                            | Kelso        | 47     |
|                            | County Total | 206    |
| Bank-Owned Properties      | Longview     | 67     |
|                            | Kelso        | 66     |
|                            | County Total | 179    |
| For Re-sale                | County Total | 223    |

Source: [RealtyTrac](#)

While troubled properties are a legitimate cause for concern, they also present opportunities for affordable housing, when purchased at below-market prices, or prices that are reduced from the previous over-heated market. Foreclosures in Washington State and Cowlitz County have not mirrored the widespread foreclosure problems experienced in many other states where overbuilding occurred to a much greater extent.

Data assembled by the Local Initiative Support Corporation (LISC) was used to evaluate the current and potential risk of foreclosure in communities across the U.S. The analysis relied on four variables to determine eligibility for Neighborhood Stabilization Program funds awarded by the U.S. Department of Housing & Urban Development through the Housing and Economic Recovery Act of 2008. These included: foreclosures, anticipated foreclosures, extent of high cost loans, and housing vacancy rates. As the data below indicate, there are five census tracts in Cowlitz County that exhibit cause for concern.

### Estimated Foreclosure Risk, Cowlitz County Census Tracts

| Census Tract Area              | Estimated # Foreclosures | Estimated Foreclosure Rate | Estimated Vacancy Rate | Estimated High Cost Loan Rate |
|--------------------------------|--------------------------|----------------------------|------------------------|-------------------------------|
| 2.00 - Broadway                | 10                       | 5.8%                       | 2.6%                   | 45.5%                         |
| 5.02 - Highlands               | 28                       | 6.4%                       | 6.0%                   | 50.2%                         |
| 10.00 - West Kelso & Allen St. | 7                        | 7.9%                       | 5.9%                   | 56.9%                         |
| 11.00 – S. Kelso to Burcham    | 48                       | 6.4%                       | 3.8%                   | 48.0%                         |
| 13.00 - North Kelso            | 28                       | 5.2%                       | 4.2%                   | 37.1%                         |

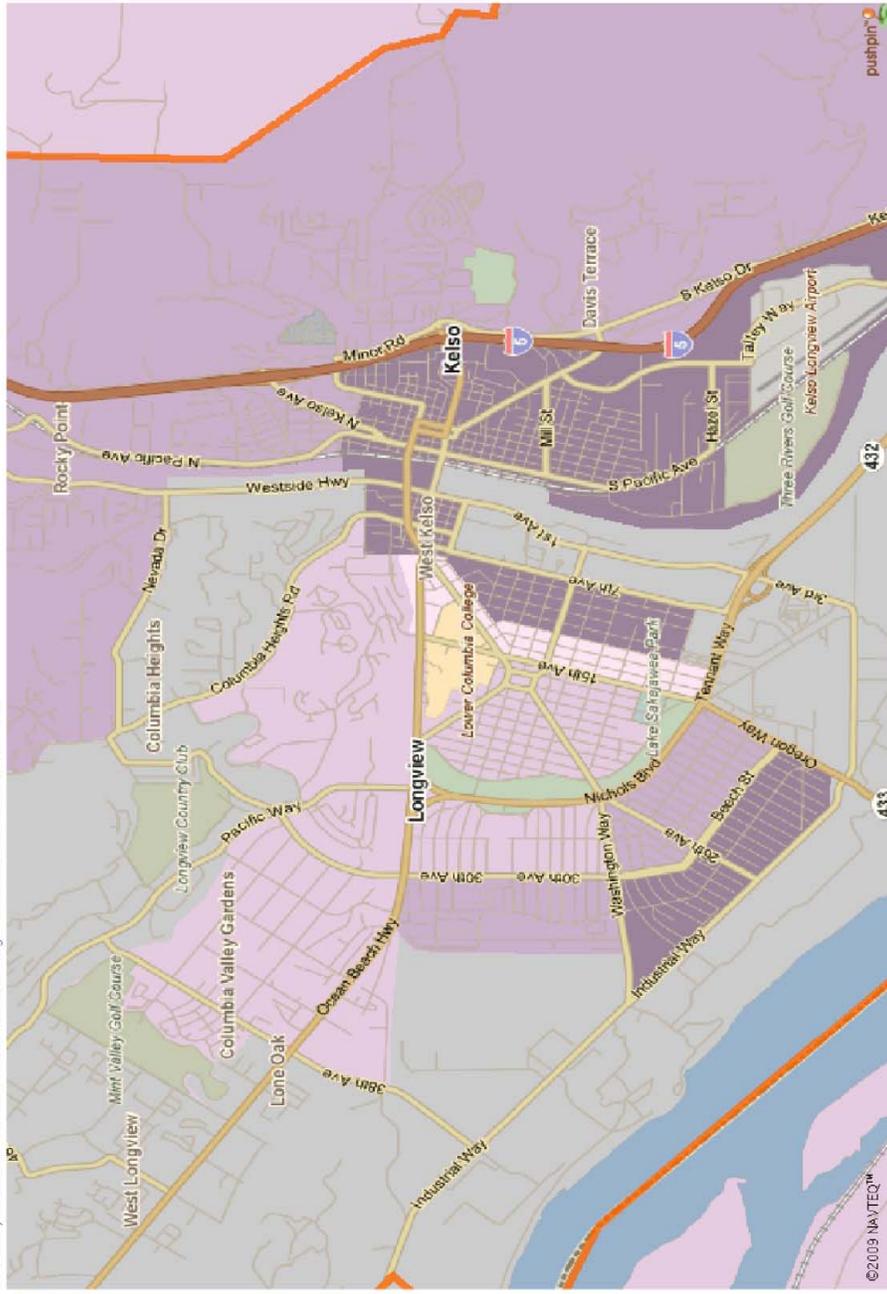
Source: LISC, 2008

As a result of this analysis, the City of Kelso was awarded \$410,000 in Neighborhood Stabilization Funds from HUD through the Washington State Department of Community, Trade and Economic Development. The funds are to be used to stabilize neighborhoods that have been impacted by the foreclosure crisis. Eligible activities include: purchase of vacant, abandoned homes, housing rehabilitation, owner-occupied or rental housing development, removal of blight, land banking, and development of financial tools to assist owners in purchase of foreclosed properties. Data points are mapped below to illustrate foreclosure risk as previously described. This map is found on Policy Link's website at [www.policylink.org](http://www.policylink.org).

**Map of Longview-Kelso with Predicted 18-month underlying problem foreclosure rate, according to HUD, as of 2008.**

**Predicted 18-month underlying problem foreclosure rate, according to HUD, as of 2008.**

HUD's predicted 18-month underlying problem foreclosure rate, as of 2008. This rate does not provide the actual level of foreclosures in an area, but rather predicts what the foreclosure risk might be going forward. A rate closer to 100 indicates that HUD's analysis suggests a very high predicted risk, and a rate closer to 0 suggests a very low predicted risk. These data were released by HUD through their website to help grantees apply for the Neighborhood Stabilization Program in keeping with the stipulations laid out in the Housing and Economic Recovery Act of 2008. Grey shading in the map indicates that either the data released by HUD did not include these areas or that HUD gave these locations more than one rate.



| Legend                |                   |
|-----------------------|-------------------|
| Year                  | Variable          |
| 2008                  | Rt                |
|                       | Insufficient Data |
|                       | 2.55 or less      |
|                       | 2.56 - 4.04       |
|                       | 4.05 - 5.65       |
|                       | 5.66 - 7.84       |
|                       | 7.85 or more      |
| Shaded by Block Group |                   |
| Source: HUD           |                   |

## RENTAL MARKET

Renters represent about one-third of all households nationally, and about one-quarter of Americans live in a multi-family development. Negative public perceptions regarding multifamily housing developments are pervasive. The National Association of Home Builders has documented some of the community benefits of multifamily homes, which include:

- Impact to the local economy in jobs, services and sales associated with multifamily development. Over a ten-year period, a typical 100-unit project in an average city generates 559 jobs (in worker-years), \$161.7 million in local income and \$25.5 million in local taxes and fees.
- Demands for services can be lower, due to smaller household sizes and fewer school-aged children, lower infrastructure costs due to density, and less water service.
- Multifamily developments appear to generate no difference in crime frequency, once demographic differences are taken into account.
- Residents of multifamily developments generally own fewer vehicles, generate fewer vehicular trips per unit (6.59 versus 9.57 for low-rise apartments), and use public transportation more often. Many choose a rental home based on transportation convenience.

U.S. tax law now offers more flexibility on capital gains taxation, allowing home owners to move to renting at any age without incurring huge capital gains taxes, and to stay in rental housing longer between moves. While this change is aimed at promoting homeownership, it has the effect of increasing the flexibility of all households and creates incentives to transition from ownership to renting to reflect changing life circumstances.

## CHARACTERISTICS OF THE HOUSING STOCK

Both cities have similar proportions of housing stock. Two-thirds of all residential properties consist of one-unit structures, while one-third of the housing consists of two or more units. Most of the one-unit housing represents detached single family homes, but in Kelso around 30% are occupied as rentals, while in Longview approximately 20% of single family homes are used as rentals.

The two tables that follow describe the composition of the Longview-Kelso housing stock in 2000 and in 2008. The data from 2008 does not offer as much detail and does not include occupancy characteristics.

### Housing Units: Selected Characteristics Year 2000

|                       | Longview      | Kelso        | Total         |
|-----------------------|---------------|--------------|---------------|
| <b>Structure Type</b> |               |              |               |
| 1 Unit Structure      | 10,096        | 3,337        | 13,433        |
| 2 Unit Structure      | 482           | 374          | 856           |
| 3 & 4 Unit Structure  | 438           | 380          | 818           |
| 5+ Unit Structure     | 3,459         | 664          | 4,123         |
| Mobile Homes          | 690           | 331          | 1,021         |
| Boat, RV, Van, etc.   | 50            | 5            | 55            |
| <b>TOTAL UNITS</b>    | <b>15,215</b> | <b>5,091</b> | <b>20,306</b> |
|                       |               |              |               |
| <b>Vacancy Rate</b>   |               |              |               |
| Occupied Units        | 14,066        | 4,616        | 18,682        |
| Percent Vacant-Owner  | 2.5           | 3.6          | --            |
| Percent Vacant-Renter | 10.6          | 8.8          | --            |

Source: Census 2000

Rental vacancy rates from the 2000 Census were fairly significant, at or approaching 10%. Since that time, vacancy rates have tightened considerably throughout the area in the rental housing market, due to several factors, such as population growth, financial and housing market collapse in late 2008, and foreclosures creating more demand for rental housing. These rental demands create an upward pressure on rental prices, further exacerbating affordability.

### 2008 Estimated Housing Units by Type

|                                     | Longview      | Kelso        | Total         |
|-------------------------------------|---------------|--------------|---------------|
| <b>Structure Type</b>               |               |              |               |
| 1 Unit Structure                    | 10,486        | 3,363        | 13,849        |
| 2+ Unit Structure                   | 4,681         | 1,390        | 6,071         |
| Mobile Homes/Trailers/Special Units | 750           | 345          | 1,095         |
| <b>TOTAL UNITS</b>                  | <b>15,917</b> | <b>5,098</b> | <b>21,015</b> |

Source: Washington State Office of Financial Management; 2008 Population Trends

The Longview-Kelso area comprises just over half (52.6%) of the county's housing stock. While Cowlitz County's rate of homeownership mirrors the U.S., each of the cities has a different tenure pattern that is typical of urban areas. Kelso housing stock is about evenly divided into owner-occupied and rental occupancy, while Longview's households are 58/42 between owners and renters. Owners in Longview-Kelso comprise 43% of the county's homeowners, and just over 70% of the county's renters.

### Housing Units: Selected Characteristics Year 2000

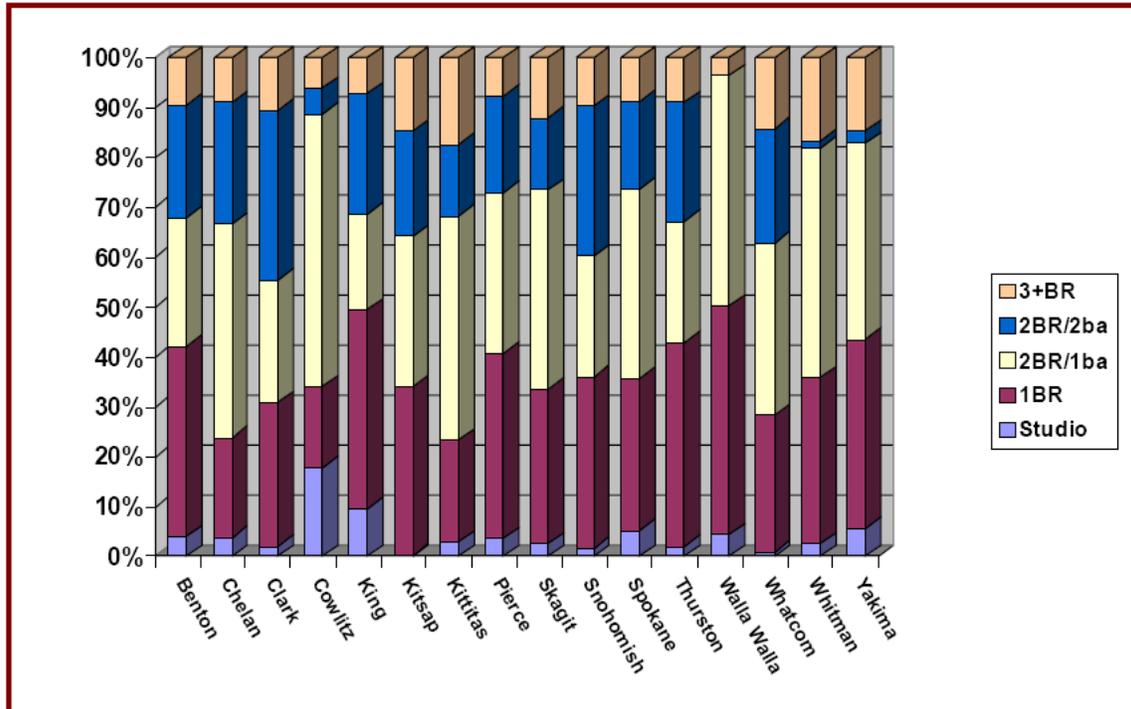
| Tenure                  | Longview    | Kelso       | Combined    | Cowlitz<br>County | Consortium as<br>% of County |
|-------------------------|-------------|-------------|-------------|-------------------|------------------------------|
| Owner Occupied          | 8,129       | 2,378       | 10,507      | 24,250            | --                           |
| <b>Percent Owner</b>    | <b>57.8</b> | <b>51.5</b> | <b>56.2</b> | <b>67.6</b>       | <b>43.3</b>                  |
| Renter Occupied         | 5,937       | 2,238       | 8,175       | 11,600            | --                           |
| <b>Percent Renter</b>   | <b>42.2</b> | <b>48.5</b> | <b>43.8</b> | <b>32.4</b>       | <b>70.5</b>                  |
| % Housing with 2+ Units | 33.6        | 34.5        | 33.8        | 25.1              | 56.6                         |

Source: Census 2000; CWCOG

Data on the statewide housing market is tracked by Washington Center for Real Estate Research (WCRER), which is located on the Pullman campus of Washington State University. Surveys are conducted of multi-family developments with 5 or more units in a building. For this and other reasons, rental data collection presents some challenges in rural counties. Cowlitz County has many rentals that would not be included in the survey, due to the composition of the rental housing stock. While the Cowlitz County response to the Fall 2008 Housing Market Survey was only 17.2%, the survey represents a sample of 900 units (out of a total of 4,808 that meet the survey threshold).

The Longview MSA and King County have the highest concentration of studio apartments in Washington State. This is an affordable option that many choose because it offers the lowest rent level available. However, less than 500 of renter households within the Longview-Kelso HOME Consortium are small enough to have adequate living area within a studio apartment. The chart on the following page illustrates the composition of the apartment market in the Longview MSA (listed as Cowlitz), as compared to 15 other markets. It is clear that Cowlitz and King counties have much higher proportions of studio apartments. The number of studios reported in the 2000 census was 570, with 479 of those in the Longview-Kelso area. Cowlitz also has a much greater relative share of 2-bedroom units, compared to other markets, but does not offer many units, relative to overall supply, for larger units offering 3 or more bedrooms.

## Composition of Apartment Market Selected Washington Communities, September 2008



Source: Washington Center for Real Estate Research, Washington Apartment Market, Fall 2008

As the data below indicates, there were 570 studio apartments in Cowlitz County in 2000, with 479 of these located in the Longview-Kelso area, representing 84% of all such units. More than half of them (56%) are in Longview. The proportion of apartments units with three or more bedrooms is also shown below. There were 2,908 such units in Cowlitz County in 2000, with 519 of them in Kelso and 1,156 in Longview. The Longview-Kelso market area combined had 1,675 of these larger units, which comprised the bulk (57.6%) of the large-unit market. There was an increase of 278 housing units with two or more units between 2000 and 2008 within the Longview-Kelso area. The bedroom mix of these new units is not known.

### Bedrooms by Tenure In Cowlitz County, Kelso and Longview

|                        | Cowlitz County | Kelso        | Longview      |
|------------------------|----------------|--------------|---------------|
| <b>Total</b>           | <b>35,850</b>  | <b>4,666</b> | <b>14,049</b> |
| <b>Renter occupied</b> | 11,598         | 2,271        | 5,912         |
| No bedroom             | 570            | 160          | 319           |
| 1 bedroom              | 3,051          | 681          | 1,706         |
| 2 bedrooms             | 5,069          | 911          | 2,731         |
| 3 bedrooms             | 2,380          | 427          | 971           |
| 4 bedrooms             | 445            | 78           | 151           |
| 5 or more bedrooms     | 83             | 14           | 34            |

Source: Census 2000

Survey data indicates that one-bedroom units are the most popular type across the state, accounting for 36.5% of all units. The vacancy rate of one-bedroom units in Cowlitz County is virtually zero, at present, indicating a very high demand for these units. (See chart, next page.) In fact, in September 2008, Cowlitz County had the lowest vacancy rate of the 16 metro areas survey, at 1.4%. The only other markets reporting vacancies anywhere near this rate were Chelan-Douglas and Walla Walla. A healthy vacancy rate that offers some degree of housing choice would range between 5%-8% of the market. The current market in the Longview-Kelso area does not offer much choice to would-be renters.

### Longview-Kelso Apartment Market Comparison - Fall 2008 & Fall 2007

| Unit Size                           | 2008<br>Average<br>Rent | 2007<br>Average<br>Rent | 2008<br>Vacancy<br>Rate | 2007<br>Vacancy<br>Rate |
|-------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Average Local Unit - Cowlitz</b> | <b>\$ 558</b>           | <b>\$ 538</b>           | <b>1.4%</b>             | <b>2.9%</b>             |
| Average Unit - WA State             | \$ 936                  | \$ 878                  | 4.7%                    | 3.8%                    |
| <b>1 Bedroom - Cowlitz</b>          | <b>\$ 521</b>           | <b>\$ 489</b>           | <b>0.0%</b>             | <b>5.0%</b>             |
| 1 Bedroom - WA State                | \$836                   | \$ 777                  | 4.2%                    | 3.4%                    |
| <b>2 Bedroom - Cowlitz</b>          | <b>\$ 581</b>           | <b>\$ 557</b>           | <b>1.6%</b>             | <b>2.2%</b>             |
| 2 Bedroom - WA State                | \$ 850                  | \$ 802                  | 4.5%                    | 3.9%                    |

*Source: Washington State Center for Real Estate Research*

It is clear that Cowlitz County's rental apartment market is much tighter than the state market as a whole. Rentals are much harder to find than in the year prior, and the cost has increased significantly. In Cowlitz County, one bedroom units rent for \$77 more than they did during the preparation of the previous Consolidated Plan, in 2004. Renters are cost-burdened when they spend more than 30% of income for housing. The table below indicates that renters as a group are far more cost-burdened than homeowners; in fact, renters are twice as likely to have a housing cost burden of more than 30%, and three times as likely to have a housing cost burden exceeding 50% of their income.

### Housing Cost Burden of Households Earning 0-80% of AMI Longview-Kelso HOME Consortium

| HOME Consortium                    | Percent | Number |
|------------------------------------|---------|--------|
| Owners with a Cost Burden >30-49%  | 19.6    | 706    |
| Renters with a Cost Burden >30-49% | 41.7    | 1,474  |
| Owners with a Cost Burden > 50%    | 7.1     | 668    |
| Renters with a Cost Burden >50%    | 20.6    | 1,566  |

*Source: 2000 Comprehensive Housing Affordability Strategy (CHAS) Data*

The 2009 housing wage for Cowlitz County is \$12.54 for Cowlitz County. This is the amount a full time worker would need to earn per hour in order to afford a two-bedroom unit at 2009 Fair Market Rents. The standard rule of affordability is that no more than 30% of household income is spent on housing-related costs. At the estimated Annual Median Income of \$55,000 in Cowlitz County (family of four), housing costs should not exceed \$16,500 per year, or \$1,375 per month. The data below indicates the annual income needed to pay Fair Market Rent in Cowlitz County.

**2009 Fair Market Rents  
Cowlitz County & Washington**

| Fair Market Rent      | Zero BR  | 1 BR     | 2 BR     | 3 BR     | 4 BR     |
|-----------------------|----------|----------|----------|----------|----------|
| Cowlitz County        | \$447    | \$561    | \$652    | \$950    | \$1,083  |
| Income Needed for FMR | \$17,880 | \$22,440 | \$26,080 | \$40,000 | \$43,320 |

*Source: U.S. Department of Housing & Urban Development; CWCOCG*

The chart below illustrates the affordability gap for renters at the lower end of the income range, based on median income and fair market rent established for Cowlitz County.

**Ability to Pay Fair Market Rent  
Based on Area Median Income (AMI), Longview MSA**

| Example                     | 0% AMI     | 30% AMI    | 50% AMI  |
|-----------------------------|------------|------------|----------|
| 1-Person Household Income   | -0-        | \$12,150   | \$20,250 |
| 3-Person Household Income   | -0-        | \$15,600   | \$26,000 |
| 1-Person Household          |            |            |          |
| 1 BR Fair Market Rent       | \$561      | \$561      | \$561    |
| 30% of Income               | -0-        | \$304      | \$506    |
| Affordability Gap           | \$561      | \$257      | \$ 55    |
| 3-Person Household          |            |            |          |
| 2 BR Fair Market Rent       | \$652      | \$652      | \$652    |
| 30% of Income               | -0-        | \$390      | \$650    |
| Affordability Gap           | \$652      | \$262      | \$ 2     |
| 1-Person Disabled Household | <b>SSI</b> | <b>GAU</b> |          |
| 2009 Monthly Income Payment | \$674      | \$339      |          |
| Studio Apartment Rent       | \$447      | \$447      |          |
| 30% of Income               | \$202      | \$102      |          |
| Affordability Gap           | \$245      | \$345      |          |

*Sources: U.S. Department of Housing & Urban Development;  
Social Security Administration; WA DSHS; CWCOCG*

## HOUSING CONDITIONS & COST

Census data reveals some key information regarding housing quality and cost within the Longview-Kelso Consortium. Median incomes are noticeably higher in Longview, where one in five homeowners is cost-burdened with housing. Renters in both cities experience significant cost burdens, at approximately 44% for each. Substandard structures and overcrowding are more prevalent in Kelso, with 1,150 units having some sort of housing problem, with jurisdictions combined. Around half of the population moved into their current housing since 1995; about one-third of these moves were from within Cowlitz County, meaning that one in six households relocated within the county.

As the table below shows, there are significant numbers of households within Longview and Kelso who are paying in excess of 30% of their income for housing-related costs, which includes utilities. The proportion of households that are cost burdened is significantly higher among renters. In both cities, the percentage of cost-burdened renters is approximately double that of owner-occupied households.

Substandard housing conditions are measured by three different census indicators. These include units lacking one or more plumbing facilities, units lacking complete kitchens, and overcrowded units (those with more than 1.01 persons per room). Not surprisingly, large family households (those with five or more persons) are shown in the CHAS data to have an overwhelming proportion of housing problems that are related to overcrowding. While the number of substandard units counted from the census appears relatively low, an informal visual inspection of housing units throughout the consortium area would indicate a much higher incidence of structural as well as cosmetic housing problems.

About half of all households within the consortium moved during the 1995-2000 period. This is comparable to state and national percentages illustrating a mobile population in general. About one-third of these moves were within Cowlitz County.

### Selected Housing Characteristics Longview-Kelso HOME Consortium

|  | Longview          | Kelso             |
|--|-------------------|-------------------|
| Median Household Income  | \$35,171          | \$29,722          |
| % of Owners w/Housing Costs Over 30% Income (% Cost Burdened)  | 20.9%             | 23.0%             |
| % of Renters w/Housing Costs Over 30% Income (% Cost Burdened) | 44.1%             | 43.7%             |
| Incomplete Plumbing or Kitchen Facilities<br>(% Substandard)   | 125 units<br>0.9% | 57 units<br>1.3%  |
| Overcrowded, Over 1.01 Persons per Room<br>(% Substandard)     | 665 units<br>4.7% | 303 units<br>6.5% |
| Lived in Different House, 1995 (Mobility)                      | 49.5%             | 51.9%             |
| Moved Within Cowlitz County                                    | 32.4%             | 32.1%             |

Source: Census 2000

## HOUSING FOR DISABLED PERSONS

One in every five persons in Cowlitz County as some sort of physical, sensory, or mental disability, mirroring a national trend uncovered in the 2000 Census. This rate stays fairly constant until the population ages. During the prime working years, more than half of reported disabilities are employment-related. About half of all persons over 65 years of age report a disability. Disability status by age group is shown on the table below.

### Extent of Disabled Persons, by Age Group Longview-Kelso Consortium

|  | Longview    | Kelso       |
|--|-------------|-------------|
| Number of Disabled Persons             | 7,447       | 2,652       |
| <b>% Disabled Persons</b>              | <b>21.5</b> | <b>22.3</b> |
| % Persons over Age 5 with a Disability | 23.5        | 24.6        |
| % Persons Age 5-15 with a Disability   | 7.7         | 9.8         |
| % Persons Age 16-64 with a Disability  | 22.1        | 23.2        |
| %16-64 with an Employment Disability   | 60.4        | 54.9        |
| % Persons Age 65+ with a Disability    | 46.6        | 51.5        |
| % Persons Age 21-64 with a Disability  | 23.4        | 24.6        |
| % 21-64 Employed                       | 51.4        | 42.8        |

Source: Census 2000

The data below from the 2000 Census indicates that a significant number of persons are living in group quarters within the metropolitan area. Many of these are older citizens residing in senior/assisted housing in the Longview area.

### Persons in Group Quarters

| Special Populations          | Longview | Kelso |
|------------------------------|----------|-------|
| Population in Group Quarters | 861      | 256   |
| Institution                  | 148      | 204   |
| Non-Institutionalized        | 312      | 52    |
| Nursing Homes                | 401      | -0-   |

Source: Census 2000

Housing resources reserved for disabled persons in the Longview-Kelso metropolitan area are listed below.

### Housing Resources for Disabled Persons Longview-Kelso HOME Consortium

| Name   | Units      |
|--|------------|
| <b>KELSO</b>   |            |
| Kelso Housing Authority - Public Housing                     | 4          |
| Columbia Apartments (Mental Health)                          | 29         |
| Chinook SRO (Mental Health)                                  | 21         |
| Tartan House   | 25         |
| Country Run Apartments                                       | 20         |
| Residential Resources Group Homes (Developmentally Disabled) | 9          |
| <b>TOTAL – Kelso</b>   | <b>108</b> |

| Name   | Units      |
|--|------------|
| <b>LONGVIEW</b>  |            |
| Longview Housing Authority Vouchers                    | 373        |
| Westgate Terrace                                       | 10         |
| Fremont Village  | 3          |
| Crescent Terrace (Mental Health)                       | 15         |
| Monticello Park  | 22         |
| Parkland Terrace                                       | 11         |
| Lower Columbia Mental Health Group Homes (2)           | 7          |
| Hemlock Place (HIV/AIDS)                               | 2          |
| Residential Resources Homes (Developmentally Disabled) | 24         |
| Supportive Living Rental Units                         | 81         |
| Another Option Licensed Group Home                     | 6          |
| Our House (Developmentally Disabled)                   | 5          |
| <b>TOTAL - Longview</b>                                | <b>559</b> |
| <b>GRAND TOTAL</b>                                     | <b>667</b> |

Source: CWCOC telephone survey 2009

### Housing Resources for Disabled Persons Balance of Cowlitz County

| Name/Location                   | Units      |
|---------------------------------|------------|
| <b>KALAMA</b>                   |            |
| Columbia View Harbor Apartments | 15         |
| Kalama Housing Authority        | 16         |
| <b>CASTLE ROCK</b>              |            |
| River View Apartments           | 35         |
| <b>WOODLAND</b>                 |            |
| Hawthorne House                 | 61         |
| <b>TOTAL</b>                    | <b>127</b> |

Sources: 2003 Continuum of Care Plan, local housing authorities, phone interviews

According to HUD's online report, A Picture of Subsidized Housing, 2000, 27% of persons receiving Section 8 vouchers issued by Longview Housing Authority have some type of disability, which is slightly higher than the rate of self-reported disability (21.5%) in the 2000 Census. Kelso Housing Authority has a notably lower rate of disabled tenants, representing around 16% of their clients, based on the 2000 survey. This is probably due to differences in clients served. While at least three-quarters of all households renting from either housing authority are households headed by a female, in Kelso these households are far more likely to contain families with children.

Of particular significance is the waiting list for public housing and rental vouchers for disabled households. At the end of 2008, Kelso Housing Authority had a waiting list of 91 while Longview had 749 disabled persons on their waiting list for vouchers, although Longview Housing Authority serves a four-county area. There is clearly an unmet need for housing that can accommodate persons with disabilities. Longview Housing Authority has a pending request for an additional 100 Non-Elderly Disabled vouchers that was submitted to HUD in 2008.

## HOUSING FOR HIV/AIDS

The Washington State Department of Health publishes the HIV Surveillance Report on a quarterly basis. In the fourth quarter of 2008, Cowlitz had a total of 137 persons who had been diagnosed with HIV/AIDS. A total of 5 new cases were reported in 2007, with 22 new cases added between 2002 and 2005. There are currently two housing units designated for persons diagnosed with HIV/AIDS and their families. This project-based assistance is provided through Longview Housing Authority. With 137 known cases of HIV/AIDS in Cowlitz County, there is an apparent shortage of housing to assist this group in meeting their needs. The 2009 Point In Time Count identified five (5) homeless persons with HIV/AIDS.

## CONCENTRATIONS OF RACIAL/ETHNIC MINORITIES & POVERTY

There are concentrations of racial and ethnic minorities located within areas of concentrated poverty in the Longview-Kelso urban area. These census tracts are highlighted below and include the Downtown Business District, the Tennant Way area, the Highlands and Olympic neighborhoods, West Main and South Kelso. Highlighted tracts are those where minorities are concentrated above 15%, which is 100% of the size of any single ethnic or racial group within the county's population. These tracts include all of the income-eligible tracts, with the exception of 10.00 (West Main) in Kelso, and includes no additional tracts in higher income areas.

### Income & Household Characteristics by Census Tract

| Census Tract | Tract Pop. | # Families | Number of Households | Percent Minority | % of Median Family Income | Est. Median Family Income | %Below Poverty |
|--------------|------------|------------|----------------------|------------------|---------------------------|---------------------------|----------------|
| 1.00         | 194        | 41         | 134                  | 16.5             | 88.03                     | \$48,152                  | 34.34          |
| 2.00         | 3,669      | 582        | 1,348                | 13.9             | 77.47                     | \$42,376                  | 23.70          |
| 3.00         | 868        | 211        | 436                  | 24.5             | 55.29                     | \$30,244                  | 28.08          |
| 4.00         | 3,705      | 894        | 2,015                | 7.3              | 97.17                     | \$49,870                  | 11.45          |
| 5.01         | 2,810      | 787        | 1,138                | 9.6              | 97.11                     | \$53,119                  | 12.51          |
| 5.02         | 4,509      | 1,094      | 1,486                | 24.3             | 49.98                     | \$27,339                  | 34.06          |
| 6.01         | 3,782      | 923        | 1,592                | 18.1             | 64.42                     | \$35,238                  | 31.78          |
| 6.02         | 3,083      | 957        | 1,340                | 6.4              | 11.7.92                   | \$64,502                  | 7.63           |
| 7.01         | 7,952      | 2,179      | 3,056                | 12.4             | 92.65                     | \$50,652                  | 15.85          |
| 7.02         | 2,984      | 876        | 1,063                | 9.4              | 103.98                    | \$56,877                  | 5.37           |
| 8.00         | 6,483      | 1,987      | 2,454                | 6.9              | 136.32                    | \$74,567                  | 2.62           |
| 9.00         | 5,873      | 1,672      | 2,127                | 6.2              | 116.20                    | \$63,561                  | 10.93          |
| 10.00        | 1,336      | 268        | 634                  | 10.9             | 50.35                     | \$27,541                  | 25.66          |
| 11.00        | 5,765      | 1,450      | 2,220                | 15.0             | 75.23                     | \$41,151                  | 25.79          |
| 12.00        | 4,017      | 1,183      | 1,578                | 5.9              | 110.92                    | \$60,673                  | 8.67           |
| 13.00        | 3,570      | 960        | 1,282                | 13.1             | 81.47                     | \$44,564                  | 15.34          |

Source: Federal Financial Institution Examination Council (FFIEC), 2008 Estimates

## PUBLIC & ASSISTED HOUSING

Longview Housing Authority (LHA) administers Section 8 Housing Choice Vouchers, but does not own any public housing units. LHA also owns housing developments that are affordable at market rate rents. Kelso Housing Authority (KHA) owns two public housing complexes; both have been renovated within the past decade and are in good condition; however, they have identified \$1,321,800 in needed capital improvements. These include energy efficiency improvements, moisture control, and replacement of windows, roofs and flooring.

## Public Housing Units & Physical Condition

| Property/Location                        | # Units  | Population | Last Upgrade         | Condition |
|--|----------|------------|----------------------|-----------|
| Kelso Homes - S. 10 <sup>th</sup> Street | 50 units | Families   | Modernization 1999   | Good      |
| Cowlitz Villa - Grade Street             | 50 units | Elderly    | CIAP renovation 2004 | Good      |

Source: KHA Five Year Plan, 2010-2014

### Housing Vouchers

The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects. A housing subsidy is paid to the landlord directly by the public housing authority (PHA) on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. Under certain circumstances, if authorized by the PHA, a family may use its voucher to purchase a modest home. In general, the family's income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live. By law, a PHA must provide 75 percent of its voucher to applicants whose incomes do not exceed 30 percent of the area median income.

[http://www.hud.gov/offices/pih/programs/hcv/about/fact\\_sheet.cfm](http://www.hud.gov/offices/pih/programs/hcv/about/fact_sheet.cfm)

There are five basic types of housing vouchers issued by the U.S. Department of Housing and Urban Development (HUD) that assist households with housing costs. The vast majority are Section 8 Housing Choice Vouchers, which allow a tenant to select their own rental unit. The types of vouchers that may be administered by a local housing authority include:

- Section 8 Housing Choice Voucher (HCV)– assigned to a particular tenant/household and can be used wherever landlords accept it for housing that meets quality standards;
- Project-Based Section 8 Vouchers – dedicated to a specific housing unit, regardless of occupant;
- Non-Elderly Disabled (NEDS) – targeted to disabled householders under age 62;
- Mainstream Vouchers – intended to assist disabled households regardless of age of householder; and
- Family Reunification Vouchers – for families working with Division of Families and Children under a plan to prevent high costs of out-of-home placement.

Each type of voucher is funded through a separate funding stream. Vouchers other than HCV are available on a competitive basis to local PHAs whenever funding is made available for that voucher type. Neither Longview nor Kelso local housing authority currently administers Mainstream or Family Reunification vouchers. Up to 20% of a Public Housing Authority's vouchers may be project-based. Longview Housing Authority (LHA) has 35 project-based vouchers. An application for an additional 100 NEDS vouchers for disabled persons is pending. All voucher categories, with the exception of those funded through the HOME program, are funded at levels established by Congress. LHA and KHA target 75% of their housing resources to households earning less than 30% of Median Family Income (MFI), and 25% to those between 30% and 50% of MFI, as required by law.

Vouchers form a critical component of a local area's affordable housing resources. While only 30% of the households that are cost-burdened and need financial assistance are fortunate

enough to receive assistance, this is an essential part of the housing safety net that can keep very low income persons stably housed. However, vouchers can have a destabilizing effect on the housing market at the neighborhood or community level, when there is an over-reliance on vouchers to resolve affordability issues. An over-concentration of vouchers in a particular area not only tends to exacerbate concentrated poverty; it also can have the unintended effect of driving up rents for the unassisted low-income households in the area, especially when vacancy rates are low and housing choices are few.

Housing vouchers available within the Longview-Kelso urban area are inventoried below. Longview Housing Authority operates across a four-county region that includes Cowlitz, Wahkiakum, Pacific and Lewis counties, administering 1,299 vouchers of various types. Cowlitz County residents access the bulk of these, with Longview receiving assistance for 1,005 households. Kelso and Longview together receive 1,286 housing assistance vouchers, plus 48 more created through the state and local HOME programs.

### Voucher Inventory for Longview-Kelso HOME Consortium

|   | Longview Housing Authority | Kelso Housing Authority |
|---|----------------------------|-------------------------|
| <b>DIRECT HUD VOUCHERS</b>                    |                            |                         |
| Section 8 Housing Choice                      | 633                        | 281                     |
| Project Based (Maximum of 20%)                | 35                         | --                      |
| Non-Elderly Disabled (NEDS)                   | 354                        | --                      |
| Moderate-Rehab Units (Project-based vouchers) | 12                         | --                      |
| TOTAL   | 1005                       | 281                     |
|   |                            |                         |
| <b>LOCAL VOUCHERS</b>                         |                            |                         |
| HOME Tenant Based Rental Assistance (TBRA)    | 40                         | 8                       |
| Domestic Violence                             | 12                         | 4                       |
| Drug Court                                    | 8                          | 4                       |
| Veterans (WA State)                           | 20                         | --                      |

Source: CWCWG Telephonic & Personal Interviews, 2009

### Number and Targeting of Assisted Units

Since the demand for housing assistance often exceeds the limited resources available to HUD and the local housing agencies, long waiting periods are common. In fact, a Public Housing Authority (PHA) may close its waiting list when it has more families on the list than can be assisted in the near future. At the time of this writing, Longview Housing Authority has closed its waiting list.

PHAs may establish local preferences for selecting applicants from its waiting list. These may include former federal preferences or locally established preferences. The list of federal preferences (which PHAs are no longer required to select from) include:

- Involuntary displacement (e.g., government action, disaster, action of housing owner, inaccessibility, and property disposition);
- Victims of domestic violence;
- Substandard housing;
- Homelessness; and
- High rent burden (>50% of income for housing).

Other types of preferences which PHAs can choose from include:

- Working families, and those unable to work because of age or disability;
- Veterans and veterans' families;
- Residents who live/work in the jurisdiction;
- Households currently/previously enrolled in educational, training or upward mobility programs;
- Households that contribute to meeting income goals (broad range of incomes) or requirements (targeting);
  - Victims of reprisals or hate crimes; and
  - Other—such as working families; persons with disabilities; victims of domestic violence; single persons who are elderly, displaced, homeless or a person with disabilities.

Each PHA has the discretion to establish local preferences to reflect the housing needs and priorities of its particular community. Local preferences must be based on local housing needs, and must take into consideration generally accepted data, including public comment on the local PHA plan and the jurisdiction's consolidated plan. The PHA may limit the number of applicants that qualify for any local preference. Families who qualify for any such local preferences move ahead of other families who do not qualify for any preference.

Kelso Housing Authority prioritizes openings for public housing units and Housing Choice Vouchers among the following categories (in no particular order):

- ✓ Persons experiencing involuntary displacement (disaster, code enforcement, purchase of unit)
- ✓ Households who are rent-burdened, based on income (more than 50% of gross income )
- ✓ Homeless persons
- ✓ Graduates of transitional housing programs for domestic violence and substance abuse
- ✓ Living in substandard housing

Longview Housing Authority limits prioritized openings on the voucher waiting list to:

- ✓ Graduates of transitional housing programs for domestic violence and substance abuse

An expansion of priorities for Longview's low income households would be helpful in meeting housing needs targeted to:

- Persons who are involuntarily displaced – e.g., partnering with the city's efforts to reduce substandard housing by assisting low income tenants displaced through code enforcement; assistance for tenants evicted without cause, such as foreclosure on the landlord's property or purchase of the unit by another party; or households displaced by natural disasters
- Households with an extreme housing cost burden (paying more than 50% of income for housing).
- Affordability for extra-elderly persons with disabilities and non-elderly persons with disabilities.
- Homeless persons, including participants in a "housing first" program, to relieve the bottleneck experienced by shelters and transitional housing programs

Both housing authorities follow federal requirements to target 75% of the vouchers to extremely low income households (with income at or below 30% of Area Median Income; see chart below). This targeting currently assists 650 extremely low income households. The balance is targeted for those earning 31-50% of Median Family Income, currently 216 households.

