



City of Longview

1525 Broadway
Longview, WA 98632
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City Council

*Mayor MaryAlice Wallis
Mayor Pro Tem Michael Wallin
Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel*

Thursday, April 9, 2020

6:00 PM

Virtual Meeting

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a virtual Zoom meeting on Thursday, April 9th at 6:00 p.m.

All members of the public are encouraged to listen in to the meeting and participate via a moderator.

URL: <https://zoom.us/j/629985885>

Telephone options (you may need to try more than one number if you receive a busy signal):

Dial any of the following phone numbers:

1-346-248-7799
1-408-638-0968
1-669-900-6833
1-646-876-9923
1-253-215-8782
1-301-715-8592
1-312-626-6799

Meeting ID: 629 985 885

The topics of discussion follow.

1. CALL TO ORDER
2. ROLL CALL
3. WORKSHOP

20-000186 HOME AND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAMS

4. ADJOURNMENT

**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, APRIL 23, 2020 - 7:00 P.M.
THURSDAY, MAY 14, 2020 - 7:00 P.M.**

**NEXT COUNCIL WORKSHOPS:
THURSDAY, APRIL 23, 2020 - 6:00 P.M. FEASIBILITY STUDY FOR RESIDENTIAL
DEVELOPMENT AT WEST LONGVIEW LAGOONS/ESTABLISH LATECOMER AGREEMENT
PROCESS AND FEES**



City of Longview

Agenda Summary

HOME AND COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAMS

HOME AND CDBG OVERVIEW PRESENTATION

Staff will review the existing programs and answer questions

COVID-19 SPECIAL CDBG GRANT PRESENTATION

Recently passed federal stimulus for COVID-19 includes special CDBG grant funds for the City of Longview. Staff will present information and options for uses of the funding.

HOME AND CDBG PROGRAM ADDITIONAL WORKSHOP TOPICS

As time allows staff will present information on upcoming 2020 HOME and CDBG grant requests for proposal and project updates.

Attachments:

1. CDBG & HOME overview presentation April 2020 workshop
2. CDBG special COVID19 Recovery Grant presentation

Longview-Kelso HOME & CDBG Entitlement Programs

2020 Council Workshop

April 9, 2020

This presentation will review the HOME and CDBG programs

More resources and educational information can be found online here:

- HOME program topics:

<https://www.hudexchange.info/programs/home/topics/>

- Explore CDBG:

- <https://www.hudexchange.info/programs/cdbg/cdbg-ta-products/#all-products>

CDBG & HOME Workshop

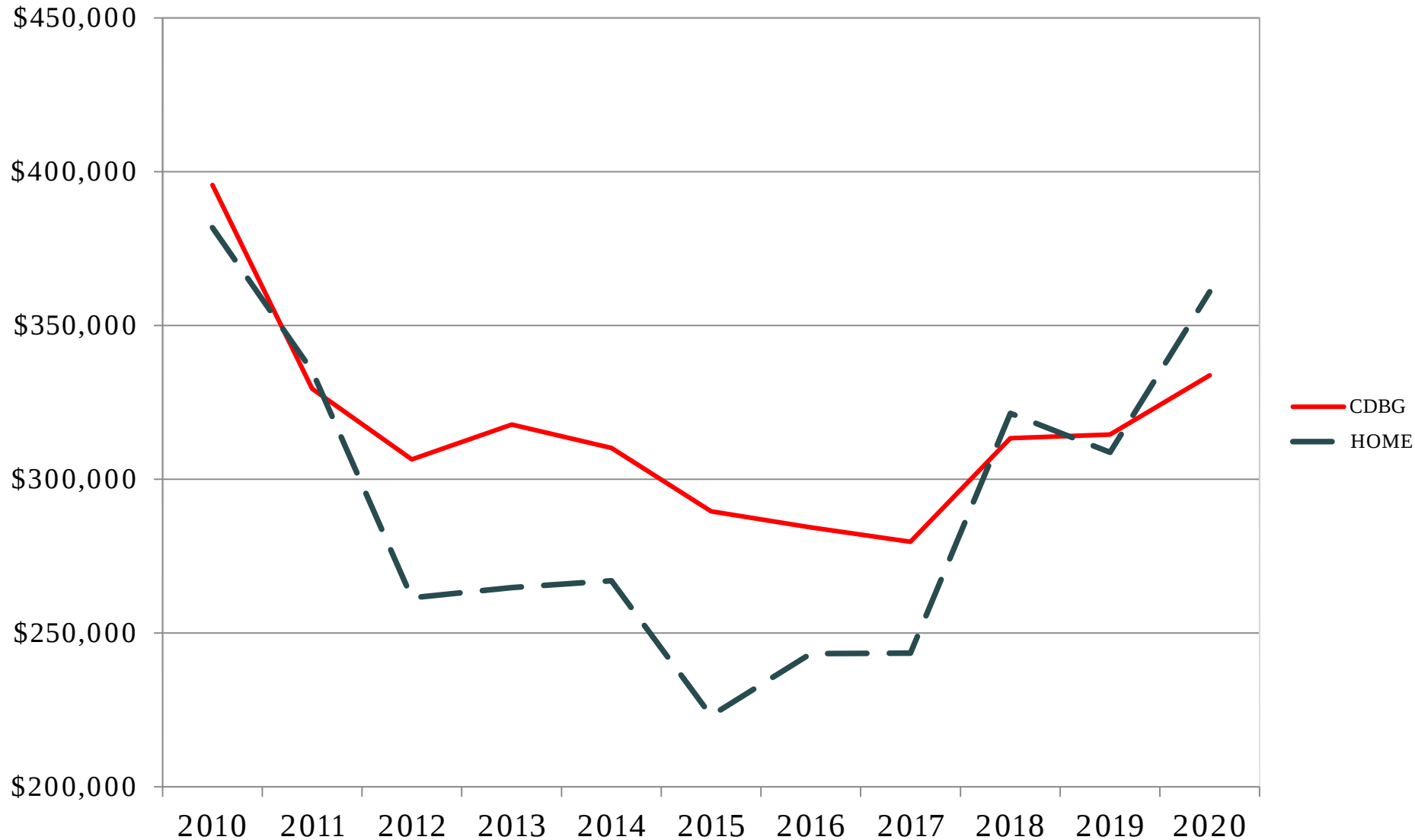
- Review of CDBG
- Review of HOME
- Funding History
- 2016 HOME/CDBG Grant Based Accounting Rule
- Review 2015-2019 Consolidated Plan Project Goals & Accomplishments
- Question and Answer time

