

Longview –Kelso  
HOME and CDBG  
2015 Annual Plan

## **Executive Summary**

### **AP-05 Executive Summary - 91.200(c), 91.220(b)**

#### **1. Introduction**

#### **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objective is to construct rental housing in the target areas identified in the plan and assist revitalization downtown through infrastructure improvements.

#### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

in 2014 we had several projects: HOME - 2 Foundation for the Challenged Homes, one at 2481 Redwood Street in Longview and the second at 1103 Mill Street in Kelso, and new construction of affordable housing at 4564 Windemere in Longview. In CDBG the City of Longview funded a Small Business Development training and Loan program, installing some lighting at the Archie Anderson Park for the Basketball Courts; improvements to the Longview Senior Center HVAC system; and installation of fire sprinklers at 748 14th, a Community House facility. All CDBG projects are currently underway.

Under Public Services we are assisting the Help Warehouse with food delivery; and provided planning funds to create the Outdoor Gallery Plan for downtown Longview. The plan is finished, and the Help Warehouse food deliveries are also underway.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Two public hearings were held (March - CDBG) (April -HOME) with no comments received. A quarter page display ad was published in a general circulation newspaper The Daily News. Legal Ads were also placed in the paper.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

None were recieved.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

No comments were received,

**7. Summary**

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LONGVIEW	
CDBG Administrator	LONGVIEW	Community Development
HOPWA Administrator		
HOME Administrator	LONGVIEW	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

**Narrative**

**Consolidated Plan Public Contact Information**

Julie Hourcle: City of Longview 360. 442.5081

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Consultation is accomplished through public meetings and letters.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City maintains a list of interested persons which is used to inform them of projects and the public hearing dates and times. Anyone can be added to the list upon request.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The local Housing First! Coalition (Continuum of Care) is apprised of all projects which are being addressed by both Councils and given opportunity to comment.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

N/A

### **2. Agencies, groups, organizations and others who participated in the process and consultations**

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

Health agencies and Business leaders - Because no health projects were listed in 2015, and the City was delinquent in notifying the Chamber of Commerce.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Housing First!	The strategic plan cites homelessness as a priority.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

The Housing First! is made up of 27 persons who represent Social Service organizations, local government, faith based, local business, Health Services, Housing providers and at-large citizens.

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

- 1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The citizen participation process included public hearings, and people proposing projects. There were legal ads printed in the the local News Paper notifying people of the two Pubic Hearings.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community Residents of Public and Assisted Housing	Project proposers attended the meetings.	No comments were received.	NA	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	117,172	0	0	117,172	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	private	Multifamily rental new construction	10,782	0	0	10,782	91,000	Lower Columbia CAP will use its private funds in the amount of \$10,782 plus CHDO funds in the amount of \$91,000 towards the rental.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The HOME funds will be used to supplement other funding for the Triplex which will be constructed. Matching funds are obtained from donations and self-help in-kind labor. Matching funds are divided between Longview and Kelso.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

N/A

**Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 2 – Goals Summary

#### Goal Descriptions

Table 3 – Goal Descriptions

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The three project are: improving Downtown through streetscape improvements such as trees, paving, and benches and landscaping; support for the Help Warehouse food bank which funds 8 outreach sites and senior low-income apartments; and a newly constructed triplex for affordable living.

#	Project Name
1	Infrastructure Improvement Phase III
2	Affordable Triplex
3	Help Warehouse

**Table 3 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects proposed reflected the priorities identified in the Longview/Kelso Considedated Plan and the Longview City Council awarded the funding accordingly.

# AP-38 Project Summary

## Project Summary Information

Table 4 – Project Summary

1	Project Name	Infrastructure Improvement Phase III
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Construct sidewalk improvements between Hudson Street and Hemlock Street to include paving, and benches.
	Target Date	6/1/2018
	Estimate the number and type of families that will benefit from the proposed activities	200 directly 20,000 community wide
	Location Description	On Commerce between Hudson and Hemlock
	Planned Activities	
2	Project Name	Affordable Triplex
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$91,044 Lower Columbia CAP: \$10,782

<b>Description</b>	construct an affordable triplex with one, two and three bedrooms. Parking on site.
<b>Target Date</b>	3/4/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 low and moderate income families.
<b>Location Description</b>	205 carolina St.
<b>Planned Activities</b>	
<b>Project Name</b>	Help Warehouse
<b>Target Area</b>	
<b>Goals Supported</b>	
<b>Needs Addressed</b>	
<b>Funding</b>	:
<b>Description</b>	Provide food distribution to area food banks and low-income apartments.
<b>Target Date</b>	7/31/2016
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4000
<b>Location Description</b>	1526 Commerce Avenue
<b>Planned Activities</b>	
<b>3</b>	

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The Highlands Neighborhood is the location where the 3 units of affordable rental housing will be located. The Highlands has Longview's highest minority population and is a low-income area. Kelso has decided to use their 2015 money in 2016 to have support for a larger project.