**FY 2009 HUD Section 8 Income Limits – Cowlitz County  
Median Family Income: \$57,800**

| <b>Household Size</b> | <b>Extremely Low-Income (30% MFI)</b> | <b>Very Low Income (50% MFI)</b> | <b>Low-Income (80% MFI)</b> |
|-----------------------|---------------------------------------|----------------------------------|-----------------------------|
| 1 Person              | \$12,150                              | \$20,250                         | \$32,400                    |
| 2 Person              | \$13,900                              | \$23,100                         | \$37,000                    |
| 3 Person              | \$15,600                              | \$26,000                         | \$41,650                    |
| 4 Person              | \$17,350                              | \$28,900                         | \$46,250                    |
| 5 Person              | \$18,750                              | \$31,200                         | \$49,950                    |
| 6 Person              | \$20,150                              | \$33,500                         | \$53,650                    |
| 7 Person              | \$21,500                              | \$35,850                         | \$57,350                    |
| 8 Person              | \$22,900                              | \$38,150                         | \$61,050                    |

*Source: U.S. Department of Housing & Urban Development (HUD)*

**Waiting Lists for Affordable Housing**

Longview Housing Authority (LHA) currently has 1,788 households from Longview and rural Cowlitz County on their waiting list for affordable housing. It may include people who are on multiple waiting lists, such as USDA rural housing, and non-elderly disabled housing vouchers. Persons on the LHA wait list are not pre-qualified by income, and may not be eligible. There are 150 persons on the LHA wait list for small families to live at Olympia Court. The LHA wait list is currently closed (April 2009).

Kelso Housing Authority (KHA) currently has a wait list of pre-qualified applicants for public housing units and for housing vouchers. There are 69 persons on the wait list for Cowlitz Villa, which is public housing for elderly and disabled. There are 434 families on the wait list for Kelso Homes, and 521 on the wait list for Section 8 Housing Choice Vouchers.

At the end of 2008, Kelso Housing Authority had a waiting list of 91 disabled persons while Longview had 749 disabled persons on their waiting list for vouchers, representing Longview Housing Authority’s four-county service area. These applicants are not pre-qualified for eligibility, and may also appear on other waiting lists. In any event, there is clearly an unmet need for housing that can accommodate persons with disabilities. Longview Housing Authority has a pending request for an additional 100 Non-Elderly Disabled vouchers that was submitted to HUD in 2008.

## CONVERSION AND POTENTIAL LOSS OF PRIVATELY OWNED AFFORDABLE HOUSING UNITS

There are more than 22,000 HUD-assisted properties in the U.S. representing 1.5 million housing units. Most were developed during the 1960s and 1970s to supplement the public housing stock and represented a policy change to promote more privately-owned affordable housing stock. Low interest mortgages, combined with project-based rental assistance, were a boon to increasing the supply of affordable housing. The last 30 years have seen a shift to a demand-side approach, with reliance on housing vouchers to provide affordable housing. The U.S. Department of Agriculture (USDA) also funds low-cost mortgages for rural housing. An inventory of HUD and USDA assisted multifamily mortgages is provided below.

There has been a trend in recent years by owners of HUD-assisted multifamily developments to pre-pay mortgages near the end of term and conversion to market-based rentals. This results in displacement to households, many who resided in assisted housing for many years. A variety of funding streams originally financed construction of these developments, and there is an array of requirements associated with each. For many such developments, project-based assistance has also been available throughout the life of the facility, which has increased the affordability of these units. Conversion to market-rate rents would result in the loss of this on-going assistance.

Such a loss occurred in 1998 when Campus Towers (103 units) and Baltimore Apartments (48 units) opted out of the Section 8 program. Project-based assistance to the households in these units was absorbed by Longview Housing Authority and addressed with "portable" vouchers assigned to a particular household, rather than a fixed housing unit. A loss of 12 units on 20<sup>th</sup> Avenue in Longview and 9 units on Dorothy Street occurred in 2002 when these converted to market-rate housing, though the Longview Housing Authority secured affordable rents for 12 units on 20<sup>th</sup> by providing rental housing assistance through the Mod Rehab program. During the term of the 2004-2009 Consolidated Plan, two developments with 48 units originally financed through USDA Section 515 Program with expiring affordability requirements were purchased by Longview Housing Authority. Kelso Housing Authority was able to provide 24 tenant vouchers when Tartan House affordability expired, though these follow the tenant and do not stay with the unit.

### Federally Assisted Mortgages

| Property                             | Location    | # Subsidized Units | Type             | Funding |
|--------------------------------------|-------------|--------------------|------------------|---------|
| <b>MORTGAGES EXPIRING BY 2014</b>    |             |                    |                  |         |
| Campus Towers*                       | Longview    | 103                | Elderly          | HUD     |
| Parkland Terrace                     | Longview    | 51                 | Elderly/Disabled | HUD     |
|                                      |             | <b>154</b>         |                  |         |
| <b>MORTGAGES EXPIRING AFTER 2014</b> |             |                    |                  |         |
| Crescent Terrace                     | Longview    | 15                 | Disabled         | HUD     |
| Fremont Village                      | Longview    | 30                 | Elderly          | HUD     |
| Westgate Terrace                     | Longview    | 100                | Elderly/Disabled | HUD     |
| <b>TOTAL</b>                         |             | <b>299</b>         |                  |         |
| Riverview Apartments                 | Castle Rock | 32                 | Elderly/Disabled | USDA    |
| Columbia River View                  | Kalama      | 16                 | Elderly/Disabled | USDA    |
| Hawthorne House                      | Woodland    | 59                 | Elderly/Disabled | USDA    |
| Tulip Valley Apts.                   | Woodland    | 38                 | All              | USDA    |
| <b>TOTAL</b>                         |             | <b>145</b>         |                  |         |

Source: [www.hud.gov](http://www.hud.gov) & <http://rdmfrentals.sc.egov.usda.gov/>; accessed April 2009

\*No longer has an active Section 8 contract for rental subsidy

Mortgages will expire on 154 units over the next five years, but the situation is not as grim as it may first appear. Campus Towers, the largest development, has not participated in the Section 8 rental assistance program for several years. Longview Housing Authority issued Housing Choice Vouchers when the owner opted out of the original Section 8 program. Parkland Terrace is also financed through tax credits (see chart, next page), which extends the period of affordability until 2036.

A recent HUD study examining the characteristics of properties that have opted out of the HUD program and the rents charged following the opt-out reveals many key factors in determining which properties are most likely to opt out of affordability requirements. These factors may assist localities in developing strategies for preserving assisted units that are approaching the end of their affordability requirements. The study found that:

- ✓ Properties renting for less than Fair Market Rents were more likely to opt out, believing that they could achieve higher rents in the unassisted market. A property's pre-opt-out rent was the single most important determinant of whether a project remained in the program.
- ✓ All else being equal, properties with 100% of units receiving project-based assistance were at a higher risk of opting out.
- ✓ Older properties were significantly more likely to leave the assisted stock voluntarily, as they were seen as having the ability to perform well on the private market. Other key reasons properties left the assisted stock were due to (HUD) enforcement and/or foreclosure activities. As fewer HUD-assisted properties remained in the owner's inventory, the greater the likelihood that all properties would opt out, due to administrative burdens in maintaining the properties in the program.
- ✓ Properties that left the affordable housing stock tended to have lower ratings on physical condition. It appears that some owners may have left the assisted market voluntarily in order to make improvements that could be recouped with market rents.
- ✓ Properties located in neighborhoods with higher median incomes, higher rents and lower poverty and vacancy rates were more likely to opt out. Properties in these areas may be suitable for incentive targeting. Properties with HUD enforcement or foreclosure actions tend to be located in areas of lower incomes, lower homeownership rates, higher vacancy rates, and higher poverty.
- ✓ Properties with a relatively small numbers of units were more likely to opt out, as were those occupied primarily by families.
- ✓ Properties remaining in the assisted housing stock were more likely to consist largely of efficiency/studio and one-bedroom units, and house elderly or disabled tenants. Properties with greater numbers of bedrooms were more likely to leave due to foreclosure or HUD enforcement issues.
- ✓ Properties owned by nonprofit entities were more likely to remain in the assisted stock, due to being a mission-driven organization as well as due to funding restrictions.
- ✓ Properties located in census tracts with high poverty rates are less likely to opt out. This may be due to the limitations of those markets to bear higher rents.

An inventory of properties financed through the Washington State Housing Finance Commission (WSHFC) is listed below. Tax-exempt bonds and federal income tax credits extended to developers of low-income housing are issued through WSHFC on a competitive basis. Some properties may be assisted by more than one fund; older properties may be refinanced using a

different funding stream to extend affordability. Since 1987, the Washington State Housing Finance Commission (WSHFC) has financed 798 multifamily units in Cowlitz County through tax credits and/or tax-exempt bonds, with a total value of \$132 million.

### Affordability Provisions for Tax Credit & Bond Properties in Cowlitz County

| Property Name              | Type of Assistance | Location | Expiration Year | Number of Units | Income Restricted Units |
|----------------------------|--------------------|----------|-----------------|-----------------|-------------------------|
| Fir at 17 <sup>th</sup>    | B                  | Longview | unknown         | 44              | 9                       |
| Monticello Park            | B                  | Longview | unknown         | 144             | 29                      |
| Meadowbrook Apartments     | TC                 | Longview | 2021            | 100             | 98                      |
| Cowlitz Terrace            | TC                 | Kelso    | 2021            | 19              | 15                      |
| New Westside Terrace       | TC                 | Longview | 2022            | 60              | 58                      |
| Hemlock Court              | TC                 | Longview | 2023            | 47              | 46                      |
| Country Run Apts.          | TC                 | Kelso    | unknown         | 100             | 48                      |
| La Casa de San Juan Diego  | TC                 | Woodland | unknown         | 51              | 50                      |
| Woodland II Family Housing | TC                 | Woodland | unknown         | 26              | 25                      |
| Parkland Terrace           | TC                 | Longview | 2036            | 52              | 51                      |
| Westgate Terrace           | TC                 | Longview | 2036            | 101             | 100                     |
| Woodland Meadows           | TC                 | Woodland | 2036            | 51              | 50                      |
| Villa San Martin           | TC                 | Kelso    | 2037            | 26              | 25                      |
| <b>TOTAL</b>               |                    |          |                 | <b>821</b>      | <b>604</b>              |

Source: Washington State Housing Finance Commission & HUD web site online query, April 2009

**KEY, Type of Assistance:**

**B = Bond Financing**

**TC = Tax Credit Financing**

### Mobile Home Parks

Mobile homes and mobile home parks offer an affordable alternative for approximately 4,768 households in Cowlitz County, representing 12.3% of all housing units. Most are scattered on individual lots. An inventory of units in mobile home parks, by jurisdiction, is presented below.

#### Registered Mobile Home Parks

| Jurisdiction      | Number of Parks | Number of Units |
|-------------------|-----------------|-----------------|
| Kelso             | 10              | 543             |
| Longview          | 10              | 544             |
| Balance of County | 14              | 541             |
| <b>TOTAL</b>      | <b>34</b>       | <b>1,628</b>    |

Source: CTED on-line inventory of Registered Mobile Home Parks

Many mobile home parks are considered “at-risk” of conversion to another use or have the potential to be lost to redevelopment pressure. Mobile home parks have a low vacancy rate (less than 4%) and loss of spaces will further exacerbate the lack of availability.

### ESTIMATE OF VACANT OR ABANDONED BUILDINGS

Each county in the State of Washington must submit a report of vacant or abandoned buildings owned by government entities that might be considered for conversion to affordable housing to the WA State Department of Community, Trade and Economic Development (CTED). There are no properties listed in this inventory, at present.

## HOMELESS FACILITIES AND SERVICES

There are two emergency homeless shelters and several sites offering transitional housing in the Longview-Kelso area. A listing of these facilities and their capacity is provided below.

### Inventory of Homeless Facilities & Housing Resources

| Facility  | Individuals | Family Beds | Total Beds |
|---|-------------|-------------|------------|
| <b>Emergency Shelters</b>   |             |             |            |
| Community House on Broadway (Longview)  | 80          | 0           | 80         |
| CHOB Overflow beds  | 30          | 0           | 30         |
| Emergency Support Shelter (Kelso)   | --          | 46          | 46         |
| <b>Subtotal</b>   | <b>110</b>  | <b>46</b>   | <b>156</b> |
| <b>Transitional Housing</b>   |             |             |            |
| Home Court Triplex (Kelso)  | --          | 12          | 12         |
| Home Court House (Kelso)  | --          | 4           | 4          |
| 284 18 <sup>th</sup> (Longview)   | --          | 4           | 4          |
| 235 Carolina (Longview)   | --          | 4           | 4          |
| Country Run Apartments (Kelso)  | --          | 52          | 52         |
| Toutle River Ranch  | 40          | --          | 40         |
| PPW Facility, Broadway Campus   | --          | 32          | 32         |
| Mint Place THOR units   | --          | 6           | 6          |
| HOME Vouchers – DV, Drug Court, Vets  | --          | 105         | 105        |
| <b>Subtotal</b>   | <b>40</b>   | <b>219</b>  | <b>259</b> |
| SUBTOTAL, Emergency & Transitional Housing Resources Available, by Household Type | 150         | 265         | 415        |
| SUBTOTAL, Number of Homeless Persons Counted In January 2009, by Household Type   | 154         | 176         | 330        |
| <b>Permanent Supportive Housing</b>   |             |             |            |
| HIV Housing Units   | 2           | --          | 2          |
| Chinook Apartments  | 21          | --          | 21         |
| PACT – 18 <sup>th</sup> Avenue (Longview)   | 5           | --          | 5          |
| PACT – 10 <sup>th</sup> Avenue (Longview)   | 4           | --          | 4          |
| PACT – 1 <sup>st</sup> Avenue (Kelso)   | 4           | --          | 4          |
| Phoenix House (Kelso)   | --          | 40          | 40         |
| Lower Columbia Mental Health Group Homes (2)                                      | 7           | --          | 7          |
| <b>Subtotal</b>   | <b>43</b>   | <b>40</b>   | <b>83</b>  |
| <b>Total</b>  | <b>193</b>  | <b>305</b>  | <b>498</b> |

Source: Cowlitz County Annual Report to CTED, 2008; CWCOC telephone interviews, 2009

Homeless services are provided in Cowlitz County by a host of area agencies. These services include prevention, outreach, assessment and supportive services. These are listed in the chart below.

## Cowlitz County Homeless Services Directory

| Agency   | Services Provided for Homeless   |
|--|--|
| Adventist Church   | Community Service Center – clothing, food, household items   |
| Altrusa  | Transportation   |
| Area Auto Sales  | Assists low-income car buyers  |
| Birthright   | Free pregnancy testing, maternity/infant clothing, diapers, formula  |
| Caring Pregnancy Center                                    | Free pregnancy testing, maternity/infant clothing  |
| CASA   | Provides volunteer advocates for children in Dependency Court. Also have Back Packs available for children removed from their homes, whether in Foster Care or with relatives.   |
| Castle Rock Lions Food Bank                                | Food, clothing   |
| Center for Behavioral Services                             | Mental health counseling   |
| Columbia Legal Services                                    | Legal counseling & services  |
| Community House on Broadway                                | Case management, mental health counseling, meals, on-site medical clinic, including HIV/AIDS testing, clothing (veterans), VA van, assessments on-site for homeless, medical, mental health services, VA offers mobile intake unit with assessment services on-site twice a month, life skills, sometimes donated cars are available to the homeless, GED classes, on-site job bank and job readiness classes, childcare   |
| Counseling Services and Associates                         | Sexual assault counseling  |
| Cowlitz County Health Department                           | Needle-exchange program, educational program for local schools, nursing personnel for treatment with sexually transmitted diseases, HIV testing  |
| Cowlitz Family Health                                      | Family counseling, parenting classes   |
| Cowlitz Free Medical Clinic                                | Medical services   |
| Cowlitz Transit Authority                                  | Community Urban Bus System   |
| Cowlitz Tribe  | Various services – Primary health care, SA treatment (includes non-tribal), MH counseling, employment services, transportation, housing, etc.  |
| Cowlitz-Wahkiakum Youth Commission                         | Youth yellow pages, community events, mentoring programs, “Strengthening Families”   |
| Department of Corrections                                  | Limited case management for released offenders   |
| Department of Development Disabilities                     | Employment counseling  |
| Drug Abuse Prevention Center (DAPC)                        | Stipends to ADATSA clients for housing, mental health assessments, substance abuse educational outreach to local schools, parenting classes, assessments on-site and off-site at Cowlitz County Jail, alcohol/ drug abuse treatment, childcare (outpatient clients)  |
| DSHS   | TANF assistance for families with children including on-going cash grants and emergency assistance for rent/utilities, case management for issues of employment, homelessness, domestic violence and other needs. Support services for those participating in WorkFirst including gas, car repair, bus passes and vehicle licensing, GAU cash and medical assistance for incapacitated adults without children, food stamps, medical assistance, Working Connections Childcare |
| Educational Service District #112                          | Youth Leadership Academy   |
| Emergency Support Shelter (women/children DV victims only) | Limited emergency assistance with first month’s rent, case management, education/ awareness, medical/legal advocacy, support groups for domestic violence, assessments on-site and off-site at DSHS, hospital, county courthouse, and Cowlitz County Jail locations, services transportation, childcare. Services to victims of sexual assault and general crimes.   |
| Ethnic Support Council                                     | Bilingual services   |
| Even Start Center (parents with children <8 yrs)           | Services transportation, high school completion, GED classes, parenting classes, childcare   |
| Family Finance Resource Center                             | Financial counseling, life skills  |
| Family Health Center                                       | Medical clinic, dental office, WIC (food supplement/nutrition education program), maternity support services and family planning. Sliding fee scale. (3 clinics)   |
| FISH   | Emergency assistance with utility payments, food, prescriptions, medical, dental, work clothes, shoes, transportation  |
| Goodwill   | Clothing; Employment services at the jail for offenders, and for ex-offenders  |

| Agency   | Services Provided for Homeless  |
|--|---|
| HELP Warehouse                                   | Food  |
| High Schools (youth)                             | Chapter affiliates of various 12-step programs  |
| Human Services Council in Vancouver              | Services transportation (Medicaid clients)  |
| Kalama Helping Hands                             | Food, clothing  |
| Longview Parks & Recreational Dept.              | Drop-in youth center at Catlin School   |
| Longview Housing Authority                       | Family Self-sufficiency Program, Individual Development Accounts  |
| Lower Columbia College Head Start/ECEAP          | Preschool program for children of low-income 3-5 years of age, childcare model available, parent education opportunities, crisis intervention, leadership opportunities, nutrition, health and social service programs  |
| Lower Columbia Community Action Council          | Emergency LIHEAP energy assistance program, houses pro bono legal services, houses a Family Development Specialist, Individual Development Accounts, on-site assessment for career, family, financial, and housing needs, case management, life skills, van pool, GED classes, employment assistance, childcare   |
| Lower Columbia Community College                 | ESL, education through HIV/AIDS treatment programs, domestic violence education/awareness, life skills, GED classes, childcare  |
| Lower Columbia Mental Health                     | Mental health counseling, medication assistance, HIPPA program in local schools, assessments off-site at Cowlitz County Jail, county juvenile detention center, St. John's Hospital, local schools and Drug Abuse Prevention Center, case management, life skills, services transportation, alcohol/drug abuse treatment follow-up, employment counseling, Crisis Respite Bed Center (24 hours) to clients released from hospital/jail, short stays until housing is secured; Cowlitz Clubhouse |
| National Alliance for the Mentally Ill           | hosts informational web site and offers weekly support groups and 12-week family education classes for the severely mentally ill  |
| Northgate City Church                            | Food, clothing (Thursday 10-2p)   |
| Northwest Justice Project                        | houses CLEAR hotline for legal assistance   |
| Parents Place                                    | Parenting/family counseling, parenting classes, life skills   |
| PeaceHealth                                      | Mental health counseling  |
| Police Departments                               | Law enforcement assistance  |
| Probation Services                               | Victim Impact Panel   |
| Progress Center                                  | Parenting classes, family counseling, assessment/treatment of pre-school special needs children   |
| Providence Addictions Recovery Ctr.              | Mental health counseling, alcohol/drug abuse treatment  |
| Recovery Northwest                               | Mental health counseling, alcohol/drug abuse treatment  |
| Residential Resources (developmentally disabled) | Housing, ADL's, life goal acquisition, transportation, medical and financial case management  |
| SL Start   | Case management and support for mentally ill and developmentally disabled persons   |
| Salvation Army                                   | Emergency rental assistance/homeless prevention funds; lunch program (M-F)  |
| St. Vincent de Paul                              | Food, clothing  |
| Veterans of Foreign, Affairs to Wars             | Rental/utilities assistance, case management, food, medical/dental assistance, clothing, general assessments  |
| Vocational Rehabilitation                        | Employment counseling   |
| Woodland Community Service Center                | Assessments on-site and referrals to agencies/resources, food, clothing   |
| Work Source                                      | Domestic violence educational information, life skills, employment assistance (east/west end of county)   |
| Youth and Family LINK                            | After-school programs, in-home services, life skills  |
| 2-1-1 System                                     | Referral services   |

Source: Cowlitz County Ten Year Plan, 2007

## SPECIAL NEED FACILITIES & SERVICES

A summary of services provided through the Washington State Department of Social and Health Services to Longview and Kelso city residents is provided below. It is clear from this data that a significant number of persons rely on a variety of programs to meet essential needs. Services available to assist special needs populations include drug and alcohol abuse treatment, mental health counseling, life skills, employment training/placement/advocacy, health and dental care and financial assistance.

### DSHS Services by Category July 2006 - June 2007

| Program                    | Number of Clients Served | Usage Rate (% of Residents) | Dollars Spent | Per Client |
|----------------------------|--------------------------|-----------------------------|---------------|------------|
| <b>LONGVIEW</b>            | 18,255                   | 51.5                        | \$80,456,552  | \$4,407    |
| Alcohol & Substance Abuse  | 696                      | 2.0                         | \$1,066,485   | \$1,532    |
| Developmental Disabilities | 423                      | 1.2                         | \$5,557,814   | \$13,139   |
| Mental Health Services     | 1,898                    | 5.3                         | \$6,825,548   | \$3,596    |
| Aging & Adult Services     | 697                      | 2.0                         | \$11,279,083  | \$16,182   |
| Vocational Rehabilitation  | 264                      | 0.7                         | \$212,169     | \$ 804     |
| Children's Services        | 2,247                    | 6.3                         | \$3,792,703   | \$1,688    |
| Medical Assistance         | 11,747                   | 33.1                        | \$34,287,741  | \$2,919    |
| Economic Services          | 14,811                   | 41.7                        | \$16,745,581  | \$1,131    |
| Juvenile Rehabilitation    | 29                       | 0.1                         | \$689,428     | \$23,773   |
| <b>KELSO</b>               | 7,147                    | 61.4                        | \$28,226,859  | \$3,949    |
| Alcohol & Substance Abuse  | 334                      | 2.9                         | \$579,867     | \$1,736    |
| Developmental Disabilities | 134                      | 1.2                         | \$1,227,393   | \$9,160    |
| Mental Health Services     | 745                      | 6.4                         | \$3,906,425   | \$5,244    |
| Aging & Adult Services     | 142                      | 1.2                         | \$1,866,884   | \$13,147   |
| Vocational Rehabilitation  | 120                      | 1.0                         | \$97,873      | \$816      |
| Children's Services        | 1,011                    | 8.7                         | \$1,498,175   | \$1,482    |
| Medical Assistance         | 4,445                    | 38.2                        | \$11,769,235  | \$2,648    |
| Economic Services          | 6,102                    | 52.4                        | \$6,843,955   | \$1,122    |
| Juvenile Rehabilitation    | 16                       | 0.1                         | \$437,054     | \$27,316   |

Source: DSHS, RDA; January 2009

An inventory of Special Needs Facilities that address the needs of some of the populations identified above is provided on the following page.

## Inventory of Special Needs Facilities

| Facility/Population (Location)                            | Individuals | Families   | Total Beds |
|---|-------------|------------|------------|
| <b>Physically Disabled</b>                                |             |            |            |
| Kelso Housing Authority - Public Housing                  | 4           |            | 4          |
| Tartan House  | 25          |            | 25         |
| Country Run Apartments                                    | 20          |            | 20         |
| Longview Housing Authority Vouchers                       | 373         |            | 373        |
| Westgate Terrace  | 10          |            | 10         |
| Fremont Village   | 3           |            | 3          |
| Monticello Park   | 22          |            | 22         |
| Parkland Terrace  | 11          |            | 11         |
| <b>Subtotal</b>   | <b>468</b>  | <b>--</b>  | <b>468</b> |
| <b>Safe &amp; Sober Housing</b>                           |             |            |            |
| Oxford Houses (Longview/Kelso)                            | 52          | 25         | 77         |
| PPW Housing (Longview)                                    |             | 32         | 32         |
| <b>Subtotal</b>   | <b>52</b>   | <b>57</b>  | <b>109</b> |
| <b>Mental Health Housing</b>                              |             |            |            |
| Lower Columbia Mental Health Crisis Unit (Longview)       | 8           |            | 8          |
| Columbia Apartments (Kelso)                               | 29          |            | 29         |
| Crescent Terrace (Longview)                               | 15          |            | 15         |
| Lower Cola. Mental Health Group Homes (2)                 | 7           |            | 7          |
| <b>Subtotal</b>   | <b>59</b>   |            | <b>59</b>  |
| <b>Developmentally Disabled Housing</b>                   |             |            |            |
| Our House (Longview)                                      | 5           |            | 5          |
| Life Works Children's Homes (Longview)                    | 15          |            | 15         |
| Life Works Licensed Group Homes (LV/Kelso)                | 9           |            | 9          |
| Supportive Living Rental Units (Longview/Kelso)           | 81          |            | 81         |
| Another Option Licensed Group Home (Longview)             | 6           |            | 6          |
| Life Works Licensed Group Homes (Longview)                | 9           |            | 9          |
| <b>Subtotal</b>   | <b>125</b>  |            | <b>125</b> |
| <b>Domestic Violence</b>                                  |             |            |            |
| Domestic Violence THOR units-Homeless (Longview)          |             | 6          | 6          |
| <b>Subtotal</b>   |             | <b>6</b>   | <b>6</b>   |
| <b>Permanent Supportive Housing (Previously Homeless)</b> |             |            |            |
| Hemlock Place HIV Housing Units (Longview)                | 2           |            | 2          |
| Chinook Apartments (Kelso)                                | 21          |            | 21         |
| PACT – 18 <sup>th</sup> Avenue (Longview)                 | 5           |            | 5          |
| PACT – 10 <sup>th</sup> Avenue (Longview)                 | 4           |            | 4          |
| PACT – 1 <sup>st</sup> Avenue (Kelso)                     | 4           |            | 4          |
| Phoenix House (Kelso)                                     | --          | 40         | 40         |
| <b>Subtotal</b>   | <b>36</b>   | <b>40</b>  | <b>76</b>  |
| <b>TOTAL</b>  | <b>740</b>  | <b>103</b> | <b>843</b> |

Source: CWCOCG phone survey; Cowlitz Ten Year Plan Annual Report 2007

## REGULATORY AND OTHER BARRIERS TO AFFORDABLE HOUSING

Regulatory barriers are the most common obstacle faced in bringing new housing products to market. Many housing innovations are not suited to conventional codes and ordinances. Securing a variance or modifying codes to allow certain products can be time consuming and deal breakers for most developers. A 2004 study by HUD identified five trends that affect the regulatory environment and thus impact affordable housing development. These are listed below, followed by remarks regarding the local level. Areas where an issue exists or remains are indicated by an “x” symbol, while areas that have improved or to which this barrier does not apply are indicated by a check mark.

1. **Increased complexity of environmental regulation at all levels** - Federal, State, and local ordinances create new development complexity and are often not synchronized, which often duplicates requirements between levels of government.
  - ✓ All levels of government, including the local level, have seen increasing amounts and complexity of regulations in recent year. Longview-Kelso is no exception, particularly in terms of environmental regulation such as storm water controls.
2. **Misuse of Smart Growth** - Since the mid-1990s, the Smart Growth movement made a significant impact on the American scene, promoting principles such as expansion of housing choices, increased density, and enhanced predictability and fairness in the development process. Though these concepts can assist in the provision of affordable housing, often opposition to “affordable housing” is couched in Smart Growth terms of limiting sprawl, protecting green space, and preserving infrastructure capacity.
  - ✓ “Smart Growth” has not been implemented on a systematic level, although progress has occurred in some key areas, such as higher densities, expanded transit availability and walkable neighborhoods. Smart Growth has not been embraced as a driving philosophy, and thus is not misused as described above.
3. **“Not in my back yard” (NIMBY) sentiments** - Many communities promote development restrictions that result in exclusionary zoning practices, imposing “gold-plated” subdivision standards, or adding more delays in the permitting process.
  - ✓ The City of Longview has begun an extensive code revision process to reflect the concepts outlined in the 2006 Comprehensive Plan. The new codes support housing options that expand affordability, such as higher densities, mixed use zones, and downtown housing.
4. **Expanded use of impact fees** – Under-funded infrastructure and limits placed on local taxation levels has resulted in the widespread adoption of impact fees to generate funds for essential public facilities and infrastructure. Fee structures range widely from jurisdiction to jurisdiction. Flat fees (per housing unit) are regressive and treat all units as though their impacts upon public infrastructure are the same.
  - ✓ Neither Longview nor Kelso impose impact fees on new development.
5. **Urban barriers** - Building codes, rehabilitation codes, and infill development can present lengthy and burdensome processes that create serious impediments to affordable housing preservation and development. Obsolete codes and excessive renovation requirements can significantly increase cost. Difficulties in assembling infill parcels in a timely manner can make some projects financially infeasible.

- ✓ The cities of Longview and Kelso have adopted the International Building Code and Maintenance Code, which are helpful in providing predictability and reasonableness in preservation and development activities.

## **Affordability Strategies**

The Washington State Affordable Housing Advisory Board has identified several strategies and recommendations for addressing housing affordability that local jurisdictions can adopt.

- Use local government financial support for affordable housing.
  - Support use of document recording fee revenues for low-income housing.
    - ✓ Longview and Kelso receive distributions of document recording fees that are used to improve/expand low income housing (under 50% MFI) and to address homelessness.
  - Consider adoption of a housing levy for affordable housing. (Statute allows up to \$0.50 per \$1,000 of assessed valuation.)
  - Adoption of the tenth of a cent optional sales tax for mental health and substance abuse treatment and housing. (added by author)
- Make more public investment in infrastructure.
  - Reexamine the balance of “who pays for growth” with respect to affordable housing. Support more public investment in infrastructure from general tax revenues, rather than depending on impact fees, hook-up fees, and development requirements that can add to housing costs.
    - × While development fees are collected to help pay for the services extended to a property, impact fees have not been imposed.
  - Support deferral of impact fee collection or waiver for low-income housing.
    - × Not applicable.
- Pursue regulatory strategies and incentives that support affordable housing.
  - Promote inclusionary zoning requirements for affordable housing or voluntary programs with density bonuses and other incentives for developers.
    - × Inclusionary zoning ordinances are effective when approached on a regional scale; otherwise, development simply moves “next door” where the regulations are less restrictive. Much of Cowlitz County is currently not zoned, which does not support moving towards a regional, inclusionary approach
  - Require minimum densities within cities and urban growth areas.
    - × Not currently under consideration
  - Support compliance with the State statutory requirement to allow accessory dwelling units.
    - ✓ In place.
  - Encourage efficient environmental review of plans and regulations to streamline permitting.
    - ✓ Plan review process is developed to facilitate review and decision-making.
  - Encourage priority permit processing for low-income housing developments.

- × Not under consideration
- Provide more public education and community involvement so that citizens can see that housing density can be accomplished in a way that enhances—rather than detracts—from the quality of life.
  - × No formal public education program in place.
- Examine other ownership models such as mutual housing, land trusts, and housing cooperatives.
  - × These concepts were integrated into the Comprehensive Plan for Longview. Many of these approaches are not regulatory in nature, and require local or regional non-profits for implementation.
- Significantly reduce homelessness for individuals and families.
  - Adopt and implement a coordinated plan to end homelessness in 10 years.
    - × Regional Ten Year Plan was developed and adopted in 2007.
  - Utilize the Washington Families Fund to meet the need for homeless families to address the “housing plus service” needs of other homeless populations and special needs populations.
    - × Two local agencies were recently awarded \$1,000,000 over a ten-year period to provide supportive services to those recovering from addictions and domestic violence.
  - Promote supportive housing.
    - × Many housing advocates promote supportive housing, which has been fairly well received in the community.
  - Increase the amount of permanent supportive housing.
    - × The Phoenix House was completed in 2009, and offers 20 units of supportive housing in Kelso for parents recovering from substance abuse and/or co-occurring disorders.
    - × Lower Columbia Mental Health recently purchased two single family structures in Longview for persons with chronic mental illness.
  - Increase the supportive housing capacity of local housing and service providers through accessing federal, State, and privately sponsored technical assistance.
    - × A team from Cowlitz County is participating in the 2009 Supportive Housing Institute sponsored by CTED, Common Ground, and Building Changes.
- Promote quality manufactured housing and equitable regulation.
  - Utilize CTED technical assistance to implement SB 6593 by revising local regulations that have the effect of discriminating against consumers’ choices in the placement or use of a manufactured home.
    - ✓ Completed and implemented.
  - Support reduced permit fees for manufactured home installation.
    - × Not currently under consideration.

- Support changes to land use codes to allow for condominium conversion or other home ownership opportunities for land currently zoned for mobile and manufactured home parks.
  - × Not currently under consideration.
- Develop a homeowner strategy that supports movement from mobile to manufactured homes.
  - × Not currently under consideration.
- Develop a homeowner strategy that supports the allowance and acceptance of manufactured homes for both new development and redevelopment/in-fill projects.
  - ✓ City codes have been modified to reflect state law and to permit placement of manufactured homes on any city lot, whether for new or infill development.

# FIVE YEAR STRATEGIC PLAN (2009-2013)

## Introduction

The Strategic Plan identifies what the Longview-Kelso HOME Consortium proposes to accomplish over the 2009-2013 period to address the affordable housing, community and economic development needs of extremely low, very low, low and moderate income households as well as persons at-risk of homelessness, homeless persons, and special needs populations. The priority needs, strategies, goals and objectives were developed in collaboration with focus groups, community meetings, workshops and public hearings as detailed in the Citizen Participation Plan.

## Guiding Principles

The Strategic Plan is based on a set of principles which shape the Plan's development and implementation. Those principles are:

- **Citizen Involvement** - On going and relevant input from the citizens residing in the Consortium, especially from neighborhood residents as well as consumers and providers of affordable housing, community, and economic development services.
- **Inclusiveness** - Involvement of citizens and providers in the activities identified in the plan to ensure efficient and effective results.
- **Comprehensiveness** - The identified strategies, goals, and objectives address the needs of the Consortium and its neighborhoods, households, and individuals.

## Other Community Plans

A number of other community plans/studies were reviewed as part of the planning process. Those plans and studies are noted below:

- City of Longview 2004-2008 Consolidated Plan & Annual Updates
- Highlands Neighborhood Revitalization Plan, 2008
- Cowlitz County Ten Year Plan to End Homelessness, February 2007
- Cowlitz Regional Housing Plan, April 2007
- City of Longview Comprehensive Plan, 2006
- Longview's Downtown Plan, 2001
- Longview Housing Authority Annual Agency Plan, 2009 and Agency Five Year Plan, 2004-2009
- Kelso Housing Authority Annual Agency Plan, 2009 and Agency Five Year Plan, 2004-2009
- City of Longview Capital Improvements Plan

## Compliance Period

The City of Longview will monitor compliance with low/moderate income benefit criteria and performance towards housing goals for the CDBG program over a five year period. Longview-Kelso Consortium will monitor HOME projects during the period of affordability established for each activity.

## **FIVE YEAR STRATEGIC PLAN**

The Five Year Strategic Plan presents an overview of the Consortium's affordable housing, homelessness, community and economic development needs and establishes local priorities for providing assistance through the allocation of resources. Outlined below is an overview of the potential goals and strategies that may be undertaken over the next five years, and should be considered by HOME and CDBG partners.

Specific HOME- & CDBG-funded Objectives follow in subsequent sections.

### **Affordable Housing**

#### **1. Retain, preserve and improve the condition of decent and affordable housing for low-to-moderate income households.**

- A. Assist low income owners and tenants with home modifications that will increase accessibility, safety, and allow disabled/elderly persons to age in place.
- B. Provide Weatherization and Lead-Based Paint reduction services and assistance to assisted rehabilitated units.
- C. Respond to market dynamics through purchase of foreclosures and vacant properties, and acquisition of properties with expiring affordability provisions. Acquire and place income restrictions on occupancy or resell to low/moderate income home buyers or to nonprofit entities that could use smaller properties for assisted living, group homes and/or transitional housing resources.

#### **OWNER-OCCUPIED HOUSING**

- D. Provide assistance to homeowners for addressing maintenance and code compliance, particularly in neighborhoods with older housing stock.
- E. Create accessory apartments within homes or properties occupied by elders to create an income stream, alleviate rental shortages, and to reduce social isolation.
- F. Assist very low income homeowners with repairs and improvements that will make their homes code compliant and remove conditions that threaten health, safety and welfare. Prioritize assistance in neighborhoods with older housing stock.
- G. Provide homeownership education to prevent foreclosures and ensure proper maintenance of the asset.
- H. Provide information about the new state law allowing for property tax deferral for low-income homeowners so that current residents are not pushed out of their homes by rising property taxes once the neighborhood improves.

#### **RENTER-OCCUPIED HOUSING**

- I. Purchase assisted properties facing conversion to market rate rentals to ensure long-term affordability, using multiple funding sources if necessary. Use local research and industry guidelines to target properties most likely to convert and lose affordability, as described in the Housing Market Analysis.
- J. Provide technical assistance to residents of mobile home parks at risk of closure.
- K. Assist mobile home park residents in securing alternative housing when a mobile home park closes and purchase is not feasible.

- L. Provide rental rehabilitation funds to upgrade properties in low-and-moderate income neighborhoods, with emphasis on reducing housing problems of low income, small and large families.
- M. Purchase apartment buildings and restrict occupancy to low- and moderate-income households as an affordable housing resource.

**2. Encourage the production and acquisition of affordable rental housing, using new partnerships, collaborations and incentives to expand housing choices for low-to-moderate income households.**

- A. Encourage the development of more housing suitable for large families (three or more bedrooms) to alleviate overcrowding.
- B. Increase availability of studio and single-room occupancy (SRO) housing to expand affordable housing options for very low income single adults.
- C. Promote alternative and resident-owned or managed housing and mixed income communities through designs that reflect variety in lifestyle choices, such as courtyard housing, cohousing, or cooperative housing models.
- D. Encourage mixed-income housing to increase the supply of lower-income housing.
- E. Consider innovative approaches to project financing:
  - 1) Housing Authority bond financing and partnerships with non-profit/private developers
  - 2) A mix of financial products, such as below market interest rates, non-interest-bearing loans, deferred loans, grants for down payment and closing costs, interest subsidies to the lender in exchange for lower loan rates, equity investment, loan guarantee account/loan loss reserve
  - 3) Creatively combining funding sources, such as HOME, document recording fees, and project-based vouchers to leverage additional funds to create or preserve affordable housing.
  - 4) Utilize additional federal programs for acquisition, preservation and rehabilitation of properties (e.g., 236 purchase/rehab mortgages, FHA Multifamily Risk Sharing Loans, special vouchers, etc.)
- F. Build partnerships with interested local lenders, alternative lenders, and national or regional nonprofit intermediaries, whose mission it is to preserve affordable housing. These partners could:
  - 1) Share in the risk of predevelopment financing and interim acquisition loans where there is a need to respond quickly to opportunity. For example, secured lines of credit; assistance with financial feasibility evaluations and other predevelopment costs that could be partially matched by the nonprofit developer in exchange for more substantial and/or longer-term participation in permanent financing (e.g., purchase of tax-exempt bonds, direct purchase of low-income housing tax credits, or provision of construction loans)
  - 2) Offer technical assistance with Low Income Housing Tax Credit applications and monitoring;
  - 3) Finance predevelopment and interim development loans at below-market rates (e.g., Washington Community Reinvestment Association, other Community Development Financial or Real Estate Institutions;
  - 4) Provide favorable permanent financing terms, such as 40-year terms that offer additional proceeds to the project; provide permanent financing with loans subsidized

through the Affordable Housing Program (AHP) of the Federal Home Loan Bank through local member banks;

- 5) Provide stand-by letters of credit to enhance credit ratings of 501©(3) bonds, reducing the interest rate and increasing economic feasibility;
- 6) Purchase tax credits for new construction as well as acquisition/rehabilitation of existing properties, provide additional side-by-side equity investment into a particular tax credit project, and/or provide construction or permanent financing in this project.