Funding

- Federal Entitlement Funding
- U. S. Dept. of Housing and Urban Development
- Awarded on a 'Formula Basis': *Population, Overcrowded units, Persons in Poverty, Pre-1940 Housing*
- HUD grants directly to Consortiums – HUD Seattle Regional Office
- Longview-Kelso HOME Consortium 'grandfathered' status



HOME and CDBG funding over time



Funding History

Grant Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
CDBG	\$395,713	\$329,452	\$306,464	\$317,752	\$310,150	\$289,556	\$284,373	\$279,691	\$313,353	\$314,548	\$333,767
HOME	\$381,821	\$335,223	\$261,410	\$264,775	\$266,963	\$223,093	\$243,321	\$243,488	\$321,418	\$308,769	\$360,974

Implications of Changing Funding

- HOME and CDBG both provide a percent of the grant award for administration.
 - Typically over \$50,000 combined can be used for administration but this amount will fluctuate from year to year.
- HUD does not allow new grantees if their award will be less than \$500,000 based on the allocation formula; the administrative burden is too high.
 - As the Longview-Kelso grant funding dropped, the program status became 'grandfathered' and only continues because congress requires HUD to continue to fund existing grantees.

Differences

CDBG

- No new housing construction
- Can be used for infrastructure including sewer, water, streets, sidewalks
- No minimum grant amount
- In rehab projects, does not require entire unit to be updated to current code.

HOME

- Allows creation of new housing
- Utility connections from main to site and home only
- Must spend at least \$1000 per unit
- Entire rehab unit must be brought up to current rehab code
- May be used for rent subsidy (Tenant Based Rental Assistance)

CDBG Primary Objective

The development of viable urban communities, principally for low-moderate income persons, through:

- Decent housing
- Suitable living environment
- Expanded economic opportunity



Eligible CDBG Activities

- Housing
- Economic Development
- Community Facilities
- Public Facilities
- Infrastructure
- Public Services – up to 15% Max
- Planning – up to 5% Max
- Administration – up to 15%-20%
- Match to Federal Grant Projects



Berger-ABAM



CDBG Requirements



- Must Principally Serve Low and Moderate Income Persons - 70% of funds over 3 years
 - Direct Benefit
 - Designated Low-Income Residential Neighborhood (& service area)
- Prevent or Eliminate Slums or Blight - 30% over 3 years (2010-2012) (2013-2015)(2016-2018)
 - Revitalization
 - Survey of area noting code deficiencies
 - Downtown, Commercial, Industrial, Residential
 - Area must be designated by Council through Resolution or other document. (Res. #1811)