The CDBG projects will take place downtown Longview.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

Table 5 - Geographic Distribution

### **Rationale for the priorities for allocating investments geographically**

The rationale is that the Longview City Council has prioritized allocation of funds into low-income areas.

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Three units will be constructed.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	3

Table 7 - One Year Goals for Affordable Housing by Support Type

#### Discussion

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The Kelso Housing Authority is limited to Public Housing in this application.

### **Actions planned during the next year to address the needs to public housing**

The Cowlitz Villa is a Public Housing property comprised of 50 senior units. These units are located in the 900 block of Grade Street in Kelso, Washington and consist of 8 – Studio units, 30 – 1 bedroom units and 12 – 2 bedroom units. These units house seniors 62 years of age and older.

The Kelso Homes is a Public Housing property comprised of 50 family units. These units are located in the 1400 block of South Kelso consisting of 6 – 1 bedroom units, 22 – 2 bedroom units, 20 – 3 bedroom units and 2 – 4 bedroom units. These units house families and their children.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Housing Choice Vouchers (HCV) Section 8 Program, 350 vouchers, which include 27 vouchers from Kalama Housing Authority, distributed to qualifying clients. This provides participants to use Section 8 Vouchers from local Landlords. The FSS (Family Self Sufficiency Program, is administered by Longview Housing Authority Coordinator Susie Marion. She has successfully helped clients graduate from the program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The City of Longview and Kelso continue to encourage projects to house homeless individuals.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Chinook Hotel helps homeless mentally ill persons. The supportive housing at 965 33rd can support up to six persons. Love Overwhelming has opened a 24 - hour shelter for homeless individuals. It can sleep 34 persons. During the day it acts as an " urban reststop".

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Longview has allocated local Document Recording Fees for operations of both the Community House and Emergency Support shelters.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Lower Columbia Action has a Rapid Rehousing Program and a Housing Retention team that case manages housing for homeless families.

#### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Lower Community Action Agency can provide rapid rehousing and also transitional care for those that are homeless.

### **Discussion**

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
<b>Total</b>

## **AP-75 Barriers to affordable housing - 91.420, 91.220(j)**

### **Introduction**

This section describes our public policies on housing.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

We have no known public policies that have negative effects on affordable housing.

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Longview and Kelso continue to implement projects identified in our annual action plan.

### **Actions planned to address obstacles to meeting underserved needs**

Obstacles to meet underserved need include referrals to: the Help Warehouse, Goodwill, Community House, Lower Columbia Community Action, and Lower Columbia College by community partners.

### **Actions planned to foster and maintain affordable housing**

There are several properties dedicated to provide affordable living through HOME: the Soundview Apartment at 1935 33rd Avenue, 235 Carolina St, 975 33rd, the Stratford Arm Apartments 1405 Hemlock Street, and Campus Towers at 1700 20th Avenue in Longview. In Kelso there is Phoenix House at 605 Clark Street, 1301 Sunset, and 91 A, B, and C and 99 Home Court. Some of these can be rented through Lower Columbia Community Action's Affordable living sites.

### **Actions planned to reduce lead-based paint hazards**

When housing rental units are considered they are assessed and tested for lead based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Several local agencies coordinate with Lower Columbia College who has GED and 2 year degree programs to help prepare individuals for family wage employment.

### **Actions planned to develop institutional structure**

We have developed our institutional structure. Review and modification of our institutional structure will occur on as need basis.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Staff attends the Housing Advisory Committee meetings and receives copies of the Housing First! meeting Minutes.

### **Discussion**

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The resale and recapture are broken into two parts to meet the 4000 word count.

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

n/a

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Grants will have recapture or resale provisions through individual Deeds of Trust. The Consortium Guidelines are as follows: Recapture includes 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. 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.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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 entire period of affordability, and shall be noted within the Homeowner's HOME loan document and Deed of Trust.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

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 successfully 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.