**3. Expand opportunities for homeownership through financial assistance, housing counseling, and promotion of alternative housing/homeownership models (such as shared equity housing), especially for small families, non-family renter households and elderly households.**

- A. Provide down payment, interest write-downs and other forms of financial assistance to expand conventional homeownership opportunities. Recycle down payment assistance when properties are sold to replenish funds for additional potential home buyers.
- B. Promote land acquisition and land trusts to provide opportunities for shared-equity homeownership and to ensure long-term affordability.
- C. Purchase foreclosed or vacant properties for renovation and resale to low-and-moderate income homebuyers.
- D. Consider promoting resale, rather than recapture, of HOME funds in appropriate markets, so that the affected housing unit goes to another income-eligible buyer rather than recapturing the funds and allowing the unit to move to the private market.
- E. Promote alternative homeownership opportunities and mixed income communities through:
  - ✓ Sweat equity programs, such as Habitat for Humanity
  - ✓ Modular or kit homes that blend with the neighborhood architecture and constructed through sweat equity
  - ✓ Cooperative housing – owner occupied, on single or scattered sites; much like condominium ownership
  - ✓ Duplex condominiums
  - ✓ Manufactured housing developments
  - ✓ Cottage housing – clusters of small, detached units around common open space

**4. Expand the supply of permanent, supportive housing to meet needs of special populations, with priority on purchase and conversion rather than new construction, when feasible.**

- A. Purchase foreclosed or vacant properties to use as a group home or transitional housing resource for non-profit agencies.
- B. Develop housing geared towards needs of special populations such as vulnerable and frail adults, especially the elderly and chronically mentally ill.
- C. Expand the availability of transitional housing for persons who are not suited for the “housing first” approach, and require time-limited services and unconventional housing arrangements. This may include persons discharged from successful substance abuse treatment, youth and young adults who lack skills and resources for independence, and ex-offenders.

**5. Assist low-income and special needs renters who bear extreme housing cost burdens.**

- A. Coordinate with Longview and Kelso Housing Authorities to assign and use preferences for the Housing Choice Voucher wait list targeted to populations with extreme cost burdens (including extra-elderly persons with disabilities), those involuntarily displaced from their housing (due to code enforcement, no-cause eviction, property sale, or foreclosure) and homeless persons, including those participating in a “housing first” program.
- B. Support efforts to secure additional housing choice vouchers aimed at non-elderly disabled households, who have a higher concentration of housing cost burden than any other group, with the exception of extra-elderly disabled households (over age 75).
- C. Assist households through Tenant-Based Rental Assistance, with priority on special needs populations identified in Table 2A (frail elderly, seriously mentally ill, physically disabled and domestic violence survivors).
- D. Provide incentives for landlords to rent to low-and-moderate income persons in tight rental markets. For example:
  - 1) Provide financial assistance through rental rehabilitation, local document fee funds and other financing mechanisms.
  - 2) Provide information to owners of properties with four or more units about the Washington State tax exemption, when half or more of the units are rented to residents earning less than 40% of area median income. The exemption prevents increases in assessed value from being passed on to very low-income tenants in the form of higher rents, particularly following renovation work
  - 3) Offer tenant-based rental assistance where there is sufficient vacancy to allow use of vouchers without driving up rents for non-assisted households, or further concentrating poverty
  - 4) Offer the Ready to Rent Program targeted to those who need to rebuild their rental history and to young adults without a rental history, to assist them in becoming more qualified to rent units in tight housing markets.

**6. Promote service-enriched housing to assist persons to achieve economic independence. Such services could be supported with modest rental surcharges, mixed-income housing, tax credit income, or other approaches.**

- A. Provide affordable/market-rate housing with an on-site location for employment services, financial literacy classes, short-term crisis intervention/case management, and other non-mandated services.
- B. Work with single-family landlords to create a mechanism for connecting tenants to services available in the community that might assist in a variety of ways.
- C. Assist low-income households with locating affordable housing outside of areas where poverty is concentrated.

**7. Promote diverse, thriving downtowns by supporting efforts to improve and expand housing within the central business district.**

- A. Support rehabilitation of existing rental housing within the downtown district, to improve the quality of housing and the appearance of the downtown core.

- B. Promote development of workforce housing in the downtown core or in proximity to employment centers, serving people at or above 60% of the median family income, to provide more housing opportunity conveniently located near jobs and services.

**8. Promote fair housing and equal opportunity for all residents of the Longview-Kelso Consortium.**

- A. Provide information, educational opportunities and technical assistance to the community to assure that all citizens have housing choices regardless of race, color, religion, sex, familial status, national origin, or handicap.
- B. Continue to monitor the implementation of the city's Analysis of Impediments to Fair Housing Choice. Conduct reviews of progress towards eliminating impediments to fair housing on a regular basis through the Regional Housing Advisory Committee.
- C. Update the Analysis of Impediments (AI) that affects the rights of fair housing choice, including public and private policies, practices, and procedures affecting housing choice. Particular attention should be given to identifying the extent of housing problems of low income black families who own their homes; low income Hispanic families and elderly households who own their homes; and Hispanic families and "other" households who rent their homes, in all income categories. Areas where minority populations are living in disproportionate concentrations include: Longview Downtown Business District, the Tennant Way area, the Highlands and Olympic neighborhoods, West Main (Kelso) and South Kelso. Develop an update that includes:
  - 1) An extensive review of the jurisdiction's laws, regulations, and administrative policies, procedures, and practices
  - 2) An assessment of how those laws affect the location, availability, and accessibility of housing
  - 3) An evaluation of conditions, both public and private, affecting fair housing choice for all protected classes
  - 4) An assessment of the availability of affordable, accessible housing in a range of unit sizes.

|                     |
|---------------------|
| <b>Homelessness</b> |
|---------------------|

- 1. Build community awareness, support and involvement in efforts to end homelessness through collaboration and systems change. Adopt a "housing first" approach to complement efforts of the existing shelter system and reach a broader segment of persons in need.**
  - A. Create a "one-stop" homeless resource center where persons in crisis can be connected to shelter, housing and services.
  - B. Secure additional permanent supportive housing units to address the needs of unsheltered, chronically homeless persons with co-occurring disorders.
  - C. Establish interim housing with supportive services for special needs populations, including those recovering from substance abuse or mental illness, domestic violence survivors, ex-offenders, and discharged foster youth.
  - D. Build capacity for rapid housing placement in permanent housing, coupled with transitional services (case management, life skills, job skills, other services) to assist those with fewer barriers to housing and independent living.
  - E. Expand transitional and supportive housing options for individuals and families with high resource usage/intensive needs and/or repeated incidents of homelessness

- F. Create permanent supportive housing for chronically homeless persons, including housing targeted to chronic substance abusers, mentally ill, and those with co-occurring disorders
- G. Establish low-barrier housing options for those most difficult to serve, e.g. chronically homeless persons presenting substance abuse disorders and/or mental illness.
- H. Create an emergency shelter and transitional/interim housing for homeless youth and young adults, coordinated with the school system.
- I. Provide emergency assistance and homeless prevention assistance to single adults, who are typically underserved by homeless services and ineligible for most mainstream sources of assistance.

**2. Continue to implement the Ten Year Plan to End Homelessness and develop biennial updates, incorporating proven approaches, best practices and research in identifying priorities and projects for implementation. Give consideration to recent research findings that suggest:**

- A. Use of shelters during business hours to provide settings for day/drop-in center services, training, and education/employment opportunities with funding streams from multiple stakeholders (corrections, social services, child welfare, behavioral health, etc.)
- B. Reconfiguring shelter resources to address special populations
- C. Targeting rental assistance, housing vouchers and rental deposits to families with young children and those with less intense service needs
- D. Targeting transitional housing and re-housing assistance to:
  - 1) Single adults/low resource users who are discharged from institutions
  - 2) Using halfway houses and supportive communities for ex-offenders and substance abusers
  - 3) Independent living programs for youth, with and mobile, as-needed services
  - 4) Rental assistance, emergency cash and service referrals those without special needs
- E. Targeting transitional and supportive housing to:
  - 1) Families with high resource usage/intensive needs
  - 2) Families with repeated incidents of homelessness and eviction
  - 3) Mothers with a history of domestic violence and recent pregnancy or birth
- F. Targeting permanent supportive housing for chronically homeless persons, including chronic substance abusers
- G. Development of common or shared interagency screening tools for rapid re-housing placement
- H. Respite medical care for homeless persons
- I. Use of HMIS data to evaluate and retool programs.

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| <b>Community Development &amp; Neighborhood Revitalization</b> |
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**1. Improve community appearance, safety and vitality through active partnerships between local government and neighborhoods.**

- A. Provide targeted housing and community development assistance to income-eligible neighborhoods that will focus resources for greatest visible impact in order to encourage reinvestment, with initial emphasis on the Highlands (Longview) and North/South Kelso.

- B. Provide public services to complement community-wide efforts to serve those most in need of assistance.
  - C. Upgrade essential public infrastructure and community facilities in city neighborhoods to improve safety and quality of life.
- 2. Leverage CDBG funding, HOME dollars and private resources to promote the revitalization of low and moderate income communities.**
- A. Use CDBG to leverage private, local, state and other federal investments in housing rehabilitation, accessibility improvements, homebuyer assistance, housing counseling and related public services, eviction/foreclosure prevention, Individual Development Accounts, self-help housing development, site improvements, utility hookups, landscaping, sidewalk improvements, crime-detering property improvements (CPTED), historic preservation, public infrastructure, special needs facilities, and leverage of private dollars.
  - B. Use HOME to leverage private, local, state and other federal investments in new housing construction, homebuyer housing counseling and assistance, housing rehabilitation, accessibility improvements.
  - C. Leverage CDBG and HOME dollars against other funding sources to generate \$0.25 for every \$1.00 in entitlement funding spent on community improvement.
- 3. Support efforts to expand the potential for upward mobility by families and individuals.**
- A. Provide services and assistance that promote self-sufficiency.
  - B. Support public-private partnerships that assist low income persons with building assets that create wealth, such as mainstream banking services, individual development accounts, financial education, and other tools.
  - C. Support efforts to increase employment and entrepreneurship opportunities for low-to-moderate income persons.
- 4. Promote service-enriched housing to assist persons to achieve economic independence. Such services could be supported with modest rental surcharges, mixed-income housing, tax credit income, or other approaches.**
- A. Provide affordable/market-rate housing with on-site or scattered site locations for services that increase self-sufficiency, such as employment services and financial literacy.
  - B. Work with single-family landlords to create a mechanism to connect tenants with services available in the community that will assist in a variety of ways.
  - C. Assist low-income households with locating affordable housing outside of areas where poverty is concentrated.

|                             |
|-----------------------------|
| <b>Economic Development</b> |
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- 1. Promote a business environment conducive to retaining, expanding, and attracting area employment through incentives, technical assistance and infrastructure improvements.**
- A. Identify, establish, expand and improve suitable locations for industrial and commercial activities and which meet the infrastructure needs of prospective businesses.

- B. Coordinate marketing and recruitment efforts with the Cowlitz Economic Development Council (CEDC) Weyerhaeuser and the Port of Longview to promote the advantages of locating in the Longview metro area.
- C. Provide workforce skills development through coordinated job training and job placement.
- D. Promote development of entrepreneurship and micro-enterprise as a viable economic development strategy.
- E. Encourage opportunities for small, minority, and female owned business development.
- F. Promote the revitalization of the downtown districts of Longview and Kelso in order to maintain and expand job opportunities and to prevent blighting influences.

## **Planning**

- 1. Conduct a comprehensive update the Analysis of Impediments (AI) that affects the rights of fair housing choice, including public and private policies, practices, and procedures affecting housing choice.**

## SPECIFIC HOME OBJECTIVES

This section describes objectives and activities that the Consortium will undertake to meet established priorities for affordable housing needs, homeless needs, and special needs over the five-year period covered by this Consolidated Plan (2009-2013). Those specifically using HOME funds or other HUD funds for implementation are noted in parentheses. One secondary goal of the Consortium is to leverage other funding to the maximum extent possible. Other potential sources of funds to accomplish the objectives are discussed briefly, by section.

### Outcome/Objective Codes

|                             | Availability/Accessibility | Affordability | Sustainability |
|-----------------------------|----------------------------|---------------|----------------|
| Decent Housing              | DH-1                       | DH-2          | DH-3           |
| Suitable Living Environment | SL-1                       | SL-2          | SL-3           |
| Economic Opportunity        | EO-1                       | EO-2          | EO-3           |

Each of the objectives below is assigned a code and number from the chart above, based upon the intended outcome or benefit of the activity.

#### OBJECTIVE DH-3.3

Preserve and improve the condition of the existing affordable housing stock through acquisition and/or rehabilitation.

#### Proposed Accomplishments & Outcomes:

- 20 Homeowner Units Rehabilitated (HOME, HOME Program Income & CDBG Program Income (Kelso only) )
- 14 Rental Units Rehabilitated/Acquired (HOME & CDBG Program Income (Kelso only) )

**Sources of Funds:** Kelso HOME funds will be leveraged with CDBG Program Income (Kelso only) for rehabilitation of affordable housing.

In addition, project proposals that leverage significant other sources of funds will be accorded higher scoring criteria for HOME dollars. These may include, but are not limited to, Washington State Housing Finance Commission (bond and Low Income Housing Tax Credit financing), Washington Housing Trust Fund, and private/lender dollars.

#### OBJECTIVE DH-3.4

Expand the supply of housing resources for renters earning up to 50% of median income and for special needs populations by preventing the loss of existing subsidized housing and purchasing affordable, private multi-family housing that becomes income restricted to low income tenants.

#### Proposed Accomplishments & Outcomes:

- 13 Rental units preserved/acquired (Document Recording Fees, HOME, CDBG)

**Sources of Funds:** Document Recording Fees may be leveraged with local HOME or CDBG dollars where available. Project proposals that leverage significant other sources of funds will be accorded higher scoring criteria. These may include, but are not limited to, Washington State Housing Finance Commission (bond and Low Income Housing Tax Credit financing),

Washington Housing Trust Fund, and private/lender dollars, including contributions from the Affordable Housing Fund for member banks of the Seattle Federal Home Loan Bank Board.

#### **OBJECTIVE DH-2.1**

Assist frail elderly with extreme cost burdens.

##### **Proposed Accomplishments & Outcomes:**

- 19 TBRA vouchers created for frail elderly persons with extreme cost burden.

**Sources of Funds:** This is a HOME-funded activity that may be supplemented by Section 8 Housing Choice Vouchers or local document recording fees.

#### **OBJECTIVE DH-2.2**

Assist physically handicapped with extreme cost burdens.

##### **Proposed Accomplishments & Outcomes:**

- 19 TBRA vouchers created for physically handicapped persons with extreme cost burden.

**Sources of Funds:** This is a HOME-funded activity that may be supplemented by Section 8 Housing Choice Vouchers, Non-Elderly Disabled (NEDS) vouchers, or local document recording fees.

#### **OBJECTIVE DH-2.3**

Assist domestic violence survivors and persons in recovery who have a cost burden.

##### **Proposed Accomplishments & Outcomes:**

- 35 TBRA vouchers created for domestic violence survivors and persons in recovery who have a cost burden.

**Sources of Funds:** This is a HOME-funded activity that may be supplemented by Section 8 Housing Choice Vouchers, or local document recording fees.

#### **OBJECTIVE DH-1.5**

Expand homeownership opportunities for persons of low and moderate income and to promote neighborhood stability.

##### **Proposed Accomplishments & Outcomes:**

- Assist 12 low-to-moderate income households to achieve homeownership (HOME & CDBG Program Income (Kelso only) )

**Sources of Funds:** HOME and CDBG Program Income (Kelso only) will be combined with private funds, Cowlitz Habitat for Humanity, and other state resources to increase homeownership in low-to-moderate income neighborhoods.

Project proposals that leverage significant other sources of funds will be accorded higher scoring criteria. These may include, but are not limited to, Washington State Housing Finance Commission bond financing for homeownership, Washington Housing Trust Fund, the new Land

Acquisition Program, and private/lender dollars, including the Affordable Housing Program (AHP) program for member banks.

**OBJECTIVE DH-1.1**

Assist chronically homeless persons with special needs to secure stable housing with supportive services. May include special populations targeted under persons with severe mental illness.

**Proposed Accomplishments & Outcomes:**

- 15 Households Assisted with Supportive Housing & Services

Note: This activity may be HOME-funded where it meets Special Needs objectives.

**Sources of Funds:**

This program will be funded through a variety of sources, such as HOME TBRA, local document recording fees, WA State Homeless Grant Assistance Program (HGAP), Regional Support Network, tax proceeds from the 0.1% sales tax, if approved, CDBG and/or HOME entitlement funding, Veterans Relief Fund, Washington Housing Trust Fund, Balance of State McKinney-Vento, Seattle Federal Home Loan Bank Board's Affordable Housing Program, and other sources.

**OBJECTIVE DH-1.2**

Assist homeless persons with special needs to secure stable interim housing with supportive services. Special populations include those recovering from substance abuse and/or mental illness, domestic violence survivors, discharged foster youth, and ex-offenders.

**Proposed Accomplishments & Outcomes:**

- 35 Households Assisted with Interim Housing & Supportive Services

Note: This activity may be HOME-funded where it meets Special Needs objectives.

**Sources of Funds:**

This program will be funded through the Homeless Prevention & Rapid Re-housing Program (2009 economic stimulus dollars), local document recording fees, WA State Homeless Grant Assistance Program (HGAP), local ESAP and ESG funds, tax proceeds from the 0.1% sales tax, if approved, local CDBG/HOME entitlement funding, United Way homeless funding, Veterans Relief Fund, and other sources.

**OBJECTIVE DH-1.3**

Assist homeless persons or those at risk of homelessness in retaining stable housing or rapid re-housing placement in affordable housing with transitional services.

**Proposed Accomplishments & Outcomes:**

- 80 Households Assisted with Homeless Prevention or Rapid Re-Housing Services

Note: This activity not HOME-funded. CDBG funds may be used.

**Sources of Funds:**

This program will be funded primarily through the Homeless Prevention & Rapid Re-housing Program (2009 economic stimulus dollars). Other potential sources of funds include Washington State Emergency Shelter and Prevention, state ESG funding, local document recording fees, local CDBG entitlement funding, United Way homeless funding, Veterans Relief Fund, and other sources.

**OBJECTIVE DH-1.4**

Assist persons with severe mental illness to secure stable housing with supportive services. Assistance to these persons may include persons who are chronically homeless, where these populations overlap with Special Needs objectives.

**Proposed Accomplishments & Outcomes:**

- 15 Households Assisted with Supportive Housing & Services

**Sources of Funds:**

This program will be funded through a variety of sources, such as HOME TBRA, local document recording fees, WA State Housing Trust Fund, Regional Support Network, tax proceeds from the 0.1% sales tax, if approved, CDBG entitlement funding, Veterans Relief Fund, Seattle Federal Home Loan Bank Board's Affordable Housing Program, and other sources.

## SPECIFIC COMMUNITY DEVELOPMENT OBJECTIVES

### OBJECTIVE DH-3.1 and DH-3.2

Provide assistance to disabled and elderly low income homeowners and renters, allowing elders to age in place in the community and disabled persons to remain in their homes. Provide assistance for weatherization to lower the cost of living.

#### **Proposed Accomplishments & Outcomes:**

- 25 Homeowner Units with Disability Modifications & Weatherization
- 10 Rental Units with Disability Modifications & Weatherization

**Sources of Funds:** CDBG and CDBG Program Income (Kelso only) funds will be leveraged with private dollars to meet needs of special populations. Other sources of funds may include local allocations of federal energy and weatherization funds administered by the Community Action Council and private/lender dollars.

### OBJECTIVE SL-1.21

Create a shelter with services targeted to homeless youth.

#### **Proposed Accomplishments & Outcomes:**

- Create emergency shelter beds and shelter services.

Note: This activity not HOME-funded; CDBG and /or local document fee revenues may be used.

**Sources of Funds:** CDBG entitlement or CDBG State funds, local document recording fees, foundation funds, private/lender dollars, such as Affordable Housing Program of Seattle Federal Home Loan Bank Board, state/federal homeless youth funding.

### OBJECTIVE SL-1.22

Create a "one-stop" homeless resource center to link people in crisis with housing and services.

#### **Proposed Accomplishments & Outcomes:**

- Assist households to secure housing and services to end their homeless status. Activities yet to be determined. (Local Document Recording Fees)

Note: This activity not HOME-funded; local document fee revenues will be used.

**Sources of Funds:** No HOME, CDBG entitlement or CDBG Program Income (Kelso only) funds will be used in this activity. Local document recording fees (2060 for affordable housing and 2163/1359 for homelessness) are administered by Cowlitz County, and are expected to provide a significant amount of funds to accomplish this objective, primarily to meet needs of homeless and special needs populations.

Other sources of funding may include Veterans Relief Fund, United Way homeless funds, Washington State Continuum of Care (CoC) Balance of State funds, Washington State CDBG funds, Washington State Homeless Grant Assistance Program (HGAP), new THOR dollars for transitional housing, rent and operating expenses, and Washington Housing Trust Fund.

Private/lender dollars, particularly the Affordable Housing Program offered to member banks by the Seattle Federal Home Loan Bank Board, will also be sought to assist in meeting this need.

#### **OBJECTIVE DH-1.6**

Provide operational and capital improvement support for emergency shelters.

#### **Proposed Accomplishments & Outcomes:**

- Assist households to secure housing and services to end their homeless status.

Note: This activity is not HOME-funded.

**Sources of Funds:** CDBG entitlement, local document recording fees, Emergency Shelter Grant (ESG), and Emergency Shelter & Prevention (ESAP) funds.

#### **OBJECTIVES SL-1.1 to SL-1.18**

Improve community appearance, safety and vitality through active partnerships between local government, non-profits, community organizations and neighborhoods.

#### **Proposed Accomplishments & Outcomes:**

- Provide targeted community development assistance to income-eligible neighborhoods that will focus resources for greatest visible impact in order to encourage reinvestment, with initial emphasis on the Highlands (Longview) and North/South Kelso.

- SL-1.1 Highlands Neighborhood Trail
- SL-1.2 Basketball Court Resurfacing - Archie Anderson Park
- SL-1.3 Master Plan for Archie Anderson Park
- SL-1.4 Highlands Community Center
- SL-1.5 Archie Anderson Park Improvements
- SL-1.6 Highlands Parks & Open Space Improvements
- SL-1.7 Highlands Mini-Grants for Community Projects
- SL-1.8 Highlands Public/Private Property Improvements to Reduce Crime
- SL-1.9 Victoria Freeman Park Improvements
- SL-1.10 Kellogg Park Improvements
- SL-1.11 Paths, Trails & Open Space Development
- SL-1.12 Catlin Building Improvements
- SL-1.13 Recreation/Drop-In Youth Center
- SL-1.14 Senior Center
- SL-1.15 Center for Disabled Persons
- SL-1.16 Child Care Centers
- SL-1.17 Adult Day Care Center for Elderly & Mentally Disabled
- SL-1.18 "Clubhouse" facility for Special Needs Populations

- Provide public services to complement community-wide efforts to serve those most in need of assistance:

- DH-1.7 Fair Housing/Housing Counseling
- DH-1.8 Highlands Housing Counseling & Financial Literacy
- DH-2.4 Homeownership/Foreclosure Prevention Counseling
- SL-1.23 Food Bank Service Expansion
- SL-1.24 After-School & Recreation Programs for Youth, Teens & Families

- SL-1.25 Recreational Programs for Seniors/Disabled Persons
- SL-1.26 Access to Primary & Behavioral Health Care
- SL-1.27 Early Intervention Services to Families in Generational Poverty
- SL-1.28 Palliative/Home Health Care
- SL-1.29 Disabled Services
- SL-1.30 Highlands “Adopt-A-Street” Program

- Upgrade essential public infrastructure and community facilities in city neighborhoods to improve safety and quality of life:

- SL-3.1 Highlands Water & Sewer Improvements
- SL-3.2 Highlands Storm Drainage Improvements – Beech Street
- SL-1.19 Streetscape Improvements – Downtown District & Highlands
- SL-1.20 Street & Alley Lighting – Downtown District & Highlands
- SL-3.3 Improved Street Connectivity – Eligible Areas - Kelso
- SL-3.4 Street Improvements – Eligible Areas - Kelso

**Sources of Funds:**

This program will be funded through a variety of sources, such as HOME, CDBG entitlement funds, CDBG State Program (Kelso only), city capital improvements fund, WA State recreation/ community facility/public service dollars, foundations, private dollars and other sources.

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| <b>OBJECTIVES EO-1.3 to 2.1</b>   |
| Promote a business environment conducive to retaining, expanding, and attracting area employment through incentives, technical assistance, property and infrastructure improvements. Support efforts to expand the potential for upward mobility by families and individuals. |

**Proposed Accomplishments & Outcomes:**

- Identify, establish, expand and improve suitable locations for industrial and commercial activities, and which meet the infrastructure needs of prospective businesses.
- EO-1.3 Highlands Commercial Development
  - EO-2.1 Public Works Infrastructure that Serves Business
- Support commercial rehabilitation in the Downtown District through façade renovations.
- EO-3.1 Downtown Façade Improvement Program
- Promote development of entrepreneurship and microenterprise as a viable economic development strategy. Encourage opportunities for small, minority, and female owned business development.
- EO-1.1 Highlands Small Business/Microenterprise Technical Assistance & Venture Capital
  - EO-1.4 Business Technical Assistance & Services to For-Profit/Non-Profits
  - EO-1.5 Small/Micro-Business Assistance & Job Training
- Support public-private partnerships that assist low income persons with building assets that create wealth, such as mainstream banking services, individual development accounts (IDAs), financial education, and other tools.
- EO-1.2 Highlands Low Income Credit Union/2<sup>nd</sup> Chance Banking

**Sources of Funds:**

This program will be funded through a variety of sources, such as CDBG entitlement funds, city capital improvements fund, WA State CERB & PWTF, private dollars and other sources.

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| <b>OBJECTIVE DH-1.9</b>   |
| Conduct planning and administrative activities necessary to make housing widely available to all residents. |

**Proposed Accomplishments & Outcomes:**

- Update the Ten Year Plan to End Homelessness. Incorporate proven approaches, best practices and research in identifying priorities and projects for implementation.
- Provide information, educational opportunities and technical assistance to the community to assure that all citizens have housing choices regardless of race, color, religion, sex, familial status, national origin, or handicap.
- Continue to monitor the implementation of the Analysis of Impediments to Fair Housing Choice. Conduct reviews of progress towards eliminating impediments to fair housing on a regular basis through the Regional Housing Advisory Committee.
- Update the Analysis of Impediments (AI) that affects the rights of fair housing choice, including public and private policies, practices, and procedures affecting housing choice. Particular attention should be given to identifying the extent of housing problems of low income black families who own their homes; low income Hispanic families and elderly households who own their homes; and Hispanic families and “other” households who rent their homes, in all income categories. Areas where minority populations are living in disproportionate concentrations include: Longview Downtown Business District, the Tennant Way area, the Highlands and Olympic neighborhoods, West Main (Kelso) and South Kelso. Develop an update that includes:
  - A review of local laws, regulations, and administrative policies, procedures, and practices
  - An assessment of how those laws affect the location, availability, and accessibility of housing
  - An evaluation of conditions, both public and private, affecting fair housing choice for all protected classes
  - An assessment of the availability of affordable, accessible housing in a range of unit sizes.

**Sources of Funds:**

These activities will be funded through local Document Recording Fees and CDBG entitlement funds.

## **ALLOCATION RATIONALE**

Local jurisdictions are required to document how they arrived at the goals, strategies, objectives, and outcomes presented in the Five Year Strategy, since this directly impacts the proposed allocation of funds. The following pages describe how these recommendations were developed, and address three key areas:

1. HOME Program Requirements and Preferences
2. Housing Market Factors that affect strategy selection
3. Priority Housing Needs identified from the Housing & Homeless Needs Analysis
4. Geographic distribution of funds among priority needs
5. Program/Policy guidance for average costs applied to available funds

### **HOME Requirements and Preferences**

Specific preferences and requirements of the HOME program are incorporated into the proposed allocation:

- ✓ The primary purpose of HOME is to strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for very low-income and low-income families.
- ✓ HUD requires that a local jurisdiction give preference to rehabilitation of housing, unless it determines that rehabilitation is not the most cost-effective way to meet local needs to expand the supply of affordable housing, and local housing needs cannot be met through rehabilitation of the available stock.
- ✓ A participating jurisdiction may use funds for tenant-based rental assistance only if the jurisdiction certifies that the use of funds for TBRA is an essential element of its strategy to expand the supply of affordable housing, and only if the jurisdiction specifies the local market conditions that led to the choice of this option and the tenant-based rental assistance is provided in accordance with written tenant selection policies and criteria.
- ✓ Local jurisdictions may establish a preference for serving individuals with special needs through TBRA, and may offer particular types of non-mandatory services that may be most appropriate for persons with a special need or a particular disability. TBRA and the related services should be made available to all persons with special needs or disabilities who can benefit from such services.
- ✓ The participating jurisdiction may also provide a preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) if the specific category is identified in the consolidated plan as having unmet need and the preference is needed to narrow the gap in benefits and services received by such persons.

The following local considerations were used in developing the proposed allocation:

- ✓ Increased homeownership strengthens communities and should receive some funding priority.

- ✓ There is a need to preserve affordable housing. In the mid-1970's, there was a surplus of 300,000 affordable units in the U.S., and no widespread homelessness; by 1995, there was a deficit of 4.4 million affordable units and a million homeless people every night.<sup>6</sup>
  - Kelso and Longview have concentrations of older housing stock among low income neighborhoods that exhibit a clear need for rehabilitation.
  - Relatively little funding emphasis has been given over the past five years to acquisition and/or rehabilitation of rental properties. The current housing market provides an opportunity to purchase properties for expanding the affordable housing stock. Acquiring and improving affordable rental properties and restricting them to lower income tenants would preserve long-term affordability.
- ✓ There is a need to address the shortage of affordable housing by increasing the supply. The Longview MSA has a very tight rental housing market. There is a lack of affordable rental housing stock. Use of rental assistance in a tight housing market can increase rents for the 70% of low income households who do not have vouchers.
- ✓ HOME and Document Recording Fees could complement each other as a funding source for TBRA. Because the market justification cannot be documented for the Consortium, TBRA may only be suitable for special populations such as domestic violence and housing for drug court participants. Since the local homeless system is operating at or below capacity, homeless special needs are not compelling. Document recording fee vouchers are more flexible than HOME TBRA, as they do not have to meet market justification, and can mandate compliance with services or allow the use of DRF vouchers for a non-eligible population (e.g., ex-offenders).

## **Housing Market Factors in Strategy Selection**

### Homeownership

- Increase homeownership opportunities where homeowner vacancy rates are very low, especially where there are low-to-moderate income renters who might benefit.
- Conserve mobile home parks which are suitable for conversion to cooperatives or single ownerships
- Encourage stabilization of neighborhoods through increased homeownership, especially in areas characterized by a declining market. Examples: Down Payment Assistance, Interest Rate Buy-Downs, Self-Help Housing, Cooperative Housing, purchase and resale of foreclosures, etc.

### Homeowner Rehab

- Encourage low-income homeowners to remain in their homes – elderly who need improvements to make aging in place safer; disabled & special needs; safety and code improvements that protect value and maintain structural integrity. This will prevent or delay expensive institutional care.
- Encourage/retain homeownership to maintain asset wealth for low-to-moderate income households, especially in declining neighborhoods where financing may be more difficult.
- Stabilization of neighborhoods through protecting homeowner investments with housing improvements.

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<sup>6</sup> Daskal, Jennifer. "In Search of Shelter: The Growing Shortage of Affordable Rental Housing." June 1998. Paper. Center on Budget and Policy Priorities. Washington, D.C.

### Rental Acquisition & Construction

- Increase supply when rental vacancy rates are low; this makes more units available for households at all income levels.
- Increase supply to meet special needs (esp. frail elderly, disabled, large families), as documented by CHAS data, especially where there are relatively few units addressing a particular special need.
- Purchase existing units and restrict to low-income occupants as a production strategy in appropriate areas, and in gentrifying neighborhoods where the housing prices are likely to escalate.
- Promote neighborhood stabilization to keep rents affordable, where gentrification is occurring or likely to occur.
- Acquire and convert single family homes for renters where rental vacancy rates are tight and homeowner vacancies are high, especially for renters with certain housing conditions, such as large families and disabled family members.

### Rental Rehab

- Convert single family units to meet rental shortages or for special needs renters (group homes, large families, etc.)
- Assist rental owners who wish to meet HUD standards for use of TBRA in suitable (healthy/high vacancy) markets

### Tenant-Based Rental Assistance

- Assist income-eligible tenants throughout the community, particularly when rental vacancy rates are in the normal to high range.
- Assist income-eligible special needs populations identified as having housing problems.

### Homelessness

- Construct/acquire/renovate structures for additional transitional and permanent supportive housing where need exceeds inventory and use of vouchers may impact rental prices in a tight rental market.
- Use rental assistance for homeless households where there is suitability for a “housing first” approach.

## HOME Priority Housing Needs

The Consolidated Plan requires local jurisdictions to set priorities for housing needs, which are intended to be used in determining funding priorities for the five-year planning cycle. The following needs are most prevalent throughout the Consortium:

- ✓ Severely Cost Burdened (>50% spent on housing):
  - Small families that rent, in the 0-30% range
  - Large families that rent, in the 0-30% range
  - Other household types that rent, in the 0-30% income range
- ✓ Cost-Burdened (>30% spent on housing):
  - Small families that rent in the 31-50% income range
  - Elderly renters in the 31-50% income range
  - Large related renters in the 31-50% income range
  - Other renter households in the 31-50% income range
- ✓ Housing Conditions:
  - Large families that rent, in the 0-80% income range
  - Small families that rent, in the 51-80% income range
  - Large families that own their homes, in the 31-80% range
  - Small families that own their homes, in the 50-80% range
  - Other owner households in the 0-30% income range

## Geographic Distribution among Priority Needs

Unless otherwise indicated, the geographic distribution of activities will take place on a citywide basis, with emphasis on housing activities in neighborhoods that are income-eligible and have significant housing and community development needs. These are shown on the Eligible Census Tracts map in the Housing and Homeless Needs Analysis.

## Program/Policy Guidance

Each jurisdiction has provided general program/policy guidance for the allocation of HOME and other housing dollars under each city's discretionary control, such as CDBG Program Income and Document Recording Fees. Details are outlined below.

### Allocation of Local/Entitlement Funds for Housing Activities

| JURISDICTION Activity   | Allocation  | Estimate of Available HOME & Housing Funds 2009-2013 | Activity Detail  | Allocation Detail | No. Units  |
|---|-------------|--|--|-------------------|------------|
| <b>LONGVIEW</b>   |             |  |  |                   |            |
| Owner Housing   | 50%         | \$485,387  |  |                   |            |
|   |             |  | Rehab/Construction   | 35%               | 25         |
|   |             |  | Homebuyer Assist.  | 15%               | 5          |
| Rental Housing  | 50%         | \$485,387  |  |                   |            |
|   |             |  | Rental Rehab   | 28%               | 15         |
|   |             |  | Acquisition/Constr.  | --                | --         |
|   |             |  | Tenant-Based Rental Assistance                                     | 22%               | 50         |
| <b>SUBTOTAL</b>   | <b>100%</b> | <b>\$970,774</b>                                     |  |                   |            |
| Document Recording Fee  |             | \$257,060  | TBRA; Rental Purchase/Construction; Homeless Shelters & Operations | Doc. Fees         | 10         |
| <b>LONGVIEW TOTAL</b>   |             | <b>\$1,227,834</b>                                   |  |                   | <b>105</b> |
| <b>KELSO (HOME + CDBG Program Income (Kelso only) presented below.)</b> |             |  |  |                   |            |
| Owner Housing   | 70%         | \$665,561*   |  |                   |            |
|   |             |  | Rehab/Construction   | 45%               | 33         |
|   |             |  | Homebuyer Assist.  | 25%               | 7          |
| Rental Housing  | 30%         | \$285,241*   |  |                   |            |
|   |             |  | Rental Rehab   | 10%               | 9          |
|   |             |  | Acquisition/Constr.  | 5%                | --         |
|   |             |  | Tenant-Based Rental Assistance                                     | 15%               | 38         |
| <b>SUBTOTAL</b>   | <b>100%</b> | <b>\$950,802*</b>                                    |  | --                |            |
| Document Recording Fees   |             | \$78,455   | Rental Acquisition/Constr.   | Doc Fees          | 3          |
| <b>KELSO TOTAL</b>  |             | <b>\$1,029,257</b>                                   |  |                   | <b>90</b>  |

\*Kelso funds include \$323,591 estimated HOME funds and \$627,211 in CDBG Program Income.

Average Cost Factors used to develop number of projected units are based on past program expenditures:

- TBRA - \$4200 per household, per year
- Home Buyer Assistance - \$17,300
- Home Buyer Assistance + Rehabilitation - \$35,000
- Homeowner Rehabilitation - \$18,100
- Rental Construction/Rehabilitation - \$22,600

## **OBSTACLES TO MEET UNDER-SERVED NEEDS**

The Housing and Community Development Needs Assessment of the Consolidated Plan identified obstacles to meeting under-served needs. These are noted below.

- The proportion of persons living in poverty is increasing across the nation. Poverty has become more geographically concentrated in Longview-Kelso due to sustained unemployment.
- Cowlitz County residents report one of the highest rates of disability in the state and nation. About one in every four persons reports a disability to the census. While this is typical of resource-based economies, there is a significant population of disabled persons subsisting on SSI and GAU income supplements.
- High school graduation rates in the City of Longview are below County and State rates, and hamper long-term earnings and progression to higher education for a more skilled workforce.
- The City has a lower percentage than the state for persons 25 years and older that have a college degree or higher, and/or that have some college or an associate's degree. This hampers progression along the wage ladder over the long term.
- Additional training is needed to provide better skilled workers for area businesses and industry.
- Better coordination and increased resources are needed between economic development initiatives offering wage progression for low income households and "safety net" programs that offer social service/housing/homeless programs.
- Expansion of the public transit system is needed to increase access to jobs, support services, and public services.
- Rising utility costs that stretch the ability of low-income households to heat their homes, get to work, and pay for basic necessities of life
- Growth in housing costs has far surpassed growth in household incomes over the past two decades.
- Rising land costs make provision of affordable housing more challenging.
- Financing challenges to develop affordable housing are increasing, especially given the recent tightening of credit markets following the collapse of the housing and finance markets
- The housing market is currently characterized by very low rental vacancy rates and high homeowner vacancy rates due to foreclosures. Very little housing under \$80,000 is available for sale.
- A more structured landlord/tenant program to provide education/counseling/conflict resolution is needed.
- Tight rental housing market with rising costs, due to high demand for housing from current homeowner market conditions.
- The slow but continuous conversion of affordable units to market rate rents increases housing cost burdens among the population.
- Declining federal, state and local assistance make it more difficult to meet underserved needs

- Long waiting lists for Section 8 Housing Choice Vouchers and other housing assistance creates housing cost burdens for hundreds of households.
- Financial and human resources available through local government are not sufficient to meet needs
- Communication, coordination and collaboration among social service providers is challenging due to scarcity of program dollars, resulting in competing interests.

## **PRIORITIES FOR AFFORDABLE HOUSING, HOMELESS & SPECIAL NEEDS**

HUD requires that the City estimate the needs for affordable housing, homeless persons, non-homeless “special needs” population, and non-housing community development activities during the 2009-2013 planning period. In addition, the City must assign priorities for addressing housing and homeless needs. These needs are identified in the Housing & Homeless Needs Assessment and on the following charts:

- Table 1A: Homeless and Special Needs Population
- Table 1B: Special Needs (Non-Homeless) Priorities
- Table 1C: Summary of Specific Housing/Community Development Objectives
- Table 2A: Priority Housing Needs/Investment Plan Table
- Table 2B: Priority Community Development Needs
- Table 2C: Summary of Specific Housing/Community Development Objectives
- Table 3A: Summary of Specific Annual Objectives
- Table 3B: Annual Affordable Housing Completion Goals
- Table 3C: Consolidated Plan Listing of Projects

**TABLE 1A**

**HOMELESS AND SPECIAL NEEDS POPULATIONS**

**Continuum of Care: Housing Gap Analysis Chart**

|  |                              | Current Inventory | Under Development | Unmet Need/ Gap |
|--|------------------------------|-------------------|-------------------|-----------------|
| <b>Individuals</b>                       |                              |                   |                   |                 |
| <b>Example</b>                           | <b>Emergency Shelter</b>     | <b>100</b>        | <b>40</b>         | <b>26</b>       |
| <b>Beds</b>                              | Emergency Shelter            | 110               | 0                 | 4               |
|  | Transitional Housing         | 40                | 0                 | 0               |
|  | Permanent Supportive Housing | 44                | 0                 | 55              |
|  | <b>Total</b>                 | <b>194</b>        | <b>0</b>          | <b>59</b>       |
| <b>Persons in Families With Children</b> |                              |                   |                   |                 |
| <b>Beds</b>                              | Emergency Shelter            | 46                | 0                 | 0               |
|  | Transitional Housing         | 213               | 0                 | 0               |
|  | Permanent Supportive Housing | 86                | 0                 | 0               |
|  | <b>Total</b>                 | <b>345</b>        | <b>0</b>          | <b>0</b>        |

**Continuum of Care: Homeless Population and Subpopulations Chart**

| <b>Part 1: Homeless Population</b>   | <b>Sheltered</b> |                     | <b>Unsheltered</b> | <b>Total</b> |
|--|------------------|---------------------|--------------------|--------------|
|  | <b>Emergency</b> | <b>Transitional</b> |                    |              |
| Number of Families with Children (Family Households):                      | 22               | 40                  | 1                  | 63           |
| 1. Number of Persons in Families with Children                             | 63               | 109                 | 4                  | 176          |
| 2. Number of Single Individuals and Persons in Households without children | 72               | 16                  | 66                 | 154          |
| <b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>                        | <b>135</b>       | <b>125</b>          | <b>70</b>          | <b>330</b>   |
| <b>Part 2: Homeless Subpopulations</b>                                     | <b>Sheltered</b> |                     | <b>Unsheltered</b> | <b>Total</b> |
| a. Chronically Homeless  | 16               |                     |                    |              |
| b. Seriously Mentally Ill  | 38               |                     |                    |              |
| c. Chronic Substance Abuse   | 33               |                     |                    |              |
| d. Veterans  | 14               |                     |                    |              |
| e. Persons with HIV/AIDS   | 4                |                     |                    |              |
| f. Victims of Domestic Violence  | 130              |                     |                    |              |
| g. Unaccompanied Youth (Under 18)  | 17               |                     |                    |              |

**Priority needs are based on an informal assessment of current priorities of the Cowlitz Housing First Coalition:**

**SL-1.22** Create a “one-stop” homeless resource center where people in crisis can find housing, shelter and essential services.