HOME Program Overview

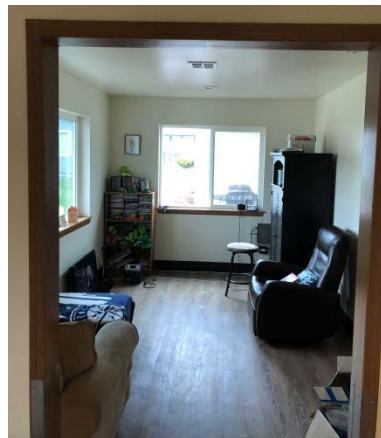
- Strengthen private and public partnerships
- Expand the supply of decent, safe, sanitary, and affordable housing for very low income and low income families

Longview-Kelso HOME Consortium

- Comprised of the Longview and Kelso City Councils
- Assess housing needs
 - Consolidated plan - 5 year plan 20015-2019
- **Kelso 25%**
 - Base Allocation based upon population split
- **Longview 75%**
 - Base Allocation

Types of HOME Projects

- Homeownership
- Owner Rehabilitation
- Rental Housing
- Tenant Based Rental Assistance (TBRA)



HOME Project Activities

- *New Construction*
- *Rehabilitation*
- *Reconstruction*
- *Conversion to housing*
- *Site improvements*
- *Acquisition of property*
- *Acquisition of vacant land*
- *Demolition*
- *Relocation Costs*
- *Refinancing (for single family owner occupied or multi-family rehabilitation)*
- *Capitalization of project reserves (for new construction or rehabilitation of rental units)*
- *Project soft costs (finance related costs, architectural, engineering and related professional services, tenant and homebuyer counseling, affirmative marketing and fair housing services to prospective tenants or owner)*

Community Housing Development Organization (CHDO)

- Lower Columbia CAP is a CHDO in Cowlitz County
- Support general salary and operating costs of Housing Staff/Division
- 15% CHDO set-aside:
 - \$36,523 in 2017
- Operating support 5%:
 - \$12,174 based upon 2017 allocation
- Approval needed by Kelso and Longview City Councils
- **CHDO Project needed in 2018: \$146,434**

HOME - 2016 Rules



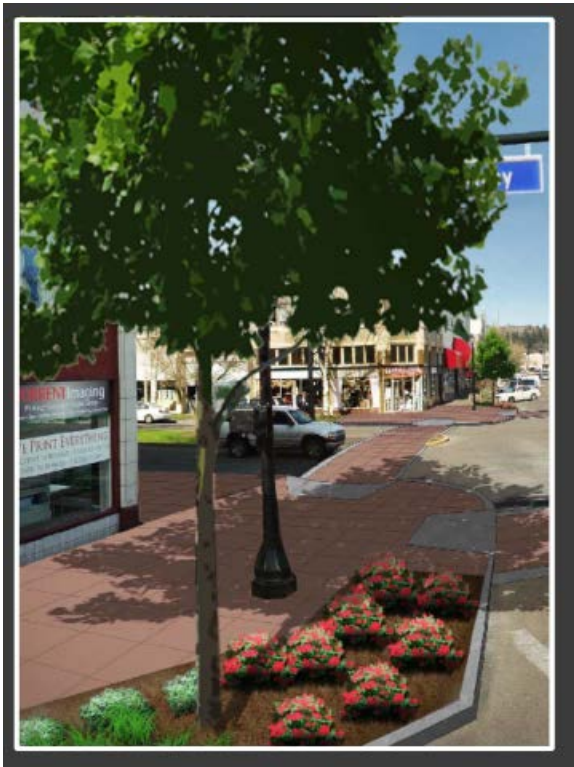
- All funds tracked by grant year 'Grant Based Accounting'
- Funds must be committed within 24 months or returned to HUD.
- Project must be completed in 4 years.
- Applies to CHDO projects.
- Portions of Rule suspended until 2020.
- What it means: Congress wants HUD money to be spent quickly or returned.
- What it means for Longview: projects must be shovel ready and developers must be capable.

Consolidated Plan



- This 5-year community-based plan provides:
 - Goals and Strategies for spending 5 years of funds
 - Based on identified needs in the community.
 - Relies on:
 - U.S. Census data
 - Neighborhood needs and strategies to serve low/moderate income persons, and
 - Public input
 - Lists program priorities for the HOME Program and Community Development Block Grant Program.

