



City of Longview

1525 Broadway
Longview, WA 98632
www.ci.longview.wa.us

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, June 10, 2021

7:00 PM

2nd Floor, City Hall

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, June 10th, at 7:00 p.m.

For information about Zoom accessibility, please contact the City Clerk's Office at 360-442-5041.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/84150323820>

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

Dial any of the following numbers:

1-253-215-8782

1-669-900-6833

1-346-248-7799

1-408-638-0968

1-646-876-9923

1-301-715-8592

1-312-626-6799

Meeting ID: 841 5032 3820

The City of Longview has been conducting virtual meetings, but as we prepare to transition back to more in-person meetings, Council would like to take the opportunity to ask our community what works for them.

Please visit the link to take a quick survey regarding public meetings held in-person vs. hybrid (combining virtual and in-person attendance): <https://www.surveymonkey.com/r/3G3BVG3>

1. CALL TO ORDER
2. INVOCATION*/FLAG SALUTE
3. ROLL CALL

4. APPROVAL OF MINUTES

21-000766 MAY 27, 2021 REGULAR MEETING MINUTES

5. CHANGES TO THE AGENDA**6. PRESENTATIONS & AWARDS****7. CONSTITUENTS' COMMENTS (Thirty Minutes)****8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS****9. PUBLIC HEARINGS**

21-000774 2021 ANNUAL HOME PROGRAM GRANT ALLOCATIONS

RECOMMENDED ACTION:

1) HOLD A PUBLIC HEARING ON 2021 HOME PROGRAM APPLICATIONS.

2) MOTION TO ALLOCATE FUNDS AS FOLLOWS:

\$150,000 TO HOSWWA FOR NEW RENTAL CONSTRUCTION

\$42,300 TO COMMUNITY HOUSE ON BROADWAY FOR TENANT BASED RENTAL ASSISTANCE, AND

DESIGNATE LOWER COLUMBIA COMMUNITY ACTION COUNCIL AS THE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION.

21-000774 2021 ANNUAL CDBG PROGRAM GRANT ALLOCATIONS

RECOMMENDED ACTION:

1) HOLD A PUBLIC HEARING ON 2021 CDBG PROGRAM APPLICATIONS.

2) MOTION TO ALLOCATE FUNDS AS FOLLOWS:

\$231,000 TO ARCHIE ANDERSON PARK BUILDING

\$20,000 TO LONGVIEW SUPER SUMMERS

\$15,000 TO COWLITZ-WAHKIAKUM LEGAL AID, LEGAL SERVICES TO LOW INCOME TENANTS

\$9,500 TO COMMUNITY HOUSE ON BROADWAY FOR TBRA ADMINISTRATION

21-000774 2021 ANNUAL DOCUMENT RECORDING FEE PROGRAM GRANT ALLOCATIONS**RECOMMENDED ACTION:**

- 1) HOLD A PUBLIC HEARING ON 2021 DOCUMENT RECORDING FEE APPLICATIONS.
- 2) MOTION TO ALLOCATE \$24,500 TO EMERGENCY SUPPORT SHELTER AND \$26,390 TO COMMUNITY HOUSE ON BROADWAY.

21-000775 5 YEAR CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN UPDATE- PUBLIC HEARING ON DRAFT NEEDS ASSESSMENT AND MARKET ANALYSIS SECTIONS.**RECOMMENDED ACTION:**

HOLD A PUBLIC HEARING TO HEAR FROM RESIDENTS REGARDING THE DRAFT PLAN UPDATE SECTIONS. PROVIDE COMMENTS TO STAFF FOR THE FINAL DRAFT AND SET A WORKSHOP ON THE STRATEGIC PLAN GOALS AND PRIORITIES SECTION FOR JULY 8 AT 6PM OR A SUITABLE TIME.

10. BOARD & COMMISSION RECOMMENDATIONS**11. ORDINANCES & RESOLUTIONS****12. MAYOR'S REPORT****13. COUNCILMEMBERS' REPORTS****21-000776 ENHANCING PEDESTRIAN SAFETY****RECOMMENDED ACTION:**

AUTHORIZE THE CITY MANAGER TO CONDUCT A SPEED STUDY OF CITY STREETS TO IDENTIFY POSSIBLE MODIFICATIONS TO REDUCE AUTOMOBILE PEDESTRIAN COLLISIONS

14. CONSENT CALENDAR**21-000767 APPROVAL OF CLAIMS****21-000770 BID REVIEW – ARCHIE ANDERSON PARK BUILDING****RECOMMENDED ACTION:**

MOTION TO REJECT ALL BIDS

21-000771 CONSULTANT AGREEMENT WITH R&W ENGINEERING INC FOR THE NIEMI WATER BOOSTER PUMP STATION

RECOMMENDED ACTION:

MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH R&W ENGINEERING INC

21-000772 PROJECT COMPLETION – REGIONAL WATER TREATMENT PLANT PRODUCTION WELLS PUMPS 1, 3, & 4, VFD INSTALLATION

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE REGIONAL WATER TREATMENT PLANT PRODUCTION WELLS PUMPS 1, 3, & 4, VFD INSTALLATION PROJECT

21-000773 PROJECT COMPLETION – SR 4 – OCEAN BEACH HIGHWAY TRAFFIC SIGNAL UPGRADE PROJECT

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE SR 4 – OCEAN BEACH HIGHWAY TRAFFIC SIGNAL UPGRADE PROJECT

15. CITY MANAGER'S REPORT

21-000792 CAPITAL PROJECTS FUND UPDATE

RECOMMENDED ACTION:

MOTION TO PROCEED IN UNDERTAKING THE HIGHEST PRIORITY ITEMS ASSOCIATED WITH THE LIBRARY RESTORATION PROJECT

16. MISCELLANEOUS

17. ADJOURNMENT

*** Any invocation that may be offered at the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.**

NEXT REGULAR COUNCIL MEETINGS:

THURSDAY, JUNE 24, 2021- 7:00 P.M.

THURSDAY, JULY 8, 2021- 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

THURSDAY, JUNE 24, 2021- 6:00 P.M. UPDATE ON HOSWWA ACTIVITIES



City of Longview

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Minutes

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, May 27, 2021

7:00 PM

Virtual Meeting

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 7:00 p.m.

2. **INVOCATION*/FLAG SALUTE**

3. **ROLL CALL**

Present: Mayor Pro Tem Wallin, Councilmember Makinster, Councilmember Strobel, Councilmember Moon, Councilmember Schott

Absent: Mayor Wallis, Councilmember Kendall

Staff Present: City Manager Kurt Sacha; City Attorney Jim McNamara; City Clerk Kaylee Cody; Deputy City Clerk Kassi Mackie; Public Works Director/Interim Community and Economic Development Director Ken Hash; Interim Planner Adam Trimble; Parks & Recreation Director Jen Wills; Fire Chief Jim Kambeitz; Police Chief Robert Huhta; Library Director Chris Skaugset; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson

4. **APPROVAL OF MINUTES**

21-000760 MAY 13, 2021 REGULAR MEETING MINUTES

On a motion duly made and passed, the reading of the minutes, copies of which had been submitted to the Mayor and members of the City Council, was waived and the minutes were approved as if read.

5. **CHANGES TO THE AGENDA**

6. **PRESENTATIONS & AWARDS**

21-000753 PROCLAMATION: NATIONAL POPPY DAY ~ MAY 28, 2021

**RECIPIENT: CHERYL REDING, REGISTRAR / SGT. OF ARMS, AMERICAN LEGION
AUXILIARY**

21-000752 LIBRARY ANNUAL REPORT

Library Director Chris Skaugset presented.

7. **CONSTITUENTS' COMMENTS (Thirty Minutes)**
8. **FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS**
9. **PUBLIC HEARINGS**

**21-000759 CANCELLED PUBLIC HEARING: THE ALLOCATION OF CDBG CV-2 FUNDS FROM THE
DEPARTMENT OF COMMERCE TO ADDRESS IMPACTS OF COVID-19 WILL BE HELD AT
A FUTURE MEETING**

10. **BOARD & COMMISSION RECOMMENDATIONS**

**21-000754 PLANNING COMMISSION RECOMMENDATION- ZONE TEXT AMENDMENT TO ALLOW
OUTDOOR CONTINUOUS ENTERTAINMENT USES IN THE MIXED USE
COMMERCIAL/INDUSTRIAL DISTRICT**

**RECOMMENDED ACTION:
MOTION TO DIRECT THE CITY ATTORNEY TO PREPARE AN ORDINANCE FOR THE
AMENDMENT.**

*A motion was made by Councilmember Makinster, seconded by Councilmember Schott,
to direct the City Attorney to prepare an ordinance for the zone text amendment to allow
outdoor continuous entertainment uses in the mixed use commercial/industrial district.
The motion carried unanimously.*

11. **ORDINANCES & RESOLUTIONS**

**21-000756 ORDINANCE NO. 3444: ADOPTING A REZONE FOR 5 PROPERTIES AND
COMPREHENSIVE PLAN MAP AMENDMENT FOR 4 PROPERTIES IN THE 800 BLOCK OF
18TH AVE.**

RECOMMENDED ACTION:
MOTION TO ADOPT ORDINANCE NO. 3444.

A motion was made by Councilmember Moon, seconded by Councilmember Makinster, to adopt Ordinance No. 3444. The motion carried unanimously.

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS

14. CONSENT CALENDAR

A motion was duly made and passed approving the items on the Consent Calendar as though acted on individually.

21-000755 SET PUBLIC HEARING – 2022-2027 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM (TIP) AND RIVERCITIES TRANSIT PROGRAM OF PROJECTS (POP)

RECOMMENDED ACTION:
MOTION TO SET THE CITY COUNCIL MEETING ON JUNE 24, 2021, AS THE DATE AND TIME FOR A PUBLIC HEARING ON THE 2022-2027 SIX-YEAR TIP/POP

21-000757 SET PUBLIC HEARING FOR 2021 HOME AND CDBG ALLOCATIONS FOR JUNE 10 2021. THE CITY HAS BEEN ALLOCATED \$333,767 IN CDBG FUNDS AND THE LONGVIEW-KELSO HOME CONSORTIUM HAS BEEN ALLOCATED \$366,284 IN HOME PROGRAM FUNDS.

RECOMMENDED ACTION:
SET A PUBLIC HEARING FOR JUNE 10, 2021 TO ALLOCATE THE FUNDS AND ADOPT THE 2021 ANNUAL ACTION PLAN.

21-000761 APPROVAL OF CLAIMS

**1ST HALF MAY 2021 ACCOUNTS PAYABLE
1ST HALF MAY 2021 PAYROLL**

15. CITY MANAGER'S REPORT

21-000758 SET PUBLIC HEARING ON DRAFT HUD CONSOLIDATED PLAN UPDATE, PART 1 OF 2: HOUSING AND COMMUNITY DEVELOPMENT NEEDS SECTION, FOR JUNE 10, 2021.

RECOMMENDED ACTION:

SET A PUBLIC HEARING ON THE DRAFT MARKET ANALYSIS AND NEEDS ASSESSMENT SECTIONS OF THE 5 YEAR HUD CONSOLIDATED PLAN UPDATE.

A motion was made by Councilmember Strobel, seconded by Councilmember Makinster, to set a public hearing on the draft market analysis and needs assessment sections of the 5 Year HUD Consolidated Plan update for June 10, 2021. The motion carried unanimously.

16. MISCELLANEOUS**21-000763 EXECUTIVE SESSION: REAL ESTATE MATTER**

The regular meeting recessed at 7:46 p.m. The Exec Session began at 7:47 p.m. and ended at 8:01 p.m.

17. ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

*Kaylee Cody
City Clerk*

*Approved: _____
Mayor*

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**NEXT REGULAR COUNCIL MEETINGS:
THURSDAY, JUNE 10, 2021 - 7:00 P.M.
THURSDAY, JUNE 24, 2021 - 7:00 P.M.**

**NEXT COUNCIL WORKSHOPS:
THURSDAY, JUNE 24, 2021 - 6:00 P.M. UPDATE ON HOSWWA ACTIVITIES**



City of Longview

Agenda Summary

2021 ANNUAL HOME PROGRAM GRANT ALLOCATIONS

RECOMMENDED ACTION:

1) HOLD A PUBLIC HEARING ON 2021 HOME PROGRAM APPLICATIONS.