**DH-1.1** Create additional permanent supportive housing units to address the needs of unsheltered, chronically homeless persons with co-occurring disorders.

**DH-1.2** Provide interim housing with supportive services for special needs populations, including those recovering from substance abuse or mental illness, domestic violence survivors, discharged foster youth and ex-offenders

**DH-1.3** Rapid housing placement in permanent housing, coupled with transitional services (case management, life skills, job skills, other services) to assist those with relatively fewer barriers to housing and independent living.

**Table 1B**  
**Special Needs Priorities**  
**Supportive Housing/Services For Non-Homeless Populations**

| <b>SPECIAL NEEDS<br/>SUBPOPULATIONS</b>     | <b>Priority Need<br/>Level</b><br>High, Medium, Low,<br>No Such Need | <b>Unmet<br/>Need<sup>1</sup></b> | <b>Dollars to<br/>Address<br/>Unmet<br/>Need/Yr.+</b> | <b>Multi-<br/>Year<br/>Goals</b> | <b>Annual<br/>Goals</b> |
|---|--|-----------------------------------|---|----------------------------------|-------------------------|
| Elderly                                     | <b>M</b>   | 179*                              | \$1,488,206   |                                  |                         |
| Frail Elderly                               | <b>H</b>   | 274*                              | \$2,278,036   | 15                               | 3                       |
| Severe Mental Illness                       | <b>H</b>   | unknown                           | \$22,000/Per<br>person/year                           | 15                               | 3                       |
| Developmentally Disabled                    | <b>L</b>   | 46**                              | \$2,339,698   |                                  |                         |
| Physically Disabled                         | <b>H</b>   | 519*                              | \$4,052,352   | 15                               | 3                       |
| Persons w/ Alcohol/Other Drug<br>Addictions | <b>M</b>   | 430                               | \$1,414,270   |                                  |                         |
| Persons w/HIV/AIDS                          | <b>L</b>   | unknown                           | unknown   |                                  |                         |
| Victims of Domestic Violence                | <b>H<sup>#</sup></b>   | unknown                           | unknown   | 31                               | 10                      |
| Other                                       | <b>n/a</b>   | n/a                               | n/a   |                                  |                         |
|   |  |                                   |   |                                  |                         |
| <b>TOTAL</b>                                |  |                                   |   |                                  |                         |

**High Priority:** The jurisdiction plans to use funds made available for activities that address this unmet need during the period of time designated in the strategic plan.

**Medium Priority:** If funds are available, activities to address this unmet need may be funded by the locality during the period of time designated in the strategic plan. Also, the locality will take other actions to help this group locate other sources of funds.

**Low Priority:** The jurisdiction does not plan to use funds made available for activities to address this unmet need during the period of time designated in the strategic plan. The jurisdiction will consider certifications of consistency for other entities' applications for Federal assistance.

**No Such Need:** The jurisdiction finds there is no need or the jurisdiction shows that this need is already substantially addressed.

**Note:**

\* Estimate from CHAS data

\*\* Estimate from "Projected Special Population Service Needs," Housing & Homeless Needs Assessment, based on DSHS client data for 2007

+Estimate of cost from DSHS 2007 Client Data for assisted living and adult family home

# Supportive housing needs not quantifiable; however, Cowlitz County has a domestic violence offense rate that is 138% of the state average.

**Transition Table 1C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Table 1A/1B Continuation Sheet)**

| Obj #  | Specific Objectives   | Sources of Funds  | Performance Indicators                | Expected Number | Actual Number | Outcome/Objective* |
|--------|---|---|---------------------------------------|-----------------|---------------|--------------------|
|        | <b>Homeless Objectives</b>  |   |                                       |                 |               |                    |
| DH-1.1 | Create 15 units of Permanent Supportive Housing   | HOME;CDBG; Doc Fees; WA Trust Fund; HGAP; 0.1% tax; RSN; McKinney-Vento | Units created                         | 15              |               | DH-1               |
| DH-1.2 | Interim housing w/supportive services for special needs pops                              | Doc Fees; HPRP ESAP; ESG; 0.1% tax; HGAP;                               | Persons placed in housing             | 35              |               | DH-1               |
| DH-1.3 | Rapid Rehousing for homeless persons w/ support services                                  | HPRP; Doc Fees; ESAP;ESG  | Persons placed in housing             | 80              |               | DH-1               |
| SL-1.1 | Create "one-stop" homeless resource center  | CDBG; Doc Fees; user fees; rental income; 0.1% tax; Other               | Facilities established                | 1               |               | SL-1               |
|        |   |   |                                       |                 |               |                    |
|        | <b>Special Needs Objectives</b>   |   |                                       |                 |               |                    |
| DH-3.1 | Assist frail elderly households with home modifications & weatherization improvements     | HOME; CDBG; weatherization; private                                     | Number of units modified or renovated | 18              |               | DH-3               |
| DH-2.1 | Assist frail elderly with extreme cost burdens  | HOME TBRA; Section 8 vouchers   | Number of TBRA units                  | 19              |               | DH-2               |
| DH-1.4 | Provide supportive housing to persons with severe mental illness                          | HOME; CDBG; WA Trust Fund; Doc Fees; 0.1% tax; McKinney-V               | Number of TBRA units                  | 15              |               | DH-1               |
| DH-3.2 | Provide home modifications and weatherization to assist those who are physically disabled | CDBG;HOME; weatherization; private                                      | Number of units modified or renovated | 17              |               | DH-3               |
| DH-2.2 | Assist physically disabled with extreme cost burdens.                                     | Section 8 vouchers; NEDS vouchers; HOME TBRA                            | Number of TBRA units                  | 19              |               | DH-2               |
| DH-2.3 | Rent assistance for domestic violence and persons in recovery                             | HOME TBRA   | Number of TBRA units                  | 35              |               | DH-2               |
|        | <b>Other Objectives</b>   |   |                                       |                 |               |                    |
|        |   |   |                                       |                 |               |                    |
|        |   |   |                                       |                 |               |                    |
|        |   |   |                                       |                 |               |                    |

**\*Outcome/Objective Codes**

|                                    | <u>Availability/Accessibility</u> | <u>Affordability</u> | <u>Sustainability</u> |
|------------------------------------|-----------------------------------|----------------------|-----------------------|
| <b>Decent Housing</b>              | DH-1                              | DH-2                 | DH-3                  |
| <b>Suitable Living Environment</b> | SL-1                              | SL-2                 | SL-3                  |
| <b>Economic Opportunity</b>        | EO-1                              | EO-2                 | EO-3                  |

## **PRIORITY HOUSING NEEDS**

Following each decennial census, HUD contracts with the Census Bureau for special data tabulations for income and housing. The Comprehensive Housing Affordability Strategy (CHAS) data highlights extent of housing problems for each income group and by household type. The CHAS data for the Consortium, as well as for Longview and Kelso, respectively, are shown at the end of this chapter. CHAS data identifies two primary types of housing problems:

1. **Housing Conditions** – Reported in the most recent decennial census; includes structural conditions (lacking plumbing/kitchen facilities) and overcrowding (more than 1.01 persons per room).
2. **Cost Burden** – Established through income and housing cost data from the most recent decennial census. Cost burdens exist when a household pays more than 30% of their gross income for housing costs, including utility costs.

### **Ranking Definitions**

Priority needs are identified and ranked for the Longview-Kelso HOME Consortium as shown on Table 2A using the following criteria:

**High Priority:** Activities to address this unmet need will be funded by the locality with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the strategy portion of this document.

***Household types where at least two-thirds of the members of that group had a housing problem were ranked “high”, as was any group where structural conditions comprised 5% or more of all housing problems.***

**Medium Priority:** If funds are available, activities to address this unmet need may be funded by the locality with federal funds, either alone or in conjunction with the investment of other public or private funds during the period of time designated in the strategy portion of this document. Also, the locality will take other actions to help this group locate other sources of funds.

***Household types where a significant proportion of households (at least 50%) had some type of housing problem received a ranking of “medium.”***

**Low Priority:** The locality will not fund activities to address this unmet need during the period of time designated in the strategy portion of this document. The locality will consider certifications of consistency for other entities' applications for Federal assistance.

**Table 2A  
Priority Housing Needs/Investment Plan Table**

| PRIORITY HOUSING NEEDS<br>(households) |                          | Priority |     | Unmet Need |
|--|--------------------------|----------|-----|------------|
| <b>Renter</b>                          | Small Related            | 0-30%    | H   | 561        |
|  |                          | 31-50%   | H   | 526        |
|  |                          | 51-80%   | M   | 212        |
|  | Large Related            | 0-30%    | H   | 143        |
|  |                          | 31-50%   | H   | 210        |
|  |                          | 51-80%   | M   | 104        |
|  | Elderly                  | 0-30%    | M   | 283        |
|  |                          | 31-50%   | H   | 313        |
|  |                          | 51-80%   | L   | 112        |
|  | All Other                | 0-30%    | H   | 546        |
|  |                          | 31-50%   | M   | 450        |
|  |                          | 51-80%   | L   | 90         |
| <b>Owner</b>                           | Small Related            | 0-30%    | M   | 130        |
|  |                          | 31-50%   | M   | 162        |
|  |                          | 51-80%   | H   | 244        |
|  | Large Related            | 0-30%    | M   | 4          |
|  |                          | 31-50%   | H   | 34         |
|  |                          | 51-80%   | H   | 75         |
|  | Elderly                  | 0-30%    | M   | 189        |
|  |                          | 31-50%   | M   | 213        |
|  |                          | 51-80%   | M   | 122        |
|  | All Other                | 0-30%    | M   | 112        |
|  |                          | 31-50%   | M   | 62         |
|  |                          | 51-80%   | M   | 60         |
| <b>Non-Homeless Special Needs</b>      | Elderly                  | 0-80%    | M   | 237        |
|  | Frail Elderly            | 0-80%    | H   | 311        |
|  | Severe Mental Illness    | 0-80%    | H   | N/A        |
|  | Physical Disability      | 0-80%    | H   | 946        |
|  | Developmental Disability | 0-80%    | L   | N/A        |
|  | Alcohol/Drug Abuse       | 0-80%    | M   | N/A        |
|  | HIV/AIDS                 | 0-80%    | L   | N/A        |
| Victims of Domestic                    | 0-80%                    | H        | N/A |            |

Data Source for Unmet Need: Comprehensive Housing Affordability Strategy, 2004 (CHAS)  
N/A – Data not available

## PRIORITY COMMUNITY DEVELOPMENT NEEDS

The community involvement and consultation process included a request to identify priorities for community development, from the list of eligible activities under the Community Development Block Grant Program, as listed in the Introduction. Focus groups, council workshops, public hearings, community meetings and surveys were used to gather input for priority community development needs, which are summarized in Table 2B and Table 2C.

Community development needs are prioritized in Table 2B using the Consolidated Plan methodology described below.

**High Priority:** The jurisdiction plans to use funds made available for activities that address this unmet need during the period of time designated in the strategic plan.

**Medium Priority:** If funds are available, activities to address this unmet need may be funded by the locality during the period of time designated in the strategic plan. Also, the locality will take other actions to help this group locate other sources of funds.

**Low Priority:** The jurisdiction does not plan to use funds made available for activities to address this unmet need during the period of time designated in the strategic plan. The jurisdiction will consider certifications of consistency for other entities' applications for Federal assistance.

**No Such Need:** The jurisdiction finds there is no need or the jurisdiction shows that this need is already substantially addressed.

(Shaded cells are optional data fields.)

**TABLE 2B**

**Priority Community Development Needs**

| Priority Need                         | Priority Need Level | Unmet Priority Need | Dollars to Address Need | 5 Yr Goal Plan/Act | Annual Goal Plan/Act | Percent Goal Completed |
|---------------------------------------|---------------------|---------------------|-------------------------|--------------------|----------------------|------------------------|
| Acquisition of Real Property          | H                   |                     |                         |                    |                      |                        |
| Disposition                           | L                   |                     |                         |                    |                      |                        |
| Clearance and Demolition              | M                   |                     |                         |                    |                      |                        |
| Clearance of Contaminated Sites       | M                   |                     |                         |                    |                      |                        |
| Code Enforcement                      | M                   |                     |                         |                    |                      |                        |
| Public Facility (General)             |                     |                     |                         |                    |                      |                        |
| Senior Centers                        | M                   |                     |                         |                    |                      |                        |
| Handicapped Centers                   | M                   |                     |                         |                    |                      |                        |
| Homeless Facilities                   | M                   |                     |                         |                    |                      |                        |
| Youth Centers                         | M                   |                     |                         |                    |                      |                        |
| Neighborhood Facilities               | H                   |                     |                         |                    |                      |                        |
| Child Care Centers                    | M                   |                     |                         |                    |                      |                        |
| Health Facilities                     | M                   |                     |                         |                    |                      |                        |
| Mental Health Facilities              | M                   |                     |                         |                    |                      |                        |
| Parks and/or Recreation Facilities    | H                   |                     |                         |                    |                      |                        |
| Parking Facilities                    | L                   |                     |                         |                    |                      |                        |
| Tree Planting                         | M                   |                     |                         |                    |                      |                        |
| Fire Stations/Equipment               | L                   |                     |                         |                    |                      |                        |
| Abused/Neglected Children Facilities  | M                   |                     |                         |                    |                      |                        |
| Asbestos Removal                      | L                   |                     |                         |                    |                      |                        |
| Non-Residential Historic Preservation | M                   |                     |                         |                    |                      |                        |
| Other Public Facility Needs           | M                   |                     |                         |                    |                      |                        |
| Infrastructure (General)              |                     |                     |                         |                    |                      |                        |
| Water/Sewer Improvements              | M                   |                     |                         |                    |                      |                        |
| Street Improvements                   | M                   |                     |                         |                    |                      |                        |
| Sidewalks                             | M                   |                     |                         |                    |                      |                        |
| Solid Waste Disposal Improvements     | L                   |                     |                         |                    |                      |                        |
| Flood Drainage Improvements           | M                   |                     |                         |                    |                      |                        |
| Other Infrastructure                  | M                   |                     |                         |                    |                      |                        |
| Public Services (General)             |                     |                     |                         |                    |                      |                        |
| Senior Services                       | M                   |                     |                         |                    |                      |                        |
| Handicapped Services                  | H                   |                     |                         |                    |                      |                        |
| Legal Services                        | M                   |                     |                         |                    |                      |                        |
| Youth Services                        | H                   |                     |                         |                    |                      |                        |
| Child Care Services                   | M                   |                     |                         |                    |                      |                        |
| Transportation Services               | M                   |                     |                         |                    |                      |                        |
| Substance Abuse Services              | M                   |                     |                         |                    |                      |                        |
| Employment/Training Services          | M                   |                     |                         |                    |                      |                        |
| Health Services                       | M                   |                     |                         |                    |                      |                        |
| Lead Hazard Screening                 | H                   |                     |                         |                    |                      |                        |
| Crime Awareness                       | M                   |                     |                         |                    |                      |                        |
| Fair Housing Activities               | H                   |                     |                         |                    |                      |                        |
| Tenant Landlord Counseling            | M                   |                     |                         |                    |                      |                        |
| Other Services                        | M                   |                     |                         |                    |                      |                        |
| Economic Development (General)        |                     |                     |                         |                    |                      |                        |
| C/I Land Acquisition/Disposition      | L                   |                     |                         |                    |                      |                        |
| C/I Infrastructure Development        | H                   |                     |                         |                    |                      |                        |
| C/I Building Acq/Const/Rehab          | H                   |                     |                         |                    |                      |                        |
| Other C/I                             | L                   |                     |                         |                    |                      |                        |

| <b>Priority Need</b>        | <b>Priority Need Level</b> | <b>Unmet Priority Need</b> | <b>Dollars to Address Need</b> | <b>5 Yr Goal Plan/Act</b> | <b>Annual Goal Plan/Act</b> | <b>Percent Goal Completed</b> |
|-----------------------------|----------------------------|----------------------------|--------------------------------|---------------------------|-----------------------------|-------------------------------|
| ED Assistance to For-Profit | M                          |                            |                                |                           |                             |                               |
| ED Technical Assistance     | M                          |                            |                                |                           |                             |                               |
| Micro-enterprise Assistance | M                          |                            |                                |                           |                             |                               |
| Other                       | L                          |                            |                                |                           |                             |                               |

Other tables follow this section, and are intended to provide a snapshot of proposed activities.

- Table 2C summarizes all housing and community development activities proposed over the five-year planning period, using eligible activity categories.
- Table 3A summarizes all housing and community development activities on an annual basis, using various plan priorities as categories.
- Table 3B categorizes all affordable housing activities by type.
- Table 3C is a multiple-page section providing detail on each project proposed for the 2009 fiscal year, and is found in the Annual Action Plan.

**Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Multi-Year)**  
**(Table 2A/2B Continuation Sheet)**

| Objective #  | Specific Objectives  | Sources of Funds                          | Performance Indicators              | Expected Number | Actual Number | Outcome/ Objective* |
|--------------|--|---|-------------------------------------|-----------------|---------------|---------------------|
|              | <b>Rental Housing</b>  |   |                                     |                 |               |                     |
| DH-1.1       | Assist chronically homeless persons with special needs to secure stable housing with supportive services.  | HOME; Doc Fees; HGAP; HTF; McKinney-Vento | # PSH beds created                  | 15              |               | DH-1                |
| DH-1.2       | Assist homeless persons with special needs to secure stable interim housing with supportive services.  | HPRP; Doc Fees; CDBG; ESG; ESAP; HGAP     | # Persons placed in interim housing | 35              |               | DH-1                |
| DH-1.3       | Assist homeless persons or those at risk of homelessness in retaining stable housing or rapid re-housing placement in affordable housing with transitional services. | HPRP; Doc Fees; CDBG; ESG; ESAP; HGAP     | # Households rapidly re-housed      | 80              |               | DH-1                |
| DH-1.4       | Assist persons with severe mental illness to secure stable housing with supportive services.   | HOME; Doc Fees; HTF; RSN; CDBG; FHLB-AHP  |                                     | 15              |               | DH-1                |
| DH-2.1       | Assist frail elderly with extreme cost burden.   | HOME & CDBG                               | #Units of TBRA                      | 19              |               | DH-2                |
| DH-2.2       | Assist physically handicapped with extreme cost burden.  | HOME & CDBG                               | #Units of TBRA                      | 19              |               | DH-2                |
| DH-2.3       | Assist domestic violence survivors and persons in recovery with a cost burden.   | HOME & CDBG                               | #Units of TBRA                      | 35              | 4             | DH-2                |
| DH-3.1 & 3.2 | Provide home modification and weatherization assistance to disabled and elderly low income renters   | HOME & CDBG & Weatherization              | # Units modified; # weatherized     | 10              | 60            | DH-3                |
| DH-3.3       | Preserve and improve the condition of the existing affordable housing stock through acquisition and/or rehabilitation.   | HOME & CDBG                               | # Units rehabilitated               | 14              | 1             | DH-3                |
| DH-3.4       | Prevent the loss of existing subsidized housing and affordable private multi-family housing for low income and special needs populations.                            | Doc Fees<br>HOME CDBG                     | #Units Acquired                     | 13              |               | DH-3                |
|              |  |   |                                     |                 |               |                     |
|              | <b>Owner Housing</b>   |   |                                     |                 |               |                     |
| DH-1.5       | Expand homeownership for low/mod households & promote neighborhood stability.  | HOME & CDBG                               | # New homeowners                    | 12              | 3             | DH-1                |
| DH-3.1 & 3.2 | Provide home modification and weatherization assistance to disabled and elderly low income homeowners  | HOME & CDBG ;<br>Weatherization           | # Units modified; # weatherized     | 25              |               | DH-3                |
| DH-3.3       | Preserve and improve the condition of the existing affordable housing stock through rehabilitation.  | HOME & CDBG                               | # Units rehabilitated               | 20              |               | DH-3                |

**Transition Table 2C**  
**Summary of Specific Housing/Community Development Objectives**  
**(Multi-Year)**  
**(Table 2A/2B Continuation Sheet)**

| Obj #   | Specific Objectives  | Sources of Funds                           | Performance Indicators                  | Expected Number        | Actual Number              | Outcome/ Objective* |
|---------|--|--|---|------------------------|----------------------------|---------------------|
|         | <b>Community Development</b>   |  |   |                        |                            |                     |
| SL-1.1  | Highlands Neighborhood Trail Phases 1, 2 & 3                             | CDBG; WA Trail Funds; private              | Phases completed; Segments completed    | 3 Phases<br>2 Segments | Segment<br>1 Phases<br>1&2 | SL-1                |
| SL-1.2  | Highlands - Resurface basketball courts at Archie Anderson Park          | CDBG                                       | # courts resurfaced                     | 1                      | 1                          | SL-1                |
| SL-1.3  | Highlands - Develop master plan for Archie Anderson Park.                | CDBG; private                              | Master plan created                     | 1                      |                            | SL-1                |
| SL-1.4  | Highlands Community Center development                                   | CDBG; foundations; private; WA Parks       | Community center completed              | 1                      |                            | SL-1                |
| SL-1.5  | Highlands – Archie Anderson Park Improvements                            | CDBG; city; WA park funds; private         | Water Feature; Ball Field Improvmts.    | 2                      |                            | SL-1                |
| SL-1.6  | Highlands parks & open space improvements                                | CDBG; city; foundations; private; WA Parks | # Park/open space improvements          | Unknown                |                            | SL-1                |
| SL-1.7  | Highlands mini-grants to fund community projects                         | CDBG; city; private                        | # Projects                              | Unknown                |                            | SL-1                |
| SL-1.8  | Highlands - Public/private property improvements to reduce crime (CPTED) | CDBG; city; private                        | # Properties improved                   | Unknown                |                            | SL-1                |
| SL-1.9  | Victoria Freeman Park Improvements                                       | CDBG; city; WA park funds; private         | Field imprvmnts; New features           | Unknown                |                            | SL-1                |
| SL-1.10 | Kellogg Park Improvements  | CDBG; city; WA park funds; private         | Imprvmnts & Upgrades                    | Unknown                |                            | SL-1                |
| SL-1.11 | Paths, trails & open space development                                   | CDBG; city; WA trail funds; private        | # Parks<br>L.F. Trails<br># Open spaces | Unknown                |                            | SL-1                |
| SL-1.12 | Upgrade Catlin Building for recreational use* (Kelso)                    | State CDBG; city; WA park funds; private   | Building imprvmnts Installed            | 1                      |                            | SL-1                |
| SL-1.13 | Recreation/Drop In Center for youth                                      | CDBG; city; WA park funds; private         | Develop building & site                 | 1                      |                            | SL-1                |
| SL-1.14 | Senior Center  | CDBG; foundations; private; WA Parks       | Develop building & site                 | 1                      |                            | SL-1                |
| SL-1.15 | Center for Disabled Persons  | CDBG; city; private; foundations; WA CTED  | Develop building & site                 | 1                      |                            | SL-1                |
| SL-1.16 | Child Care Centers   | CDBG; city; private; foundations; WA CTED  | Develop buildings & sites               | 1                      |                            | SL-1                |
| SL-1.17 | Adult day care facility for elderly & mentally disabled                  | CDBG; city; private; foundations; WA CTED  | Develop building & site                 | 1                      |                            | SL-1                |

|         |  |   |   |                    |  |      |
|---------|--|---|---|--------------------|--|------|
| SL-1.18 | "Clubhouse" facility for special needs populations                                 | CDBG; city; private; foundations; WA CTED | Develop building & site                       | 1                  |  | SL-1 |
|         | <b>Infrastructure</b>  |   |   |                    |  |      |
| SL-3.1  | Highlands water & sewer improvements   | CDBG; city; private                       | L.F. waterline<br>L.F. sewer line             | Unknown<br>Unknown |  | SL-3 |
| SL-3.2  | Highlands storm drainage – Beech Street  | CDBG; city; private                       | L.F. stormdrain<br># streetscape enhancements | Unknown<br>Unknown |  | SL-3 |
| SL-1.19 | Streetscape improvements – Downtown & Highlands                                    | CDBG; city; private                       | # Street trees<br># Street furniture          | Unknown<br>Unknown |  | SL-1 |
| SL-1.20 | Street & alley lighting – Downtown & Highlands                                     | CDBG; city; PUD; private                  | # Blocks lit<br># Alley blocks                | Unknown<br>Unknown |  | SL-1 |
| SL-3.3  | Improved street connectivity in eligible areas* (Kelso)                            | State CDBG; city; private                 | # Streets connected                           | Unknown            |  | SL-3 |
| SL-3.4  | Street improvements in eligible areas* (Kelso)                                     | State CDBG; city; private                 | # Streets Improved                            | Unknown            |  | SL-3 |
|         | <b>Public Facilities</b>   |   |   |                    |  |      |
| SL-1.21 | Homeless shelter & services for youth  | Doc Fee; CDBG; state/federal; private     | # beds created<br># youth served              | 1                  |  |      |
| SL-1.22 | Create a "one-stop" homeless resource center.                                      | Doc Fee; CDBG; private;                   | Resource Center created                       | 1                  |  | SL-1 |
| DH-1.6  | Operational & capital improvement support for emergency shelters.                  | Doc Fee; CDBG; ESAP; ESG                  | # Shelters assisted                           | 2                  |  | DH-1 |
|         | <b>Public Services</b>   |   |   |                    |  |      |
| DH-1.7  | Fair housing & housing counseling  | CDBG; State; private                      | # persons served                              | Unknown            |  | DH-1 |
| DH-1.8  | Highlands - Housing counseling & financial education services                      | CDBG; State; private                      | # persons served                              | Unknown            |  | DH-1 |
| DH-2.4  | Homeownership/Foreclosure prevention counseling                                    | CDBG; State; private                      | # persons served<br># foreclosures prevented  | Unknown            |  | DH-2 |
| SL-1.23 | Expand food bank services.   | CDBG; State; United Way; private          | # households served                           | Unknown            |  | SL-1 |
| SL-1.24 | After-school and recreation programs for youth, teens & families                   | CDBG; State; private; UWay                | # youth served                                | Unknown            |  | SL-1 |
| SL-1.25 | Recreational Programs for seniors & disabled                                       | CDBG; State; private; UWay                | # persons served                              | Unknown            |  | SL-1 |
| SL-1.26 | Access to primary & behavioral health care   | CDBG; State; private;                     | # persons served                              | Unknown            |  | SL-1 |
| SL-1.27 | Early intervention services to families in generational poverty                    | CDBG; State; private; UWay                | # families served                             | Unknown            |  | SL-1 |
| SL-1.28 | Palliative/Home health care  | CDBG; State; private                      | # persons served                              | Unknown            |  | SL-1 |
| SL-1.28 | Senior services  | CDBG; State; private                      | # seniors served                              | Unknown            |  | SL-1 |
| SL-1.29 | Disabled services  | CDBG; State; private                      | # disabled persons served                     | Unknown            |  | SL-1 |
| SL-1.30 | Highlands "Adopt-a-Street" programs to assist with landscaping, lighting, painting | CDBG; State; private                      | # Streets adopted<br># Sponsors               | Unknown            |  | SL-1 |
|         | <b>Economic Development</b>  |   |   |                    |  |      |
| EO-1.1  | Highlands - Small business/micro-enterprise technical assistance & venture capital | CDBG; State; private                      | # people assisted<br># businesses funded      | Unknown            |  | EO-1 |

|        |  |                                |  |         |  |      |
|--------|--|--------------------------------|--|---------|--|------|
| EO-1.2 | Highlands - Low income credit union/2 <sup>nd</sup> Chance banking   | CDBG; State; private; Treasury | # LMI members<br># persons banked          | Unknown |  | EO-1 |
| EO-1.3 | Highlands commercial development   | CDBG; State; private;          | S.F. commercial development                | Unknown |  | EO-1 |
| EO-1.4 | Business technical assistance & services to for-profit/non-profit  | CDBG; State; private;          | # persons counseled<br># businesses served | Unknown |  | EO-1 |
| EO-1.5 | Small/micro-business assistance & job training   | CDBG; State; private;          | # persons counseled<br># businesses served | Unknown |  | EO-1 |
| EO-2.1 | Public works infrastructure that serves business   | CDBG; city; State; private     | L.F. streets<br>L.F. utilities             | Unknown |  | EO-2 |
| EO 3.1 | Downtown Façade Improvement Program  | CDBG; city; state; private     | # façade improvements                      | Unknown |  | EO-3 |
|        | <b>Neighborhood Revitalization/Other</b>   |                                |  |         |  |      |
| DH-1.9 | Planning & Administration: <ul style="list-style-type: none"> <li>Fair Housing AI</li> <li>Monitor AI</li> <li>Ten Year Plan Update</li> </ul> | CDBG; local Doc Fees           | Develop AI<br>Update Ten Year Plan         | 1<br>1  |  | DH-1 |
|        |  |                                |  |         |  |      |

**\*Outcome/Objective Codes**

|                                    | <u>Availability/Accessibility</u> | <u>Affordability</u> | <u>Sustainability</u> |
|------------------------------------|-----------------------------------|----------------------|-----------------------|
| <b>Decent Housing</b>              | DH-1                              | DH-2                 | DH-3                  |
| <b>Suitable Living Environment</b> | SL-1                              | SL-2                 | SL-3                  |
| <b>Economic Opportunity</b>        | EO-1                              | EO-2                 | EO-3                  |

**Table 3A  
Summary of Specific Annual Objectives**

| Objective # | Specific Objectives  | Sources of Funds                 | Performance Indicators                  | Expected Number | Actual #            | Outcome/ Objective* |
|-------------|--|----------------------------------|---|-----------------|---------------------|---------------------|
|             | <b>Owner Housing</b>   |                                  |   |                 |                     |                     |
| DH-1.5      | Expand homeownership for low/mod households & promote neighborhood stability.                    | HOME & CDBG                      | # New homeowners                        | 2               | 3                   | DH-1                |
|             | <b>Special Needs Objectives</b>  |                                  |   |                 |                     |                     |
| DH-2.3      | Assist domestic violence survivors and persons in recovery with a housing cost burden.           | HOME & CDBG                      | #Units of TBRA                          | 7               | 4                   | DH-2                |
| DH-3.2      | Provide home modification/weatherization assistance to disabled/elderly LMI renters              | HOME & CDBG & Weatherization     | #modifications;<br># weatherized        | 2               | 60                  | DH3                 |
|             | <b>Community Development Objectives</b>  |                                  |   |                 |                     |                     |
| SL-1.1      | Highlands Neighborhood Trail Phases 1, 2 & 3   | CDBG; WA Trail Funds; private    | Phases completed;<br>Segments completed | 1 Segment       | Seg. 1, Phase s 1&2 | SL-1                |
| SL-1.2      | Highlands - Resurface basketball courts at Archie Anderson Park*<br><b>PROJECT DENIED BY HUD</b> | CDBG                             | # courts resurfaced                     | 1               | 1                   | SL-1                |
| SL-1.3      | Highlands - Develop master plan for Archie Anderson Park.  | CDBG; private                    | Master plan created                     | 1               | 1                   | SL-1                |
|             | <b>Public Services</b>   |                                  |   |                 |                     |                     |
| SL-1.23     | Expand food bank services.   | CDBG; State; United Way; private | # households served                     | Unknown         |                     | SL-1                |

*\*Note: Project SL-1.2 was moved to the 2008 fiscal year by Substantial Amendment to the 2008 Annual Action Plan*

**\*Outcome/Objective Codes**

|                                    | <u>Availability/Accessibility</u> | <u>Affordability</u> | <u>Sustainability</u> |
|------------------------------------|-----------------------------------|----------------------|-----------------------|
| <b>Decent Housing</b>              | <b>DH-1</b>                       | <b>DH-2</b>          | <b>DH-3</b>           |
| <b>Suitable Living Environment</b> | <b>SL-1</b>                       | <b>SL-2</b>          | <b>SL-3</b>           |
| <b>Economic Opportunity</b>        | <b>EO-1</b>                       | <b>EO-2</b>          | <b>EO-3</b>           |

**TABLE 3B  
ANNUAL AFFORDABLE HOUSING COMPLETION GOALS**

| Grantee Name:<br><br>Program Year:                                    | Expected Annual<br>Number of Units<br>To Be Completed | Actual Annual<br>Number of Units<br>Completed | Resources used during the period    |                                     |                          |                          |
|---|---|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|   |   |   | CDBG                                | HOME                                | ESG                      | HOPWA                    |
| <b>BENEFICIARY GOALS</b><br>(Sec. 215 Only)                           |   |   |                                     |                                     |                          |                          |
| Homeless households   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Non-homeless households   | 7   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Special needs households  | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Total Sec. 215 Beneficiaries*</b>                                  | 7   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>RENTAL GOALS</b><br>(Sec. 215 Only)                                |   |   |                                     |                                     |                          |                          |
| Acquisition of existing units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          | <input type="checkbox"/> |
| Production of new units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                                      | 1   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance   | 3   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Rental</b>                               | 4   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>HOME OWNER GOALS</b><br>(Sec. 215 Only)                            |   |   |                                     |                                     |                          |                          |
| Acquisition of existing units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          |
| Production of new units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          |                          |
| Rehabilitation of existing units                                      | 2   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          |                          |
| Homebuyer Assistance  | 1   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Total Sec. 215 Affordable Owner</b>                                | 3   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>COMBINED RENTAL AND OWNER GOALS</b><br>(Sec. 215 Only)             |   |   |                                     |                                     |                          |                          |
| Acquisition of existing units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          | <input type="checkbox"/> |
| Production of new units   | 0   |   | <input type="checkbox"/>            | <input type="checkbox"/>            |                          | <input type="checkbox"/> |
| Rehabilitation of existing units                                      | 3   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Rental Assistance   | 3   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/> |
| Homebuyer Assistance  | 1   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |                          | <input type="checkbox"/> |
| <b>Combined Total Sec. 215 Goals*</b>                                 | 7   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>OVERALL HOUSING GOALS</b><br>(Sec. 215 + Other Affordable Housing) |   |   |                                     |                                     |                          |                          |
| Annual Rental Housing Goal  | 4   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Annual Owner Housing Goal   | 3   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Total Overall Housing Goal</b>                                     | 7   |   | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\* The total amounts for "Combined Total Sec. 215 Goals" and "Total Sec. 215 Beneficiary Goals" should be the same number.

## STRATEGIES TO REMOVE OR REDUCE BARRIERS TO AFFORDABLE HOUSING

There are many public policies at the Federal, State, and local level which present barriers to developing affordable housing. In addition, institutional practices from both the public and private sectors also pose obstacles to affordable housing development. These factors can impact the development of affordable housing by:

- Increasing the cost of developing and/or maintaining affordable housing
- Preventing the production/maintenance of affordable housing
- Discouraging neighborhood reinvestment
- Acting as disincentives to economic development

### Public Policy Barriers

#### Federal Barriers

- A shrinking supply of Federal dollars, vouchers, and subsidized units for affordable housing
- Loss of privately owned Section 8 units and federally insured units from the assisted housing inventory to the private market
- Federal limitations on Low Income Housing Tax Credits
- Increased environmental regulation that increases cost of compliance
- Private mortgage companies are not subject to Community Reinvestment Act (CRA) requirements

#### Strategies

- *Work with Longview and Kelso Housing Authorities to improve acceptability of Section 8 tenants among landlords*
- *Encourage lenders to participate in local housing programs*
- *Promote acquisition of expiring subsidized housing to sustain affordability*
- *Identify new financial partners, such as Community Development Financial Institutions or Community Development Intermediaries who can provide creative project financing*
- *Monitor proposed changes to CRA regulations to include a broader array of financial institutions*

#### State Barriers

- Inadequate state budget capacity to meet affordable housing needs
- Funding targeted in single-purpose “silos” which hampers creativity in development of affordable housing
- Increased environmental regulation that is passed on to the cost of housing

**Strategies**

- *Communicate the need for affordable housing resources to state officials. Identify other social costs caused by a lack of affordable housing, with identified budget expenditures that must deal with these needs.*
- *Request Family Policy Council assistance in removing restrictive, single-purpose "silos" in state funding streams*

**Local Barriers**

- Inadequate financial resources to address all affordable housing needs in older neighborhoods
- Increasing requirements and costs of infrastructure
- Rising land costs
- Zoning and building codes can discourage new construction techniques
- The need for code enforcement to balance safety with the cost of rehabilitation
- The need to reduce the impact of housing segregation, concentrated poverty, disinvestment, and the isolation of racial and economic classes in neighborhoods characterized by deteriorating housing stock.

**Strategies**

- *Develop a preference or policy for leveraging project dollars against other sources*
- *Fund infrastructure and/or land acquisition with local entitlement dollars in order to reduce the cost of housing*
- *Review city code updates for barriers to affordability as part of the review/adoption process*
- *Use code enforcement activities to ensure timely and efficient compliance while limiting displacement*
- *Educate the public regarding Fair Housing obligations.*

**Private Sector Barriers****Lending Practices**

- Not all lending institutions must comply with Community Reinvestment Act (CRA) requirements
- Instances of "redlining" still occur with lending institutions and insurance companies
- Perception of risk focuses private developers on "safer" neighborhoods.

**Strategies**

- *Identify methods to monitor CRA requirements, including Home Mortgage Disclosure Act, to identify apparent instances of redlining and predatory lending*
- *Work with private developers to reduce the perceptions of risk and promote creative approaches to affordable housing*

**Market Factors**

- The ever-widening gap between the growth in incomes and the growth in housing costs
- Recent job growth in Cowlitz County and the City of Longview in lower paying retail and service sector jobs
- Job creation concentrated in outlying suburban areas, such as Clark County
- Low-income households do not have adequate credit or the necessary down payment to secure financing to purchase a house
- "Not In My Back Yard (NIMBY)" attitude restricts affordable housing development, particularly rental, special needs or self-help housing developments.

**Strategies**

- *Continually reassess affordability gaps and design housing programs to meet needs of low and moderate-income households*
- *Promote higher education, entrepreneurship and micro-enterprise as an income strategy*
- *Continue recruitment of business and industries that pay a "living wage"*
- *Conduct community education programs regarding the benefits of affordable housing*

## ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

### Review of Impediments to Fair Housing

The original Analysis of Impediments to Fair Housing was conducted in 1999 by the Longview Housing Authority, and identified five key impediments that have been periodically monitored for improvement:

1. Low income tenants, who include a number of protected classes, are sometimes limited to deteriorated and austere sites without the support of readily accessible basic services. In part, this is a function of the historical pattern of development, wherein lower income groups ended up in lower-cost housing that was segmented into tracts lacking many of these services and resources. A disproportionate share of some protected classes, such as the disabled, may be living on Social Security Income (SSI) or General Assistance Unemployable (GAU) at a very low income level. This may present a fair housing issue if it results in concentrating protected classes, not on the basis of any direct discriminatory action, but on the basis of economics.

#### Findings

The largest minority group within the Longview-Kelso HOME Consortium is Hispanic, who are found in significant concentrations within most income-eligible target areas within the Consortium. These areas are also characterized by concentrated poverty, deteriorated housing stock, and overcrowding. Approximately one quarter of all housing vouchers issued by Longview Housing Authority are located within the Highlands, indicating that management practices may have the unintended effect of further concentrating poverty.

Hispanic renters and homeowners in all income ranges experience disproportionate share of housing problems, that is, greater than ten percentage points above that experienced by these groups as a whole. This is particularly concentrated in families and other household hold types (non-family household, non-elderly small families, etc.) Large families experience a greater degree of housing problems, most likely due to overcrowding. Black families and other household types who rent also experience disparities in housing problems, particularly those at 30-50% of MFI. There are no very low income Black homeowners, but those in the 50-80% MFI income bracket experience a significant degree of housing problems, though the number is not large.

The Fair Housing Center conducted 25 rental and 5 sales tests in Cowlitz and Clark counties in 2004. The 30 audit tests were all designed as national origin tests utilizing Hispanic and non-Hispanic Caucasian testers assigned in a match-paired format. Of the 30 tests conducted, 10 were in Clark and 20 were in Cowlitz County. Of tests conducted at rental sites, 50% indicated home seekers were provided equal treatment while 50% revealed differences necessitating further testing. Of the five sales sites tested for discrimination based on national origin, fully 80% of the tests indicated equal treatment of the Hispanic and Caucasian testers. In the course of national origin testing conducted in Cowlitz County, one apartment complex consistently exhibited discriminatory housing practices limiting housing choice for families with children. As a result of testing, the Fair Housing Center filed a complaint through the HUD enforcement process and successfully settled in November of 2005 for \$3,398 for the Fair Housing Center's diversion of resources and frustration of mission. The Respondent agreed to send all parties responsible for rental decisions to fair housing training, to refrain from retaliation and agreed to post fair housing posters at its Longview apartment complex.