2015-2019 Consolidated Plan Progress on Strategic Goals



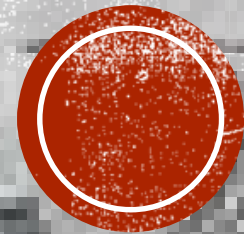
Strategic Plan Goals and progress

Accomplishments Associated With a Single Strategic Plan Goal							
Goal		Outcome Indicator		Outcome Unit of Measure	Outcome Expected - Strategic Plan	Outcome Actual - Strategic Plan	Percent Complete
1. Stabilize and revitalize neighborhoods		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit		Households Assisted	2	2	100%
		Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted	24	24	100%
		Rental units constructed		Household Housing Unit	8	9	113%
		Rental units rehabilitated		Household Housing Unit	10	40	400%
		Homeowner Housing Added		Household Housing Unit	2	1	50%
		Homeowner Housing Rehabilitated		Household Housing Unit	20	6	30%
		Direct Financial Assistance to Homebuyers		Households Assisted	4	0	0%
		Other		Other	1	0	0%
2. Promote thriving commercial districts & options		Public service activities other than Low/Moderate Income Housing Benefit		Persons Assisted	6	0	0%
		Businesses assisted		Businesses Assisted	2	2	100%
3. Reduce the numbers and shorten homelessness		Rental units constructed		Household Housing Unit	6	6	100%
		Tenant-based rental assistance / Rapid Rehousing		Households Assisted	100	35	35%
		Homeless Person Overnight Shelter		Persons Assisted	110	110	100%
		Overnight/Emergency Shelter/Transitional Housing Beds added		Beds	25	0	0%
		Homelessness Prevention		Persons Assisted	50	50	100%
		Housing for Homeless added		Household Housing Unit	10	6	60%

Questions?

COVID 19 RECOVERY CDBG FORMULA GRANTS

Council Workshop April 2020



SPECIAL FUNDING AWARD FOR COVID 19 RECOVERY

THE CITY OF LONGVIEW WILL BE RECEIVING \$196,344 IN CDBG – COVID-19 RECOVERY FUNDS

- **Grants to cities to rapidly respond to COVID-19 and the economic and housing impacts caused by it, including:**
 - the expansion of community health facilities
 - child care centers,
 - food banks,
 - senior services.
- **May be combined with prior year funding.**



MORE DETAILS

- Removes cap on public services projects (normally restricted to 15% of the annual 'entitlement' grant award).
- Removes the requirement to hold in-person public hearings in order to comply with national and local social gathering requirements,
- Allows grantees to be reimbursed for COVID-19 response activities regardless of the date the costs were incurred.

■ AWAITING MORE GUIDANCE FROM HUD



OPTIONS

- HUD may provide additional guidance in the next week.
- Initial guidance (pre-passage of the COVID 19 stimulus bill) provides examples:
 - Investment in a community facility, closed school, group living facility, hotel/motel or commercial building to serve the COVID-19 Response
 - A treatment clinic [acquire, rehab, lease, HVAC replacement]
 - Facility for patients undergoing treatment [acquire or rehabilitate or lease]
 - Assistance to Businesses
 - Grants or loans to support businesses to create jobs to manufacture supplies necessary to respond to the disease.
 - Short term loans to small businesses to enable retention of jobs held by low- and moderate-income persons
 - assistance, microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.



OPTIONS CONTINUED

- Initial guidance (pre-passage of the COVID 19 stimulus bill) provides examples:
 - Provision of new or quantifiably increased public services.
 - Job training for health care workers
 - Provide testing, diagnosis or other services at a fixed or mobile location.
 - Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
 - Provide equipment, supplies, and materials necessary to carry-out a public service.
 - Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.



OPTIONS TO CONSIDER

1. Invest in existing programs that are meeting increased needs due to pandemic.
2. Identify and spend the entire grant on an emerging need in the city government, county government or health services such as leasing a building for testing, treatment, care or quarantine associated with the pandemic.
3. Contribute the entire amount to an urgent service need such as equipment/supplies, testing, training or personnel.
4. Identify a local industry producing medical supplies and provide a grant or loan.
5. Partner with a local bank to administer assistance to businesses.

COUNCIL INPUT ON SPECIAL COVID-19 FUNDING GRANT

1. Invest in existing programs that are meeting increased needs due to pandemic.
2. Identify and spend the entire grant on an emerging need in the city government, county government or health services such as leasing a building for testing, treatment, care or quarantine associated with the pandemic.
3. Contribute the entire amount to an urgent service need such as equipment/supplies, testing, training or personnel.
4. Identify a local industry producing medical supplies and provide a grant or loan.
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WHAT ARE THE NEEDS THAT THIS FUNDING CAN ADDRESS?