2) MOTION TO ALLOCATE FUNDS AS FOLLOWS:

\$150,000 TO HOSWWA FOR NEW RENTAL CONSTRUCTION

\$42,300 TO COMMUNITY HOUSE ON BROADWAY FOR TENANT BASED RENTAL ASSISTANCE, AND DESIGNATE LOWER COLUMBIA COMMUNITY ACTION COUNCIL AS THE COMMUNITY HOUSING DEVELOPMENT ORGANIZATION.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

HOME Program for Affordable Housing

Longview & Kelso - This program provides funding to agencies, developers, and businesses to increase and maintain affordable housing in Longview and Kelso. Housing projects must target persons with incomes less than 80% of the Cowlitz County Median Income based on family size. Funded through the Federal Department of Housing and Urban Development (HUD).

2021 Longview HOME project summaries

Funding Available: \$192,300 Funding Requested: \$230,000

- 1) Community House on Broadway \$80,000: Homeless Recovery, Tenant Based Rental Assistance (TBRA) for 15-20 clients.
- 2) Housing Opportunities of Southwest Washington \$150,000: Sunrise Village apartments at 38th and Pennsylvania St. A 48-unit multifamily complex with community building for elderly, and homeless families with children.
- 3) Community Housing Development Organization (CHDO) Operating Expenses: \$73,257
- 4) Lower Columbia Community Action Council - operating costs and support for construction of affordable housing.

All applications online for review: <https://mylongview.box.com/v/CDBG-HOME-DOCFees>

RECOMMENDED ACTION:

Hold a public hearing on 2021 Home Program Applications.

STAFF RECOMMENDATION:

Motion to allocate \$150,000 to HOSWWA for new rental construction, \$42,300 to Community House on Broadway for TBRA, and designate LCCAC as the CHDO.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. 2021 Longview-Keslo HOME CDBG Doc Fee application summaries

City of Longview

2021 Longview Community Development Block Grant (CDBG) Program
2021 Kelso and Longview HOME Program
2021 Longview Document Recording Fee Program

Application Summaries

Community Development Block Grant

This program was created to develop viable urban communities by providing decent housing, create a suitable living environment, and expand economic opportunities for low- and moderate-income persons. Project activities must principally benefit **Longview** residents. Funded through the Federal Department of Housing and Urban Development (HUD).

2021 CDBG project summaries

- **Entitlement Funding Available: \$216,312 Funding Requested: \$311,315**
 - City of Longview, Archie Anderson Park Building for new police satellite office: \$216,312
 - Community House on Broadway, electrical upgrades: \$95,000
- **Public Services Funding Available \$49,918 Funding Requested: \$94,418**
 - City of Longview Recreation Department, Longview Super Summers, youth services for low/moderate income households: \$20,000
 - Cowlitz-Wahkiakum Legal Aid, legal services to low income tenants to prevent evictions when moratorium due to Covid-19 ends: \$15,000
 - Community House on Broadway, administration of tenant based rental assistance: \$9,500
 - Community House on Broadway, child care and youth services at CHOB: \$49,918
- **Planning/Admin Funding \$16,640 Funding Requested: \$16,640**
 - City of Longview Parks and Recreation, Cloney Park playground plan and design: \$16,640

Projects are selected on a locally competitive basis. Projects must: *Principally benefit low- and moderate-income persons*

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 - **Community Housing Development Organization (CHDO) Operating Expenses: \$73,257**
 - > Lower Columbia Community Action Council - operating costs and support for construction of affordable housing.

Document Recording Fees

2021 Document Recording Fee project summaries

- Funding Available: \$50,890 Funding Requested: \$67,500**
- Community House on Broadway: \$25,000– Emergency shelter utility costs. Provide temporary shelter, food, clothing and comprehensive case management for those seeking to recover from homelessness.
 - Community House on Broadway: \$18,000- Replacement of Electrical System at CHOB shelter. Contribution of funds for a larger project to upgrade the electrical system in a 1926 era building.
 - Emergency Support Shelter \$24,500 – Domestic Violence Shelter Program support. Provide shelter and advocacy services to victims of domestic violence, sexual abuse and other crimes. This project supports operating costs for the shelter.

Kelso City Council HOME
Public Hearing/Project Selection
June 15, 2021 at 6:00 pm

Longview City Council HOME, CDBG &
Document Recording Fee
Public Hearing/Project Selection –
June 10, 2021 at 7:00 PM

All applications online at: <https://mylongview.box.com/v/CDBG-HOME-DOCFees>



City of Longview

Agenda Summary

2021 ANNUAL CDBG PROGRAM GRANT ALLOCATIONS

RECOMMENDED ACTION:

1) HOLD A PUBLIC HEARING ON 2021 CDBG PROGRAM APPLICATIONS.

2) MOTION TO ALLOCATE FUNDS AS FOLLOWS:

\$231,000 TO ARCHIE ANDERSON PARK BUILDING

\$20,000 TO LONGVIEW SUPER SUMMERS

\$15,000 TO COWLITZ-WAHKIAKUM LEGAL AID, LEGAL SERVICES TO LOW INCOME TENANTS

\$9,500 TO COMMUNITY HOUSE ON BROADWAY FOR TBRA ADMINISTRATION

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

2021 CDBG project summaries

Entitlement Funding Available: \$216,312 Funding Requested: \$311,315

1) City of Longview, Archie Anderson Park Building for new police satellite office: \$216,312

2) Community House on Broadway, electrical upgrades: \$95,000

Public Services Funding Available \$49,918 Funding Requested: \$94,418

3) City of Longview Recreation Department, Longview Super Summers, youth services for low/moderate income households: \$20,000

4) Cowlitz-Wahkiakum Legal Aid, legal services to low income tenants to prevent evictions when moratorium due to Covid-19 ends: \$15,000

5) Community House on Broadway, administration of tenant based rental assistance: \$9,500

6) Community House on Broadway, child care and youth services at CHOB: \$49,918

7) Planning/Admin Funding \$16,640 Funding Requested: \$16,640

8) City of Longview Parks and Recreation, Cloney Park playground plan and design: \$16,640

Applications: <https://mylongview.box.com/v/CDBG-HOME-DOCFees>

RECOMMENDED ACTION:

1) Hold a public hearing on 2021 CDBG Program applications.

2) Motion to allocate funds as follows:

\$231,000 to Archie Anderson park building

\$20,000 to Longview super summers

\$15,000 to Cowlitz-Wahkiakum legal aid, legal services to low income tenants, and

\$9,500 to community house on Broadway for TBRA Administration.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. 2021 Longview-Keslo HOME CDBG Doc Fee application summaries

City of Longview

2021 Longview Community Development Block Grant (CDBG) Program
2021 Kelso and Longview HOME Program
2021 Longview Document Recording Fee Program

Application Summaries

Community Development Block Grant

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 - **Community Housing Development Organization (CHDO) Operating Expenses: \$73,257**
 - > Lower Columbia Community Action Council - operating costs and support for construction of affordable housing.

Document Recording Fees

2021 Document Recording Fee project summaries

- Funding Available: \$50,890 Funding Requested: \$67,500**
- Community House on Broadway: \$25,000– Emergency shelter utility costs. Provide temporary shelter, food, clothing and comprehensive case management for those seeking to recover from homelessness.
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Kelso City Council HOME
Public Hearing/Project Selection
June 15, 2021 at 6:00 pm

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City of Longview

Agenda Summary

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RECOMMENDED ACTION:

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- 2) MOTION TO ALLOCATE \$24,500 TO EMERGENCY SUPPORT SHELTER AND \$26,390 TO COMMUNITY HOUSE ON BROADWAY.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Document Recording Fees

2021 Document Recording Fee project summaries

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- 3) Emergency Support Shelter \$24,500 – Domestic Violence Shelter Program support. Provide shelter and advocacy services to victims of domestic violence, sexual abuse and other crimes. This project supports operating costs for the shelter.

Applications: <https://mylongview.box.com/v/CDBG-HOME-DOCFees>

RECOMMENDED ACTION:

- 1) Hold a public hearing on 2021 Document Recording Fee Applications.
- 2) Motion to allocate funds as follows:
\$24,500 to Emergency Support Shelter and \$26,390 to Community House on Broadway.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

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City of Longview

Agenda Summary

5 YEAR CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN UPDATE- PUBLIC HEARING ON DRAFT NEEDS ASSESSMENT AND MARKET ANALYSIS SECTIONS.

RECOMMENDED ACTION:

HOLD A PUBLIC HEARING TO HEAR FROM RESIDENTS REGARDING THE DRAFT PLAN UPDATE SECTIONS. PROVIDE COMMENTS TO STAFF FOR THE FINAL DRAFT AND SET A WORKSHOP ON THE STRATEGIC PLAN GOALS AND PRIORITIES SECTION FOR JULY 8 AT 6PM OR A SUITABLE TIME.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Address Quality of Place Issues, Create New Opportunities.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City is updating the 5 year Consolidated Housing and Community Development plan. This public hearing will consider the draft needs assessment and market analysis sections.

What is the Consolidated Housing and Community Development 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 2020-2024. Approximately \$350,000 is available to the Longview–Kelso Consortium for the HOME Program annually, and \$330,000 is available for the Longview Community Development Block Grant Program annually.

RECOMMENDED ACTION:

Hold a public hearing to hear from residents regarding the draft plan update sections. Provide comments to staff for the final draft and set a workshop on the strategic plan goals and priorities section for July 8 at 6pm or a suitable time.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. Longview Needs and Market Analysis_Draft (5-20)
2. Introduction Letter needs assesment stakeholders
3. 5 year Consolidated Plan update comment period and notice- 2021 annual action plan
4. Consolidted Housing Plan update May stakeholder Presentation

Longview-Kelso Needs Assessment and Market Analysis

Prepared for the 2020-2024 Consolidated Plan

Draft

May 20, 2021

Prepared by:
David Stalheim
MUD BAY CONSULTING SERVICES

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The City of Longview (City) receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The cities of Longview and Kelso have formed a consortium to receive HOME Investment Partnership (HOME) funding from HUD. A requirement for receipt of these funds is to prepare a Consolidated Plan covering a five-year period. The goal of the Consolidated Plan is to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons.

In the production of affordable housing and services to low- and moderate-income persons, HUD's Consolidated Plan has always been intended to look at partnerships across different levels of government, the private sector and non-profit organizations. The pattern of reduced CDBG and HOME funds necessitates identifying needs and existing resources available in other sectors now more than ever.

The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction's needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG funds and other resources included in the plan.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included will be:
 - Estimates for lead-based paint hazards;
 - Identified public and assisted housing;
 - Inventoried facilities, housing and services for homeless persons;
 - Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
 - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the city and describes strategies that the City will undertake to serve the priority needs.
- 4) **Action Plan** – the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan. The Consolidated Plan includes the Year 1 AAP; the City will subsequently adopt separate AAPs for Years 2-5.

This document covers the first two parts of the Consolidated Plan – the Needs Assessment and Market Analysis. Information from this document and other sources is intended to help the community identify the highest priority needs that should be put into the Strategic Plan and Year 1 AAP.