### Recommendation

- Promote awareness of fair housing laws and obligations to landlords, tenants, and members of the real estate and financial sectors through mailings, website linkages and informational workshops.
  - Promote attendance at Fair Housing trainings held throughout the region by publicly and privately employed persons in the housing sector.
  - Promote the distribution of Housing Choice Vouchers throughout the jurisdiction. Expand the pool of landlords willing to rent to Section 8 HCV tenants.
  - Continue participation/sponsorship of landlord/tenant information sessions to present fair housing, landlord-tenant law and code compliance obligations.
  - Expand availability of fair housing information in languages other than English.
2. Several subsidized housing projects are approaching the expiration of their public funding assistance contracts .This is causing many to opt for increases in rental rates under conversion to open market rents. Losing subsidized housing forces tenants into rents that exceed 30% of income, and my affect a disproportionate number of folks in protected classes.

### Findings

A review of Washington State Housing Finance Commission data finds that there are 76 units with expiring mortgage affordability provisions over the next five years, but only 25 of these are at-risk. The balance have additional affordability constraints from refinancing through other public financing programs. During the 2004-2009 Consolidated Plan, the Longview Housing Authority purchased 16 units of expiring USDA apartments in Kalama and 32 units in Castle Rock, preserving a total of 48 low income/disabled housing units in the outlying areas. Between 1998 and 2004, a total of 172 units left the affordable housing stock, though Longview Housing Authority was able to provide 103 tenant-based vouchers to replace the project-based subsidy of Campus Towers, and also provided 12 mod-rehab project-based vouchers to Olympia Court apartments.

### Recommendations

Suggest to Longview and Kelso Housing Authorities that they consider purchase of properties with expiring affordability and/or assign project-based vouchers to these units. Explore additional financing mechanisms to retain affordable housing.

3. There is no central clearing house for inquiring potential homeowners and tenants. Lack of accessibility to housing information exacerbates other limitations to fair housing choice for those with special needs.

### Findings

There was a plan to utilize two free/public computers at the Community Action Council to allow public access to research information on housing programs and resources within the region. It was intended that a Housing Resource Website would be established to link this information for users' convenience. Due to staffing and time constraints this project was reassigned to the Council of Governments, where it also languished due to lack of staffing for website development. A mechanism to allow for updating was not developed, limiting the utility of the planned website.

During 2008 a series of landlord/tenant informational sessions were conducted to raise awareness and educate the public about fair housing, landlord-tenant law, and code compliance. These forums are continued into the 2009 work program for the Council of

Governments. The City of Longview and the Regional Housing Advisory Committee publish information about Fair Housing laws from time to time and mails this to local real estate and finance professionals and community agencies. The city has developed a HOME and CDBG webpage with extensive links to Fair Housing resources for the community.

#### Recommendations

Assist local jurisdictions, local housing authorities and non-profit agencies to provide links from their webpage to fair housing and other resource information. Most of these agencies now have their own websites, which are routinely updated.

4. Services within the jurisdiction specifically addressing housing barriers faced by those with physical disabilities were not located. The local RSVP does some reasonable accommodations issue mitigation, but there is not general access service with this focus.

#### Findings

A sample of area agencies serving disabled clients were contacted during the development of the Consolidated Plan via telephone to inquire about any barriers to fair housing they may encounter on behalf of their clients. Several confirmed various types of barriers and potential discrimination, such as landlords unwilling to lease to persons with disabilities, utility companies requiring third-party financial responsibility, and landlords concerned about tenants from agencies dealing with mental disabilities. These agencies typically intervene on behalf of their clients, and were usually able to work out the situation with potential landlords. ARC, Life Works, Lower Columbia Mental Health, Another Option and other similar agencies reported such problems on an informal basis, but reported that they are typically able to work out the situation in a satisfactory manner.

DisAbility Resources assists local residents with reasonable accommodation and access to services. Several attempts have been made by city staff to encourage agencies to apply for funding to construct home modifications, with no results thus far.

Northwest Justice Project has located an office in the Longview area over the past year, and has the ability to assist clients in addressing some housing concerns. They represented a group of mobile home park residents in a class action lawsuit in 2008 with a decision in the tenants' favor for unfair park closure practices. This was an older mobile home park with a high concentration of ethnic minorities.

#### Recommendations

Continue efforts to identify area agencies who attempt to address housing barriers faced by those with physical disabilities. Inventory their capacity and areas of expertise, making this information publicly available in local fair housing materials oriented to the public.

5. We found a reported shortfall of available, affordable, and suitable housing for the developmentally disabled, as well as others with various forms of dementia.

#### Findings

A housing shortfall for developmentally disabled persons cannot be documented. The Washington State Department of Health & Human Services reported in 2007 that there were 87 persons in community residential placements. An inventory of available beds confirmed that 125 are currently available in 2009. Some are licensed group homes owned by the service provider. Many providers simply rent or lease homes or apartments for their clients on the private market, and provide supportive services.

Telephone interviews with local providers to update the housing inventory did not reveal a housing shortage for developmentally disabled persons.

A shortfall in supportive housing for persons with dementia cannot be confirmed. There are 470 seniors in the Longview-Kelso area who were receiving services through DSHS for adult family homes, adult residential care, assisted living and nursing facilities. An inventory of senior housing available from the Washington Center for Real Estate Research shows 621 intensive care beds within Cowlitz County and 936 adult family homes or assisted living units in the area. While the number of persons with dementia is not known, nor the number of those that are low income, it is evident that senior housing and care facilities exceed the number of persons receiving assistance through the Washington State Department of Health & Human Services.

### Recommendations

Continue to monitor conditions over time to determine if significant changes have occurred, particularly as the population ages and a higher proportion of county residents may experience dementia as a disease associated with aging. Developmentally disabled populations can be more easily monitored to determine that there are enough available housing resources.

### **Planned Activities**

- Expand opportunities for information, educational opportunities and technical assistance to the community to assure that all citizens have housing choices regardless of race, color, religion, sex, familial status, national origin, or handicap. Continue offering landlord/tenant workshops with fair housing components at times convenient to the public.
- Continue to monitor the implementation of the city's Analysis of Impediments to Fair Housing Choice. Conduct reviews of progress towards eliminating impediments to fair housing on a regular basis through the Regional Housing Advisory Committee.
- Update the Analysis of Impediments (AI) that affects the rights of fair housing choice, including public and private policies, practices, and procedures affecting housing choice. Particular attention should be given to identifying the extent of housing problems of low income black families who own their homes; low income Hispanic families and elderly households who own their homes; and Hispanic families and "other" households who rent their homes, in all income categories. Areas where minority populations are living in disproportionate concentrations include: Longview Downtown Business District, the Tennant Way area, the Highlands and Olympic neighborhoods, West Main (Kelso) and South Kelso. Develop an update that includes:
  - An extensive review of the jurisdiction's laws, regulations, and administrative policies, procedures, and practices
  - An assessment of how those laws affect the location, availability, and accessibility of housing
  - An evaluation of conditions, both public and private, affecting fair housing choice for all protected classes
  - An assessment of the availability of affordable, accessible housing in a range of unit sizes.

### **Recommended Strategies**

1. Develop a comprehensive update to the Analysis of Impediments to Fair Housing. Monitor progress toward removal of impediments on a scheduled basis.

2. Expand current education and outreach efforts, and standardize and better integrate fair housing information into programs offered by HOME jurisdictions and sub-recipients.
3. Consider passage of a local fair housing ordinance that reflects state enforcement mechanisms.
4. Incorporate information on predatory lending in the Consortium's website and partnering agency homeownership materials.
5. Conduct periodic evaluation of IDIS data to identify how members of the protected classes benefit from HOME-funded activities
6. Encourage and monitor HOME partnering agencies with primary responsibility for providing fair housing enforcement and education services.
7. Expand availability of Fair Housing literature in multiple languages.
8. Create a central clearinghouse or identify web links for key agencies to include on their web sites.
9. Encourage fair housing opportunities for all citizens:
  - ✓ Treat housing for disabled the same as family housing in codes
  - ✓ Treat residential group homes for children same as family housing under code
  - ✓ Target homeownership and lending marketing to African-American and Hispanic households.
  - ✓ Encourage production of large family rental units to alleviate overcrowding among Hispanic households.

## **ACTIONS TO EVALUATION AND REDUCE LEAD-BASED PAINT HAZARDS**

The cities of Longview and Kelso will carry out the following activities in order to comply with the September 15, 2000 Federal lead-based paint regulations:

- Implement four approaches to implementing lead hazard evaluation/reduction
  - ✓ Do no harm
  - ✓ Identify and stabilize deteriorated paint
  - ✓ Identify and control hazards
  - ✓ Identify and abate lead hazards
- Lead hazard reduction based on amount of assistance provided
  - ✓ Repair surfaces disturbed during rehabilitation
  - ✓ Interim controls and standard treatment
  - ✓ Abatement
- Ensure third-party data collection as it relates to the rehabilitation process
  - ✓ Age of structure
  - ✓ Age(s) of children living in the unit
  - ✓ Status of the children-have they been tested for lead in the blood? If so, what are the results?
  - ✓ Has the unit been evaluated for lead hazards in the past?
  - ✓ Notification/distribution of pamphlet *Protect Your Family from Lead in Your Home* to client
- Property Inspection
  - ✓ Lead hazard evaluation (if cost of rehabilitation including lead hazard reduction exceeds funds available, unit is a walk-away)
  - ✓ All lead hazard reduction activities will be performed by State licensed contractors
  - ✓ Disclosure of risk assessment will be provided to client
- Lead Hazard Reduction Activities will be based upon the following rehabilitation costs
  - ✓ Work below \$5,000 - Safe work practices
  - ✓ Work from \$5,000 to \$25,000 - Interim controls
  - ✓ Work above \$25,000 - Abatement
- Occupant Protection
  - ✓ Contractor is responsible for safe work practices to protect all occupants during rehabilitation
  - ✓ Temporary occupant relocation will not take place if the following occurs:
    - ✓ Lead hazard reduction can be completed within one, eight (8) hour period
    - ✓ When units exterior is treated
    - ✓ Lead hazard reduction work will be completed within five (5) calendar days; work area is sealed at the end of each day; and occupants have access to safe and sanitary sleeping, bathroom, and kitchen areas
- Post Rehabilitation Activities
  - ✓ Final Inspection and Clearance
  - ✓ Report peeling paint when interim inspections are performed in rental property

## **ANTI-POVERTY STRATEGY**

### **Reducing the Number of Families in Poverty**

The City of Longview's anti-poverty strategy takes a three-pronged approach for reducing the number of households with incomes below the poverty level.

#### **1. Retain and expand safe and affordable housing resources for extremely low, very low, low, and moderate-income households.**

Specific activities the City will undertake over the next five years include expanding opportunities for homeownership through development of new units and housing rehabilitation, rental rehabilitation and tenant-based rental assistance. The City will work with affordable housing providers in an effort to provide owner-occupied new construction, owner and rental unit rehabilitation, rent supplements, and associated services such as housing counseling, where appropriate.

Providing opportunities to expand homeownership (through the HOME program) is a significant element of the anti-poverty strategy. According to a 2004 HUD study of the use of HOME funds for homeownership, the amount of HOME funds earmarked for homeownership programs across the nation increased from 7% of all HOME funding in 1992 to 31% by 2002. Individual benefits of homeownership revolve around access to significant financial advantages, which include:

- Protection against inflation in housing costs
- Tax savings
- Accumulation of long-term wealth

The societal benefits of increased homeownership include:

- Greater incentives for maintaining and improving properties
- Increased civic engagement

#### **2. Promote economic prosperity so that low and moderate income persons have expanded opportunities to improve their standard of living and quality of life.**

Economic development efforts will be expanded by retaining and expanding employment and business opportunities for citizens. Specific activities include encouraging the development of small business assistance programs, coordinating job training and placement, promoting downtown and identifying needed expansions and improvements to commercial and industrial sites, and fostering regional cooperation. Intergovernmental cooperation will continue through the Cowlitz Economic Development Council, Longview Downtowners, Longview-Kelso Chamber of Commerce, Cowlitz-Wahkiakum Council of Governments and other Federal, State, and local government entities.

#### **3. Promote dynamic neighborhoods and sustainable growth by expanding economic opportunities, development of affordable housing, provision of community and public facilities, expanded recreational opportunities, enhancement of public safety and provision of appropriate public services.**

The City will target infrastructure improvements to stimulate reinvestment in neighborhoods. This will include the provision of public services, public facilities, transportation, and public safety. Public services are essential in moving lower-income households, particularly those with special needs, along the continuum towards economic independence.

Many activities of both the Longview and Kelso Housing Authorities (LHA and KHA) assist lower-income households toward self-sufficiency, including opportunities for homeownership. These activities include:

- Promoting self-sufficiency and asset development for assisted households through employment, apprenticeship programs, self-sufficiency programs, and partnerships with agencies serving assisted housing recipients.
- Administration of the Family Self-Sufficiency Program and Individual Development Accounts and other options such as Section 8 Homeownership, Home Start Plus, other mortgage assistance programs as well as programs that promote family/individual self-sufficiency and homeownership.
- Developing partnerships to promote housing opportunities linked with services for special populations such as homeless, disabled, domestic violence victims, families in transition, and frail elderly. Some of these referral and coordination activities include:
  - Employment, apprenticeship & training services
  - Seasonal & temporary employment
  - Job placement and workforce skills
  - Volunteer work experience
  - Financial counseling
  - Homeownership counseling
  - Child care resource and referral
  - Parenting and family development
  - Self-help housing
  - Legal counseling
  - Transportation services
  - Educational assistance, GED, certification programs
  - Mental health & substance abuse treatment

Numerous agencies and organizations have provided an on-going array of services to help alleviate poverty within the Longview/Kelso community:

- The Longview-Kelso HOME Consortium has partnered with non-profit housing developers, private lending institutions, and citizens to construct and/or renovate housing in order to assist low-income persons with attaining homeownership status and building financial equity, as well as promoting neighborhood reinvestment.
- The Cities of Longview and Kelso are actively seeking industrial tenants for their respective industrial parks to create family wage jobs. The initial development of the Mint Farm Industrial Park and partnership with Weyerhaeuser Company to expand the Mint Farm is one example.
- The Cities often partner with the Cowlitz Economic Development Council in developing new projects or assisting existing businesses, and attracting outside business to locate within the jurisdictions.
- The City of Longview fosters a friendly atmosphere for commercial economic development through rezoning and/or the construction permitting system. The new Triangle Center Development is an example of increasing commercial business opportunities within the community.

- The redevelopment of several commercial properties within West Kelso has also contributed to expanded economic opportunities.
- The Lower Columbia Community Action Council, Inc. acts as a Washington State Work Source agency to supplement the Kelso Work Source Office.
- The Regional Conference and Special Events Center has increased tourism to this area, which may increase job opportunities.
- The Longview and Kelso Housing Authorities provide a very successful Self- Sufficiency Program for Section 8 tenants wishing to participate. This program encourages families and individuals to reach their financial, housing, and personal goals and become self-sufficient upon leaving the Section 8 program.
- Lower Columbia College, centrally located in Longview, provides remedial education, GED and High School Diploma completion, job retaining, job certification, and a variety vocational training programs for area residents. The College also provides general education requirements which are accredited for transfer to 4-year colleges and universities. A TRIO Program (Student Support Services) enables individual academic support to low income, first generation, and/or disabled students to reach their academic goals.
- Lower Columbia Head Start and Early Childhood Education Program (ECEAP) offers preschool education to low income families to ensure their readiness to enter school.
- Longview Public Library actively supports Project READ to assist people in achieving literacy. The continued success of Project READ has made it a nationally recognized program. This is done through one-on-one tutoring and also through assisting people to learn English as a second language.
- Lower Columbia Community Action Council provides a multitude of programs for “building healthy communities one family at a time.” With 33 programs and services the agency provides a comprehensive approach to assisting low through moderate income families and individuals. The three areas of services are Community Services, Energy & Housing, and Career and Family Development. Additionally, the agency partners with the Cities of Longview and Kelso, the Longview and Kelso Housing Authorities, Lower Columbia College, and other agencies with to alleviate poverty through a variety of grant projects funded through HOME and CDBG and other grants. The agency is also classified as a Community Housing Development Organization (CHDO).
- Goodwill provides rehabilitation services for disabled and disadvantaged adults. They offer several programs for individualized job training including, cashiering, computer skills (Word, Excel, Access, Power Point and Internet usage.). Disabled adults may also take classes over the internet at Goodwill or in their own home through Clover College in Medical Transcription or Medical Billing and Coding. Job search services are also included in Goodwill’s program.
- Life Works promotes employment opportunities for people with developmental disabilities. They offer skill training, job search classes, job placement, on-the-job support, assessment, positive behavior support, and social skills training. Residential Resources (Life Works) recently completed a new Service & Employment Center to assist developmentally delayed individuals with basic services, housing, and employment. Enterprise activities which aid in sustaining services to this group will be developed.

- Cowlitz County Habitat for Humanity assists low-income families and individuals in achieving affordable homeownership by holding a zero interest mortgage. Participants assist in the construction of their own homes in partnership with community volunteers.
- Community House provides a homeless shelter for families and individuals. It strives to assist those who need help and choose to progress toward stable housing and self-sufficient living.
- The Emergency Support Shelter assists domestic violence victims and works with them to achieve their personal goals.

## **DESCRIPTION OF THE INSTITUTIONAL STRUCTURE**

The City of Longview, through the Department of Community Development, has overseen the preparation and implementation of the 2009 - 2013 Consolidated Plan and the Annual Plan. Through public hearings and focus groups the Department was able to obtain input from local providers of affordable housing, community, and economic development programs and services, as well as community-based organizations and concerned citizens. The following is a description of the Longview affordable housing, community, and economic development delivery system.

### **A. Public Institutions**

#### **Local Public/Quasi-Public Organizations**

- City of Longview
  - Department of Community Development
    - Coordinates Consolidated Plan activities
    - Administers CDBG and HOME activities
    - Administers planning, zoning, and building activities
  - Department of Public Works
    - Public infrastructure, water, streets
  - Parks and Recreation
    - Operates and maintains parks and recreation facilities/programs
  - Police and Fire Departments
    - Responsible for law enforcement, public safety and fire prevention activities
  - Longview Public Library
    - Sponsors Project READ to promote child and adult literacy
- Longview-Kelso HOME Consortium
  - Provides affordable housing, supportive services and fair housing assistance through coordination among providers, consumers and the private sector
- Longview Housing Authority (LHA)
  - Administers Section 8
  - Implements Family Self-Sufficiency (FSS) and Individual Development Account (IDA) for Longview, Kelso and Kalama Housing Authority clients
  - The LHA Board is appointed by Longview City Council and includes representation by an assisted housing recipient. The LHA Board retains authority for all decisions relating to program and project administration, policy development and agency planning.

- Kelso Housing Authority (KHA)
  - Maintains public housing units
  - Administers Section 8
  - The KHA Board is appointed by the Kelso City Council and has historically included representation by a public housing resident. The KHA Board retains authority for all decisions relating to program and project administration, policy development, and agency planning.
- Cowlitz-Wahkiakum Council of Governments
  - Implements planning activities, including housing, land use and transportation
  - Administers State and Federal grants
  - Staff and planning assistance for the Regional Housing Advisory Committee
  - Staff and planning assistance to the Cowlitz Continuum of Care
- Social Services Coordinating Council
  - Informal consortium of service providers to coordinate needs and programs within the region
- Cowlitz County Human Services
  - Provides supportive services to special needs populations
- Lower Columbia College
  - Provides educational and technical assistance and job training
- School Districts (Longview, Kelso)
  - Provides primary and secondary public education for public school students and transportation
  - Services for homeless students.
- Community Urban Bus System (CUBS)
  - Provides public transit for Cowlitz County, including services for elderly and handicapped
- Cowlitz County Health Department
  - Provides health services to low-income families
- Family Health Center
  - Provides health services to very low income families and individuals
- Southwest Washington Area Agency on Aging
  - Provides housing, information and referral services to seniors in Cowlitz County

### **State Departments**

- Department of Community, Trade & Economic Development (CTED)
  - Offers financial assistance for economic development to local governments and non-profits
  - Coordinates the Balance of State Homeless Planning for WA State
  - Administers state housing programs, including Housing Trust Fund
- Washington Housing Finance Authority
  - Issues bonds for loans and grants to develop affordable housing and to promote homeownership
- Vocational Rehabilitation Services
  - Provides financial and supportive services to individuals with severe disabilities
- Social & Human Services
  - Provides housing assistance, financial and supportive services to special needs populations of all ages (developmentally disabled, physically disabled, alcohol/drug abuse, mentally ill)
- Department of Transportation
  - Provides financial assistance to local governments for street and highway improvements Funds other modes of transportation, including rail and transit

## **B. Nonprofit Organizations**

- Community House on Broadway – Provides emergency shelter to adults and families, congregate meals, veteran’s services, life and job skills training
- Emergency Support Shelter – Temporary housing for persons experiencing domestic violence. Offers life skills and housing assistance
- Lower Columbia Community Action Council (CAP) – Provides area food bank, job placement, life/job skills counseling, transportation, and housing development for low-income/special populations (CHDO)
- Life Works - Provides housing and supportive services for developmentally disabled
- S.L. Start - Provides support services for chronically mentally ill persons.
- Salvation Army – Provides supportive services to at-risk homeless
- Cowlitz County Chapter American Red Cross - Provides supportive/emergency services to persons experiencing a natural or man-made disaster
- Family Health Center – Offers medical care for low-income families and individuals.
- ARC of Cowlitz County - Provides supportive services to the mentally disabled
- Lower Columbia Mental Health - Provides supportive services and housing to at-risk homeless with mental illness
- Drug & Alcohol Prevention Center – Offers counseling and transitional housing for persons with substance abuse issues
- Habitat for Humanity, Cowlitz County Chapter - Provides and develops homeownership opportunities for very low income households
- United Way - Fund disbursement for agencies that provide emergency, transitional housing, and supportive services for at risk and homeless populations in a manner which assists other provider agencies
- Financial Education Resource Center (FERC) provides housing and foreclosure avoidance counseling

## **C. Neighborhood Associations**

- Highlands Neighborhood Association – Provides community involvement for neighborhood citizens
- Westside Neighborhood Association - Provides community involvement for neighborhood citizens

## **D. Private Industry**

- Financial Institutions - Provide underwriting, insuring, and lending/financing for affordable housing projects
- Private Developers - Provides private investment and management for the development of affordable housing; includes seeking potential affordable housing financing approval
- Real Estate Industry - Provides assistance in identifying housing which could help qualify or secure rental or homeownership opportunities; real estate industry participates in the City of Longview's first-time homebuyer program and Fair Housing activities
- Construction Industry - Provides new construction/rehabilitation of affordable housing units and participation in the City of Longview CDBG and HOME funded rehabilitation program
- Cowlitz Economic Development Council - Provides technical assistance to businesses and markets the area to prospective employers
- Chamber of Commerce - Represents private businesses not directly related to housing, but with information regarding affordable housing issues; responsibilities include developing support within business community for affordable housing, community, and economic development activities

## **Overcoming Gaps**

### **A. Strengths in the institutional delivery system**

- Strong commitment in the community to work on housing issues, as evidenced by the Housing Advisory Committee, the Cowlitz Housing First! Coalition.
- Steady funding from HOME, CDBG and Document Recording Fees support sustained neighborhood and housing improvement.
- Established linkages with area service providers and community-based programs.
- Strong cooperation between city administration and city council.
- City council responsiveness to neighborhood concerns.

### **B. Weaknesses in the institutional delivery system**

- Resources for non-profit housing development operational support are limited. Although there is enough work for more than one CHDO, it would be difficult to support more than one.
- People with skills and experience in non-profit housing development are limited in the area.
- Affordable housing activity is concentrated in Longview and Kelso. Choices of affordable housing in Cowlitz County outside Longview-Kelso are limited.
- The internal demands on each organization take away time and resources needed for cooperative ventures.
- Dynamics of the rental market often create adversarial relationships between tenants, landlords, and neighborhoods.
- Assessing costs of demolition and assessments against the property can result in adding a new barrier to the productive reuse of property.
- Restrictions placed on use of government funds, such as new lead regulations, make housing rehabilitation more costly and more complex.

### **C. Strategy to overcome weaknesses in institutional delivery system**

- Support efforts of organizations such as the Regional Housing Advisory Committee and the Cowlitz Housing First Coalition that bring various groups together to share information and work on cooperative projects.
- Utilize the current CHDO to expand housing opportunities.
- Provide support, technical assistance, and funding to non-profit organizations indicating an interest in working towards CHDO/CBDO status.
- Work with Longview Housing Authority, Kelso Housing Authority and other agencies to expand affordable housing opportunities throughout the county.
- Recruit new housing construction partners to provide rehabilitation and home modifications for the disabled.
- Expand initiatives focused on encouraging tenant-landlord relations.
- Use a strategic approach to market the assets and opportunities of Longview.

## **COORDINATION EFFORTS**

The City of Longview will continue to maintain and pursue agency coordination by:

- Working with non-profit organizations to increase staff capacity to undertake affordable housing and supportive social services.
- Providing systematic training, technical assistance, and peer assistance for those involved in the financing, production, rehabilitation, and management of affordable housing and related supportive services.
- Serving as a clearinghouse for sharing information on programs, codes and regulations, and other building and program techniques that contribute to affordable housing.
- Cultivating positive, cooperative working relationships among housing and homeless advocates.
- Continue support and participation in the network of non-profit organizations, private organizations, foundations and other philanthropic organizations, lenders, corporations, and local government agencies that play key roles in housing and neighborhood vitality.

## **PUBLIC HOUSING AUTHORITIES STRATEGY**

The Longview and Kelso Housing Authorities (LHA and KHA) will implement the activities described below in their respective plans. Many of the activities are designed to assist recipients of housing assistance in moving towards homeownership. The public housing strategies outlined below are excerpted from "The Streamlined 5-Year Plan for Fiscal Years 2005-2009" prepared by the Longview Housing Authority. Where applicable, notations for Kelso Housing Authority are added.

### **Strategies to Serve Low-and-Moderate Income Households**

1. Maximize the number of affordable units available within LHA's jurisdiction by:
  - Increasing lease-up rates through payment standards that allow families to rent throughout the county;
  - Increasing lease-up rates by marketing the program to owners, especially those outside of areas of minority and poverty concentrations;
  - Increasing lease-up rates by screening Section 8 applicants to increase landlord acceptance;
  - Participating in the Consolidated Plan process to ensure coordination with broader community strategies;
  - Pursuing opportunities to preserve affordable housing.
2. Increase the number of affordable housing units by:
  - Applying for additional section 8 units, should they become available;
  - Leveraging affordable housing resources in the community through the creation of mixed-finance housing;
  - Pursuing housing resources other than public housing or Section 8 tenant-based assistance.
3. Target available assistance to the elderly by:
  - Applying for special-purpose vouchers, should they become available.
4. Target available assistance to families with disabilities by:
  - Modifications to public housing based on the Section 504 Needs Assessment for Public Housing (LHA does not own public housing; they do own/manage 382 units of affordable, market rate housing, with another 54 units in development.)

- Applying for special purpose vouchers targeted to families with disabilities, should they become available;
  - Affirmatively marketing to local non-profit agencies that assist families with disabilities.
5. Conduct activities to affirmatively further fair housing by:
- Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units;
  - Marketing the Section 8 program to owners outside of areas of poverty/minority concentrations.
6. Target assistance to groups with greatest need:
- Target 75% to families at or below 30% AMI.
  - Target up to 25% to families at or below 50% AMI who demonstrate a need defined in the Administrative Plan.
  - Target available assistance to the elderly through special purpose vouchers, if available.
  - Target available assistance to families with disabilities by applying for special-purpose vouchers, if available.
  - Project-base vouchers in conjunction with creation of affordable housing units for special needs populations.

### **Waiting List Strategies**

There are over 1,700 Cowlitz County households on the LHA waiting list as of April 2009. While not all of these households have been verified as meeting income requirements, the waiting list is currently closed, due to its length. Expedited housing placement is provided to the following priority populations:

- Graduates of a transitional housing under HOME-TBRA

Kelso Housing Authority has a wait list of 503 for its 100 units of public housing, and a wait list of 521 for Section 8 Housing Choice Vouchers. The wait list is currently open (April 2009) and includes only those households who have been pre-screened as income-eligible for housing assistance. Expedited housing placement is provided to the following priority populations:

- Graduates of transitional housing programs under HOME-TBRA
- Persons involuntarily displaced(disaster, code enforcement, no-cause eviction)
- Persons living in substandard housing
- Homeless persons
- Households with extreme rent burden (>50% of income)

### **Strategies to Improve the Living Environment of Low-and-Moderate Income households**

1. Maintain self-sufficiency and homeownership programs.
  - Section 8 Homeownership Program
  - SHARE Sweat Equity Housing Rehab/Homeownership Program
  - Family Self-Sufficiency Program (LHA and KHA)

### **Public Housing Needs**

There are 100 units of public housing in Cowlitz County, owned and operated by Kelso Housing Authority. Cowlitz Villa contains half of the units, which are one-bedroom, one bath units reserved for low- income, elderly and disabled households and the balance are larger family

units at Kelso Homes. There is a community building on site, with a kitchen, recreation room and crafts room. These units are in fair condition.

Kelso Homes Improvements:

- Bathrooms have pressboard cabinets, old sinks, tubs and inefficient toilets
- Water heaters are old and need replacement
- Floors and lighting are in need of updating
- Laundry facilities are poorly designed and cabinets need to be replaced
- Heaters need to be replaced with energy-efficient wall units
- Exterior doors are rusted and need replacement
- Water heater closet doors need to be replaced
- Vinyl siding is damaged on several buildings

Cowlitz Villa Improvements:

- Flooring in most units is asbestos tile
- Roofs need to be replaced
- Woodwork on exterior has some dry rot and needs to be repaired and painted
- Brick exterior needs to be sealed
- Floors need to be replaced with the exception of kitchens
- Bathrooms need updating with new cabinets, toilets, sinks and tubs
- All lighting needs to be replaced
- Heaters need to be updated to energy-efficient wall units
- Water heaters are old and need replacement
- Exterior doors need to be replaced.

In addition, Kelso Housing Authority owns and manages the Chinook Apartments, which includes 21 SRO units for formerly homeless persons with chronic mental illness, and the Columbia Apartments, with 29 units of market-rate affordable housing with supportive mental health services. The Columbia is in need of a roof replacement (2009). There is no Section 504 plan in effect for Kelso Housing Authority at this time.

# ANNUAL ACTION PLAN (2009-2013)

## EXECUTIVE SUMMARY

The City of Longview 2009-2013 Action Plan is designed to strategically implement federal programs which fund housing, community and economic development projects within the city. The action plan is for the first year of the five year 2009-2013 Consolidated Plan currently being developed which proposes strategies and activities to address identified community needs. The annual action plan will describe housing, community and economic objectives and activities to be funded by the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs for the next program year. The annual Action Plan serves the following functions for the city:

- An application for CDBG and HOME funds under HUD's Entitlement formula grant
- An action plan that details the proposed activities for the coming year using HOME and CDBG Program Funds.

The overall goals of the housing, community and economic development programs covered by the Consolidated Plan are:

1. Retain and expand safe and affordable housing resources for extremely low, very low, and low to moderate income households.
2. Promote economic prosperity so that low and moderate income persons have expanded opportunities to improve their standard of living and quality of life.
3. Promote healthy, balanced neighborhoods through the provision of community facilities, infrastructure, public safety, affordable housing, recreational opportunities, and appropriate public services.

Housing goals carried out through the HOME program include:

1. Expand home ownership opportunities through housing development, rehabilitation and direct assistance.
2. Expand the supply of affordable housing through rehabilitation of owner-occupied and rental housing and the development of new rental housing.
3. Assist cost-burdened low-income rental households through Tenant Based Rental Assistance.



# SF 424

The SF 424 is part of the CPMP Annual Action Plan. SF 424 form fields are included in this document. Grantee information is linked from the 1CPMP.xls document of the CPMP tool.

## SF 424

Complete the fillable fields (blue cells) in the table below. The other items are pre-filled with values from the Grantee Information Worksheet.

|  |   |  |   |
|--|---|--|---|
| Date Submitted 06-12-2009  | Applicant Identifier                      | <b>Type of Submission</b>  |   |
| Date Received by state   | State Identifier                          | <b>Application</b>   | <b>Pre-application</b>                    |
| Date Received by HUD   | Federal Identifier                        | <input checked="" type="checkbox"/> Construction   | <input type="checkbox"/> Construction     |
|  |   | <input type="checkbox"/> Non Construction  | <input type="checkbox"/> Non Construction |
| Applicant Information  |   |  |   |
| <b>City of Longview</b>  |   | WA530840 Longview  |   |
| 1525 Broadway  |   | 141152996  |   |
| PO Box 128   |   | Consortium   |   |
| Longview   | Washington                                | Community Development  |   |
| 98632  |   | NA   |   |
| <b>Employer Identification Number (EIN):</b>   |   | Cowlitz  |   |
| <b>91-6001367</b>  |   |  |   |
| <b>Applicant Type:</b>   |   | <b>Specify Other Type if necessary:</b>  |   |
| Consortia  |   |  |   |
| Program Funding  |   | <b>U.S. Department of Housing and Urban Development</b>  |   |
| Catalogue of Federal Domestic Assistance Numbers; Descriptive Title of Applicant Project(s); Areas Affected by Project(s) (cities, Counties, localities etc.); Estimated Funding               |   |  |   |
| <b>Community Development Block Grant</b>   |   | 14.218 Entitlement Grant   |   |
| CDBG Project Titles: Highlands Neighborhood Trail, Segment 1, Phase 1 & 2; HELP Warehouse; Archie Anderson Park Master Plan.   |   | Description of Areas Affected by CDBG Project(s) Community-wide Low and Moderate income families for HELP Warehouse; Highlands Neighborhood Area Benefit for Neighborhood Trail.   |   |
| \$366,663 CDBG Grant Amount  | \$0 Additional HUD Grant(s) Leveraged     | Describe   |   |
| \$62,639 Additional Federal Funds Leveraged  | \$88,840 Additional State Funds Leveraged |  |   |
| \$35,000 Locally Leveraged Funds   | \$52,386 Grantee Funds Leveraged          |  |   |
| \$0 Anticipated Program Income   | Other (PI Prior Years) \$115,520          |  |   |
| Total Funds Leveraged for CDBG-based Project(s) \$354,367  |   |  |   |
| <b>Home Investment Partnerships Program</b>  |   | 14.239 HOME  |   |
| HOME Project Titles Campus Towers Bath Tub Conversion; TBRA for Domestic Violence Victims; TBRA for Drug Court/HOPE Court Participants; and Cowlitz County Habitat for Humanity-Building HOPE. |   | Description of Areas Affected by HOME Project(s) Campus Towers Senior Housing is located north of the Civic Center & adjacent to Lower Columbia Community College; Habitat has not yet chosen sites; Other projects will benefit Community-wide Low and Moderate Income. |   |
| \$385,358 HOME Grant Amount  | \$0 Additional HUD Grant(s) Leveraged     | Describe   |   |

|   |                                      |
|---|--------------------------------------|
| \$0 Additional Federal Funds Leveraged                    | \$0 Additional State Funds Leveraged |
| \$218,695 Locally Leveraged Funds                         | \$0 Grantee Funds Leveraged          |
| \$700 Anticipated Program Income                          | Other (Describe)                     |
| Total Funds Leveraged for HOME-based Project(s) \$219,395 |                                      |

|   |                                     |   |
|---|-------------------------------------|---|
| <b>Housing Opportunities for People with AIDS</b> |                                     | 14.241 HOPWA                                      |
| HOPWA Project Titles                              |                                     | Description of Areas Affected by HOPWA Project(s) |
| \$HOPWA Grant Amount                              | \$Additional HUD Grant(s) Leveraged | Describe  |
| \$Additional Federal Funds Leveraged              |                                     | \$Additional State Funds Leveraged                |
| \$Locally Leveraged Funds                         |                                     | \$Grantee Funds Leveraged                         |
| \$Anticipated Program Income                      |                                     | Other (Describe)                                  |
| Total Funds Leveraged for HOPWA-based Project(s)  |                                     |   |

|  |                                     |   |
|--|-------------------------------------|---|
| <b>Emergency Shelter Grants Program</b>        |                                     | 14.231 ESG                                      |
| ESG Project Titles                             |                                     | Description of Areas Affected by ESG Project(s) |
| \$ESG Grant Amount                             | \$Additional HUD Grant(s) Leveraged | Describe  |
| \$Additional Federal Funds Leveraged           |                                     | \$Additional State Funds Leveraged              |
| \$Locally Leveraged Funds                      |                                     | \$Grantee Funds Leveraged                       |
| \$Anticipated Program Income                   |                                     | Other (Describe)                                |
| Total Funds Leveraged for ESG-based Project(s) |                                     |   |

|   |  |  |  |
|---|--|--|--|
| Congressional Districts of:   |  | Is application subject to review by state Executive Order 12372 Process? |  |
| Applicant Districts 03  | Project Districts 03                   | <input type="checkbox"/> Yes   | This application was made available to the state EO 12372 process for review on DATE |
| Is the applicant delinquent on any federal debt? If "Yes" please include an additional document explaining the situation. |  | <input checked="" type="checkbox"/> No                                   | Program is not covered by EO 12372   |
| <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No | <input type="checkbox"/> N/A   | Program has not been selected by the state for review                                |

|   |                |               |
|---|----------------|---------------|
| Person to be contacted regarding this application |                |               |
| Julie   | M              | Hourcle'      |
| Entitlement Program Coordinator                   | 360.442.5081   | 360.442.5953  |
| julie.hourcle@mylongview.com                      | Mylongview.com |               |
| Signature of Authorized Representative            |                | Date Signed   |
|   |                | June 11, 2009 |

## B. RESOURCES

### 1. Federal Entitlement Resources

The activities outlined in the Strategic Plan will be carried out during FY 2009-2013 using the City of Longview's HOME and Community Development Block Grant (CDBG) entitlement allocations. It is anticipated that \$385,358 from HOME funds and \$366,663 in regular CDBG funds and \$98,660 in CDBG recovery funds will be available, for a total of \$850,681. These and additional resources are shown below.

|  |                   |
|--|-------------------|
| <b>CDBG Entitlement</b>                                    | <b>\$ 366,663</b> |
| <b>CDBG - American Recovery &amp; Investment Act</b>       | <b>98,660</b>     |
| <b>CDBG Program Income – Administration &amp; Planning</b> | <b>10,709</b>     |
| <b>CDBG Program Income – Main Entitlement Funding</b>      | <b>113,685</b>    |
| <b>HOME</b>  | <b>385,358</b>    |
| <b>TOTAL FEDERAL ENTITLEMENT RESOURCES</b>                 | <b>\$ 975,075</b> |

|   | <b>Allocated</b>  | <b>Resources</b>  |
|---|-------------------|-------------------|
| <b>2009 CDBG Entitlement</b>  |                   | <b>\$366,663</b>  |
| <b>Community Facilities</b><br>Highlands Neighborhood Trail – Construct a 10' wide, 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.<br>City of Longview Public Works Department | <b>\$ 238,331</b> | <b>\$ 113,685</b> |
| <b>Public Services</b><br>HELP Warehouse – Support food bank services to Longview residents<br>Lower Columbia Community Action Council  | <b>\$ 54,495</b>  |                   |
| General Administration & Planning (20%) @ \$73,333  |                   |                   |
| <b>CDBG Administration</b><br>Administration of the CDBG Program (15%)  | <b>\$ 54,999</b>  |                   |
| <b>Planning (5%)</b><br>Archie Anderson Park Master Plan – Develop a master plan for a park located within Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners.<br>City of Longview Parks & Recreation Department                       | <b>\$ 18,165</b>  | <b>\$ 1,835</b>   |
| <b>CDBG – American Recovery &amp; Investment Act</b>  |                   | <b>\$ 98,660</b>  |
| <b>Unobligated Economic Stimulus Funding</b>  | <b>\$ 98,660</b>  |                   |
| <b>Other Unobligated</b>  |                   |                   |
| <b>Roll-Over to 2010</b>  |                   | <b>\$ 9,547</b>   |
| <b>TOTAL CDBG</b>   | <b>\$ 464,650</b> | <b>\$ 590,390</b> |

| <b>2009 FUNDING RESOURCES<br/>HOME</b>   |                   |                   |
|--|-------------------|-------------------|
|  | <b>Allocated</b>  | <b>Resources</b>  |
| <b>2009 HOME Entitlement</b>   |                   | <b>\$ 385,358</b> |
| <b>Rental Rehabilitation</b><br>Campus Towers – Bath modifications for elderly safety & hygiene for 103 units<br>Campus Towers   | <b>\$ 74,154</b>  |                   |
| <b>Homeownership</b><br>Building HOPE (Kelso) – Acquisition, infrastructure, utility and construction permit costs for a single-family or multifamily lot. Demolition costs may be included.<br>Cowlitz Habitat for Humanity                       | <b>\$ 40,000</b>  |                   |
| Building HOPE (Longview) – Acquisition, permits and infrastructure of 2-3 parcels of property to construct 2-3 homes for low income families. One lot may be multifamily. Demolition costs may be included.<br>Cowlitz County Habitat for Humanity | <b>\$ 120,000</b> |                   |
| <b>Tenant-Based Rental Assistance</b><br>TBRA for Domestic Violence Survivors – Provide rental assistance to 2 families/individuals for 15 months.<br>Kelso Housing Authority  | <b>\$ 13,830</b>  |                   |
| TBRA for Drug Court Participants – Provide rental assistance to 2 families/individuals for 15 months through Drug Court<br>Kelso Housing Authority   | <b>\$ 10,888</b>  |                   |
| <b>Community Housing Development Organization (CHODO)</b><br>Lower Columbia Community Action Council   | <b>\$ 57,804</b>  |                   |
| <b>Administration</b><br>Administration of the HOME program and TBRA administration.   | <b>\$ 38,536</b>  |                   |
| <b>Roll-Over to 2010</b>   | <b>\$ 30,146</b>  |                   |
| <b>TOTAL HOME</b>  | <b>\$ 385,358</b> | <b>\$ 385,358</b> |

|   |                   |                   |
|---|-------------------|-------------------|
| <b>HOME Allocation</b>                                |                   | <b>\$ 385,358</b> |
| Administration (10%)                                  | <b>\$ 38,536</b>  |                   |
| CHDO Set Aside (15%)                                  | <b>\$ 57,804</b>  |                   |
| Longview Base Allocation (75% of \$258,874 remaining) | <b>\$ 216,764</b> |                   |
| Kelso Base Allocation (25% of \$258,874 remaining)    | <b>\$ 72,254</b>  |                   |
| <b>TOTAL HOME</b>                                     | <b>\$ 385,358</b> | <b>\$ 385,358</b> |

## B. 2. OTHER RESOURCES

In addition to the City's above noted CDBG and HOME resources, the following tables provide estimates of other resources that are available to address affordable housing, community, and economic development needs in the Longview-Kelso area over the coming year.

| TYPE   | Estimated Amount | Notes   |
|--|------------------|---|
| <b>HOUSING NEEDS</b>   |                  |   |
| Document Recording Fees  |                  | Collected by county; distributed to cities per formula      |
| • Low Income Housing-LV  | 51,412           |   |
| • Low Income Housing-Kelso   | 15,691           |   |
| Neighborhood Stabilization Program (Kelso only) – if approved        | 410,000          | Housing rehab, rentals, home ownership, housing development |
| Kelso CDBG Program Income  | 627,211          | Housing rehabilitation-restricted                           |
| KHA Public Hsg Capital Improvements                                  | Unknown          | Stimulus funding  |
| KHA Public Housing   | 211,968          | Annual estimated HUD payment                                |
| KHA Housing Vouchers   | 1,366,277        | Annual estimated HUD payment                                |
| LHA Housing Vouchers   | 4,456,084        | Annual estimated HUD payment                                |
| LHA Mod Rehab Vouchers   | 77,288           | Annual estimated HUD payment                                |
| Weatherization Funds   | 168,000          | 80% of funds to county go to LV-K                           |
| Weatherization Funds   | 702,400          | 80% of stimulus funding to LV-K                             |
| LIHEAP Home Energy Assistance  | 856,000          | 80% of funds used in LV-K                                   |
| <b>HOMELESS NEEDS</b>  |                  |   |
| Document Recording Fees  |                  | Collected/retained by County & awarded to projects          |
| • Homeless Assistance  | 157,150          |   |
| • New Homeless Doc Fee (2009)  | 88,000           |   |
| FEMA/United Way Emergency Needs                                      | 62,000           | Federal formula to United Way                               |
| FEMA/United Way – Stimulus Funding                                   | 62,000           | Est. additional funding formula                             |
| WA State ESAP Prevention Funds                                       | 80,452           | CTED distributes by formula                                 |
| WA State ESG Shelter Funds   | 41,735           | CTED distributes by formula                                 |
| WA State Homeless Prevention/Rapid Re-housing Funds – Stimulus Funds | 410,397          | CTED distributes by formula                                 |
| VAWA Transitional Housing Grant                                      | 250,000          | Competitive application pending                             |
| Chinook Perm. Supportive Housing (KHA)                               | 81,400           | Federal formula distribution                                |
| <b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>                          |                  |   |
| Family Self-Sufficiency Program (KHA)                                | 22,901           | Annual estimated HUD payment                                |
| Family Self-Sufficiency Program (LHA)                                | 56,980           | Annual estimated HUD payment                                |
| Assets for Independence/IDA Program                                  | 200,000          | CAP secures from state/federal \$                           |
| CSBG Block Grant   | 125,000          | Estimate from formula via CTED                              |
| CSBG Stimulus Grant  | 125,000          | Estimate from formula via CTED                              |
| TANF Stimulus Grant – WA State                                       | Unknown          | \$4 million to be distributed                               |
| WorkSource Stimulus Grant  | Unknown          | \$1 million for region is possible                          |
| AmeriCorps Stimulus Grant  | Unknown          | Grant application under review                              |
| SBA Small Business Loans   | \$7,000,000      | 2007 funding level for Cowlitz                              |
| SBA Section 504 Loans  | \$5,000,000      | 2007 funding level for Cowlitz                              |
| Economic Development Planning  | \$55,000         | Formula for planning to CWCOG                               |

### CDBG “Other Funding” Breakdown by Project

| Project Number | Project Name  | Grantee         | Private         | State           | Federal         | Total Project    |
|----------------|---|-----------------|-----------------|-----------------|-----------------|------------------|
| 2009-1         | Highlands Neighborhood Trail  | 47,984          |                 |                 |                 | \$47,984         |
| 2009-2         | HELP Warehouse  |                 | 35,000          | 88,840          | 62,639          | \$186,479        |
| 2009-3         | Anderson Park Plan  | 2,200           |                 |                 |                 | \$2,200          |
| 2009-4         | Basketball Resurfacing<br>(Moved to 2008 CDBG-R)<br><b>PROJECT DENIED</b> |                 |                 |                 |                 |                  |
| <b>TOTAL</b>   |   | <b>\$50,184</b> | <b>\$35,000</b> | <b>\$88,840</b> | <b>\$62,639</b> | <b>\$236,663</b> |

2009-2:

EFAP – Emergency Assistance Food Program (State) \$88,840  
 TEFAP – The Emergency Assistance Food Program (Federal) \$25,939  
 Community Services Block Grant (Federal) \$36,700

### HOME “Other Funding” Breakdown by Project

| Project Number | Project Name            | Grantee | Private          | State | Federal | Total Project    |
|----------------|-------------------------|---------|------------------|-------|---------|------------------|
| 2009-5         | Campus Towers Bath      |         |                  |       |         | -0-              |
| 2009-6         | LV Habitat for Humanity |         | 161,000          |       |         | \$161,000        |
| 2009-7         | KL Habitat for Humanity |         | 57,695           |       |         | \$57,695         |
| 2009-8         | KL TBRA - D. Violence   |         |                  |       |         | -0-              |
| 2009-9         | KL TBRA – Drug Court    |         |                  |       |         | -0-              |
| <b>TOTAL</b>   |                         |         | <b>\$218,695</b> |       |         | <b>\$218,695</b> |

## C. ACTIVITIES TO BE UNDERTAKEN

### 2009 Kelso HOME Program Activities

\$ 72,254

#### **Building HOPE**

Acquisition, infrastructure, utility and construction permit costs for a single-family or multifamily lot. Demolition costs may be included.

Cowlitz Habitat for Humanity

**\$40,000**

#### **Tenant Based Rental Assistance for Drug Court Participants**

Provide transitional rental assistance to at least 2 individuals/families enrolled in the Cowlitz Drug Court Rehabilitation Program over a 15-month period.

Kelso Housing Authority

**\$10,888**

#### **Tenant Based Rental Assistance for Domestic Violence Survivors**

Provide transitional rental assistance to at least 2 families referred through the Emergency Support Shelter over a 15-month period

Kelso Housing Authority

**\$13,830**

#### **2010 Roll-Over**

Unallocated funds carried forward.

**\$7,536**

### 2009 Longview HOME Program Activities

\$ 313,104

#### **Building HOPE**

Acquisition, permits and infrastructure of 2-3 parcels of property to construct 2-3 homes for low income families. One lot may be multifamily. Demolition costs may be included.

Cowlitz County Habitat

**\$120,000.00**

#### **Campus Towers**

Bath modifications for elderly safety & hygiene for 103 units

Campus Towers

**\$74,154**

#### **CHDO Set-Aside (15%)**

Lower Columbia Community Action Council

**\$57,804**

#### **Administration**

Administration of the HOME program and TBRA administration

**\$38,536**

#### **2010 Roll-Over**

Unallocated funds carried forward.

**\$22,610**

|  |                  |
|--|------------------|
| <b>2009 Longview CDBG Program Activities</b> | <b>\$366,663</b> |
| <b>CDBG – American Recovery Act</b>          | <b>98,660</b>    |
| <b>CDBG Program Income</b>                   | <b>124,394</b>   |
| <b>TOTAL</b>                                 | <b>\$589,717</b> |

**Highlands Neighborhood Trail**

Construct a 10' wide, 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.

City of Longview Public Works Department

**\$352,016**

**HELP Warehouse**

Support food bank services to Longview residents

Lower Columbia Community Action Council

**\$54,495**

**Archie Anderson Park Master Plan**

Develop a master plan for a park located within Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners.

City of Longview Parks & Recreation Department

**\$20,000**

**Administration**

CDBG Administration (15%)

**\$54,999**

**2010 Roll-Over**

Unallocated funds carried forward.

**\$9,547**

**American Recovery & Investment Act**

Unobligated

**\$98,660**

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     City of Longview

**Priority Need**

Public/Community Facility

**Project Title**

**Highlands Neighborhood Trail, Segment 1, Phase 1 & 2**

**Description**

**Highlands Neighborhood Trail** – Construct a 10’ wide 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 Blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.

City of Longview Public Works Department    \$400,000 (up to depending upon 2009 CDBG Entitlement)

**Highlands Neighborhood Area Benefit**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Highlands Neighborhood, 100 and 200 Block along Dike from Oregon Way to Beech Street.

|   |  |
|---|--|
| Objective Number<br>SL-1.1                      | Project ID<br>6-Main Entitlement                     |
| HUD Matrix Code<br>03f                          | CDBG Citation<br>570.201(c)                          |
| Type of Recipient<br>Local Government           | CDBG National Objective<br>Area Benefit – L/M Income |
| Start Date<br>(mm/dd/yyyy)<br>12-01-2009        | Completion Date (mm/dd/yyyy)<br>10-31-2010           |
| Performance Indicator<br>Opening Ribbon Cutting | Annual Units   |
| Local ID<br>2009-1                              | Units Upon Completion<br>NA                          |

**Funding Sources:**

|                  |               |
|------------------|---------------|
| CDBG             | 400,000 up to |
| ESG              | .....         |
| HOME             | .....         |
| HOPWA            | .....         |
| Total Formula    | 400,000 up to |
| Prior Year Funds | .....         |
| Assisted Housing | .....         |
| PHA              | .....         |
| Other Funding    | 70,000 up to  |
| Total            | 400,000       |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**    City of Longview

**Priority Need**  
Public Service

**Project Title**  
HELP Warehouse

**Description**

Support food bank services to Longview residents. Services are located at 1526 Commerce Avenue and by delivery to affiliated food bank satellite locations throughout Longview.  
Lower Columbia Community Action Program

**0%-50% Median Income Benefit to 300 Families per Month**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Citywide  
Main distribution site at 1526 Commerce Ave., Longview

|  |  |
|--|--|
| Objective Number<br>SL-1.23                | Project ID<br>7 Public Services                |
| HUD Matrix Code<br>05                      | CDBG Citation<br>570.201 (e)                   |
| Type of Recipient<br>Non-Profit            | CDBG National Objective<br>Low-Moderate Income |
| Start Date<br>(mm/dd/yyyy)<br>01-01-2010   | Completion Date (mm/dd/yyyy)<br>12-31-2011     |
| Performance Indicator<br>360 Families Avg. | Annual Units<br>NA                             |
| Local ID<br>2009-2                         | Units Upon Completion<br>700 Famlies           |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | 54,495  |
| ESG              |         |
| HOME             |         |
| HOPWA            |         |
| Total Formula    | 54,495  |
| Prior Year Funds |         |
| Assisted Housing |         |
| PHA              |         |
| Other Funding    | 186,479 |
| Total            | 240,974 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**      City of Longview

**Priority Need**  
Planning

**Project Title**  
**Archie Anderson Park Master Plan**

**Description**  
Develop a master plan for a park located within the Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners. City of Longview Parks & Recreation Dept.    \$20,000. includes \$1,835 in CDBG Program Income

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
Parks & Recreation Department for Highlands Neighborhood

|  |  |
|--|--|
| Objective Number<br>SL-1.3                         | Project ID<br>8-Planning                   |
| HUD Matrix Code<br>20                              | CDBG Citation<br>570.205                   |
| Type of Recipient<br>Local Government              | CDBG National Objective<br>NA              |
| Start Date<br>(mm/dd/yyyy)<br>11-01-2009           | Completion Date (mm/dd/yyyy)<br>11-01-2010 |
| Performance Indicator<br>Planning Report Submitted | Annual Units                               |
| Local ID<br>2009-3                                 | Units Upon Completion<br>NA                |

**Funding Sources:**

|                  |        |
|------------------|--------|
| CDBG             | 18,165 |
| ESG              |        |
| HOME             |        |
| HOPWA            |        |
| Total Formula    | 18,165 |
| Prior Year Funds |        |
| Assisted Housing |        |
| PHA              |        |
| Other Funding    | 3,035  |
| Total            | 22,200 |

The primary purpose of the project is to help:     the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     City of Longview

**Priority Need**

Public Facility

**PROJECT DENIED BY HUD**

**Project Title**

**Archie Anderson Park Basketball Court Resurfacing**

**Description**

Grind surface and install new base and new surface for an existing basketball court located in the Highlands Neighborhood. City of Longview Parks & Recreation Department     **\$98,660**

**Highlands Neighborhood Area Benefit**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Alabama St. at 200 block of 21<sup>st</sup> Ave., Longview /Highlands local target area

|  |   |
|--|---|
| Objective Number<br>SL-1.2               | Project ID<br>CDBG-R Main Entitlement             |
| HUD Matrix Code<br>03f                   | CDBG Citation<br>570.201(c)                       |
| Type of Recipient<br>Local Government    | CDBG National Objective<br>Area Benefit – Low/Mod |
| Start Date<br>(mm/dd/yyyy)<br>06-01-2009 | Completion Date (mm/dd/yyyy)<br>11-01-2009        |
| Performance Indicator<br>Court Reopens   | Annual Units                                      |
| Local ID<br>2009-4                       | Units Upon Completion<br>NA                       |

**Funding Sources:**

|                  |        |
|------------------|--------|
| CDBG-R           | 98,660 |
| ESG              | .....  |
| HOME             | .....  |
| HOPWA            | .....  |
| Total Formula    | 98,660 |
| Prior Year Funds | .....  |
| Assisted Housing | .....  |
| PHA              | .....  |
| Other Funding    | .....  |
| Total            | 98,660 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**      City of Longview

**Priority Need**

Rental Rehabilitation

**Project Title**

**Campus Towers Bath Tub Conversion**

**Description**

Modify bathtub sides to allow walk-in entry for showers to improve elderly safety and hygiene. Campus Towers (This project originally requested CDBG/ARRA Stimulus funding but was not funded. Campus Towers was awarded remaining 2009 HOME funding.)

**This project assists Elderly, Extra Elderly (over 75) and Frail Elderly at Very Low, Low and Moderate Incomes below 80%.**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

1767 20<sup>th</sup> Ave, Longview

|   |  |
|---|--|
| Objective Number<br>DH-3.2                        | Project ID<br>3- Longview                  |
| HUD Matrix Code<br>14B                            | CDBG Citation<br>570.202                   |
| Type of Recipient<br>Non-Profit                   | CDBG National Objective<br>Low-Mod Income  |
| Start Date<br>(mm/dd/yyyy)<br>11/01/2009          | Completion Date (mm/dd/yyyy)<br>06/01/2009 |
| Performance Indicator<br>70-74 Bath tubs modified | Annual Units<br>70-74                      |
| Local ID<br>2009-5                                | Units Upon Completion<br>70-74             |

**Funding Sources:**

|                  |        |
|------------------|--------|
| CDBG             | .....  |
| ESG              | .....  |
| HOME             | 74,154 |
| HOPWA            | .....  |
| Total Formula    | 74,154 |
| Prior Year Funds | .....  |
| Assisted Housing | .....  |
| PHA              | .....  |
| Other Funding    | .....  |
| Total            | 74,154 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     Longview-Kelso HOME Consortium – City of Longview

**Priority Need**  
Homeownership

**Project Title**  
Cowlitz County Habitat for Humanity Longview – Building HOPE 2009-2010

**Description**  
Acquisition, permits, and infrastructure of 2-3 parcels of property to construct 2 to 3 homes for low income families. One lot may be multi-family. Demolition costs may be included.  
Cowlitz County Habitat for Humanity

**3 Families at 50% Median Income or Below**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
Highlands Neighborhood – Addresses to be determined

|   |  |
|---|--|
| Objective Number<br>DH-1.5                | Project ID<br>3-Longview Project           |
| HUD Matrix Code<br>12                     | CDBG Citation<br>570.201(m)                |
| Type of Recipient<br>Non-Profit           | CDBG National Objective<br>Low-Mod Income  |
| Start Date<br>(mm/dd/yyyy)<br>11-01-2009  | Completion Date (mm/dd/yyyy)<br>12-15-2010 |
| Performance Indicator<br>Duplex Completed | Annual Units<br>2                          |
| Local ID<br>2009-6                        | Units Upon Completion<br>3                 |

**Funding Sources:**

|                  |         |
|------------------|---------|
| CDBG             | .....   |
| ESG              | .....   |
| HOME             | 120,000 |
| HOPWA            | .....   |
| Total Formula    | 120,000 |
| Prior Year Funds | .....   |
| Assisted Housing | .....   |
| PHA              | .....   |
| Other Funding    | 161,000 |
| Total            | 181,000 |

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**      Longview-Kelso HOME Consortium – City of Kelso

**Priority Need**  
Homeownership

**Project Title**  
Cowlitz County Habitat for Humanity Kelso – Building HOPE 2009-2010

**Description**  
Acquisition, infrastructure, utility and construction permit costs for a single-family or multi-family lot in Kelso. Demolition costs may be included. Cowlitz County Habitat for Humanity

**1-2 Families at 50% Median Income or Below**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**  
To Be Determined

|  |  |                  |        |
|--|--|------------------|--------|
| Objective Number<br>DH-1.5                 | Project ID<br>4-Kelso Project              | CDBG             | .....  |
| HUD Matrix Code<br>12                      | CDBG Citation<br>570.201(m)                | ESG              | .....  |
| Type of Recipient<br>Non-Profit            | CDBG National Objective<br>Low-Mod Income  | HOME             | 40,000 |
| Start Date<br>(mm/dd/yyyy)<br>11-01-09     | Completion Date (mm/dd/yyyy)<br>11-30-2010 | HOPWA            | .....  |
| Performance Indicator<br>Home(s) Completed | Annual Units<br>1-2                        | Total Formula    | 40,000 |
| Local ID<br>2009-7                         | Units Upon Completion<br>1-2               | Prior Year Funds | .....  |
|  |  | Assisted Housing | .....  |
|  |  | PHA              | .....  |
|  |  | Other Funding    | 57,695 |
|  |  | Total            | 97,695 |

**Funding Sources:** .....

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs

**Table 3C  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     Longview-Kelso Consortium – City of Kelso

**Priority Need**

Direct Rental Assistance

**Project Title**

Tenant Based Rental Assistance for Domestic Violence Survivors

**Description**

Provide rental assistance to 2 families/individuals for 15 months. Kelso Housing Authority

**2 Individuals/families in Tenant Based Rental Assistance, 30% or Below Median Income**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Kelso City Limits

|   |  |
|---|--|
| Objective Number<br>DH-2.3                        | Project ID<br>4- Kelso Project                 |
| HUD Matrix Code<br>05S                            | CDBG Citation<br>570.204                       |
| Type of Recipient<br>Quasi-Public                 | CDBG National Objective<br>Low-Moderate Income |
| Start Date<br>(mm/dd/yyyy)<br>11-01-2009          | Completion Date (mm/dd/yyyy)<br>03-01-2011     |
| Performance Indicator<br>2 Families move to Sec 8 | Annual Units<br>2                              |
| Local ID<br>2009-8                                | Units Upon Completion<br>2                     |

**Funding Sources:**

|                  |        |
|------------------|--------|
| CDBG             | .....  |
| ESG              | .....  |
| HOME             | 13,830 |
| HOPWA            | .....  |
| Total Formula    | 13,830 |
| Prior Year Funds | .....  |
| Assisted Housing | .....  |
| PHA              | .....  |
| Other Funding    | .....  |
| Total            | 13,830 |

The primary purpose of the project is to help:  the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

**Table 3C**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name**     Longview-Kelso Consortium – City of Kelso

**Priority Need**

Direct Rental Assistance

**Project Title**

**Tenant Based Rental Assistance for Drug/HOPE Court Participants\***

**Description**

Provide rental assistance to 2 families/individuals for 15 months through Drug Court\*

Kelso Housing Authority

\* To be allocated to the Emergency Support Shelter if Drug Court ceases.

**2 Individuals/families in Tenant Based Rental Assistance, 30% or Below Median Income**

**Objective category:**     Suitable Living Environment     Decent Housing     Economic Opportunity  
**Outcome category:**     Availability/Accessibility     Affordability     Sustainability

**Location/Target Area**

Kelso City Limits

|   |  |
|---|--|
| Objective Number<br>DH-2.3                        | Project ID<br>4- Kelso Project                 |
| HUD Matrix Code<br>05S                            | CDBG Citation<br>570.204                       |
| Type of Recipient<br>Quasi-Public                 | CDBG National Objective<br>Low-Moderate Income |
| Start Date<br>(mm/dd/yyyy)<br>11-01-2009          | Completion Date (mm/dd/yyyy)<br>03-03-2011     |
| Performance Indicator<br>2 Families move to Sec 8 | Annual Units<br>2                              |
| Local ID<br>2009-9                                | Units Upon Completion<br>2                     |

**Funding Sources:**

|                  |        |
|------------------|--------|
| CDBG             | .....  |
| ESG              | .....  |
| HOME             | 10,888 |
| HOPWA            | .....  |
| Total Formula    | 10,888 |
| Prior Year Funds | .....  |
| Assisted Housing | .....  |
| PHA              | .....  |
| Other Funding    | .....  |
| Total            | 10,888 |

The primary purpose of the project is to help:  the Homeless     Persons with HIV/AIDS     Persons with Disabilities     Public Housing Needs

## FUNDING & PROGRAM FOCUS

There are four types of housing programs offered through HOME funding within the Longview-Kelso Consortium. These are:

- ❑ **HOME Buyer** – Development of affordable housing suitable for first-time home buyers
- ❑ **HOME Rehab** – Renovation of existing stock to return to inventory as owner-occupied units or repairs to owner-occupied housing
- ❑ **Tenant-Based Rental Assistance** – Direct assistance (vouchers) for cost-burdened rental households spending more than 30% of their gross income for housing-related costs, based on HUD Fair Market Rents for Cowlitz County
- ❑ **New Rental & Rental Rehabilitation** – Provision of affordable rental housing through development or renovation of existing stock

General funding guidelines for housing programs over the five-year period are listed below. These are not intended as threshold requirements. They serve as a general framework to guide project approval decisions and to assist in projecting housing accomplishments over the next five years (see Table 2A) as required by HUD.

### Longview

|                   |     |
|-------------------|-----|
| Homeowner Housing | 50% |
| Rental Housing    | 50% |

### Kelso

|                   |     |
|-------------------|-----|
| Homeowner Housing | 70% |
| Rental Housing    | 30% |

## D. Geographic Distribution

Unless otherwise indicated, the geographic distribution of the activities noted above will take place on a citywide and consortium-wide basis. The rationale for this geographic distribution of funds is providing assistance where households reside and efforts to ensure citywide community development needs are addressed.

## E. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

The City does not receive ESG or other homeless program dollars on an entitlement basis. Several local entities provide homeless and special needs services and may seek funding through the State of Washington. The City will continue to provide technical assistance and support for those entities providing homeless and special needs services.

Specific annual activities that will address the needs of homeless individuals and families, prevent homelessness, assist with the transition to permanent housing and independent living, and help meet special needs of the non-homeless population include:

- Tenant Based Rental Assistance for Drug Court Participants (Special Needs & Transitional Housing)
- Tenant Based Rental Assistance for Domestic Violence Survivors (Special Needs & Transitional Housing)

On-going activities the City will pursue to prevent homelessness are:

- Expansion of home ownership opportunities
- Provision of support services, including fair housing and housing counseling services
- Housing rehabilitation to increase the supply of affordable housing stock
- Coordination with affordable housing providers for weatherization, emergency repairs, rent supplements and supportive services
- Consultation with at-risk homeless and special needs providers in an effort to attract more state and Federal resources to the community and to further the "Continuum of Care" supportive housing model and develop a "Housing First" model to reach those not served by the shelter model
- Coordinate economic development and community revitalization efforts with job training and job placement providers

## **F. OTHER ACTIONS**

### **Under-served Needs**

The City will encourage and support other entities in their effort to secure additional public and private funds for affordable housing, community, and economic development.

### **Foster and Maintain Affordable Housing**

The Consortium's HOME allocation will focus on direct assistance to stimulate homeownership and provision of assistance to rental households experiencing extreme cost burdens. The City's CDBG allocation will provide funding for neighborhood revitalization and economic development aimed at improving economic conditions and upward mobility of low and moderate income households.

### **Fair Housing and Barriers to Affordable Housing**

The City of Longview will provide housing counseling services and fair housing educational and investigative services to limit housing discrimination, as well as many other activities to remove barriers to affordable housing.

The City of Longview will continue to encourage the community to understand affordable housing needs and issues and continue to encourage dialogue among individuals and groups within the community. Increased understanding of various programs and their objectives can facilitate more informed decision-making by all segments of the community, thereby reducing or eliminating impediments to fair housing choices.

The Cowlitz-Wahkiakum Regional Housing Advisory Committee will continue to meet on a bimonthly basis to share information, coordinate resources, and participate in problem-solving discussions.

The City of Longview, the Longview Housing Authority, the City of Kelso, and the Kelso Housing Authority will work to continuously improve the management, responsiveness, effectiveness, and efficiency of public programs which impact fair housing choices. All four entities will work for continuous improvements so that publicly managed programs do not exacerbate impediments to fair housing choice.

The City of Longview will use the Consolidated Plan, Annual Performance Reports, and Grantee Performance Reports as opportunities to receive feedback and identify other ways to reduce impediments to fair housing choice.

The City of Longview will encourage the formation and development of community-based housing rehabilitation efforts by nonprofit corporations. The City of Longview allocated approximately \$51,775 in HOME funds for the CHDO set-aside during the coming year.

Longview and Kelso Housing Authorities provide general education to tenants to encourage responsible behavior. Participants are also encouraged to enroll in the Family Self-Sufficiency program. The LHA created a landlord training educational program to inform landlords of their rights and responsibilities as property managers and provides them with information about opportunities to participate in the Section 8 rental program. The training program promotes good management practices, and results in decreased complaints about tenants and landlords.

There is a lack of financial assistance programs to make privately owned housing accessible to persons with disabilities and their families. The City of Longview and the HOME Consortium will seek to expand opportunities for homeownership for persons with disabilities.

The rate of homeownership is lower among minorities and low-income persons. The City of Longview will continue efforts to help the first-time homebuyer through the homebuyer assistance, which also provides housing counseling for homeownership.

Many citizens do not understand their rights under Fair Housing laws. The City of Longview will continue to focus on general education so that citizens are aware when their rights have been violated and landlords and property sellers and related professionals will understand the law and voluntarily comply. The City intends to continue to encourage real estate agents, lenders, and housing providers to fully comply.

### **Evaluate and Reduce Lead-Based Paint Hazards**

The City will implement lead-based paint activities which target efforts in assessing at risk children. The City will rely on the Health Department to test families with young children for elevated blood levels (EBL) and will address identified lead-based paint issues consistent with the lead-based paint strategy contained in the 5 -Year Strategic Plan when providing assistance under its housing programs.

### **Reduce the Number of Families in Poverty**

Programs to assist in reducing poverty and asset development will be offered to qualified persons. Section 8 and public housing assistance is targeted at those with the greatest cost burdens, thus freeing up dollars to meet other household needs that can help to reduce poverty, over the long term. Asset development programs include Family Self-Sufficiency, Individual Development Accounts, and Section 8 Homeownership Assistance. On-going efforts are aimed at creating local opportunities for home ownership to clients receiving public assistance through the Federal Home Loan Bank Board's Home Start Plus Program. Agency coordination to assist families and individuals with financial counseling, job placement and training, and family/individual services will remain a priority.

The City of Longview will provide CDBG assistance to stimulate economic opportunities for low and moderate income households. This assistance is intended to expand job and business opportunities that will lead to upward mobility for low and moderate-income persons and families.

## **Develop Institutional Structure**

The City will continue to support the local CHDO through HOME allocations. In addition, technical assistance is available for nonprofits and neighborhood organizations in their efforts to attain CHDO and/or CBDO status. The City will also continue to work with neighborhood organizations, local lenders and the real estate community in order to improve communication and coordination regarding affordable and fair housing as well as community and economic development efforts.

## **Coordination between Public and Private Housing and Social Service Agencies**

Participation in the Cowlitz-Wahkiakum Regional Housing Advisory Committee offers an on-going mechanism for coordination between entities of various, but related disciplines. The Cowlitz Housing First Coalition is comprised of more than 20 housing and service providers that help to address homelessness, homelessness prevention, and independent living. The Social Services Coordinating Council also offers coordination opportunities for service providers. Each of the aforementioned activities will enhance coordination between public and private housing and social service agencies, including local housing authorities.

## **Foster Public Housing Improvement**

The Longview and Kelso Housing Authorities (LHA and KHA) will implement the following activities:

- Promote self-sufficiency and asset development for assisted households through employment, apprenticeship programs, self-sufficiency programs, and partnerships with agencies serving assisted housing recipients.
- Administration of the Family Self-Sufficiency Program and Individual Development Accounts and other options such as Section 8 Homeownership, Home Start Plus, other mortgage assistance programs as well as programs that promote family/individual self-sufficiency and homeownership.
- Continued solicitation of resident input in agency planning processes.
- Maintain marketing and outreach efforts to reach those with unmet housing needs, and continue coordination efforts with local social service providers.
- Utilization of Capital Improvement Funds for long term needs for family, elderly and disabled housing.
- Continuation of efforts to secure funds for homeless assistance in partnership with local housing providers, social service agencies, the cities of Longview and Kelso, and Cowlitz County.
- Continuation of funding requests for housing vouchers, with emphasis on special needs populations.
- Administration of Section 8 housing programs.
- Administration and maintenance of agency-owned affordable housing units.
- Assist or facilitate the preservation of publicly assisted housing units (with federal, state or local funds) at risk of conversion to market-rate rent, including any associated improvements.
- Develop partnerships to promote housing opportunities linked with services for special populations such as homeless, disabled, domestic violence victims, families in transition, and frail elderly.

## PROGRAM POLICIES

### ADMINISTRATION OF HOME

A maximum of 10% of the annual HOME entitlement funding may be allocated for program administration. It is the policy of the city of Longview that programs be self-supporting to the fullest extent possible, and to preserve the General Fund rather than using it to subsidize administrative costs of special programs. Kelso's portion of the administrative costs of the TBRA program will be paid by the city of Kelso or the agencies benefiting from the program. Administrative costs of the TBRA program will be limited to 5% of the project budget.

### ADMINISTRATION & PLANNING FOR CDBG

A maximum of 20% of annual Community Development Block Grant entitlement funding may be allocated for planning activities and administration of the CDBG program. In prior program cycles, funding was equally split (10%/10%) between planning and administration. During the 2009-2013 program years, up to 15% of program funds will be allocated for administration of the program and 5% will be allocated for planning activities. CDBG funds may be used to cover HOME administrative costs, as needed.

### AFFIRMATIVE OUTREACH

A list of agencies, churches, organizations, and publications is maintained for affirmative outreach. The categories comprising the list include ethnic minority, senior and disabled. The list is included in each contract to the agency for marketing projects. Advertising for community meetings and public hearings offers assistance to non-English speaking persons.

### AFFORDABILITY PERIOD

HOME-assisted rental units carry rent and occupancy restrictions for varying lengths of time, known as the affordability period. The HOME Program requires a minimum affordability period for all rental projects receiving HOME funds, depending on the average amount of HOME funds invested in each unit and the type of activities performed using HOME funds. Projects financed through Community Development Block Grant Program (CDBG) have no affordability period for re-funding those dollars.

| Activity                                       | Average Per Unit HOME                                      | Minimum Affordability Period             |
|--|--|--|
| Homebuyer & Rental Projects                    | Less than \$15,000<br>\$15,000 - \$40,000<br>Over \$40,000 | Five years<br>Ten years<br>Fifteen years |
| Refinance of Rehab Project                     | Any dollar amount  | Fifteen years                            |
| New Construction or Acquisition of New Housing | Any dollar amount  | Twenty years                             |

For rental projects, rent and occupancy requirements remain in effect for the length of the affordability period. Affordability periods do not apply to homeowner rehabilitation or TBRA activities.

## **CITIZEN PARTICIPATION**

The Longview-Kelso Consortium encourages citizens residing within the Participating Jurisdiction to comment on projects and other aspects of the program at public hearings and in writing throughout the year. There are primarily two times of the year when citizen participation is formalized through public hearings and associated comment periods – Project Design and Allocations, and at the end of each program year through the CAPER (Consolidated Annual Performance Evaluation Report). The following list will explain the opportunities available for citizens, agencies, and other interested persons to participate in the HOME and CDBG Programs:

### **1) Project Design and Allocations November through May**

- November through February – Display ads and legal ads are published in *The Daily News* and *Sasquatch Edition* of *The Daily News* to inform residents and agencies of the opportunity to submit projects. Residents are encouraged to contact agencies and become involved in designing and supporting projects which will meet their needs. We encourage citizens and agencies to collaborate in the submittal of HOME projects and Community Development Block Grant projects. A mailing list is updated for interested agencies and persons to receive notification by mail or e-mail. Technical assistance is provided during this period to agencies and individuals to consult and develop their proposals.
- February 1 – CDBG Project Designs are due. Projects are reviewed by staff and technical assistance is provided.
- March 1 – HOME Projects due. Projects are reviewed by staff and technical assistance is provided.
- March – CDBG Public Hearing is usually held the 4<sup>th</sup> Thursday of March.
- April – HOME Public Hearings are usually held the 3<sup>rd</sup> Tuesday in April in Kelso; and the 4<sup>th</sup> Thursday in April for Longview.
- May – 30 Day Public Comment on Annual Action Plan.

### **2) CAPER (Consolidated Annual Performance Evaluation Report) June through October**

- June through September – Staff requests an Annual Report from agencies and individuals involved in projects for the program year which ends on July 31. Staff then reviews and evaluates the program year for HOME and CDBG. This information is compiled in the Consolidated Annual Performance Evaluation Report (CAPER).
- October – The CAPER is made available for a 15 day public comment period and a public hearing is held in the City of Longview the 4<sup>th</sup> Thursday in October. A Legal Ad and Display ad are published in the Daily News. The public is also notified through the Interested Persons/Agencies mailing list by mail or e-mail.

- 3) **Mailings and Flyers are sent out to agencies and interested persons from an established mailing list.** If you would like to be included in the CDBG/HOME mailing list, please contact the City of Longview at the telephone number or e-mail listed in this Citizen Participation Plan.

- 4) **Public Meetings.** In addition, citizen and agency input and involvement will be encouraged through public meetings, as needed, and the Cowlitz-Wahkiakum Council of Governments Housing Advisory Committee.
- 5) **Internet.** The City of Longview has a HOME and CDBG website under the Community Development Department to inform and involve citizens. Current CDBG and HOME projects are listed on the website with sponsoring agency information and contacts. Fair Housing and Landlord-Tenant links are also included.

Project Design Forms and Budget Forms are available through e-mail, or by contacting the number below.

### **Project Design Development**

Agencies and individuals developing proposals should considering the following when considering projects for the coming program year:

- Priorities within each jurisdiction as documented within the Consolidated Plan
- Current needs of the community as documented within Consolidated Plan
- Staff Review for program eligibility.
- Committed funding from other sources for the particular project.
- Organizational capacity to begin the project within one year from the allocation and begin the drawing funding within one year for CDBG, and two years for HOME. Funding not drawn for a project in a timely manner will require funds to be reallocated. Reallocated funds maintain the original program year and therefore need to be drawn immediately for a newly approved project.
- HOME projects must be completed within 5 years of the Program Year allocated.
- CDBG projects must be completed within 18 months of the Program Year allocated.

### **COMBINED FUNDING YEARS**

Community Development Block Grant (CDBG) funds may be combined for two funding years in order to complete a project requiring more funding than is possible in a particular program year. Where this option is employed the city will notify local agencies and potential applicants typically in November of each year. Each project or phase must be fully funded prior to start of construction and the project must be completed with 18 months.

### **COMMUNITY HOUSING & DEVELOPMENT ORGANIZATION (CHDO)**

Each HOME grantee must set aside at least 15 percent of its HOME allocation for use by Community Housing Development Organizations (CHDOs). A CHDO is a 501 (c) nonprofit organization that meets the following conditions:

1. It must have among its purposes the provision of "decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or by-laws.
2. It must have a demonstrated capacity for carrying out eligible HOME-assisted activities. It can satisfy this requirement by hiring experienced staff or consultants and/or having a plan to train key staff.

3. It must have a history (generally defined as one year) of serving the community within which HOME assisted housing will be located. A newly formed organization may demonstrate that a parent organization has such a history.
4. Its governing board must be comprised of at least one-third residents of low-income neighborhoods, other low-income community residents or elected representatives of low-income community organizations. It must also provide a formal process for low-income program beneficiaries to advise the organization in its decisions regarding design, siting, development, and management of affordable housing.

The jurisdiction must provide the set-aside funds to the CHDO within 24 months of the initial allocation to the PJ and they must be invested in eligible housing that is developed, sponsored or owned by the CHDO.

Up to 5 percent additional HOME funds can be used to pay for CHDO operating expenses. This applies to organizations already receiving set-aside funds and to others that the jurisdiction anticipates will be eligible for funds within the next 24 months.

It is the policy of the Longview-Kelso HOME Consortium that CHDO funds will be limited to 15% during the 2009-2013 funding cycle. Lower Columbia Community Action Council (LCCAC) is the designated CHDO for the Longview-Kelso HOME Consortium. Additional CHDOs are not anticipated during this cycle.

## **GRANTS & LOAN CRITERIA**

### **CDBG Capital Improvement Projects**

Capital improvement projects will generally be funded through loans rather than grants. These loans may be structured as a deferred loan, so that repayment is due upon sale of the property to a new owner. Loan repayment objectives include, but are not limited to:

- Change of use
- Sale of property
- Retirement of original debt

Council retains discretion in determining when the granting of funds would be a more reasonable funding approach.

### **Housing Rehabilitation Projects**

#### Rental Rehabilitation

- Grants will be considered only when the property is owned by a non-profit agency.
- Loans will be used for improvements to privately owned rental properties; loans may be structured as interest bearing, non-interest bearing, or deferred loans, based on the pro forma used to review the loan.

#### Homeowner Rehabilitation

- Loans may be used for improvements to privately owned properties; loans may be structured as interest bearing, non-interest bearing, or deferred loans, based on the pro forma used to review the loan.
- Grants will be considered when homeowner's household income is 30% or less of Median Family Income (MFI)

## HIGHLANDS REVITALIZATION PROJECTS

Since 2007, the Longview City Council has placed a high priority on addressing community development and housing needs within the Highlands neighborhood (census tract 5.02). A revitalization plan was completed and adopted by City Council in 2008, following an extensive neighborhood involvement process. Council will prioritize capital improvement funds according to the phasing of improvements outlined in the plan document.

## HOUSING REHABILITATION & CONSTRUCTION STANDARDS

Housing improvements under the HOME program shall be in compliance with the most recent publication of "Minor Home Repair Program, Rehabilitation Standards & Contractors Manual" published by the Washington State Department of Community, Trade and Economic Development, adopted herein by reference. In addition, all real property improvements shall conform to the International Building Code, as currently and hereafter adopted by the City of Longview. Program activities shall conform to each of the standards listed below for the applicable activity.