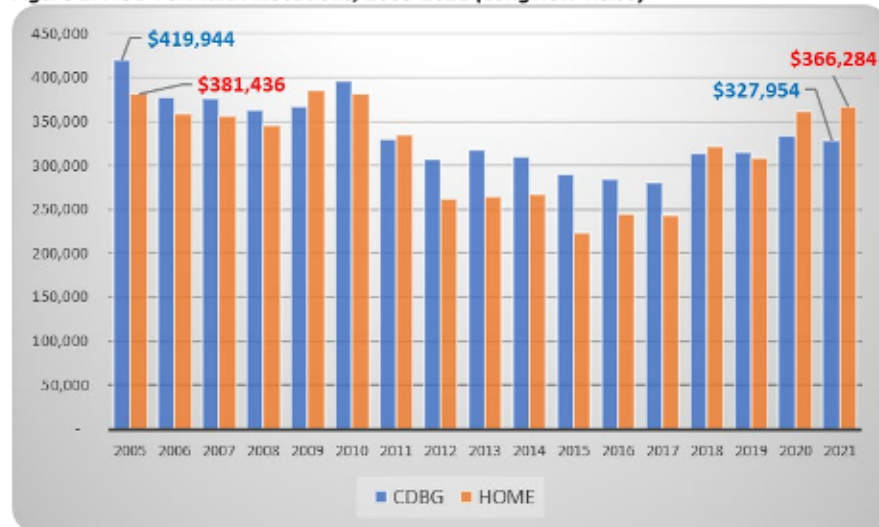
Coordination with other agencies (public and private) and citizen participation is the next step in this process. This assessment clearly shows needs in many areas, such as:

- 1) Low-and moderate-income households who are severely housing cost burdened;
- 2) Low rental vacancy rates;
- 3) Aging housing stock and minimal new construction; and
- 4) Aging of the population.

ANTICIPATED RESOURCES

Longview and Kelso have seen their allocation of CDBG and HOME funds decline over the years. CDBG funds allocated to Longview in 2021 amount to \$327,954, which is \$91,990 less than received in 2005. HOME funds have rebounded in recent years, and the consortium now receives \$15,152 less than received in 2005. The impact of these reduced funds is even more pronounced when considering the impact of inflation in those sixteen years.

Figure 1: HUD Formula Allocations, 2005-2021 (Longview-Kelso)



SOURCE: https://www.hud.gov/program_offices/comm_planning/budget

The Consolidated Plan needs to identify anticipated resources over the five-years of the strategic plan. The following table shows anticipated CDBG and HOME allocations over five years.

Table 1: Anticipated Resources, 2020-2024

	2020 ¹	2021	2022	2023	2024	TOTAL
CDBG Allocation	333,767	327,954	330,000	330,000	330,000	1,651,721
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,258
TOTALS	\$694,741	\$694,238	\$694,000	\$694,000	\$694,000	\$3,470,979

In addition to these funds, HUD has also allocated nearly \$5 billion in American Rescue Plan funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. The Longview-Kelso HOME Consortium is allocated **\$1,326,277**.

These anticipated resources and how the funds may be used should be taken into consideration when reviewing the Needs and Market Analysis that follows.

What can CDBG funds be used for?

- Acquisition of Real Property – often an interim step to address blight or physical decay
- Public Facilities and Improvements – cannot be used for the general conduct of government except to remove barriers that restrict mobility and accessibility

¹ The activities in 2020 have already been allocated.

- Clearance – could be used to demolish buildings and improvements and removal of environmental contaminants
- Public Service – must be a new service or a quantifiable increase in level of service, and limited to 15% of annual grant and program income
- Rehabilitation – can be used to rehabilitate property
- New Housing Construction – cannot be used for housing but for other eligible activities, such as public improvements (e.g. sidewalks, water, sewer)
- Code Enforcement – limited to areas that are deteriorating in a low- and moderate-income neighborhood
- Economic Development and Microenterprise Assistance – improvements or assistance tied to public benefit for low income persons
- Homeownership Assistance – fund to help assist in purchase of a home
- Planning and Administration – limited to 20% of annual grant and program income

What can HOME funds be used for?

- Tenant-based rental assistance – assisting with rent
- Homeownership Assistance – funds to help assist in the purchase of a home
- Rental Housing – funds to assist with creating new rental housing

What can the American Rescue Plan, HOME funds be used for?²

- Eligible populations:
 - Homeless (McKinney definition)
 - At risk (McKinney definition)
 - Fleeing or attempting to flee domestic violence, dating violence, stalking, sexual assault, or human trafficking
 - Other populations for whom supportive services or assistance would prevent the family's homelessness or serve those at risk of housing instability.
 - Veterans and families that include a veteran family member that meets one of the preceding criteria.
- Eligible activities:
 - Tenant Based Rental Assistance
 - Development of affordable housing pursuant to NAHA.
 - Supportive services to qualifying individuals or families not already receiving such services, including:
 - Activities listed in McKinney Vento act (CoC services)
 - Housing counseling, and
 - Homeless prevention services
 - Acquisition and development of non-congregate shelter units to be used as:
 - Permanent affordable housing (HOME)
 - Permanent housing (McKinney Vento)
 - Emergency shelter (McKinney Vento)
 - Non-congregate shelter
- Waivers/statutory suspensions:
 - No match, commitment deadline, CHDO set-aside or max. per unit subsidy limit
 - Up to 15% for admin. and planning set aside
 - Up to 5% operating assistance to CHDOs and other nonprofits carrying out activities
- Up to an additional 5% for capacity building

² This information is preliminary, with final guidance anticipated in Fall 2021

COMMUNITY PROFILE

The following section provides a profile of Longview and Kelso's population, households, age, sex, race and ethnicity, economic characteristics, travel time to work and education.

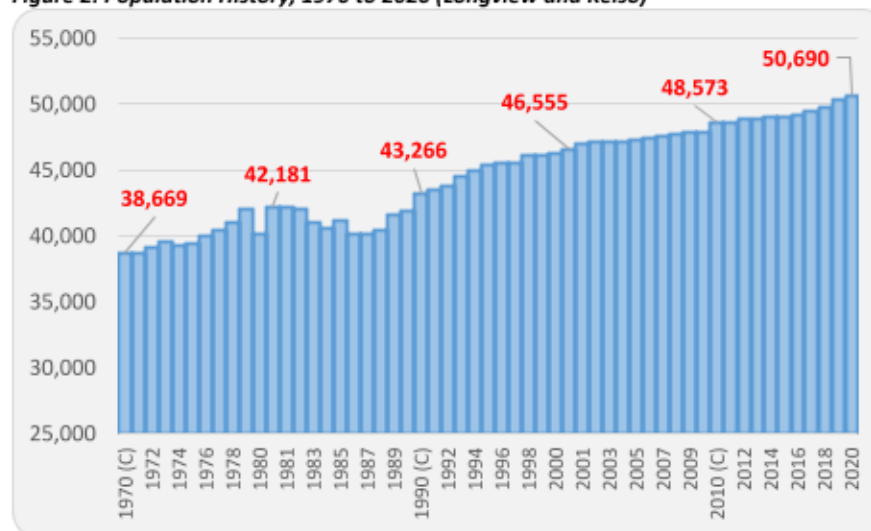
POPULATION AND GROWTH

Longview and Kelso's population growth has been minimal but fairly steady since the mid-80s.

Current and Historic Population Estimates

The Washington State Office of Financial Management (OFM) estimates Longview and Kelso's combined population on April 1, 2020 at 50,690 people.

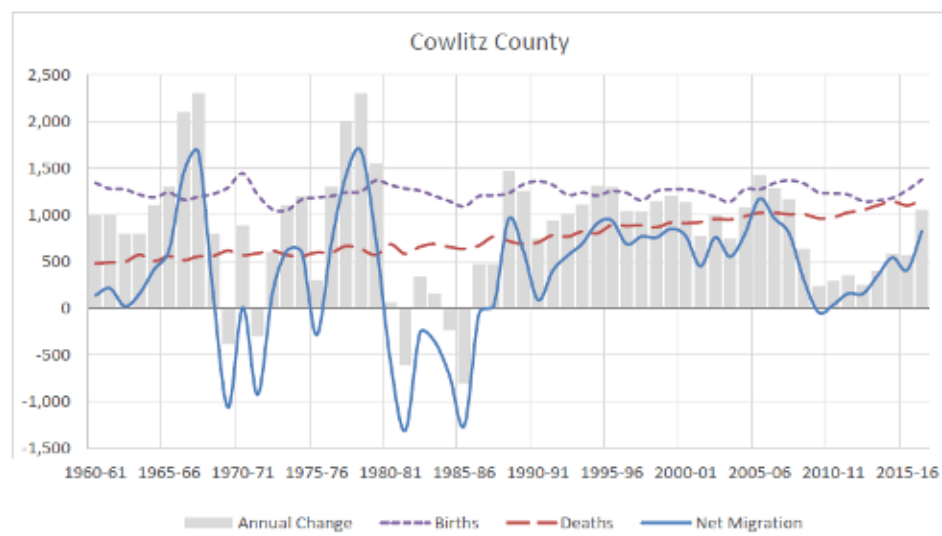
Figure 2: Population History, 1970 to 2020 (Longview and Kelso)



SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010.

Longview and Kelso's growth has averaged about 0.5% annually in the past decade but has shown an increase in the past couple of years. The largest component of population change in Cowlitz County is net migration, as shown in Figure 3.

Figure 3: Components of Population Change, 1960-2017



SOURCE: OFFICE OF FINANCIAL MANAGEMENT 2017 PROJECTIONS.

Future Population and Housing Allocations

Cowlitz County and the cities of Longview and Kelso are not required to fully plan under the Growth Management Act. Washington State does provide [population growth projections](#) for Cowlitz County. The medium forecast projects the population in Cowlitz County to increase by 7,182 from 2020 to 2040.

Longview's [Comprehensive Plan](#) is based on a future population of 42,026 (an increase of 3,676 from 2020) with a housing demand of 2,374 units. For Kelso, the Cowlitz-Wahkiakum Council of Governments has created a population forecast. Table 2 below, compiles the population and resultant housing demand for Kelso and Longview, using an assumption of 2.4 persons per housing unit.

Table 2: 2040 Estimated Population and Housing Need

	2020 (OFM)	2040	Growth/ Demand
Population			
Longview	38,350	42,026	3,676
Kelso	12,340	13,142	802
Total Population	50,690	55,168	4,478
Housing Units			
Longview	16,705	18,237	1,532
Kelso	5,209	5,543	334
Total Housing	21,914	23,780	1,866

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND HOUSING, LONGVIEW 2019 COMPREHENSIVE PLAN

HOUSEHOLDS AND FAMILIES

The share and number of nonfamily households are increasing in Longview and Kelso, while married-couple family households are decreasing.

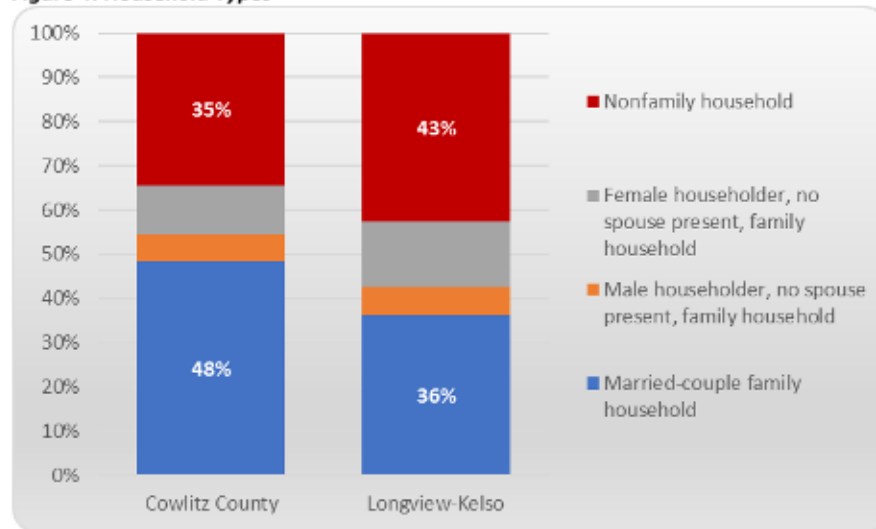
Table 3: Household Composition, 2010 to 2019 (Longview - Kelso)

Households and Families	2010 Estimate	2010 Percent	2019 Estimate	2019 Percent
Married-couple family household	8,715	42.4%	7,476	36.2%
Male householder, no wife present, family household	1,075	5.2%	1,317	6.4%
Female householder, no husband present, family household	2,636	12.8%	3,028	14.7%
Nonfamily household	8,133	39.6%	8,839	42.8%
Totals	20,559		20,660	

SOURCE: ACS (S1101)

Longview and Kelso have a much larger share of households being nonfamily than Cowlitz County.

Figure 4: Household Types



SOURCE: ACS 2015-2019 (S1101)

AGE AND SEX OF POPULATION

The median age for Longview is 41.1 and 35.2 for Kelso. There are more women (51.4%) than men (48.6%) in the two cities.

As can be seen in Table 4, there are some age cohorts that show net decline in population. These declines can reflect economic and other conditions in Longview and Kelso. For example, the decline in school-age populations, coupled with the decline in 35 to 59 years of age, could reflect that the city is not attracting families with children.³

Table 4 also shows the significant aging of the population (60 to 74 years of age) in Longview-Kelso. Housing choices and services can drastically change as these “baby boomers” continue to age. This is also reflected in the median age increasing from 36.6 (Longview) in 2000 to 41.1 in 2019.

Table 4: Population by Age and Sex (2019) with net change from 2000 and 2010 (Longview-Kelso)

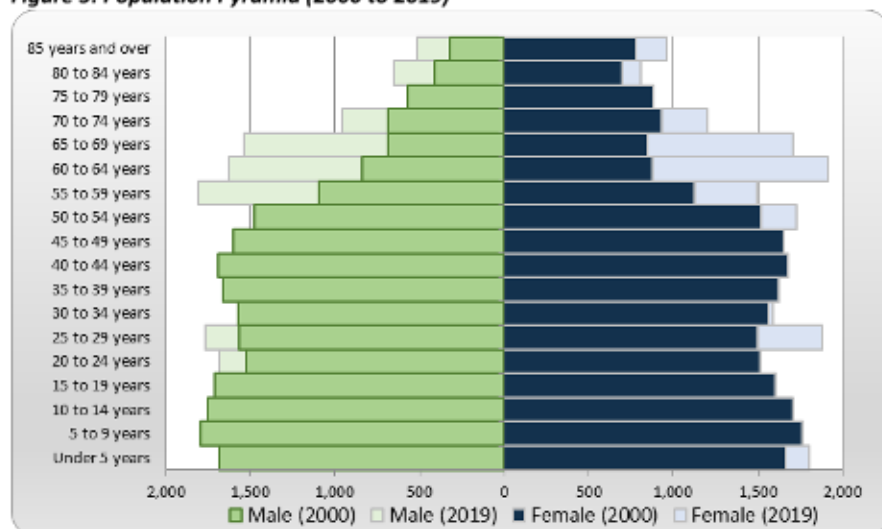
AGE	2019 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
Total population	24,106	25,537	49,643		2,018	1,070	3,088
AGE							
Under 5 years	1,575	1,806	3,381	6.8%	177	-142	35
5 to 9 years	1,453	1,419	2,872	5.8%	-404	-280	-684
10 to 14 years	1,732	1,250	2,982	6.0%	-412	-66	-478
15 to 19 years	1,428	1,424	2,852	5.7%	-61	-397	-458
20 to 24 years	1,685	1,470	3,155	6.4%	291	-169	122

³ The decline in school-age population may not align with school district enrollment, as school districts include areas outside the city limits of Longview or Kelso.

AGE	2019 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
25 to 29 years	1,770	1,880	3,650	7.4%	117	466	583
30 to 34 years	1,565	1,591	3,156	6.4%	-108	130	22
35 to 39 years	1,511	1,556	3,067	6.2%	-495	279	-216
40 to 44 years	1,440	1,117	2,557	5.2%	-505	-307	-812
45 to 49 years	1,092	1,376	2,468	5.0%	-62	-720	-782
50 to 54 years	1,336	1,725	3,061	6.2%	363	-295	68
55 to 59 years	1,810	1,493	3,303	6.7%	932	150	1,082
60 to 64 years	1,629	1,915	3,544	7.1%	1,182	647	1,829
65 to 69 years	1,539	1,707	3,246	6.5%	602	1,106	1,708
70 to 74 years	957	1,200	2,157	4.3%	-21	559	538
75 to 79 years	414	840	1,254	2.5%	-61	-137	-198
80 to 84 years	656	808	1,464	2.9%	118	239	357
85 years and over	514	960	1,474	3.0%	365	7	372
Median Age (years)	38.6 (L) 34.6 (K)	44.3 (L) 41.1 (K)	41.1 (L) 35.2 (K)		2000: 36.6 (L) 32.9 (K)	2010: 39.38 (L) 37.7 (K)	

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

Figure 5: Population Pyramid (2000 to 2019)



SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

RACE/ETHNICITY

Persons who identify as having two or more races has changed for Longview-Kelso since 2000, as well as the number of Hispanic or Latino persons.

Race

Longview and Kelso are gradually becoming more racially diverse.

Table 5: Race (2000 to 2019) – Longview and Kelso

RACE	Estimates			Percent of Total Pop		
	2000	2010	2019	2000	2010	2019
One race	45,220	46,415	45,862	97.1%	95.6%	92.4%
White	41,689	41,661	42,323	89.5%	85.8%	85.3%
Black or African American	346	430	691	0.7%	0.9%	1.4%
American Indian and Alaska Native	854	880	974	1.8%	1.8%	2.0%
Asian	865	980	862	1.9%	2.0%	1.7%
Native Hawaiian and Other Pacific Islander	70	130	32	0.2%	0.3%	0.1%
Other	1,396	2,334	980	3.0%	4.8%	2.0%
Two or more races	1,335	2,158	3,781	2.9%	4.4%	7.6%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5)

Hispanic or Latino (of any race)

There has been a significant increase in the Hispanic or Latino population since 2000 and 2010.

Table 6: Hispanic or Latino Population (2000 to 2019) – Longview and Kelso

HISPANIC OR LATINO AND RACE	2000	2010	2019	2000	2010	2019
Hispanic or Latino (of any race)	2,841	4,917	6,157	6.1%	10.1%	12.4%
Mexican	2,241	4,067	5,395	4.8%	8.4%	10.9%
Puerto Rican	60	106	125	0.1%	0.2%	0.3%
Cuban	23	28	75	0.0%	0.1%	0.2%
Other Hispanic or Latino	517	716	562	1.1%	1.5%	1.1%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5)

ECONOMIC CHARACTERISTICS

53.7% of Longview-Kelso's labor force is 16 years and over. The median household income⁴ for Longview is \$44,957 (Kelso is \$39,044) and the median family income⁵ for Longview is \$57,549 (Kelso is \$45,915).

Income

HUD publishes income limits for the Longview MSA, which is the same geography as Cowlitz County. The 2021 income limits are shown in the table below.

Table 7: 2021 HUD Income Limits (Longview MSA)

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	25,000	28,500	32,100	35,650	38,550	41,400	44,250	47,100
Extremely Low (30%) Income Limits	15,000	17,420	21,960	26,500	31,040	35,580	40,120	44,660
Low (80%) Income Limits	39,950	45,560	51,350	57,050	61,650	66,200	70,750	75,350

SOURCE: FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

Table 8 below shows the number of households and families by income in Longview and Kelso.

Table 8: Household and Family Income (Longview-Kelso)

INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)		Estimate	Percent
Total households		20,660	
Less than \$10,000		1,777	8.6%
\$10,000 to \$14,999		1,077	5.2%
\$15,000 to \$24,999		2,974	14.4%
\$25,000 to \$34,999		2,645	12.8%
\$35,000 to \$49,999		3,229	15.6%
\$50,000 to \$74,999		3,848	18.6%
\$75,000 to \$99,999		2,358	11.4%
\$100,000 to \$149,999		1,735	8.4%
\$150,000 to \$199,999		527	2.6%
\$200,000 or more		490	2.4%
Median household income (dollars)		\$ 44,957 (L)	
		\$ 39,044 (K)	
Families		11,821	
Less than \$10,000		723	6.1%
\$10,000 to \$14,999		360	3.0%
\$15,000 to \$24,999		1,196	10.1%
\$25,000 to \$34,999		1,311	11.1%
\$35,000 to \$49,999		1,832	15.5%

⁴ The Census defines "household income" as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any.

⁵ The Census defines "family income" as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. "Householder" is the person, or one of the people, in whose name the home is owned, being bought, or rented.

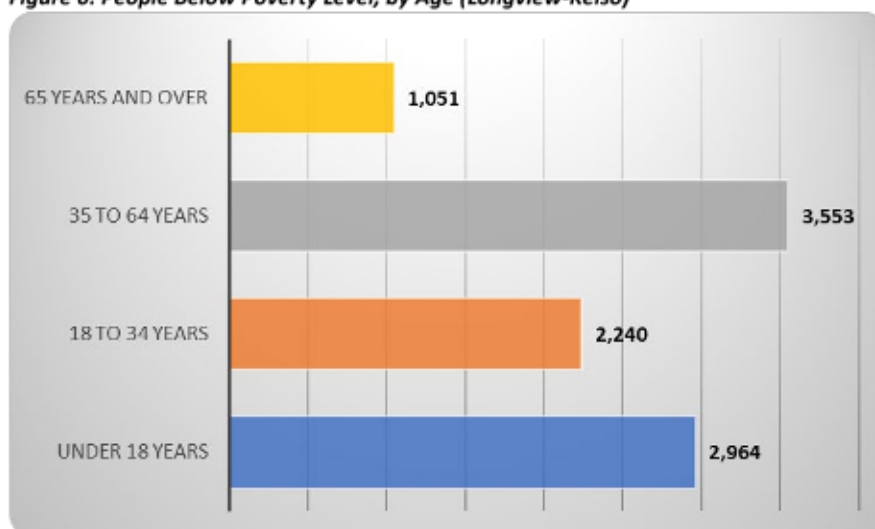
INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
\$50,000 to \$74,999	2,429	20.5%
\$75,000 to \$99,999	1,743	14.7%
\$100,000 to \$149,999	1,407	11.9%
\$150,000 to \$199,999	483	4.1%
\$200,000 or more	337	2.9%
Median family income (dollars)	\$ 57,549 (L)	\$ 45,915 (K)

SOURCE: ACS 2015-2019 (DP03)

Poverty

20.2% of Longview-Kelso's population is below poverty level.

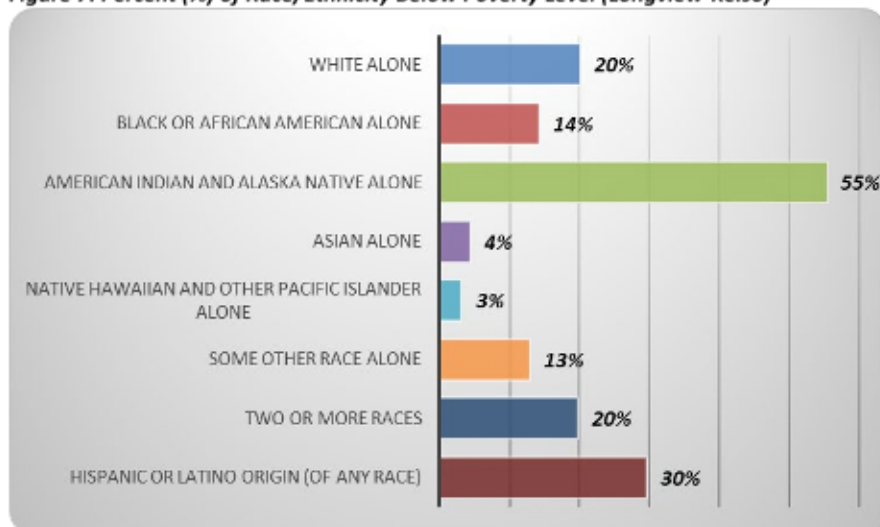
Figure 6: People Below Poverty Level, by Age (Longview-Kelso)



SOURCE: ACS 2015-2019 (S1701)

Poverty is more prevalent in some races and ethnicities in Longview-Kelso.