### Minimum Property Standards by Activity Type

| Activity  | Minimum Property Standard to be Met   |
|---|---|
| Tenant-Based Rental Assistance                                      | <ul style="list-style-type: none"> <li>• Section 8 Housing Quality Standards (HQS)</li> </ul>   |
| Acquisition of existing housing (no rehabilitation or construction) | <ul style="list-style-type: none"> <li>• City of Longview Municipal Code</li> <li>• International Building Code, as adopted by city of Longview</li> <li>• Section 8 HQS</li> </ul>   |
| Rehabilitation of housing   | <ul style="list-style-type: none"> <li>• Rehabilitation Standards &amp; Contractors Manual, Washington State Dept. of Community, Trade &amp; Economic Development, May 1997</li> <li>• International Building Code, as adopted by the Longview Municipal Code</li> </ul>  |
| New construction of housing   | <ul style="list-style-type: none"> <li>• International Building Code, as adopted by the Longview Municipal Code</li> <li>• Washington State Energy Code</li> <li>• Handicapped accessibility requirements, where applicable</li> <li>• New construction of rental housing must meet site and neighborhood standards at 24 CFR 893.6(b)</li> </ul> |

## INCOME TARGETING

All beneficiaries of HOME program funds must be income-eligible under current HUD Income Guidelines for low-to-moderate income households. CDBG funds are more flexible; under the national objective for housing, the requirement is that 100% of occupants of a single property are low-to-moderate income. Multiple unit properties are required to attain 51% occupancy by low-to-moderate income households. Under the national objective of eliminating slums and blight, there is no income compliance required. CDBG allow aggregation of units to meet housing objectives in a Neighborhood Revitalization Strategy Area or for projects financed through a Community Development Financial Institution operating within a low-to-moderate income target area.

## **MINORITY AND WOMEN-OWNED BUSINESSES**

All projects must include evidence of specific attempts to solicit the involvement of minority and women's business enterprises in the project. A minimum of three requests to bid on aspects of any and all projects is required.

Search the following website for Washington listings:

[www.omwbe.wa.gov](http://www.omwbe.wa.gov)

Scroll down to the "Directory of Certified Firms" or click on Directory at the top of the main page.

## **MOBILE HOME STANDARDS FOR REPLACEMENT AND REHABILITATION**

- Mobile homes that are not on HUD-approved permanent foundations are not eligible unless the owner rents or leases the lot on which the mobile home is located.
- Travel trailers and motor homes are not eligible. Mobile/manufactured homes built prior to June 15, 1976 are not eligible for rehabilitation under HOME or CDBG.
- The home must already meet basic housing codes and standards. Housing that is considered unfit for human habitation under HUD regulations is not eligible for rehabilitation under HOME or CDBG.
- All code violations and conditions not meeting minimum HUD housing standards must be addressed.
- If the existing home is in extreme disrepair such that remodeling will not bring the home up to code, replacement with a manufactured home may be recommended.
- The total of all mortgages must not exceed 95% of the rehabilitated value of the property.

### Manufactured Housing

HOME assistance may be used to rehabilitate an existing manufactured home or to replace a substandard manufactured home. Reconstruction includes the replacement of an existing substandard manufactured housing unit with a new or standard manufactured housing unit. The decision of replacement versus rehabilitation is discretionary, based upon the condition of the manufactured home and the feasibility of rehabilitation.

HOME funds may be used to assist in the development of a manufactured housing community and to assist in the rehabilitation or acquisition of manufactured housing for ownership opportunities. In that case, both rental and ownership rules apply and affordability requirements are differentiated between renters and homeowners.

Income restrictions apply throughout the HOME affordability period. Income restrictions will apply to any subsequent sales of mobile homes on HOME-designated lots and certification of household income is required for purchases of the home.

High and low HOME rent restrictions do not apply to lot rents of owner-occupied mobile homes. The Uniform Relocation Act requirements prevent rent increases for one year following acquisition.

## **PROGRAM INCOME**

Any funds returned to the HOME or CDBG program from loan repayment, refinancing, or sale of properties participating in the program is considered program income, and will be reprogrammed to implement additional eligible projects. Funds originally targeted for housing rehabilitation should revolve back into the rehabilitation program.

## **REFINANCING GUIDELINES**

### **Rental Refinancing**

Refinancing of rental property is only appropriate and eligible when HOME funds are loaned to rehabilitate a project and the refinancing is necessary to permit, or continue affordability as defined by the HOME Program. The following guidelines shall be met:

- The owner must provide a minimum of \$3000 per unit for rehabilitation demonstrated by non-owner labor and materials; or 60% in rehabilitation costs and 40% in refinancing costs.
- The owner must demonstrate that disinvestment of the property has not occurred in the past, and that investment in the property has occurred.
- The owner must demonstrate that in the long-term the project will be successful financed over an extended affordability period.
- The project must state whether the investment is being made to maintain current affordable units, or create additional affordable units, or both.
- The project must be located in within the City of Longview or the City of Kelso.
- The Period of Affordability shall be a minimum of 15 years.
- The HOME funding cannot be used to refinance multi-family loans made or insured by any other federal program, including Community Development Block Grant (CDBG).
- All other HOME requirements apply.

### **Homeowner Refinancing**

The refinancing of homeowner property previously funded with HOME dollars may be made by private lenders during the Period of Affordability. The goal of maintaining homeownership, affordability, stability, increasing the homeowner's equity, and reducing the monthly payments may be realized by refinancing a home under the following conditions:

- The City of Longview will remain in its current or upper lien position.
- No cash back to homeowner, in order to maintain continued affordability and increase homeowner equity.
- The refinance cannot pay off any credit card debt or other credit instruments through closing.
- City of Longview will the approve settlement statement, note and deed of trust for the new lender prior to closing.
- Refinancing will be approved only if it:
  1. Reduces the interest rate for the borrower; and,
  2. The loan amount is not increased beyond its original loan value; and,
  3. Only usual and customary fees are incorporated into the loan.
- The city of Longview must review all loan documents, including settlement statement, note and deed of trust for the new lender prior to loan approval, to determine compliance with program policy.

## **RELOCATION**

It is the intent of the Longview-Kelso Consortium to provide projects that do not result in any relocation of residents. However, should relocation of residents or businesses be required, relocation notices will be the responsibility of the sub-recipient along with all costs associated

with the relocation. This shall be considered in the project budget prior to funding. Tenants moving to a new unit will be permitted a prorated rent after the 20<sup>th</sup> of the month.

## **RESALE / RECAPTURE GUIDELINES**

Grants will have recapture or resale provisions through individual Deeds of Trust. The Consortium Guidelines are as follows:

### **Recapture**

- An upfront agreement between the original homebuyer and the recipient must be signed at the time of purchase. The Recapture option may be used in the event that the house is sold or occupied by other than the new purchaser during the period of affordability for new purchasers. However, the resale option is the preferred method, for purposes of maintaining the affordability of the housing unit. (see below)
- The new purchaser must occupy the property as the family's principal residence during the entire period of affordability, and shall be noted within the Homeowner's HOME loan document and Deed of Trust.
- The Deed of Trust shall state that the Deed holder will have the *Right of First Refusal* to purchase the property during the Period of Affordability, and notes the ending date of the Period of Affordability.
- The recapture amount shall be forgiven on a pro-rated basis based on the period of affordability, times the number of each remaining (partial and full) years left in that period.

### **Resale**

- Resale (rather than recapture) of HOME funds is the preferred method to be used in the event that the house is sold or occupied by someone other than the new purchaser, during the period of affordability for new purchasers. This permits the affected housing unit to be purchased by another income-eligible buyer rather than recapturing the funds and allowing the unit to move to the private market. The new purchaser must be low or moderate income, meeting the HOME Program definition, and occupy the property as the family's principal residence during the entire period of affordability.
- The sales price must be "affordable" to the new purchaser.
- An up-front agreement between the original homebuyer and the Recipient must be signed at the time of purchase. The Agreement shall state the Fair Return equity-sharing provisions between the original homebuyer and the Recipient, and the total amount of HOME Funds invested which will be paid back to the Consortium, should the homeowner sell during the Period of Affordability. The terms of the agreement shall be approved by the Consortium and filed by the Recipient as part of the sales transaction.
- New HOME funds invested for the subsequent low-income homebuyer will extend the period of affordability according to HOME guidelines.
- The original homebuyer, now the home seller, must receive a "fair return" on his or her investment. "Fair Return" is defined as the return of the homeowner's original investment and any capital improvements, not to exceed the newly assessed value at the time of sale, plus 60% of the remaining professionally appraised increase in value at the time of sale, during the affordability period.
- The new purchaser must occupy the property as the family's principal residence during the entire period of affordability, and shall be noted within the Homeowner's HOME loan document and Deed of Trust.

- The Deed of Trust shall state that the Deed holder will have the *Right of First Refusal* to purchase the property during the Period of Affordability, and notes the ending date of the Period of Affordability.

## **RESIDENCY**

In order to participate in a HOME- or CDBG-funded program, at least one person in the family (related by blood or marriage) must be a U.S. citizen or legal alien with photo identification and supporting documentation as required by United States Citizenship and Immigration Services (USCIS).

## **SLUM & BLIGHT, REMOVAL OF**

Removal of Slum and Blighting Influences may be on an area or “spot” basis. Use of the Area basis limits program activities to 30% in a three-year rolling period designated within the CDBG Certification.

## **SUBSIDY LAYERING GUIDELINES**

The Consortium will evaluate each project to ensure that the Consortium does not invest any more HOME funds than necessary to provide affordable housing. The following guidelines will be used in reviewing projects:

- Sources/uses of funds: The project budget shall itemize and provide all sources and uses of funds, both public and private, with attached supporting documentation of committed funds. Funding not committed shall list the contact name, address and phone number to verify potential funding, the funding cycle and potential award date, and availability of funding.
- Certification of Governmental Assistance: A formal certification form from the applicant stating whether or not additional governmental assistance will be provided to the project, and if so, what kind of assistance.
- Reasonable Costs: Staff will review the project for reasonable costs based on 1) costs of comparable projects in the same geographical area; and 2) the qualifications of the cost estimators for the various budget line items. Comparable costs published by recognized industry cost index services may also be used.
- Pro-Forma: The Pro-Forma will be examined for the reasonableness of the rate of return on equity investment for rental property, which should be, at minimum, one percent (1%) and not exceed one and one-half percent (1.5%).

## **SUBSTANDARD BUILDING**

“Substandard building” means any building or portion thereof or the premises on which the same is located, in which there exists any of the conditions listed in LMC 16.32.465 through 16.32.530 to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof. (Ord. 1391 SS 1, 1968; Ord. 1131 SS 1, 1962).

Substandard buildings will be classified as either Reconstruction or Rehabilitated based upon the following criteria:

### Rehabilitation:

Housing – Rehabilitation will not exceed \$50,000 or 50% of the Assessed Building Valuation, whichever is greater.

Commercial and Industrial – Rehabilitation will not exceed \$250,000 or 50% of the Assessed Building Value, whichever is greater.

Reconstruction:

Housing – Reconstruction will exceed \$50,000 or 50% of the Assessed Building Valuation, whichever is greater.

Commercial and Industrial – Reconstruction will exceed \$250,000 or 50% of the Assessed Building Value, whichever is greater.

### **TBRA RENT PAYMENTS**

During the Tenant Based Rental period under the Longview-Kelso HOME program, the tenant is encouraged to maintain the same unit to provide stability in their family’s living environment. Should the tenant need to move during the TBRA rental period, one move will be approved within their maximum two-year period, provided the tenant moves after the 20<sup>th</sup> of the month. Only pro-rated payments between the 20<sup>th</sup> of the month and the end of the month will be reimbursed to the agency on behalf of a current TBRA tenant who moves.

### **URGENT NEED POLICY**

“Urgent Need” is a national objective under the Community Development Block Grant Program that allows communities to allocate funds to address emergency needs that arise during unforeseen events or circumstances, such as a flood or other natural disaster. The City of Longview may use CDBG to fund activities designed to meet eligible community development needs having a particular urgency when:

- (1) the activity is designed to alleviate existing conditions which pose a serious and immediate threat to the health or welfare of the community; and
- (2) the condition is of recent origin or recently became urgent. (A condition will generally be considered to be of recent origin if it developed or became urgent within 18 months preceding the certification by the unit of general local government.); and,
- (3) the city is unable to finance the activity on its own.

In such circumstances, the City Council will declare an “Urgent Need” by resolution. Current CDBG projects not yet underway will be suspended, though Council retains discretion to determine which projects may proceed, if they would prove beneficial in helping to address the urgent need (e.g. food bank funding). Suspended projects will resume in the following CDBG funding cycle.

### **UTILITY SCHEDULES**

Housing affordability takes into account the rent charged to occupy a housing unit on a monthly basis, as well as basic utilities necessary for occupancy, such as water, sewer, garbage and power costs. This is the “gross rent” charged for the unit. Other utilities, such as telephone and cable, are considered optional and not included in the gross rent. The Longview-Kelso HOME program adopts herein by reference the Utility Schedules utilized by the Longview Housing Authority and the Kelso Housing Authority in determining rental affordability.

# MONITORING PLAN

## Standards and Procedures

Projects are monitored on a consistent, on-going basis by the program staff. An annual monitoring plan is developed for current HOME & CDBG Projects as well as HOME projects in the Period of Affordability. Telephone and/or personal contacts are made at least quarterly and usually weekly, depending upon the activity and issues associated with each project.

Communication is a key to carry out all aspects of the project to a successful fruition. Site visits are made throughout the course of the project.

- Once funding is approved by the City Council, the staff proceeds to execute an agreement within the timeframe that works best for the sub-recipient agency, considering their project goals and the need to meet program requirements in a timely manner. Details and specific project outcomes are included in each agreement based on the project design and budget submitted and approved by Council. The agreement is reviewed with the agency carrying out the project during development and upon execution.
- Individual spreadsheets are created for each project based on the approved budget. These are updated on a regular basis with each new reimbursement request.
- Staff reviews and approves all vouchers and attached back-up documentation. Upon approval a drawdown is entered into the IDIS (federal accounting) system. The project spreadsheet is updated with each new draw made against the project. Each time a spreadsheet is updated, it is sent to the project manager to monitor project costs.
- Environmental, Lead-Based Paint, and Contractor Debarment issues are also reviewed with the agency project manager at the beginning stage of each project.
- Projects which have associated bidding must contact the Washington State [www.omwbe.wa.gov](http://www.omwbe.wa.gov) site for a list of minority and/or women owned firms for solicitation of bids. The website and directions are attached to each project agreement.
- A list of agencies and organizations with mailing and phone contacts are provided for community ethnic, senior, disabled, along with other general contacts (such as *The Daily News*) in each project agreement.
- Publicity, brochures, and before/after photos are also maintained in the project file for inclusion in the Annual Report (CAPER).
- Public Open Houses and project completion events are organized by the project agency and are encouraged by staff to inform the community of project results.
- Monitoring Appointment letters are sent to sub-recipients to schedule a time and date convenient to them for monitoring. Staff determines the monitoring issues which will be reviewed and are noted in the appointment letter. Once the sub-recipient is monitored, a monitoring letter discussing the visit is issued. This letter describes what was reviewed and lists any findings, recommendations, and comments regarding the activity in order to bring it into HUD compliance. A follow-up visit is made by City staff, if necessary. The sub-recipient documents that the corrections have taken place and a final letter is issued by the City staff closing findings.

## Long-Term Compliance

Income and rental cost reviews are monitored, with HUD information distributed annually to completed rental projects under the HOME Program Period of Affordability. A schedule of all required site visits during the Period of Affordability is listed by the year in which they should be

accomplished. This is coordinated with the Building Inspector from each jurisdiction. A checklist based on HUD Housing Quality Standards is used. The rental owner receives a notice to repair items. A follow-up inspection is done.

# CITIZEN PARTICIPATION PLAN

## The Consolidated Plan

The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD) that Entitlement cities and all states must prepare in order to receive federal monetary assistance from HUD programs. The Plan is a comprehensive strategy developed by the community to address the affordable housing, and community and economic development needs present within the community. The City of Longview must submit the FY 2009-2013 Consolidated Plan to HUD by June 15, 2009.

Ultimately, the Plan will be used to implement the Community Development Block Grant (CDBG) and the Home Investment Partnership Program (HOME). Longview receives annual allocations of CDBG and HOME Funds. In FY 2009, the City of Longview will receive approximately **\$236,000 in HUD CDBG** funds and **\$194,000 in HOME** dollars for affordable housing, community, and economic development, homeless prevention, and special needs assistance. The City of Kelso will receive approximately **\$64,715 in HOME** program dollars. Individual non-profit agencies must apply to the State of WA for HOPWA and ESG Funds.

HUD requires a Consolidated Plan to contain the following elements:

### A. Housing & Homeless Needs Assessment

An assessment of the community's housing needs projected for the five-year period. The housing needs assessment will focus on affordable housing needs, public housing needs, homeless needs, lead-based paint concerns, fair housing concerns, identification of barriers to affordable housing, and community and economic development needs.

### B. Housing Market Analysis

Description of the significant characteristics of the local housing market, including supply, demand and condition and cost of housing, as well as the housing stock available to serve persons with disabilities and HIV/AIDS, and their families. Areas demonstrating concentrations of racial/ethnic minorities and/or low-income families are identified.

### C. Five-Year Strategic Plan

Identifies priorities for meeting housing, community and economic development needs and identifies obstacles to meeting underserved needs. The Strategic Plan outlines anticipated activities and accomplishments over a specified timeline that will accomplish the strategy, including affordable housing, homelessness, other special needs and barriers to affordable housing. Non-housing needs, priorities, and activities that will assist in meeting the overall objectives are identified.

### D. Annual Action Plan

A one-year list of activities the community will undertake to address priority needs and local objectives with anticipated program income and funds received during the next program year under the HOME and CDBG programs for meeting housing and community development objectives.

## Guiding Principles in the Consolidated Plan Planning Process

The approach taken by the City of Longview regarding the development of the Consolidated Plan is guided by two leading principles:

### Encouraging and Enhancing Partnerships

- Focus program efforts to the most critical needs, i.e., those of extremely low, very low, low- and moderate-income households and homeless, at-risk homeless, and special needs populations.
- Strengthening partnerships with community agencies and private entities.
- Maximizing program flexibility to meet the needs of citizens and the capacity of agencies involved.

### Comprehensive Approach

The objective of the Consolidated Plan is to achieve empowerment of individuals and families and to ensure long-term economic independence. These two principles are of major importance to the Plan. Inherent in these two principles is extensive, relevant, and ongoing citizen participation. The City of Longview and the Longview-Kelso Consortium believe it is very important to have widespread, substantive participation throughout the planning process to ensure community "ownership" of the plan.

## **Citizen Participation Plan & Essential Elements of the Plan**

As part of the FY 2009-2013 Consolidated Plan planning process, the City of Longview prepared and implemented a Citizen Participation Plan. The purpose of the Citizen Participation Plan is to ensure that all citizens have an ample opportunity to shape the content and direction of the Consolidated Plan. The essential elements of the City of Longview Citizen Participation Plan include the following:

**Participation:** Planning processes are designed to encourage and facilitate citizen participation, especially by the low, very low, and extremely low income households and those with mobility, visual, and hearing impairments. Longview and Kelso City Halls are ADA accessible as are selected meeting places within the community.

**Access to Meetings:** Citizens are given timely notice of upcoming meetings and information review opportunities. Notices are posted in such a manner to ensure widespread distribution. Display ads are placed in the Daily News, Sasquatch edition for non-subscribers and the Daily News Website.

**Access to Information:** Citizens are given ample opportunity to receive relevant information, review documents, and submit their comments for consideration. A 30-day public comment period from May 1-30 was provided for the Plan. The Consolidated Plan was also posted to the City Website.

**Technical Assistance:** Technical assistance is provided to anyone requesting assistance in developing proposals listed within the Consolidated Plan submission.

**Public Meetings:** Public meeting locations are convenient for the people who might benefit from programs and funds resulting from the Consolidated Plan. The meetings are intended to obtain views from citizens, public agencies, and other interested parties in response to proposals and comments throughout the Consolidated Plan planning process. Meeting locations are handicapped accessible and thoroughly publicized, especially in low income areas.

## **Information Provided**

The Consolidated Plan identifies the types of activities to be undertaken, and specifies the activities and the amount of funds which are allocated to benefit targeted populations. The Plan identifies needs/market conditions assessment, including affordable housing needs, public

housing needs, homeless and at-risk homeless, special population needs, lead-based paint concerns, fair housing needs, barriers to affordable housing, and community and economic development needs.

Based on the results of the needs assessment and market conditions, an affordable housing/community/economic development **Strategic Plan** is developed. The strategic plan includes the following elements:

- ✓ **Affordable Housing, Community and Economic Development Resources**  
A comprehensive list of all public and private resources expected to be allocated under the Consolidated Plan.
- ✓ **Affordable Housing, Community and Economic Development Objectives and Projects**  
A description of all programs and activities to be considered during the Consolidated Plan period, including quantitative outcomes. An Anti-Poverty Strategy must address how the Consolidated Plan programs and other programs will reduce the number of individuals living below the Federal poverty level.
- ✓ **Coordination**  
A discussion of how the Consolidated Plan programs will be coordinated with other programs to maximize benefit.

Following completion of the Five Year Housing and Community Development Strategic Plan component, a One-Year Action Plan will be developed for each program year to maintain relevance.

The **Annual Action Plan** will include the following elements:

- Match between resources and projects to address affordable housing, community and economic development
- Funds requested for each activity
- Description, location and timeframe for each activity
- Responsible implementation entity for each activity
- Status of projects during the Consolidated Plan period

In all cases, the Consolidated Plan seeks to minimize the displacement of citizens from their homes or places of business.

Technical assistance is offered at each public meeting and hearing. Citizens will be informed that technical assistance will be made available for all low-income citizens who may need assistance in developing proposals to implement Consolidated Plan.

### **Citizen Participation Opportunities**

The Longview-Kelso Consortium encourages citizens residing within the Participating Jurisdiction to comment on projects and other aspects of the program at public hearings and in writing throughout the year. There are primarily two times of the year when citizen participation is formalized through public hearings and associated comment periods – Project Design and Allocations, and at the end of each program year through the CAPER (Consolidated Annual Performance Evaluation Report). The following list will explain the opportunities available for citizens, agencies, and other interested persons to participate in the HOME and CDBG Programs:

**1) Project Design and Allocations  
November through May**

- November through February – Display ads and legal ads are published in *The Daily News* and *Sasquatch Edition* of *The Daily News* to inform residents and agencies of the opportunity to submit projects. Residents are encouraged to contact agencies and become involved in designing and supporting projects which will meet their needs. We encourage citizens and agencies to collaborate in the submittal of HOME projects and Community Development Block Grant projects. A mailing list is updated for interested agencies and persons to receive notification by mail or e-mail. Technical assistance is provided during this period to agencies and individuals to consult and develop their proposals.
- February 1 – CDBG Project Designs are due. Projects are reviewed by staff and technical assistance is provided.
- March 1 – HOME Projects due. Projects are reviewed by staff and technical assistance is provided.
- March – CDBG Public Hearing is usually held the 4<sup>th</sup> Thursday of March.
- April – HOME Public Hearings are usually held the 3<sup>rd</sup> Tuesday in April in Kelso; and the 4<sup>th</sup> Thursday in April for Longview.
- May – 30 Day Public Comment on Annual Action Plan.

**6) CAPER (Consolidated Annual Performance Evaluation Report)  
June through October**

- June through September – Staff requests an Annual Report from agencies and individuals involved in projects for the program year which ends on July 31. Staff then reviews and evaluates the program year for HOME and CDBG. This information is compiled in the Consolidated Annual Performance Evaluation Report (CAPER).
- October – The CAPER is made available for a 15 day public comment period and a public hearing is held in the City of Longview the 4<sup>th</sup> Thursday in October. A Legal Ad and Display ad are published in the Daily News. The public is also notified through the Interested Persons/Agencies mailing list by mail or e-mail.

7) **Mailings and Flyers are sent out to agencies and interested persons from an established mailing list.** If you would like to be included in the CDBG/HOME mailing list, please contact the City of Longview at the telephone number or e-mail listed in this Citizen Participation Plan.

8) **Public Hearings & Meetings.** In addition, citizen and agency input and involvement will be encouraged through public hearings and meetings, as needed, and the Cowlitz-Wahkiakum Council of Governments Housing Advisory Committee.

9) **Internet.** The City of Longview has a HOME and CDBG website under the Community Development Department to inform and involve citizens. Current CDBG and HOME projects are listed on the website with sponsoring agency information and contacts. Fair Housing and Landlord-Tenant links are also included.

Project Design Forms and Budget Forms are available through e-mail, or by contacting the number below.

## **Project Design Development**

Agencies and individuals developing proposals should consider the following when considering projects for the coming program year:

- Priorities within each jurisdiction as documented within the Consolidated Plan
- Current needs of the community as documented within Consolidated Plan
- Staff Review for program eligibility.
- Committed funding from other sources for the particular project.
- Organizational capacity to begin the project within one year from the allocation and begin the drawing funding within one year for CDBG, and two years for HOME. Funding not drawn for a project in a timely manner will require funds to be reallocated. Reallocated funds maintain the original program year and therefore need to be drawn immediately for a newly approved project.
- HOME projects must be completed within 5 years of the Program Year allocated.
- CDBG projects must be completed within 18 months of the Program Year allocated.

## **Affirmative Outreach**

A list of agencies, churches, organizations, and publications is maintained for affirmative outreach. The categories comprising the list include ethnic minority, senior and disabled. The list is included in each contract to the agency for marketing projects. Advertising for community meetings and public hearings offers assistance to non-English speaking persons.

## **Access to Public Records**

Throughout the planning process, the public will have free access to data, information, and records used to develop the Consolidated Plan and its annual Action Plans. The City of Longview will make available a draft copy of the Consolidated Plan and Annual Action Plan **at least 30 days prior to submission** to HUD at the Longview City Hall, Kelso City Hall, Longview Public Library, Kelso Public Library, Lower Columbia Community Action Council, Longview Housing Authority and Kelso Housing Authority.

In addition, a summary of the annual Action Plan will be published in *The Daily News* and *Sasquatch Edition* to reach a greater number of citizens. The publication will include procedures for expressing comments and project information.

|   |  |
|---|--|
| <p><b>City of Longview</b><br/> Department of Community Development<br/> 1525 Broadway<br/> Longview WA 98632</p> | <p><b>Longview Public Library</b><br/> 1600 Louisiana<br/> Longview, WA 98632</p>          |
| <p><b>City of Kelso</b><br/> Community Development Department<br/> 203 S. Pacific Avenue<br/> Kelso, WA 98626</p> | <p><b>Kelso Public Library</b><br/> 314 Academy Street<br/> Kelso, WA 98626</p>            |
| <p><b>Kelso Housing Authority</b><br/> 1415 S. 10<sup>th</sup><br/> Kelso, WA 98626</p>                           | <p><b>Longview Housing Authority</b><br/> 1207 Commerce Avenue<br/> Longview, WA 98632</p> |
| <p><b>Lower Columbia CAP</b><br/> 1526 Commerce Avenue<br/> Longview, WA 98632</p>                                |  |

**Comments, Amendments, and Updates**

The procedures for voicing comments and concerns regarding the Consolidated Plan are reviewed at all meetings regarding the Plan and are part of the Consolidated Plan documents on file at the locations mentioned above.

Amendments to the Plan may be needed from time to time, with procedures for amendments specified in the federal regulations at 24 CFR 91.505. The jurisdiction shall amend its approved plan whenever it makes one of the following decisions:

- 1) A change in allocation priorities or a change in the method of distribution of funds;
- 2) To carry out an activity, using funds from any program covered by the consolidated plan (including program income), not previously described in the action plan; or,
- 3) To change the purpose, scope, location, or beneficiaries of an activity.

A “substantial” amendment must be described by the jurisdiction in its Citizen Participation Plan and is subject to citizen participation requirements described below.

A substantial amendment shall be defined as any budgetary change of thirty percent (30%) or more in the budget for any basic eligible activity. Basic eligible activities are defined at 24 CFR 570.201. Examples include property acquisition/disposition, public facilities and improvements, clearance, public services, housing services, building rehabilitation and preservation.

Any substantial amendment is to be preceded by a published notice describing the proposed changes, a minimum public comment period of 30 days and a public hearing convened at a location convenient and accessible to citizens.

Annual updates of the Consolidated Plan, if necessary, will involve the oversight and review of the Plan by the Community Development Department and Longview City Council. Furthermore, the City will hold at least two public hearings during the CDBG/HOME program year and provide for publishing an Executive Summary of the Plan. Any annual updates will provide for a thirty-day comment period. The system of comments, concerns, and amendments as previously described will apply to all Plan updates.

**For questions, technical assistance, program comments, or grievances contact:**

Julie Hourcle  
Community Development  
1525 Broadway  
PO Box 128  
Longview, WA 98632-7080  
E-mail: [julie.hourcle@mylongview.com](mailto:julie.hourcle@mylongview.com)  
Telephone: 360.442.5081  
Fax: 360.442.5953

**Procedures Used to Prepare the FY 2009-2013 Consolidated Plan**

The Consolidated Plan planning process was designed to encourage and facilitate citizen participation. Three focus group sessions were convened to hear from area agencies and community members to gain insight into the community's affordable housing, community and economic development needs, and to outline steps to be taken to respond to the identified needs. Two public hearings and three community meetings were held at various times and locations in order to solicit input on community development and housing needs. Three public hearings were held to determine projects selected for funding for FY 2009. Two public hearings were held to receive comment on the proposed plan and the plan was adopted at two subsequent public meetings.

Timely notices of meetings as well as opportunities to review information were posted in such a manner as to ensure widespread distribution. Opportunities for input included:

- January 30, 2009           Housing/Homeless/Antipoverty Focus Groups
- February 5, 2009        Longview Council Workshop
- February 11, 2009       Kelso Council Workshop
- February 19, 2009       Community Input Meeting, PUD Building
- February 23, 2009       Institutional Partner Meeting - Longview Housing Authority
- February 25, 2009       Institutional Partner Meeting – Community Action Council
- February 26, 2009       Community Input Meeting, Wallace Elementary School
- March 2, 2009            Community Input Meeting, St. Helens Elementary School
- March 12, 2009          Longview Public Hearing, Comm. Dev./Housing Needs
- March 17, 2009          Kelso Public Hearing Comm. Development/Housing Needs
- March 19, 2009          Institutional Partner Meeting – Kelso Housing Authority
- March 26, 2009          Longview Public Hearing – CDBG Allocation
- April 21, 2009           Kelso Public Hearing – HOME Allocation
- April 23, 2009           Longview Public Hearing – HOME Allocation
- May 1-30, 2009          Public Comment Period
- May 14, 2009            Longview Public Hearing – Consolidated Plan Comments
- May 19, 2009            Kelso Public Hearing – Consolidated Plan Comments
- June 2, 2009             Kelso City Council – Consolidated Plan Adoption
- June 11, 2009            Longview City Council – Consolidated Plan Adoption

Meeting locations were handicapped accessible, and accommodations were available for the visually and hearing impaired. All public hearing notices were publicized in newspapers ten (10) days prior to the convening of the meeting and two separate notifications went out to over 100

area agencies, organizations and individuals prior to the interagency meeting and the public hearings. Citizens were given ample opportunity to receive relevant information, review documents, and submit their comments for consideration.

Citizens had an opportunity to receive "Draft" copies of all sections of the Consolidated Plan as the sections were completed and prior to its submission to HUD. The City of Longview prepared an Executive Summary of the Consolidated Plan that was posted on the website and distributed at public locations. Legal and display ads appeared within *The Daily News* and the *Sasquatch Edition* for non-subscribers so that citizens had an opportunity to comment on the Plan's contents and purposes. Procedures for expressing comments and complaints and for requesting technical assistance was also published. Technical assistance was provided to citizens who requested assistance in developing proposals for the Annual Action Plan.

### **Written Comments Received**

Response to written comments received from public hearings and the thirty day formal comment period will be attached in the appendix.

### **List of Participating Agencies**

The following entities contributed to the public participation process for development of the 2009-2013 Consolidated Plan:

- Longview City Council
- Longview Community Development Department
- Longview Housing Authority
- Longview School District
- Kelso City Council
- Kelso Community Development Department
- Kelso Housing Authority
- Kelso School District
- Lower Columbia Community Action Council
- Northwest Justice Project
- Catholic Community Services
- Cowlitz Rental Property Owners Association
- Cowlitz County Association of Realtors
- Family Health Center
- Lower Columbia Mental Health/Cowlitz Guidance Association
- PATH Program
- Cowlitz Community Network
- Kelso Veterans of Foreign Wars
- St. Vincent de Paul
- Drug Abuse Prevention Center
- Progress Center
- U.S. Bank
- Cowlitz-Wahkiakum Council of Governments

# Public Comment

## Public Comment Received

One public comment was received during the thirty-day public comment period for the Draft Consolidated Plan. This comment came at the public hearing on May 14, 2009 before Longview City Council from the Highlands Neighborhood Association. Support was expressed for funded projects in the Annual Action Plan, including development of a plan for a community meeting room at Archie Anderson Park. No action is necessary, as this project is incorporated into the Consolidated Plan.

## Corrections and Additions

Several minor corrections were made during the 30-day public comment period, all but one which was identified by staff. Updated figures for the 2009 CDBG and HOME entitlement allocations were provided and all funding charts revised to include the additional dollars. HOME dollars were increased by \$40,194 while CDBG increased by \$3,359, for a total of \$43,553. This occurred too late in the planning process to allocate the increased dollars to specific projects, and is identified as “roll-over to 2010” in several places throughout the document.

Longview City Council requested that “Parking Improvements” show a ranking of “L” or low, instead of the “H” (high) ranking previously assigned in Table 2B. Additional “other funding” sources were identified as matching funds for 2009 projects, and is inserted into the Annual Action Plan as a separate page. The sections below were inadvertently omitted from the Program Policies, and are repeated below in their entirety:

### Homeowner Refinancing

The refinancing of homeowner property previously funded with HOME dollars may be made by private lenders during the Period of Affordability. The goal of maintaining homeownership, affordability, stability, increasing the homeowner’s equity, and reducing the monthly payments may be realized by refinancing a home under the following conditions:

- The City of Longview will remain in its current or upper lien position.
- No cash back to homeowner, in order to maintain continued affordability and increase homeowner equity.
- The refinance cannot pay off any credit card debt or other credit instruments through closing.
- City of Longview will the approve settlement statement, note and deed of trust for the new lender prior to closing.
- Refinancing will be approved only if it:
  4. Reduces the interest rate for the borrower; and,
  5. The loan amount is not increased beyond its original loan value; and,
  6. Only usual and customary fees are incorporated into the loan.
- The city of Longview must review all loan documents, including settlement statement, note and deed of trust for the new lender prior to loan approval, to determine compliance with program policy.

### UTILITY SCHEDULES

Housing affordability takes into account the rent charged to occupy a housing unit on a monthly basis, as well as basic utilities necessary for occupancy, such as water, sewer, garbage and power costs. This is the “gross rent” charged for the unit. Other utilities, such as telephone and cable, are considered optional and not included in the gross rent. The Longview-Kelso HOME program adopts herein by reference the Utility Schedules utilized by the Longview Housing Authority and the Kelso Housing Authority in determining rental affordability.

## **CERTIFICATIONS**



## CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

This certification does not apply.

This certification is applicable.

### NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The grantee's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

- No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension,

continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

- If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

June 11,2009

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Signature/Authorized Official

Date

Robert J. Gregory

Name

City Manager

Title

1525 Broadway/PO Box 128

Address

Longview, WA 98632

City/State/Zip

360.442.5004

Telephone Number

- |   |
|---|
| <input type="checkbox"/> This certification does not apply.           |
| <input checked="" type="checkbox"/> This certification is applicable. |

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

- Maximum Feasible Priority - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- Overall Benefit - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2007, 2008, 2009, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- Special Assessments - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

- A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

**Compliance with Laws** -- It will comply with applicable laws.

June 11, 2009

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Signature/Authorized Official

Date

Robert J. Gregory

Name

City Manager

Title

1525 Broadway/PO Box 128

Address

Longview, WA 98632

City/State/Zip

360.442.5004

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**OPTIONAL CERTIFICATION**  
**CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities, which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

June 11, 2009

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Signature/Authorized Official

Date

Robert J. Gregory

Name

City Manager

Title

1525 Broadway/ PO Box 128

Address

Longview, WA 98632

City/State/Zip

360.442.5004

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### **HOPWA Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

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Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

### ESG Certifications

I, \_\_\_\_\_, Chief Executive Officer of \_\_\_\_\_, certify that the local government will ensure the provision of the matching supplemental funds required by the regulation at 24 *CFR* 576.51. I have attached to this certification a description of the sources and amounts of such supplemental funds.

I further certify that the local government will comply with:

1. The requirements of 24 *CFR* 576.53 concerning the continued use of buildings for which Emergency Shelter Grants are used for rehabilitation or conversion of buildings for use as emergency shelters for the homeless; or when funds are used solely for operating costs or essential services.
2. The building standards requirement of 24 *CFR* 576.55.
3. The requirements of 24 *CFR* 576.56, concerning assurances on services and other assistance to the homeless.
4. The requirements of 24 *CFR* 576.57, other appropriate provisions of 24 *CFR* Part 576, and other applicable federal laws concerning nondiscrimination and equal opportunity.
5. The requirements of 24 *CFR* 576.59(b) concerning the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
6. The requirement of 24 *CFR* 576.59 concerning minimizing the displacement of persons as a result of a project assisted with these funds.
7. The requirements of 24 *CFR* Part 24 concerning the Drug Free Workplace Act of 1988.
8. The requirements of 24 *CFR* 576.56(a) and 576.65(b) that grantees develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted with ESG funds and that the address or location of any family violence shelter project will not be made public, except with written authorization of the person or persons responsible for the operation of such shelter.
9. The requirement that recipients involve themselves, to the maximum extent practicable and where appropriate, homeless individuals and families in policymaking, renovating, maintaining, and operating facilities assisted under the ESG program, and in providing services for occupants of these facilities as provided by 24 *CFR* 76.56.
10. The requirements of 24 *CFR* 576.57(e) dealing with the provisions of, and regulations and procedures applicable with respect to the environmental review responsibilities under the National Environmental Policy Act of 1969 and related authorities as specified in 24 *CFR* Part 58.

11. The requirements of 24 *CFR* 576.21(a)(4) providing that the funding of homeless prevention activities for families that have received eviction notices or notices of termination of utility services will meet the requirements that: (A) the inability of the family to make the required payments must be the result of a sudden reduction in income; (B) the assistance must be necessary to avoid eviction of the family or termination of the services to the family; (C) there must be a reasonable prospect that the family will be able to resume payments within a reasonable period of time; and (D) the assistance must not supplant funding for preexisting homeless prevention activities from any other source.

12. The new requirement of the McKinney-Vento Act (42 *USC* 11362) to develop and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons. I further understand that state and local governments are primarily responsible for the care of these individuals, and that ESG funds are not to be used to assist such persons in place of state and local resources.

13. HUD's standards for participation in a local Homeless Management Information System (HMIS) and the collection and reporting of client-level information.

I further certify that the submission of a completed and approved Consolidated Plan with its certifications, which act as the application for an Emergency Shelter Grant, is authorized under state and/or local law, and that the local government possesses legal authority to carry out grant activities in accordance with the applicable laws and regulations of the U. S. Department of Housing and Urban Development.

---

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

- This certification does not apply.  
 This certification is applicable.

**APPENDIX TO CERTIFICATIONS**

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
  - The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
  - Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
  - Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
  - If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
2. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code)  
 Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

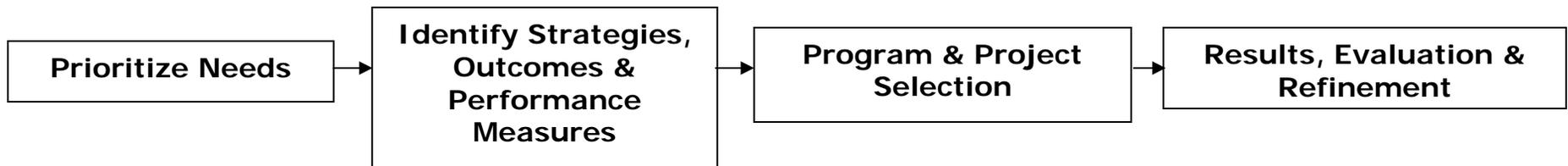
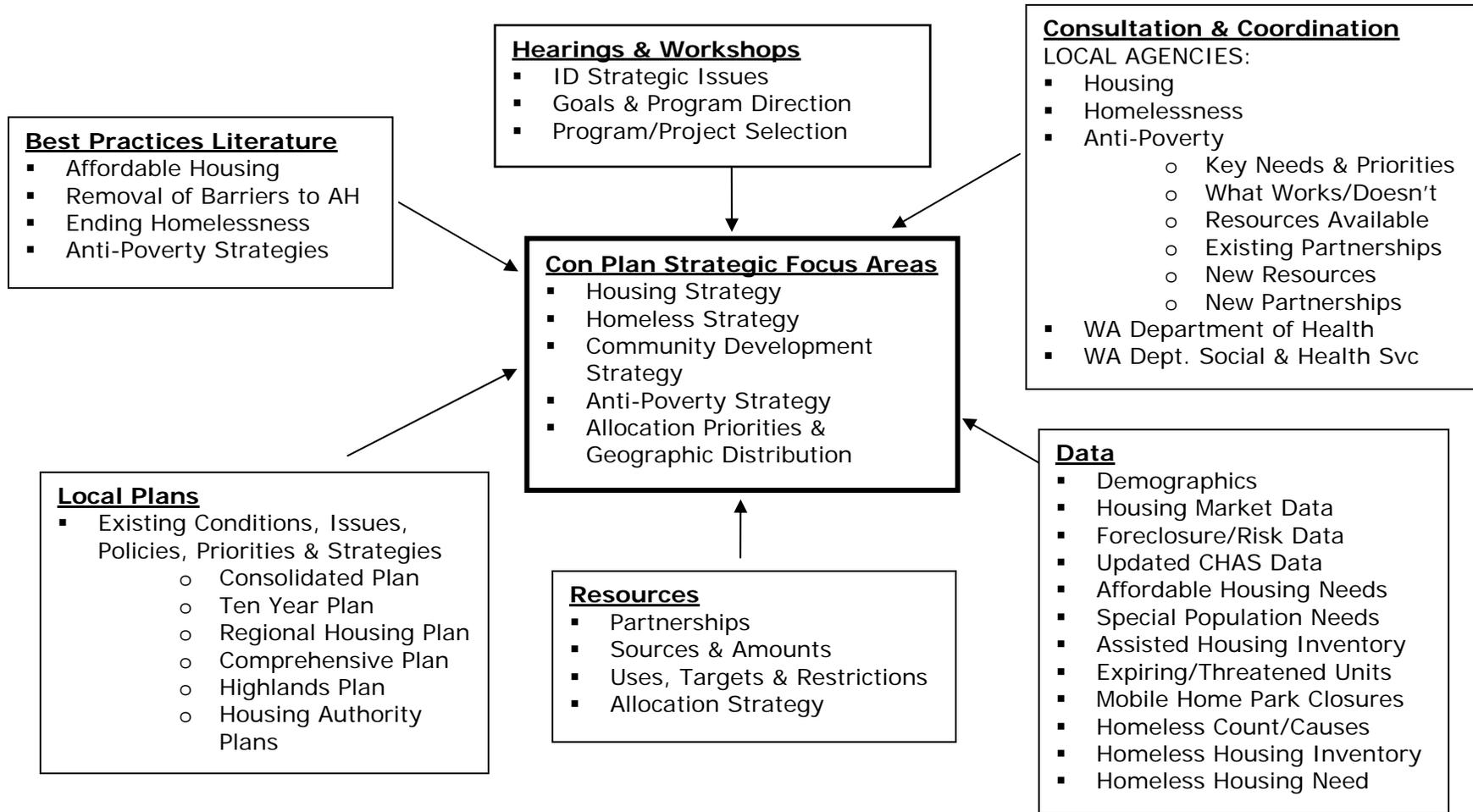
| Place Name               | Street           | City     | County  | State | Zip   |
|--------------------------|------------------|----------|---------|-------|-------|
| Longview City Hall       | 1525 Broadway    | Longview | Cowlitz | WA    | 98632 |
| Parks & Recreation Dept. | 2920 Douglas St. | Longview | Cowlitz | WA    | 98632 |
|                          |                  |          |         |       |       |
|                          |                  |          |         |       |       |
|                          |                  |          |         |       |       |
|                          |                  |          |         |       |       |
|                          |                  |          |         |       |       |

- Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:
  - o All "direct charge" employees;
  - o all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and



## APPENDIX

# Consolidated Plan ~ Planning Decision Diagram



# Kelso-Longview Consolidated Plan

## Focus Group Input

### HOUSING

| Priority Needs  | Strategies  | Resources  | Partnerships   |
|---|---|--|--|
| <p><b>High Priority Populations:</b></p> <ul style="list-style-type: none"> <li>▪ Disabled</li> <li>▪ People in recovery</li> <li>▪ Hard-to-house: ex-offenders</li> <li>▪ Extremely low income households</li> <li>▪ Homeless individuals/households</li> </ul> <p><b>Other Priorities:</b></p> <ul style="list-style-type: none"> <li>▪ Mobile home park tenants</li> <li>▪ Moderate income households</li> <li>▪ Homeowners facing foreclosure</li> <li>▪ Renters with rising costs</li> <li>▪ Families with unemployed parents</li> <li>▪ Single dad parents</li> </ul> <p><b>Areas/Locations:</b></p> <ul style="list-style-type: none"> <li>▪ Mobile home parks/trailer courts, esp. along arterial roads</li> <li>▪ Garages; under bridges</li> <li>▪ City neighborhoods with deteriorating housing stock</li> </ul> | <p><b>Housing:</b></p> <ul style="list-style-type: none"> <li>▪ Buy up empty buildings and homes to house people—start with a pilot program and work out the bugs</li> <li>▪ Change funding priorities for less emphasis on promoting home ownership; Increase the supply of decent rental housing</li> <li>▪ Purchase foreclosed properties and use for special needs housing; offer low interest loans to rehabilitate buildings</li> <li>▪ Let private sector address rental market needs; don't start a bidding "war"</li> <li>▪ Use down payment assistance to increase homeownership to stabilize low income neighborhoods</li> <li>▪ Create more SRO housing options (single-room occupancy)</li> <li>▪ Redevelop poor quality housing—e.g. Highlands duplexes</li> <li>▪ Increase clean &amp; sober housing options</li> <li>▪ Tax exemptions to stimulate rental housing development</li> <li>▪ Pass .01 tax for mental health &amp; substance abuse treatment and housing</li> <li>▪ Master leasing as landlord incentive for hard-to-house</li> <li>▪ Preserve housing stock through housing rehab programs</li> <li>▪ Expand housing in downtown</li> <li>▪ Increase supply of affordable housing at all income levels</li> <li>▪ Encourage mobile home park residents to form homeowner or community associations; fund purchase of land &amp; conversion to owner-owned park</li> </ul> | <p><b>Local/State:</b></p> <ul style="list-style-type: none"> <li>▪ Kelso housing rehab pool</li> <li>▪ Kelso foreclosure funds</li> <li>▪ Document Recording Fees (2060, 2163)</li> <li>▪ HOME</li> <li>▪ CDBG</li> <li>▪ Available &amp; affordable housing properties</li> <li>▪ WA Housing Trust Fund</li> </ul> | <p><b>Public:</b></p> <ul style="list-style-type: none"> <li>▪ Agencies + private sector partnerships to purchase foreclosures for special needs housing</li> <li>▪ Local gov't property tax exemptions</li> <li>▪ Service + housing providers collaborate</li> <li>▪ County bonding authority to lower borrowing rate to non-profits</li> </ul> <p><b>Private:</b></p> <ul style="list-style-type: none"> <li>▪ Oxford &amp; similar organizations</li> <li>▪ Landlords</li> <li>▪ Investors</li> <li>▪ Volunteers</li> </ul> |

## HOUSING (continued)

| Issues  | Approaches to Services/Programs   | Potential \$\$   | “Nimble”   |
|---|---|--|--|
| <ul style="list-style-type: none"> <li>▪ GAU &amp; ADATSA clients may lose housing along with stipends</li> <li>▪ Mobile home park redevelopment</li> <li>▪ Foreclosure prevention/assistance</li> <li>▪ Tight rental market</li> <li>▪ Rental prices increasing due to foreclosures</li> <li>▪ Qualifying for credit has become more difficult for foreseeable future</li> <li>▪ Families dislocated, homeless &amp; impact to kids in school</li> <li>▪ Lengthy Section 8 wait list &amp; growing longer w/unemployment</li> <li>▪ Restrictions on who can use Sec. 8</li> <li>▪ Poor credit/rental histories; many landlords just use rental histories</li> <li>▪ Difficult to find accessible housing for disabled</li> <li>▪ Housing + services for those with mental health/substance abuse disabilities</li> <li>▪ Moderate income households have few options; absorb lower end housing</li> <li>▪ Low income renters violate lease to gain income; lose housing</li> </ul> | <ul style="list-style-type: none"> <li>▪ Apply code enforcement to unoccupied and substandard rental properties</li> <li>▪ Offer life skills classes to improve renter behaviors</li> <li>▪ Some only need deposit assistance to get into a rental unit and avoid homelessness</li> <li>▪ Landlord reimbursement pool for damages by high-risk tenant</li> <li>▪ Work with landlords with low income tenants who are stable, to pro-rate deposits &amp; reduce rents to keep good tenants</li> <li>▪ Form innovative partnerships to preserve/purchase housing - county, housing authority, nonprofits, etc</li> <li>▪ Use civic clubs to make ADA improvements.</li> <li>▪ Explore land use controls: alternative housing types (zoning/subdivision regulations), higher densities, zero lot line, rezoning to increase housing all income levels</li> <li>▪ Reduce fees for landlords</li> <li>▪ Broader information distribution re: housing resources to nonprofits, agencies, &amp; the public</li> <li>▪ Increase homeownership to increase neighborhood stability</li> <li>▪ Ready-To-Rent program to repair bad tenancy record</li> <li>▪ Create “Tenants’ Union” organization to assist tenants in securing their rights</li> <li>▪</li> </ul> | <ul style="list-style-type: none"> <li>▪ HGAP (state doc fee for homeless services)</li> <li>▪ Increase document recording fee</li> <li>▪ .01 tax for mental health &amp; substance abuse treatment &amp; housing</li> </ul> | <ul style="list-style-type: none"> <li>▪ Phoenix House development</li> <li>▪ Cold Weather Shelter</li> <li>▪ Planning process for the Highlands</li> <li>▪ Increased residential densities</li> <li>▪ Build partnerships &amp; build cooperation</li> <li>▪ Foreclosure assistance through FERC, NWJ</li> </ul> |

# HOMELESSNESS

| Priority Needs  | Strategies   | Resources   | Partnerships   |
|---|--|---|--|
| <p><b>Populations:</b></p> <ul style="list-style-type: none"> <li>▪ “Couch surfing” youth</li> <li>▪ Disabled/Special Needs</li> <li>▪ Domestic Violence</li> <li>▪ Families with children</li> <li>▪ Veterans</li> <li>▪ Hard-to-House – e.g. sex/ex-offenders</li> <li>▪ Foreclosed homeowners facing homelessness</li> </ul> <p><b>Locations:</b></p> <ul style="list-style-type: none"> <li>▪ People under bridges/in garages</li> <li>▪ In shelters, with no place to go</li> </ul>  | <p><b>Housing/Facility Models:</b></p> <ul style="list-style-type: none"> <li>▪ Housing First approach needs to be adopted</li> <li>▪ Housing + case management &amp; supportive services</li> <li>▪ Shelter that can accommodate disabled persons</li> <li>▪ Drop In/central facility with hygiene station, voice mail, services; centralized intake with single application form &amp; interagency communications</li> <li>▪ Create outlying “hubs,” or make assistance available on-line</li> <li>▪ DESC model of low-barrier housing adapted locally</li> <li>▪ SRO-type housing with on-site case managers</li> <li>▪ Increase affordable housing options for all income ranges, to free up stock of lower-income units</li> <li>▪ Recovery/Safe &amp; Sober Housing</li> <li>▪ Permanent supportive housing</li> <li>▪ Housing for ex-offenders</li> <li>▪ TBRA and project-based vouchers; Section 8 vouchers</li> </ul>  | <p><b>Local/State:</b></p> <ul style="list-style-type: none"> <li>▪ Document Fees</li> <li>▪ HOME &amp; CDBG</li> <li>▪ Section 8 vouchers</li> <li>▪ Utility bill assistance</li> <li>▪ Local feeding programs</li> <li>▪ Volunteers</li> <li>▪ Churches</li> <li>▪ WTAP/DSHS</li> <li>▪ PUD moratorium</li> </ul> | <p><b>Public:</b></p> <ul style="list-style-type: none"> <li>▪ Local elected officials + Agencies = Regional Approach</li> </ul> <p><b>Private:</b></p> <ul style="list-style-type: none"> <li>▪ Churches</li> <li>▪ Volunteers</li> <li>▪ Landlords</li> <li>▪ Neighborhoods</li> </ul>   |
| Issues  | Approaches to Services/Programs  | Potential \$\$  | “Nimble”   |
| <ul style="list-style-type: none"> <li>▪ Substance abuse, bad choices, unemployment, illness &amp; bad luck, difficulty adapting to society</li> <li>▪ Illegal evictions</li> <li>▪ Barriers to housing</li> <li>▪ Agencies “cream” to achieve success</li> <li>▪ Parents could lose custody</li> <li>▪ Kids at risk; predators, etc.; impacts</li> <li>▪ Parents have more barriers to employment – childcare, transportation</li> <li>▪ Storage of personal property</li> <li>▪ Pet companions often not allowed</li> <li>▪ Medical needs &amp; access to benefits</li> <li>▪ Judgmental approaches by shelter &amp; service providers</li> <li>▪ Losing shelter because of work hours</li> <li>▪ Services not available near housing – transportation issues can lead to housing issues</li> </ul> | <ul style="list-style-type: none"> <li>▪ Eviction prevention/expand prevention assistance</li> <li>▪ Community Voice Mail</li> <li>▪ Job coaching/job search assistance</li> <li>▪ More systematic follow-up by service providers</li> <li>▪ Reduce isolation of homeless</li> <li>▪ Increase case management resources</li> <li>▪ Increase resources for prevention – rental assistance, small fund - \$30-\$50 could keep them housed</li> <li>▪ One-Stop Center with single application form</li> <li>▪ Asset Building Coalition linkages</li> <li>▪ More flexible shelter admission/operational policies</li> <li>▪ Landlord guarantee fund</li> <li>▪ On-site managers for housing special populations</li> <li>▪ Bring chronically homeless in off the street</li> <li>▪ Ready-To-Rent and other life skills programs</li> <li>▪ Establish Housing/Homeless/Mental Health courts to resolve landlord-tenant disputes, prevent homelessness, &amp; address homeless issues/infractions</li> <li>▪ Community awareness &amp; education re: needs &amp; myths</li> <li>▪ Create community “Call to Service” to focus volunteer pool</li> <li>▪ Promote National Night Out and similar events</li> <li>▪ Regional problem needs a regional approach</li> </ul> | <ul style="list-style-type: none"> <li>▪ HGAP (state doc fee)</li> <li>▪ Private dollars</li> </ul>   | <ul style="list-style-type: none"> <li>▪ TBRA rental assistance helps place people more easily</li> <li>▪ Phoenix House funded from 12 sources</li> <li>▪ Genuine collaboration is needed; must “walk the talk”.</li> <li>▪ Funding partnerships</li> <li>▪ Small groups can get things done; big groups get lost in the forest</li> <li>▪ Regional approach; not every jurisdiction going in its own direction</li> </ul> |

## ANTI-POVERTY & SELF-SUFFICIENCY

| Priority Needs  | Strategies   | Resources  | Partnerships   |
|---|--|--|--|
| <p><b>Populations:</b></p> <ul style="list-style-type: none"> <li>▪ Newly poor – lost job/ran out of resources</li> <li>▪ Working Poor – but not engaged in services</li> <li>▪ Chronic Poor – seniors, fixed incomes, disabled, generational poverty</li> <li>▪ Elderly – medications, transportation, home care, nutrition; housing maint.; scams</li> <li>▪ Frail elderly – home modifications; durable medical equipment</li> <li>▪ Grandparents raising grandchildren</li> </ul>   | <p><b>Housing/Facility Models:</b></p> <ul style="list-style-type: none"> <li>▪ Home maintenance for elderly; home modification for disabled and medically fragile</li> <li>▪ Adult day care facility for elderly &amp; mentally disabled</li> <li>▪ Clubhouse model for special needs populations</li> <li>▪ Housing for ex-offenders, those in recovery</li> <li>▪ Transitional housing programs for domestic violence, drug court – need additional resources</li> <li>▪ Rent assistance, deposits,</li> <li>▪ Weatherization/energy efficiency programs</li> </ul>   | <p><b>Local/State:</b></p> <ul style="list-style-type: none"> <li>▪ Safety Net programs: food, energy, CHOB, ESS, ESAP</li> <li>▪ Self-Help Programs – Self-Help Housing, ABC, LHA, Family Health Center</li> <li>▪ Vouchers for domestic violence, drug court</li> <li>▪ School Districts</li> <li>▪ Students - senior projects</li> <li>▪ Faith Community</li> <li>▪ CAP Volunteer Center</li> <li>▪ AmeriCorps</li> </ul> | <p><b>Public:</b></p> <ul style="list-style-type: none"> <li>▪ Schools</li> </ul> <p><b>Private:</b></p> <ul style="list-style-type: none"> <li>▪ Churches/faith community</li> <li>▪ Nonprofits or agencies</li> <li>▪ Community organizations</li> <li>▪ Financial institutions</li> <li>▪ Social service clubs</li> </ul> |
| Issues  | Approaches to Services/Programs  | Potential \$\$   | “Nimble”   |
| <ul style="list-style-type: none"> <li>▪ Generational poverty – parents on housing assistance, drug addictions, few skills, kids grow up to repeat cycle</li> <li>▪ Welfare reform doesn't move people out of poverty—a job is more important than an education to advance goals</li> <li>▪ Newly poor – lost job/ran out of resources</li> <li>▪ Working Poor – but not engaged in services</li> <li>▪ Chronic Poor – seniors, fixed incomes, disabled, generational poverty</li> <li>▪ Elderly – medications, transportation, home care, nutrition; housing maint.; scams</li> <li>▪ Frail elderly – home modifications; durable medical equipment</li> <li>▪ Grandparents raising grandchildren</li> </ul> | <ul style="list-style-type: none"> <li>▪ Targeting services; don't "push" services on the unwilling; everyone does not need every service—customize services;</li> <li>▪ Agencies quit trying to “be everything to everyone”; Quit “fixing people” so we can feel good about ourselves</li> <li>▪ Life skills &amp; education as a tool to reach most people; Use “Continuum of Services” approach; build hope</li> <li>▪ Look for desire for self-sufficiency and use that opportunity</li> <li>▪ Market asset-building opportunities, free tax prep/EITC</li> <li>▪ School districts could be used as fixed portals for outreach to families-classes in financial literacy, life skills, service info</li> <li>▪ Life skills curriculum in high school</li> <li>▪ Electronic portal/clearinghouse for available resources &amp; links</li> <li>▪ Resource Guide for low income persons; list classes</li> <li>▪ In-Home Services are most cost-effective: elderly, disabled</li> <li>▪ Respite care for those caring for elderly or disabled</li> <li>▪ Social opportunities/reduce isolation of special needs</li> <li>▪ Support services for ex-offenders, those in recovery—jobs, housing, social needs</li> <li>▪ Ready To Rent, other life skills program need to be expanded</li> <li>▪ Use social services to focus on housing stability</li> <li>▪ Info on legal services, scams</li> <li>▪ Community connections – e.g. “Neighborhood Mapping” for disaster prep, Neighborhood Watch, Adopt-A-Family, etc.</li> <li>▪ Utilize Volunteer Center more effectively – link needs &amp; skills</li> <li>▪ Use van transportation to social services more efficiently</li> <li>▪ Work with EDC for living wage jobs, OJT</li> <li>▪ Identify incentives for seniors to volunteer</li> </ul> | <ul style="list-style-type: none"> <li>▪ Service clubs</li> <li>▪ Faith community</li> <li>▪ Financial institutions</li> <li>▪ Foundations</li> </ul>  | <ul style="list-style-type: none"> <li>▪ NWJ foreclosure assistance</li> <li>▪ Emergency assistance programs (food, energy, rent)</li> </ul>   |

Housing Problems Output for -All Households

| Name of Jurisdiction:<br>Cnsrt-Longview(HOME), Washington |  | Source of Data:<br>CHAS Data Book |                              |                            |                  | Data Current as of:<br>2000              |                           |                              |                            |                 |                  |
|---|--|-----------------------------------|------------------------------|----------------------------|------------------|--|---------------------------|------------------------------|----------------------------|-----------------|------------------|
| Household by Type, Income, & Housing Problem              | Renters                                  |                                   |                              |                            |                  | Owners                                   |                           |                              |                            |                 | Total Households |
|   | Elderly<br>1 & 2<br>member<br>households | Small Related<br>(2 to 4)         | Large Related<br>(5 or more) | All<br>Other<br>Households | Total<br>Renters | Elderly<br>1 & 2<br>member<br>households | Small Related<br>(2 to 4) | Large Related<br>(5 or more) | All<br>Other<br>Households | Total<br>Owners |                  |
|   | (A)                                      | (B)                               | (C)                          | (D)                        | (E)              | (F)                                      | (G)                       | (H)                          | (I)                        | (J)             |                  |
| <b>1. Household Income &lt;=50% MFI</b>                   | 878                                      | 1,306                             | 367                          | 1,229                      | 3,780            | 873                                      | 418                       | 52                           | 212                        | 1,555           | 5,335            |
| <b>2. Household Income &lt;=30% MFI</b>                   | 461                                      | 652                               | 153                          | 667                        | 1,933            | 291                                      | 154                       | 8                            | 138                        | 591             | 2,524            |
| 3. % with any housing problems                            | 61.4                                     | 86                                | 93.5                         | 81.9                       | 79.3             | 64.9                                     | 84.4                      | 50                           | 81.2                       | 73.6            | 78               |
| 4. % Cost Burden >30%                                     | 61.4                                     | 85.4                              | 88.2                         | 80.4                       | 78.2             | 63.6                                     | 81.8                      | 50                           | 71                         | 69.9            | 76.2             |
| 5. % Cost Burden >50%                                     | 42.3                                     | 74.4                              | 64.1                         | 70.9                       | 64.7             | 37.1                                     | 61                        | 50                           | 60.9                       | 49.1            | 61.1             |
| <b>6. Household Income &gt;30% to &lt;=50% MFI</b>        | 417                                      | 654                               | 214                          | 562                        | 1,847            | 582                                      | 264                       | 44                           | 74                         | 964             | 2,811            |
| 7. % with any housing problems                            | 75.1                                     | 80.4                              | 98.1                         | 80.1                       | 81.2             | 36.6                                     | 61.4                      | 77.3                         | 83.8                       | 48.9            | 70.1             |
| 8. % Cost Burden >30%                                     | 75.1                                     | 75.2                              | 70.6                         | 79.4                       | 75.9             | 36.6                                     | 59.8                      | 54.5                         | 83.8                       | 47.4            | 66.1             |
| 9. % Cost Burden >50%                                     | 21.6                                     | 19.4                              | 15.4                         | 18.9                       | 19.3             | 18.7                                     | 40.2                      | 27.3                         | 45.9                       | 27.1            | 21.9             |
| <b>10. Household Income &gt;50 to &lt;=80% MFI</b>        | 273                                      | 809                               | 161                          | 479                        | 1,722            | 819                                      | 436                       | 125                          | 150                        | 1,530           | 3,252            |
| 11. % with any housing problems                           | 41                                       | 26.2                              | 64.6                         | 18.8                       | 30.1             | 14.9                                     | 56                        | 60                           | 40                         | 32.7            | 31.3             |
| 12.% Cost Burden >30%                                     | 39.6                                     | 20.8                              | 12.4                         | 14.6                       | 21.3             | 14.9                                     | 49.3                      | 47.2                         | 40                         | 29.8            | 25.3             |
| 13. % Cost Burden >50%                                    | 7.3                                      | 1.2                               | 0                            | 0                          | 1.7              | 3.9                                      | 13.1                      | 8                            | 12                         | 7.6             | 4.5              |
| <b>14. Household Income &gt;80% MFI</b>                   | 312                                      | 1,134                             | 237                          | 866                        | 2,549            | 1,677                                    | 4,089                     | 569                          | 835                        | 7,170           | 9,719            |
| 15. % with any housing problems                           | 13.8                                     | 9.3                               | 36.3                         | 6                          | 11.2             | 6.3                                      | 10                        | 22.1                         | 16.3                       | 10.8            | 10.9             |
| 16.% Cost Burden >30%                                     | 13.8                                     | 0.7                               | 0                            | 3.5                        | 3.2              | 5.7                                      | 9.5                       | 10.9                         | 16.3                       | 9.5             | 7.8              |
| 17. % Cost Burden >50%                                    | 6.1                                      | 0                                 | 0                            | 0                          | 0.7              | 0.2                                      | 1                         | 2.5                          | 1                          | 0.9             | 0.9              |
| <b>18. Total Households</b>                               | 1,463                                    | 3,249                             | 765                          | 2,574                      | 8,051            | 3,369                                    | 4,943                     | 746                          | 1,197                      | 10,255          | 18,306           |
| 19. % with any housing problems                           | 51.3                                     | 43.2                              | 71                           | 44.2                       | 47.6             | 18.7                                     | 19.1                      | 32                           | 30.9                       | 21.3            | 32.9             |
| 20. % Cost Burden >30                                     | 51.1                                     | 37.7                              | 40                           | 42                         | 41.7             | 18.3                                     | 17.9                      | 20                           | 29.7                       | 19.6            | 29.3             |
| 21. % Cost Burden >50                                     | 22.1                                     | 19.1                              | 17.1                         | 22.5                       | 20.6             | 7.5                                      | 6                         | 5.4                          | 12                         | 7.1             | 13.1             |

# YOU ARE INVITED TO ATTEND

## Community Meetings & Public Hearings to Identify COMMUNITY DEVELOPMENT & HOUSING NEEDS Come Share Your Ideas and Suggestions!

The cities of Longview and Kelso are preparing a new five-year Consolidated Housing & Community Development Plan.

**Citizens, Agencies & Interested Persons are asked to contribute ideas about the priorities, projects, and activities needed to improve our community.**

The City of Longview is participating as an entitlement (annual) recipient of Community Development Block Grant funds. The cities of Longview and Kelso will continue to partner in the Longview/Kelso HOME Consortium for Housing funds.

The City of Kelso is also requesting comments on the use of a one-time grant of \$410,000 for the Neighborhood Stabilization Program.

**Funds must principally benefit low and moderate income persons and neighborhoods and/or eliminate blighted areas.**

Eligible activities include:

- ✓ Housing (rental/owner)
- ✓ Economic Development
- ✓ Community Facilities
- ✓ Public Facilities
- ✓ Public Services
- ✓ Project Planning
- ✓ Comprehensive Projects

### Opportunities to Offer Comments & Suggestions:

#### Community Meetings

Thursday, February 19 2:00 PM Cowlitz PUD Auditorium  
961-12th Avenue, Longview

Thursday, February 26 6:00 PM Wallace Elementary School  
Cafeteria/Gym  
410 Elm Street, Kelso

Monday, March 2 6:00 PM St. Helens Elementary School  
Cafeteria/Gym  
431 27th Avenue, Longview

#### Public Hearings

Thursday, March 12 7:00 PM Longview City Hall, 1525,  
Broadway, 2nd Floor

Tuesday, March 17 7:00 PM Kelso City Hall, 203 S. Pacific,  
1st Floor

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Please let us know 48 hours in advance if you will need any special accommodations to attend any of these meetings. Both City Halls are accessible for persons with disabilities.

Special equipment to assist the hearing impaired is also available.

**For further information contact Julie Hourcle' at 360.442.5081**



# HOW WOULD YOU SPEND \$2.7 MILLION??

*Sponsored by:  
City of Longview, HOME & CDBG Program*



**COME SHARE WITH US:**

Monday, March 2, 2009  
6:00pm

St. Helens Elementary School  
Cafeteria/Gym  
431 27th Ave, Longview

**Funds must primarily benefit low and moderate income persons and neighborhoods and/or eliminate blighted areas:**

Eligible activities include:

- \$ Housing (rental/owner)
- \$ Economic Development
- \$ Community Facilities
- \$ Public Services
- \$ Project Planning
- \$ Comprehensive Projects



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For further information contact Julie Hourcle' at 360.442.5081



*This event is not sponsored by the Longview School District*

# YOU ARE INVITED TO ATTEND

March 12  
7:00 p.m.

March 17  
7:00 p.m.

## Community Meetings & Public Hearings to Identify **COMMUNITY DEVELOPMENT & HOUSING NEEDS**

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- ✓ Public Facilities
- ✓ Public Services
- ✓ Project Planning
- ✓ Comprehensive Projects

### **Opportunities to Offer Comments & Suggestions:**

#### **Public Hearings**

|                           |                |   |
|---------------------------|----------------|---|
| <b>Thursday, March 12</b> | <b>7:00 PM</b> | Longview City Hall, 1525, Broadway, 2nd Floor |
| <b>Tuesday, March 17</b>  | <b>7:00 PM</b> | Kelso City Hall, 203 S. Pacific, 1st Floor    |

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# 2009 Community Development Block Grant (CDBG)

## 2009 American Recovery and Reinvestment Act

### Longview Project Design Allocations

#### Join Us for two Public Hearings

#### Speak in Support of Selecting One or More of the Projects Below

#### The Longview Community Development Block Grant Program

This program was created to develop viable urban communities by providing decent housing, a suitable living environment, and expand economic opportunities principally for low- and moderate-income persons. Project activities may center on housing, community facilities, public facilities, and economic development or funding may be used as a local match. Public services and planning activities may also be funded. Funded through the Federal Department of Housing and Urban Development.

**Project Design Proposals are available for review at the Longview City Hall, Community Development Department, 1525 Broadway, Monday-Friday, 8 a.m. to 5 p.m. or by calling 442-5081 for further information.**

#### Main Entitlement Projects

**Estimated Available \$349,832.45 (includes Program Income) Requested \$400,000**

**Highlands Neighborhood Trail** – Construct a 10' wide 5,250 lineal foot paved recreational trail from Oregon Way to Beech St. along the Dike at the south edge (100-200 Blocks) of the neighborhood. A future phase (not funded) will include lighting and landscaping.

City of Longview Public Works Department **\$400,000**

**Public Service Projects – Estimated Available \$54,495 Requested \$54,495**

**HELP Warehouse** – Support food bank services to Longview residents.

Lower Columbia Community Action Program **\$54,495**

**Planning Projects – Estimated Available \$18,165\* Requested \$20,000**

**Archie Anderson Park Master Plan** – Develop a master plan for a park located within Highlands neighborhood. A landscape architectural firm will be hired to bring together concepts for park improvements suggested by various community partners.

City of Longview Parks & Recreation Dept. **\$20,000.**

*\*Any remaining amount goes back to Administration funding.*

#### 2009 American Recovery and Reinvestment Act

The American Recovery and Reinvestment Act has been developed by Congress to provide an economic stimulus to the U. S. Economy. Its primary purpose is to provide or create jobs. Congress has provided some of this money on a formula basis to CDBG Entitlement programs amounting to 27% of its 2008 CDBG Program Year's allocation. Project must benefit low and moderate income persons and meet CDBG eligibility. This program requires that projects can be undertaken within 120 days of HUD approval. Therefore, the City of Longview considered projects which were submitted for 2009 CDBG funding and can begin immediately.

Funded through the Federal Department of Housing and Urban Development.

#### Main Entitlement Projects

**Available - \$98,660.00 Remaining Available - \$15,204.05**

**Campus Towers Bath Tub Conversion** – Modify bathtub sides to allow walk-in entry for showers to improve elderly safety and hygiene.

Campus Towers **\$83,455.95**

**Public Hearing Date & Time:**

**Place:**

**Thursday, March 26, 2009 at 7:00 PM**

**Longview City Hall Council Chambers**

**1525 Broadway, Longview WA**

The purpose of these Public Hearings are to provide information on the Community Development Block Grant Program and the American Recovery and Reinvestment Act and identify community development needs and project designs eligible for funding, hear public comment particularly from low and moderate-income persons regarding proposed projects, ensure broad-based community support for a project, and select projects for funding.

Anyone interested may appear and be heard in regard to this public hearing. The Longview City Hall is accessible for persons with disabilities. Please let us know 24 hours in advance if you will need any special accommodations to attend the meeting or an interpreter. If you are unable to attend, you may direct written correspondence the Longview City Clerk, PO Box 128, Longview, WA 98632. For further information, contact Julie Hourcle' at **442.5081.**



# Longview-Kelso HOME Consortium Affordable Housing 2009 Project Design Allocations

- Join Us for Public Hearings -

Speak in Support of Selecting One or More of the Projects Below

## The HOME Investment Partnerships Program

This program provides funding to agency and business "partners" to increase and maintain affordable housing in Longview and Kelso. Projects must target persons with incomes less than 80% of the Cowlitz County Median Income based on family size. Funded by the U.S. Department of Housing and Urban Development.

*Project Design Proposals are available for review at: Longview City Hall (1525 Broadway, Longview) & Kelso City Hall (203 S. Pacific, Kelso) Community Development Departments, and Monday-Friday, 8 a.m. to 5 p.m.*

## 2009 Longview HOME Project Summaries

Amount Estimated Available **\$194,195**

Amount Requested **\$212,000**

Campus Towers Bath Tub Conversion – Modify bathtub sides to allow walk-in entry for showers to improve elderly safety and hygiene. Campus Towers Remaining amount up to **\$92,000**

(This project originally requested CDBG/ARRA Stimulus funding but was not funded. Campus Towers has requested to be considered for remaining 2009 HOME funding.)

Cowlitz County Habitat for Humanity Longview – Building HOPE 2009-2010

Acquisition, permits, and infrastructure of 2 parcels of property to construct 2 to 3 homes for low income families. Demolition costs may be included. Cowlitz County Habitat for Humanity **\$120,000**

## 2009 Kelso HOME Project Summaries

Amount Estimated Available **\$64,715**

Amount Requested **\$67,660**

Cowlitz County Habitat for Humanity Kelso – Building HOPE 2009-2010

Acquisition, infrastructure, utility and construction permit costs for a single-family or multi-family lot in Kelso. Demolition costs may be included. Cowlitz County Habitat for Humanity **\$40,000**

Tenant Based Rental Assistance for Cowlitz County Drug and/or HOPE Court Participants

Provide rental assistance to 2 families/individuals for 15 months. Kelso Housing Authority **\$13,830**

Tenant Based Rental Assistance for Domestic Violence Survivors – Provide rental assistance to 2 families/individuals for 15 months. Kelso Housing Authority **\$13,830**

## Longview Document Recording Fee Program

This Longview program provides for a variety of housing projects for persons with incomes below 50% of the Median Income for Cowlitz County based on family size. Operation and maintenance of Housing Trust Fund projects and shelters are also eligible under this program. Funded by the Cowlitz County Document Recording Fee Surcharge.

## 2009 Longview Document Recording Fee Project Summaries

Available Amount **\$39,715.61**

Requested **\$85,134**

Cedar Group Home Rehabilitation – Install new fire panel, repair exterior roof rafter, and siding for a developmentally disabled group home. Residential Resources **\$24,134**

Community House on Broadway Operations – Provide 12-months of support for operations at the Longview area homeless shelter. Community House on Broadway **\$24,000**

Emergency Support Shelter Operating Costs – Provide support for operations to the community's women's shelter for domestic violence victims. Emergency Support Shelter **\$15,000**

Habitat for Humanity Construction Support Operating Costs – Provide support for funding construction supervision for building affordable Habitat homes in Longview for low-income families. Cowlitz County Habitat for Humanity **\$22,000**

## Public Hearing Dates & Times:

### Longview

Thursday, April 23, 2009 at 7:00 PM  
Longview City Hall Council Chamber  
1525 Broadway, Longview WA

### Kelso

Tuesday, April 21, 2009 at 7:00 PM  
Kelso City Hall Council Chambers  
203 S. Pacific Ave., Kelso WA

The purpose of the Public Hearings is to provide information on the **HOME Program** and **Longview Document Recording Fee Program**, to identify housing needs and project designs eligible for funding, hear public comment particularly from low and moderate-income persons regarding proposed projects, ensure broad-based community support for a project, and select projects for funding.

Anyone interested may appear and be heard in regard to this public hearing. The Longview and Kelso City Halls are accessible for persons with disabilities. Please let us know 24 hours in advance if you will need any special accommodations to attend the meeting or an interpreter. If you are unable to attend, you may direct written correspondence the respective City Clerk's Office: Kelso City Clerk, PO 819, Kelso, WA 98626 or the Longview City Clerk, PO Box 128, Longview, WA 98632 For further information, contact Julie Hourcle' at 442.5081.



# Longview–Kelso HOME Consortium & Longview Community Development Block Grant Program

*Invites You to Review our*

## **Draft 2009-2013 Consolidated Plan & 2009 Annual Action Plans**

**Public Review and Comment Period – May 1–30, 2009**

### **What is this Plan?**

This document is required in order to plan housing, community facilities, public facilities, economic development projects, and public services and priorities for program years 2009-2013. Approximately \$345,000 is available to the Longview–Kelso Consortium for the HOME Program and \$363,000 is available for the Longview Community Development Block Grant Program annually.

### **Contents of Consolidated Plan**

The Plan contains a Housing & Homeless Needs Assessment, Housing Market Analysis, Strategic Plan and a 2009 Annual Action Plan. The Plan identifies the types of activities which may be undertaken, and specifies the activities and the amount of funds which are allocated to benefit targeted populations in 2009. The Plan identifies a strategy, goals and objectives for affordable housing needs, and community and economic development needs. It also reviews public housing needs, homeless and at-risk homeless, special population needs, lead-based paint concerns, minority housing needs, and barriers to affordable housing.

### **2009 Annual Plan Projects - Selected by Longview and Kelso City Councils Respectively**

#### *Longview*

Highlands Neighborhood Trail Segment 1, Phase 1 & 2 Up to \$400,000 (CDBG)  
HELP Warehouse \$54,495 (CDBG)  
Archie Anderson Park Master Plan \$20,000 (CDBG)  
Archie Anderson Basketball Court Resurfacing \$85,100 (CDBG-R/Stimulus)  
Campus Towers Bathtub Conversion \$74,154 (HOME)  
Habitat for Humanity Acquisition & Infrastructure \$120,000 (HOME)

#### *Kelso*

Habitat for Humanity Acquisition & Infrastructure \$40,000 (HOME)  
Emergency Support Shelter Tenant Based Rental Assistance \$13,830 (HOME)  
Drug/HOPE Court Tenant Based Rental Assistance \$10,888\* (HOME)  
\* To be allocated to the Emergency Support Shelter if Drug Court ceases.

### **Who benefits from the Plan?**

Both programs must principally benefit low and moderate income persons, and the CDBG Program may also prevent or eliminate slums or blight.

### **Where is the plan?**

The 2009-2013 Consolidated HOME and CDBG Plan is available for review at the following locations:

- City of Longview Community Development Department, 1525 Broadway, Longview;
- Longview Housing Authority, 1207 Commerce Avenue, Longview;
- Longview Public Library Reference Desk, 1600 Louisiana St., Longview
- Kelso Housing Authority, 1415 S. 10th, Kelso;
- City of Kelso, Community Development, 203 S. Pacific, Kelso;
- Kelso Public Library, 314 Academy St. Kelso.
- Lower Columbia Community Action Program, 1526 Commerce Ave., Longview
- On the web at: <http://www.mylongview.com/communitydev/cdbg.html>.  
Under "Important Links"

**All comments must be received by May 30, 2009.**

**Please direct all written comments to Julie Hourcle, Community Development, Longview City Hall, PO Box 128/1525 Broadway, Longview, Washington, 98632-7080. Comments by E-mail will also be accepted sent to [julie.hourcle@mylongview.com](mailto:julie.hourcle@mylongview.com) titled in the**

**Subject Line: "Comment for the Draft 2009-2013 Consolidated Plan."**

**For information or assistance on projects or the plan call Longview Community Development at 442.5081.**



**Longview–Kelso HOME Consortium & the  
Longview Community Development Block Grant Program  
Draft 2009-2013 Consolidated Plan  
2009 Annual Action Plans  
30-Day Public Review and Comment Period  
May 1 through May 30, 2009**

NOTICE IS HEREBY GIVEN that the Longview-Kelso HOME Consortium and the City of Longview have completed the 2009-2013 Draft Consolidated Plan for the Federal Department of Housing and Urban Development (HUD). Planning under this document involves two entitlement programs: The HOME Investment Partnership Program (HOME) in the Cities of Longview and Kelso, and the Community Development Block Grant Program (CDBG) in the City of Longview. This document is required in order to plan housing, community facilities, public facilities, economic development projects, and public services and priorities for program years 2009-2013. The draft Consolidated Plan contains 2009 Annual Action Plans for the Community Development Block Grant Program and the HOME Investment Partnership Program.

\$345,000 is estimated to be available to the Longview–Kelso Consortium for the HOME Program and \$363,000 is estimated to be available for the Community Development Block Grant Program annually beginning August 1<sup>st</sup>. Both programs must principally benefit low and moderate income persons, and the CDBG Program may also prevent or eliminate slums or blight. The City of Longview, Department of Community Development, acts as lead agency for this program.

Public review and comment on the 2009-2013 Consolidated Plan and 2009 Annual Action Plans is required prior to submittal to HUD. All comments must be received by May 30, 2009 and will be submitted to the Seattle HUD Regional Office. Please direct all written comments to Julie Hourcle', Community Development, Longview City Hall, PO Box 128/1525 Broadway, Longview, Washington, 98632-7080. Comments by E-mail will also be accepted sent to [julie.hourcle@mylongview.com](mailto:julie.hourcle@mylongview.com) titled in the Subject Line: "Comment for the Draft 2009-2013 Consolidated Plan."

This 2009-2013 is available for review at the following locations: the City of Longview Community Development Department, 1525 Broadway, Longview; Longview Housing Authority, 1207 Commerce Avenue, Longview; Longview Public Library Reference Desk, 1600 Louisiana St., Longview; Kelso Housing Authority, 1415 S. 10<sup>th</sup>, Kelso; City of Kelso, Community Development, 203 S. Pacific., Kelso; Kelso Public Library, 314 Academy St. Kelso; Lower Columbia Community Action Program, 1526 Commerce Ave., Longview, and On the web at: <http://www.mylongview.com/communitydev/cdbg.html> Under "Important Links."

For further information, contact Julie Hourcle' at 360.442.5081.

Dated at Longview, Washington, this 23<sup>rd</sup> day of April, 2009

THE CITY OF LONGVIEW

\_\_\_\_\_  
Ann Davis, City Clerk

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Published: April 28, 2009

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