Figure 7: Percent (%) of Race/Ethnicity Below Poverty Level (Longview-Kelso)



SOURCE: ACS 2015-2019 (S1701)

TRAVEL TIME TO WORK

The mean travel time to work for Longview residents is 22.6 minutes and 21.4 minutes for Kelso. In comparison, people who work in Wenatchee require 17 minutes to get to work; 21 minutes if you live in Spokane; 25 minutes if you live in Vancouver, WA; and 29 minutes if you live in Everett.

EDUCATION

Education plays a key component in the health and vitality of the community.

Educational Attainment

87% of Longview and Kelso residents have a high school degree or higher. 15% have a bachelor's degree or higher. 45.6% of residents over the age of 25 have a high school diploma/equivalent or less.

Table 9: Educational Attainment (Longview-Kelso)

EDUCATIONAL ATTAINMENT	Estimate	Percent
Population 25 years and over	34,401	
Less than 9th grade	1,311	3.8%
9th to 12th grade, no diploma	3,293	9.6%
High school graduate (includes equivalency)	11,087	32.2%
Some college, no degree	10,020	29.1%
Associate's degree	3,690	10.7%
Bachelor's degree	3,168	9.2%
Graduate or professional degree	1,832	5.3%
Percent high school graduate or higher	(X)	86.6%
Percent bachelor's degree or higher	(X)	14.5%

SOURCE: ACS 2015-2019 (DP02)

School District Reports

Table 10: School District Summary Reports

Report Card	Longview School District	Kelso School District	Washington State	School Year
Enrollment	6,355	4,716	1,094,330	2020-21
Low-Income	64%	61%	44%	2020-21
Met grade standards for:				
English Language Arts	51%	53%	60%	2018-19
Math	39%	35%	49%	2018-19
Science	41%	49%	47%	2018-19
Regular Attendance	85%	91%	89%	2019-20

SOURCE: WASHINGTON OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

The on-time graduation rate in 2020 for public high school students in Longview is 88% and 90% for Kelso; the graduation rate for the state was 82.9%.⁶

⁶ SOURCE: WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC SCHOOLS: DATA AND REPORTS

HOUSING ASSESSMENT

Longview and Kelso have some significant housing needs. The housing stock is older with low rental vacancy rates. As a result, housing costs have increased and placed severe cost burdens on many households, particularly low-income households. The median home prices have doubled in the past seven years, making the dream of home ownership more difficult for low- and moderate-income households. Some of the housing problems and cost burdens disproportionately affect Hispanic or Latino households.

HOUSING STOCK

Longview and Kelso's housing stock is predominantly single-family homes with 2-3 bedrooms.

Units in Structure

Not much has changed since 1980 when approximately 68% of Longview and Kelso's housing stock were single family homes. Nearly 63% of Longview and Kelso's housing stock are 1-unit detached homes. In 2014, an additional 328 new units in structures with 2+ units were added, the most significant annual increase since 1990.

Table 11: Units in Structure (Longview-Kelso)

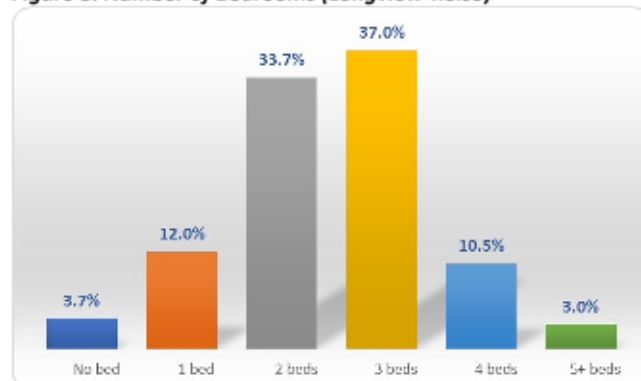
UNITS IN STRUCTURE	Estimate	Percent
Total housing units	21,708	
1-unit, detached	13,641	62.8%
1-unit, attached	425	2.0%
2 units	888	4.1%
3 or 4 units	1,206	5.6%
5 to 9 units	1,441	6.6%
10 to 19 units	1,036	4.8%
20 or more units	1,929	8.9%
Mobile home	1,074	4.9%
Boat, RV, van, etc.	68	0.3%

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Number of Bedrooms

34% of Longview-Kelso's housing stock has 2-bedrooms and 37% has 3-bedrooms.

Figure 8: Number of Bedrooms (Longview-Kelso)



SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

HOUSING TENURE AND HOUSEHOLD SIZE

The number of renter-occupied housing units in Longview-Kelso is increasing. It is estimated that 48% of the housing units are renter-occupied, up from 45% eight years earlier.

Table 12: Housing Tenure (Longview-Kelso)

HOUSING TENURE	2007-2011 ACS		2015-2019 ACS	
	Estimate	Percent	Estimate	Percent
Occupied housing units	20,215	(X)	20,660	(X)
Owner-occupied	11,055	54.7%	10,709	51.8%
Renter-occupied	9,160	45.3%	9,951	48.2%
Average household size of owner-occupied unit	2.37	(X)	2.23	(X)
Average household size of renter-occupied unit	2.30	(X)	2.32	(X)

SOURCE: AMERICAN COMMUNITY SURVEY (DP04)

PUBLIC AND ASSISTED HOUSING INVENTORY

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF). Many projects will get funding assistance from multiple sources.

HUD and Other Federal Housing

The following properties receive HUD funding assistance through one of HUD's multifamily or Section 8 contracts.

Table 13: Housing Inventory, Federally Funded Projects

Project Name	Address	Assisted Units
Crescent Terrace	910 9TH Ave, Longview	15
Fremont Village	1416 3RD Ave, Longview	31
Parkland Terrace	3133-A Maryland, Longview	52
Somerset Retirement Apartments & Assisted Living	2025 Tibbetts Drive, Longview	59
Westgate Terrace Apartment	2024 Tibbetts Dr, Longview	101
Westpointe Townhomes	2-44 Westpointe Drive, Longview	0
TOTALS:		258

SOURCE: HUD (https://www.hud.gov/program_offices/housing/mfh/hsgrent/mfhpropertysearch)

Washington State Housing Finance Commission

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC's multifamily inventory.

Table 14: Housing Inventory, WSHFC Multifamily Funded Units

Project Name	Address	Total Units	Low-Income Units
Parkland Terrace Apartments	3133 Maryland St., Longview	52	51
Westgate Terrace Apartments	2024 Tibbetts Dr., Longview	101	100
Country Run Apartments	1187 West Side Highway, Kelso	100	99
New Westside Terrace	1200 17th Ave, Longview, Kelso	60	58
Monticello Park	605 Broadway, Longview	144	29
Villa San Martin	2623 Abbotsford Loop, Kelso	26	25
Cowlitz Terrace	812 S. 8th Ave., Kelso	19	15
Hemlock Court	1700 Hemlock St, Longview	47	46
TOTALS		549	423

SOURCE: WSHFC ([HTTP://WSHFC.ORG/MANAGERS/OTHER/CURRENTMULTIFAMILYPROPERTIES.XLSX](http://WSHFC.ORG/MANAGERS/OTHER/CURRENTMULTIFAMILYPROPERTIES.XLSX))

Housing Vouchers

The Housing Authority of the City of Longview, dba Housing Opportunities of SW Washington (HOSWWA), provides HUD vouchers that assist low-income households with the cost of housing and utilities. As of February 18, 2021, the waiting list for Housing Choice Vouchers is closed with approximately 234 families on the list, and the waiting list for non-elderly, disabled (NED) Housing Choice Vouchers is closed with 418 families on the list.

One of the special purpose vouchers administered by the Housing Authority is the Veterans Affairs Supportive Housing (VASH) Program. Low-income veterans who are eligible for VASH receive a specialized Housing Choice Voucher to be used at the rental of their choosing. Since 2006, Housing Opportunities of SW Washington has worked closely with Veteran Affairs to assist homeless veterans with housing and supportive services by partnering with VFW, Disabled American Vets, Veteran Affairs and many more.

Housing Opportunities of SW Washington has a program called Section 8 Advantage (S8A). S8A is a HUD program that enables families, assisted with the Housing Choice Voucher program NED, VASH and Project Based Voucher Programs, to increase their earned income by obtaining or advancing employment opportunities and building financial assets as their household earned income increases from employment. Participation generally lasts five years.

Table 15: Section 8 and other HUD rental vouchers, HOSWWA

Total vouchers	Project based	Tenant Based	Special Purpose Voucher			
			VASH	Family Unification Program	Non-elderly Disabled (NED)	Mainstream (Homeless, Non-elderly Disabled)
1,529	226	1,303	51	0	435	113

SOURCE: PIC (PIH INFORMATION CENTER) OR [HTTPS://PIC.HUD.GOV/PIC/HAPROFILES/HAPROFILELIST.ASP](https://PIC.HUD.GOV/PIC/HAPROFILES/HAPROFILELIST.ASP)

HOSWWA also has 30 tenant-based rental assistance (TBRA) vouchers funded by Washington State. These vouchers are shared with CAP, CORE, VIP and Lewis County.

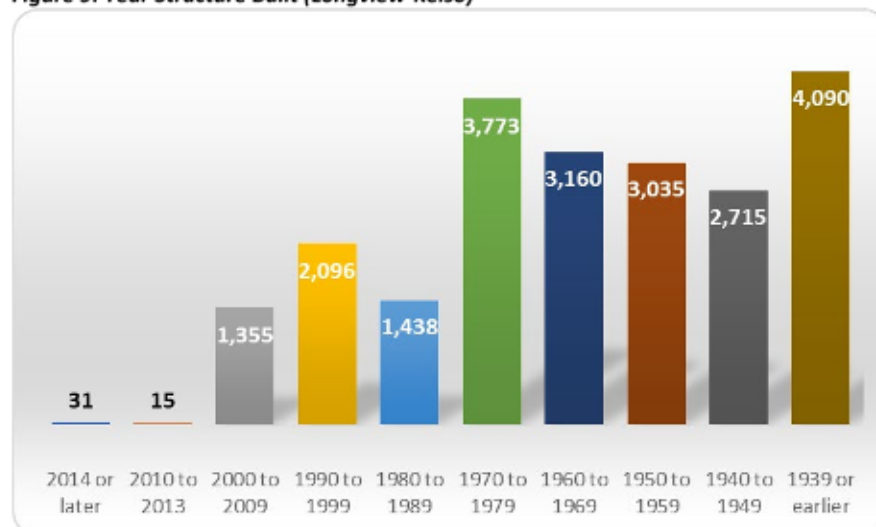
HOUSING PROBLEMS

Some of the housing problems in Longview and Kelso include housing stock that is aging, including homes that might contain lead-based paint with children 6 or younger present.

Age of Housing

77 percent of Longview and Kelso's housing stock was built before 1980.

Figure 9: Year Structure Built (Longview-Kelso)



SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Substandard Housing

The number of housing units which lack complete plumbing or kitchen facilities are shown below by income and tenure.

Table 16: Substandard Housing, Number of Units by Tenure (Longview-Kelso)

Income	Owner	Renter
<= 30% HAMFI ⁷	40	160
>30% to <=50% HAMFI	0	105
>50% to <=80% HAMFI	4	55
>80% to <=100% HAMFI	0	35
>100% HAMFI	30	45
Total	74	400

SOURCE: 2013-2017 CHAS DATA (TABLE 3)⁸

⁷ "HAMFI" means HUD Area Median Family Income. This is the median family income calculated by HUD for each jurisdiction, in order to determine Fair Market Rents (FMRs) and income limits for HUD programs. For CHAS background, go to https://www.huduser.gov/portal/datasets/cp/CHAS/bg_chas.html.

⁸ "CHAS" data (Comprehensive Housing Affordability Strategy) is custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau received by HUD. The most recent data released is for the 2013-2017 period. Go to <https://www.huduser.gov/portal/datasets/cp.html>.

Overcrowded Housing

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

Table 17: Overcrowded Housing by Tenure (Longview-Kelso)

Income	Owner	Renter
<= 30% HAMFI	0	4
>30% to <=50% HAMFI	10	65
>50% to <=80% HAMFI	15	20
>80% to <=100% HAMFI	0	0
>100% HAMFI	10	10
Total	35	99

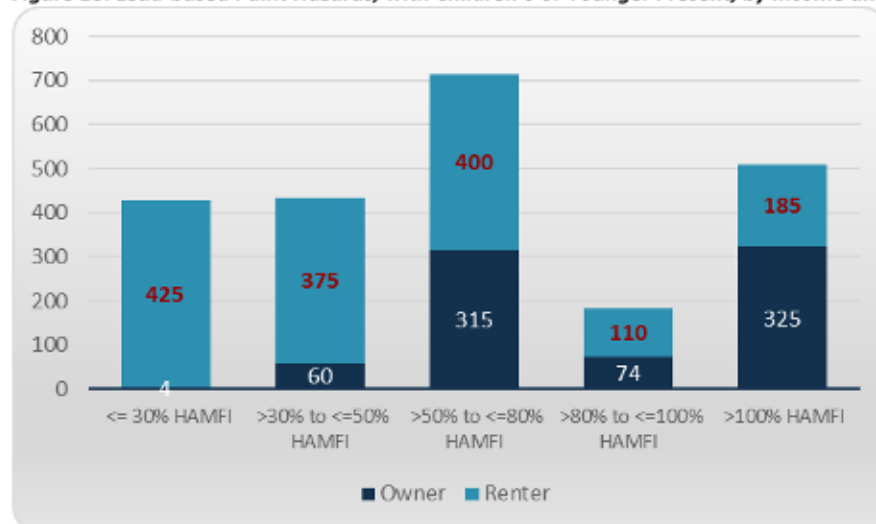
SOURCE: 2013-2017 CHAS DATA (TABLE 3)

Lead-Based Paint

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately seventy-seven percent (77%) of Longview and Kelso's housing stock was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

Figure 10: Lead-based Paint Hazards, with Children 6 or Younger Present, by Income and Tenure (Longview-Kelso)



SOURCE: 2013-2017 CHAS DATA (TABLE 3)

HOUSING COSTS

From home sales to rental costs, the increases in housing costs are putting additional pressure on most households, but particularly low-income households.

Home Prices

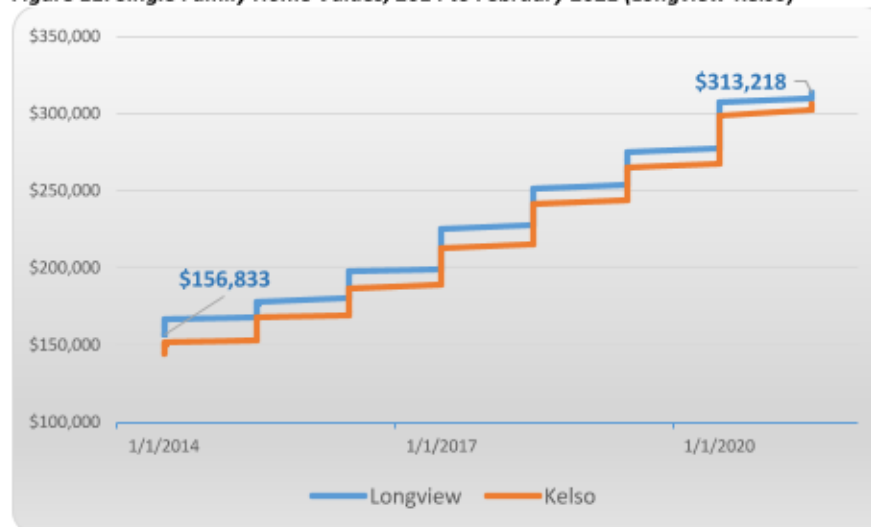
Single family home values have more than doubled since 2013. The median price for homes in Cowlitz County in 2020 was \$307,500. Zillow data shows this amount increasing in 2021 to over \$313,000 in Longview.

Table 18: Median Home Prices (Cowlitz County)

	2013	2014	2015	2016	2017	2018	2019	2020
Cowlitz	150,500	162,000	179,100	199,900	225,600	246,900	275,200	307,500

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH <https://wcrer.be.uw.edu/wp-content/uploads/sites/41/2021/04/2020AnnualMedianPricesByCounty.pdf>

Figure 11: Single Family Home Values, 2014 to February 2021 (Longview-Kelso)



SOURCE: ZILLOW⁹

Rent

As can be seen in Table 19 below, vacancy rates have been declining and rents increasing. The average rent for a 1-bedroom apartment in the fall of 2014 was \$581; in the fall of 2020, the survey shows rent for a 1-bedroom apartment increased 43% to \$829.

Table 19: Apartment Market Survey Snapshots (Cowlitz County)

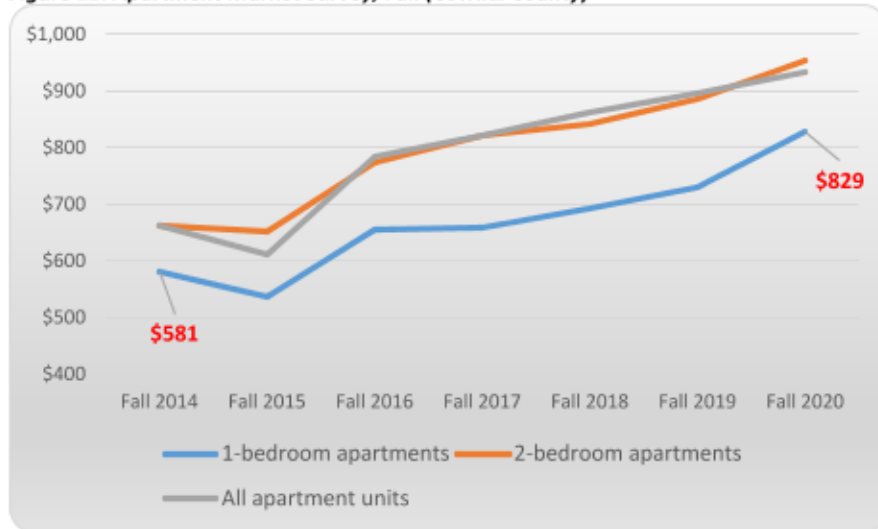
Time Period/Unit Type	Average Rent	Vacancy Rate
Fall 2020		
1-bedroom apartments	\$ 829	0.5%
2-bedroom apartments	\$ 955	0.8%
All apartment units	\$ 932	1.3%
Fall 2014		

⁹ Data acquired from Zillow.com/data on April 10, 2021.

Time Period/Unit Type	Average Rent	Vacancy Rate
1-bedroom apartments	\$ 581	6.2%
2-bedroom apartments	\$ 662	1.5%
All apartment units	\$ 661	3.6%

SOURCE: WASHINGTON STATE APARTMENT MARKET REPORT, WASHINGTON CENTER FOR REAL ESTATE RESEARCH
(<https://wcrer.be.uw.edu/archived-reports/>)

Figure 12: Apartment Market Survey, Fall (Cowlitz County)



SOURCE: WASHINGTON STATE APARTMENT MARKET REPORT, WASHINGTON CENTER FOR REAL ESTATE RESEARCH

The Fall 2020 market report shows a **1.3% vacancy rate** for all apartment units and **0.5%** for 1-bedroom apartments in the Cowlitz County market area, a rate generally agreed to being very unhealthy.

HOUSING COST BURDEN

Cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe cost-burden is defined as paying more than 50% of household income for housing.

Approximately 41% of Longview and Kelso households pay more than 30% of their income for housing; nearly 18% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

Table 20: Housing Cost Burden by Income and Tenure, Number of Households (Longview-Kelso)

Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden ≤30%	7,100	4,160	11,260	57.3%
Cost Burden >30% to ≤50%	1,795	2,774	4,569	23.2%
Cost Burden >50%	1,125	2,360	3,485	17.7%
Cost Burden not available	155	185	340	1.7%
Total	10,175	9,479	19,654	

SOURCE: 2013-2017 CHAS SUMMARY DATA

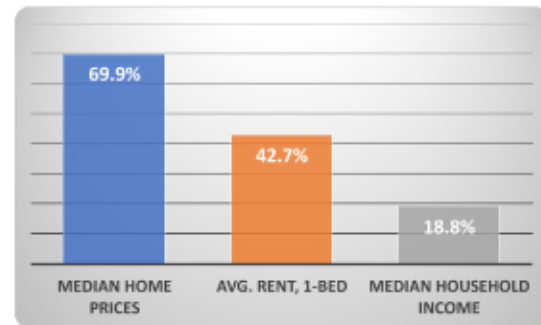
Income and Housing Cost

Like many areas, income is not keeping pace with housing costs. A variety of data sources will show this. The following data from the Runstad Center for Real Estate for housing costs, and the American Community Survey for median household income, show the gap is widening.

Table 21: Change in Housing Cost Compared to Income (Cowlitz)

	2014	2019	Change
Median Home Price	162,000	275,200	69.9%
Avg. Rent (1-bed)	581	829	42.7%
Household Income	37,827	44,957	18.8%

SOURCE: RUNSTAD DEPARTMENT OF REAL ESTATE, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP03)



Housing Cost Burden for Renters

Approximately 79% of all rental households pay more than 30% of their income on housing costs, and 25% are severely cost-burdened. The lowest income households are most impacted. 25% of the low-income rental households (<=80% AMI) are severely cost-burdened.

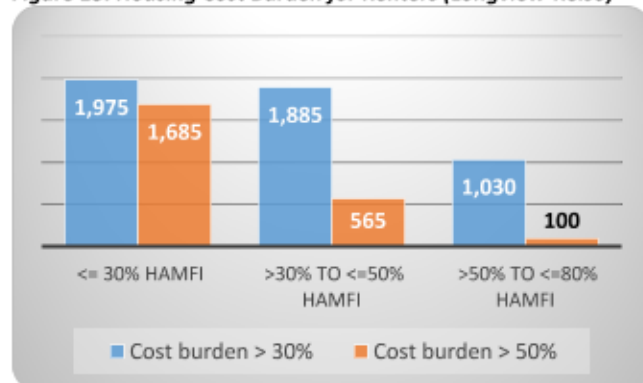
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Table 22: Housing Cost Burden for Renters (Longview-Kelso)

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
<= 30% HAMFI	1,975	1,685	2,290
>30% to <=50% HAMFI	1,885	565	2,125
>50% to <=80% HAMFI	1,030	100	2,195
>80% to <=100% HAMFI	170	10	770
>100% HAMFI	74	0	2,100
Total	5,134	2,360	9,480

SOURCE: 2013-2017 CHAS SUMMARY DATA

Figure 13: Housing Cost Burden for Renters (Longview-Kelso)



SOURCE: 2013-2017 CHAS SUMMARY DATA

DISPROPORTIONATE HOUSING NEED

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing problems for low-income Hispanic households, as well as other races.

Disproportionate Severe Housing Problem

The four severe housing problems that HUD uses are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%. The following table identifies the members of a racial or ethnic group at a given income level that experience severe housing problems at a rate of 10% or more than the income level as a whole (marked with an **X**). The number of households with severe housing problems are shown in parenthesis.

Table 23: Disproportionate Severe Housing Problems (Longview-Kelso)

RACE OR ETHNICITY	INCOME LEVEL				
	≤ 30% HAMFI	>30% to ≤50% HAMFI	>50% to ≤80% HAMFI	>80% to ≤100% HAMFI	>100% HAMFI
White alone, non-Hispanic	(1,935)	(850)	(385)	(65)	(85)
Hispanic, any race	X (240)	X (190)	X (94)	(0)	(8)
Asian alone, non-Hispanic	X (30)	X (25)	(0)	(0)	X (30)
Black or African-American alone, non-Hispanic	(4)	(0)	(0)	(0)	(0)
other (including multiple races, non-Hispanic)	(64)	(60)	X (70)	(0)	X (45)
American Indian or Alaska Native alone, non-Hispanic	(19)	(0)	(0)	(0)	(0)
Pacific Islander alone, non-Hispanic		(0)	(0)	(0)	(0)

Source: 2013-2017 CHAS data (Table 2)

Disproportionate Severe Housing Cost Burden

The following table identifies the members of racial or ethnic group that experience severe housing cost burden (>50% of their income on housing) at a rate of 10% or more than the jurisdiction by tenure as a whole (marked with an **X**). The number of households burdened are shown in parenthesis.

Table 24: Disproportionate Severe Housing Cost Burden (Longview-Kelso)

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
White alone, non-Hispanic	(960)	(1,880)
Hispanic, any race	(30)	X (350)
Asian alone, non-Hispanic	X (35)	(20)
Black or African-American alone, non-Hispanic	(0)	(4)
other (including multiple races, non-Hispanic)	X (100)	(90)
American Indian or Alaska Native alone, non-Hispanic	(0)	(19)
Pacific Islander alone, non-Hispanic	(0)	(0)

Source: 2013-2017 CHAS data (Table 9)

HOMELESSNESS

On any given day, more than 300 people in Cowlitz County are experiencing homelessness. Students who are homeless are counted separately, because while many might have a roof over their heads, they may be doubled-up living at another person's home or spending the night at a motel. The [Cowlitz County 5 Year Homeless Housing Plan](#) is working to address the problems.

HOW MANY PEOPLE ARE HOMELESS?

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of each year.

Homeless Management Information System

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

Homeless Students

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars, or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons.

Point in Time (PIT) Count

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing. Due to COVID-19, the 2021 PIT data will include only the sheltered count.

Point in Time Counts

The annual Point in Time (PIT) count data available is from 2020.

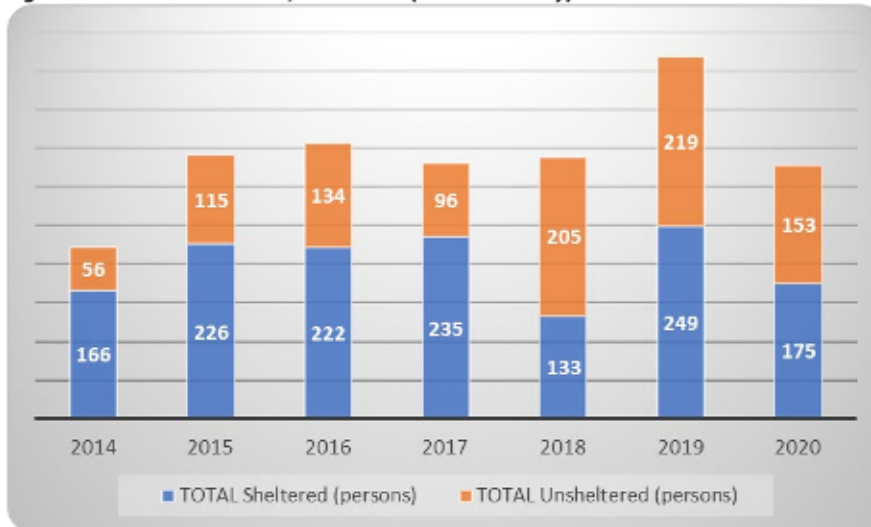
Table 25: 2020 Point in Time Count, Sheltered and Unsheltered Homeless Persons (Cowlitz County)

Total Sheltered	Total Unsheltered	TOTAL
175	153	328

SOURCE: COWLITZ COUNTY HEALTH AND HUMAN SERVICES

The numbers of homeless persons have increased since 2014. The number of unsheltered persons doubled from 2017 to 2018 and saw a slight increase again in 2019.

Figure 14: Homeless Persons, 2014-2020 (Cowlitz County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT

The number of chronically homeless individuals is showing a steep increase in the last two years.

Figure 15: Chronically Homeless Individuals, 2014-2020 (Cowlitz County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT

Homeless Students

The Washington Office of Superintendent of Public Instruction provides data on school districts and schools, including those students that are homeless. For students, being homeless includes those that are doubled-up (living with other households), which can interfere with learning opportunities.

In the table below, the number of students who were considered homeless has varied greatly over the past seven school years. It is unclear if this is a reporting issue or a reflection of actual changes during this time period.

Table 26: Enrollment Report Cards, Students Who Were Homeless

School Year	Longview School District	Kelso School District	Total
2014-15	200	171	371
2015-16	383	143	526
2016-17	375	145	520
2017-18	375	150	525
2018-19	362	167	529
2019-20	171	225	396
2020-21	186	153	339

SOURCE: WASHINGTON OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION, DATA PORTAL (<https://www.k12.wa.us/data-reporting/data-portal>)

HOUSING FOR HOMELESS PERSONS

The following information regarding the current Cowlitz System Capacity is found in the [Cowlitz County 5 Year Homeless Housing Plan](#).

Short Term or Emergency Shelters

These short term or emergency shelters are facilities where the primary purpose is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless for less than 90 days.

Table 27: Short Term or Emergency Shelter Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Community House on Broadway	Families or single adults	Clean and sober living, background check - may stay longer if working towards stable housing.	≤ 90 days	65	93	558
Emergency Support Shelter	Individuals fleeing domestic violence	Fleeing domestic violence	≤ 60 days	16	56	340
Family Promise	Families with children		≤ 90 days			
TOTALS				81	149	898

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

Transitional Housing

Transitional housing is temporary housing with stays greater than 90 days and up to 2 years. These housing facilities have as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time, usually within 24 months.

Table 28: Transitional Housing Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Country Run	Single adults or families	Low income	≤ 2 years	20	60	

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Faithful Servants	Single men & women with children	Clean/sober living, commit to program rules	≤ 2 years			
Housing Opportunities of Southwest WA - HOME TBRA	Homeless & Veterans	Homeless Veteran	≤ 2 years	27	0	48
Housing Opportunities of Southwest WA - Emergency Transitional Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	4	8	35
Housing Opportunities of Southwest WA - Transitional Housing (33rd House)	Veterans	Homeless Veteran	≤ 2 years	1	3	8
Housing Opportunities of Southwest WA - Bridge Housing (Hemlock)	Veterans	Homeless Veteran	≤ 2 years	2	8	35
Salvation Army - Hope House	Single adults (18+)	Clean/sober living, background check, self-sufficiency plan (employment, recovery support), case management meetings	≤ 2 years	8	16	
TOTALS				62	95	126

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

Permanent Housing

These are community-based housing without a designated length of stay in which formerly homeless individuals and families live as independently as possible. These “sticks & bricks” include project based voucher programs.

Table 29: Permanent Housing Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA/Family Health Center - Phoenix House	Pregnant or parenting women	Substance Use Disorder - recently completed residential SUD treatment		20	40	76
Housing Opportunities of Southwest WA -Stratford Arms	Homeless Veterans	HUD Voucher		20		21
Housing Opportunities of Southwest WA - Sylvester Apartments PBRA	Elderly (62+)	HUD Voucher		35		45
Housing Opportunities of Southwest WA - Casa de San Juan Diego	Farm Workers - Woodland	HUD Voucher		5		23

Intervention/Agency	Population	Specific Eligibility	Length	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA - Lilac Place	Woodland	HUD Voucher		38		111
Housing Opportunities of Southwest WA - Tulip Valley	Family - Woodland	USDA/Rural Development subsidy		39		102
Housing Opportunities of Southwest WA - Hawthorne House	Elderly/Disabled - Woodland	USDA/Rural Development subsidy		61		75
Housing Opportunities of Southwest WA - Riverview	Elderly/Disabled - Castle Rock	USDA/Rural Development subsidy		35		49
Housing Opportunities of Southwest WA - Columbia View Harbor	Elderly/Disabled - Kalama	USDA/Rural Development subsidy		16		17
Kelso Housing Authority - Chinook/Columbia	Adults	Disability - Mental Illness		21	21	29
Lower Columbia Community Action Program	Vulnerable population - medical needs, physical disability, mental illness, substance use disorder	House Rules		6	6	19
Oxford Housing	Individuals in recovery – both men and women (some houses accept men or women with children)	Accept rules and expectations, pay equal share of household expenses, recommended to be clean 10+ days		10		
TOTALS				306	67	567

SOURCE: COWLITZ COUNTY 5-YEAR HOMELESS HOUSING PLAN, DECEMBER 2019-DECEMBER 2024

HOMELESS SYSTEM PERFORMANCE

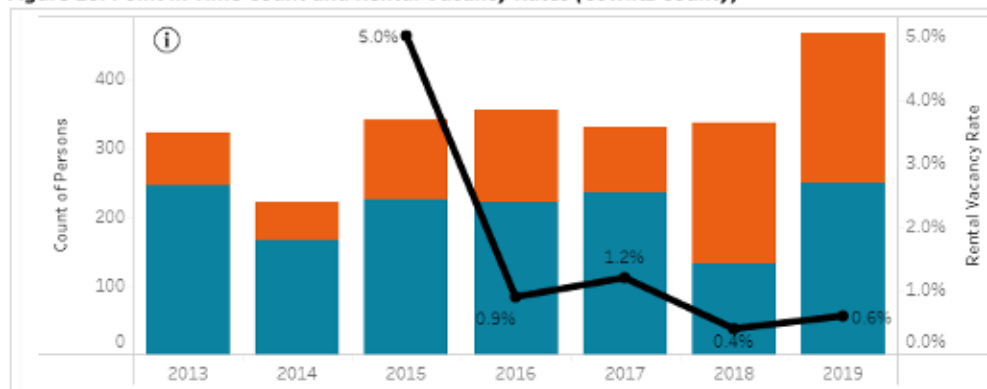
Washington State provides information on critical homeless system performance measures. The measures are intended to help evaluate the effectiveness of homeless crisis response systems. Reports are available at <https://www.commerce.wa.gov/serving-communities/homelessness/homeless-system-performance/>.

The table below shows the median length of time homeless and the unsheltered entries in Cowlitz County increased from 2017 to 2019, while the return to homelessness remained constant.

Table 30: Homeless System Performance, 2017-2019 (Cowlitz County)

Subject	2017	2018	2019
Total Project Entries	1,044	849	982
Median Length of Time Homeless	44	68	95
Exits to Permanent Housing	32%	56%	42%
Returns to Homelessness	15%	15%	15%
Unsheltered Entries	95	205	219
Rental Vacancy Rate	1.2%	0.4%	0.6%
Point in Time (PIT) Count of Homeless Persons	331	338	468

SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Figure 16: Point in Time Count and Rental Vacancy Rates (Cowlitz County)

SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Washington State tracks the performance of counties Consolidated Homeless Grants (CHG) and report those outcomes. The performance measures for Cowlitz County from 2019 – 2021 are shown below.

Table 31: Consolidated Homeless Grant (CHG) Performance Tracker (Cowlitz County)

Performance Measure	Target	2021	2020	2019
System Prioritization – CHG Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target. CHG Grantees may also meet the performance requirement by ending homelessness for two subpopulations, as described in Appendix D of the CHG Guidelines.	60%	57%	49%	51%
Emergency Shelters – CHG Grantees funding Emergency Shelters (ES) are required to improve ES housing outcomes or maintain housing outcomes by meeting the statewide performance target.	50%	67%	41%	36%
Transitional Housing – CHG Grantees funding Transitional Housing (TH) are required to improve TH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	80%	60%	62%	77%
Rapid Re-Housing – CHG Grantees funding Rapid Re-Housing (RRH) are required to improve RRH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	80%	91%	76%	78%
Permanent Supportive Housing – CHG Grantees funding Permanent Supportive Housing (PSH) are required to improve PSH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	95%	100%	98%	97%

SOURCE: DEPARTMENT OF COMMERCE (<https://public.tableau.com/profile/comhau#1/vizhome/CHGPerformanceTracker/CHGPerformanceTracker>)

SPECIAL NEEDS ASSESSMENT

The following section focuses on the special needs of an aging population, people with behavioral and physical health challenges, and persons and households with disabilities.

AGING OF THE POPULATION

Longview and Kelso, like most parts of the country, is seeing a large increase in the number of people 55 and over. The change in Longview and Kelso is even more startling considering the decline in the 5-19 years and 35 to 49 year cohorts since 2000. One-third of the population in Longview and Kelso is 55 or older. The impact of these “baby boomers” on current and future housing and service needs is a significant issue.

Table 32: Population by Age (55+) and Sex with net change from 2000 and 2010 (Longview-Kelso)

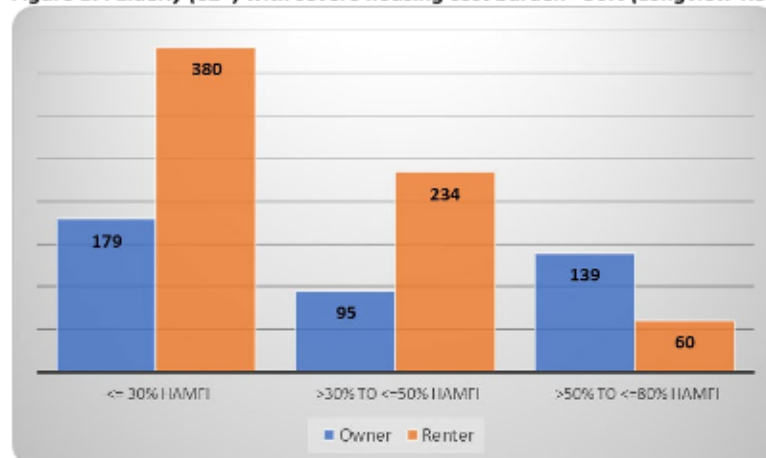
AGE	2019 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
55 to 59 years	1,810	1,493	3,303	6.7%	932	150	1,082
60 to 64 years	1,629	1,915	3,544	7.1%	1,182	647	1,829
65 to 69 years	1,539	1,707	3,246	6.5%	602	1,106	1,708
70 to 74 years	957	1,200	2,157	4.3%	-21	559	538
75 to 79 years	414	840	1,254	2.5%	-61	-137	-198
80 to 84 years	656	808	1,464	2.9%	118	239	357
85 years and over	514	960	1,474	3.0%	365	7	372
TOTALS	7,519	8,923	16,442	33.0%	3,117	2,571	5,688

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

Severe Cost Burden (62+)

1,087 low-income households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs.

Figure 17: Elderly (62+) with severe housing cost burden >50% (Longview-Kelso)



SOURCE: 2013-2017 CHAS DATA (TABLE 7)

Area Agency on Aging

Area Agency on Aging and Disabilities of Southwest Washington (AAADSW) serves Clark, Cowlitz, Klickitat, Skamania and Wahkiakum counties. The main office serving Longview and Kelso is at 1338 Commerce Ave, Suite 309. The agency provides assistance to aging adults, caregivers and persons with disabilities. AAADSW identifies the following issues in their [2020-2023 Area Plan](#):

- Healthy aging
- Expanding and strengthening services and supports that prevent or delay entry into Medicaid-funded long term services and supports
- Person-centered home and community-based services
- Recognizing Tribal sovereignty in planning services for older Native Americans
- Increase number of certified caregivers in rural service areas
- Improve communication and outreach to adults with disabilities and disability organizations
- Strengthen relationships with and interconnections among contracted providers of nutrition and transportation services

LONG-TERM CARE RESIDENTIAL OPTIONS

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

Nursing Homes

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

Table 33: Nursing Homes in Longview-Kelso

Facility Name	Address
Americana Health and Rehabilitation Center	917 7th Ave, Longview
Beacon Hill Rehabilitation	128 Beacon Hill Dr, Longview
Frontier Rehabilitation and Extended Care	1500 3rd Ave, Longview

SOURCE: NURSING HOME LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Adult Family Homes

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult.

Table 34: Adult Family Homes in Longview-Kelso

Adult Family Home	Address
A Time Honored Adult Family Home, LLC	154 Niblett Way, Longview
Angel's View Adult Family Home	2329 W Castleman St, Longview
CEDAR GARDENS ADULT FAMILY HOME	26 W PINE LANE, Longview
CEDAR GARDENS AFH	28 W PINE LANE, Longview
Elim Adult Family Home LLC	2129 Branch Creek Dr, Longview
Mini Niemi AFH Corp	258 Niemi Rd, Longview

Adult Family Home	Address
Ocean Beach Adult Family Home	3542 Ocean Beach Hwy, Longview
PACIFIC COUNTRY HOME LLC	3205 PACIFIC WAY, Longview
Pacific Country Homes 2	3215 Pacific Way, Longview
Rai Angels Adult Family Home	2441 Hickory Ave, Longview
Rai Angels Adult Family Home Inc	2437 50th Ave, Longview
Rai Angels Adult Family Home Inc	2446 50th Ave, Longview
RIVER BEND ADULT FAMILY HOME INC	2439 HICKORY AVE, Longview
Rose Hill AFH, LLC	3728 Sunset Way, Longview
Sires Meadow LLC	2430 Sires Lane, Longview
THE WALKER HOUSE	4326 PINE ST, Longview
Ullmann Family Homes 2 LLC	2306 W Castleman St, Longview
Ullmann Family Homes LLC	2304 W Castleman St, Longview
A Senior Life Adult Family Home of Kelso	175 Balboa Loop, Kelso
Cowlitz Gardens AFH	148 Cowlitz Gardens Rd, Kelso
Holly Care Homes	205 Pelican Dr, Kelso
RIVER BEND ADULT FAMILY HOME INC	101 MISSION RD, Kelso

SOURCE: ADULT FAMILY HOME LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Assisted Living Facilities

Assisted Living Facilities are located in a community setting where staff assumes responsibility for the safety and well-being of the adult.

Table 35: Assisted Living Facilities in Longview-Kelso

Assisted Living Facility	Address
Canterbury Gardens	1457 3rd Ave, Longview
Canterbury Retirement Inn	1324 3rd Ave, Longview
Delaware Plaza Retirement Inn	926 Delaware St, Longview
New Westside Terrace (NWST)	1200 17th Ave, Longview
Prestige Senior Living Monticello Park	605 Broadway St, Longview
Somerset Retirement Apartments	2025 Tibbetts Dr, Longview
Highlander Place	114 Corduroy Rd, Kelso

SOURCE: ASSISTED LIVING FACILITY LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

BEHAVIORAL & PHYSICAL HEALTH

Beginning April 1, 2016 Great Rivers Behavioral Health became the fiscal agent for publicly-funded mental health and substance use disorder treatment in Cowlitz, Grays Harbor, Lewis, Pacific, and Wahkiakum counties.

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This integration was mandated by Washington State to be integrated by 2020. Effective January 1, 2020, Great Rivers Behavioral Health Organization transitioned into two separate entities. Those are Great Rivers Behavioral Health Organization LLC (Great Rivers) and Community Integrated Health Services, LLC (CIHS). CIHS provides direct behavioral health care across the region.

Great Rivers BH-ASO is responsible for ensuring the behavioral health crisis system meets the needs of Great Rivers' five-county region. The BH-ASO will also continue to fund any non-Medicaid services within available resources.

Medicaid funded Behavioral Health services are managed by the Managed Care Organizations (MCOs) and their network of providers. The Medicaid MCOs in the region are United Healthcare, Molina, Amerigroup and Coordinated Care. Currently, Great Rivers and CIHS have contracts with United Health Care, Amerigroup and Coordinated Care.

Behavioral Health Facilities and Services

The following is a directory of behavioral health agencies located in Longview or Kelso.

Table 36: Directory of Behavioral Health Agencies (Longview-Kelso)

Agencies	Services
A New Safehaven	Substance Abuse
Awakenings, Inc.	Adult Substance Use Disorder & Mental Health Treatment
Choices	Substance Use Disorder Assessment
Columbia Wellness	Mental Health Services Substance Use Disorder Services Problem and Pathological Gambling Service
CORE Health	Mental Health Services Substance Use Disorder Services
Cowlitz Family Health Center	Substance Use Disorder In-Patient Residential Treatment Facility
Cowlitz Tribal Treatment	Problem and Pathological Gambling Service
Great Rivers Behavioral Health Agency	Mental Health Services Substance Use Disorder Services
Kaiser Permanente Dept. of Addiction Medicine	Substance Use Disorder Services
Kelso Treatment Solutions	Substance Use Disorder Services Opioid Treatment Program
Love Overwhelming	Mental Health Services
Olympic Health and Recovery Services	Mental Health Services Substance Use Disorder Services
Peace Health St. John's Medical Center	Mental Health In-Patient Service Substance Use Disorder In-Patient
Sea Mar Behavioral Health – Kelso	Mental Health Services
Strengthening Foundations LLC	Mental Health Services

SOURCE: WASHINGTON STATE DEPT OF HEALTH, JANUARY 2020

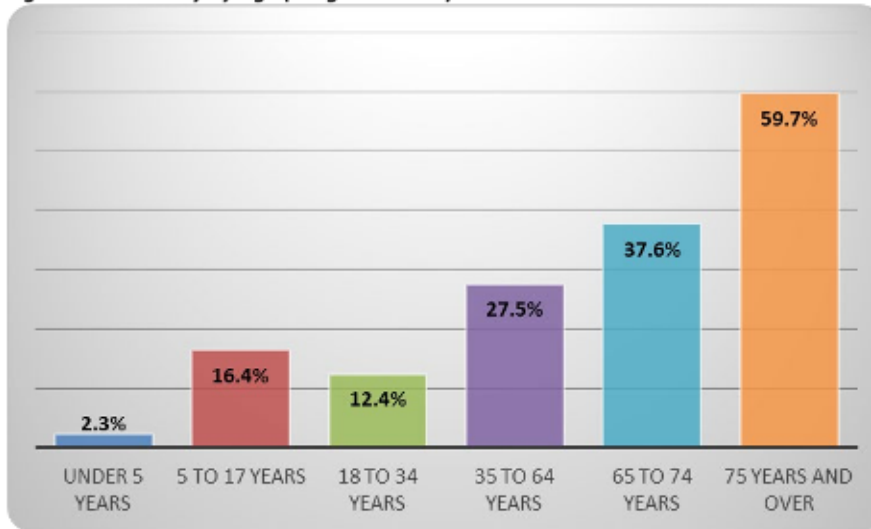
DISABLED PERSONS AND HOUSEHOLDS

24% of Longview and Kelso's population has a disability. The most prevalent disabilities are ambulatory difficulty (12.4%), cognitive difficulty (11.8%), difficulty with independent living (8.9%), and hearing difficulty (7.2%).

Disability by Age

60% of the population 75 years and over have a disability, and 38% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is hearing and ambulatory difficulty.

Figure 18: Disability by Age (Longview-Kelso)



SOURCE: ACS 2015-2019 (S1810)

Disability by Race and Hispanic or Latino Origin

Unlike housing burdens, it does not appear that a disproportionate number of people of color have a disability.

Table 37: Disability by Race and Hispanic or Latino Origin (Longview-Kelso)

RACE AND HISPANIC OR LATINO ORIGIN	Total	With a disability	Percent with a disability
White alone	41,601	10,545	25.3%
Black or African American alone	681	56	8.2%
American Indian and Alaska Native alone	940	212	22.6%
Asian alone	847	130	15.3%
Native Hawaiian and Other Pacific Islander alone	32	1	3.1%
Some other race alone	964	122	12.7%
Two or more races	3,754	831	22.1%
Hispanic or Latino (of any race)	6,080	999	16.4%

SOURCE: ACS 2015-2019 (S1810)

COMMUNITY DEVELOPMENT ASSESSMENT

Local government, special purpose districts, nonprofits and the community have been working together to improve the community. The following section identifies some of the principal local government and agency plans for the community, as well as environmental justice issues facing low-income persons.

REGIONAL AND COMMUNITY PLANNING

Cowlitz-Wahkiakum Council of Governments

The Cowlitz-Wahkiakum Council of Governments (CWCOG) is a joint governmental agency composed voluntarily of local governments in Washington State's Cowlitz and Wahkiakum Counties and Oregon State's City of Rainier and organized under Revised Code of Washington (RCW) 39.34.010.

Its core purpose is to study regional and governmental problems of mutual interest and concern as established under RCW 36.64.080. Council of governments or regional councils are unique in that they are a legislative-formed and agency sanctioned for the specific purpose to bring federal, state and/or local governments together to address regional and long-range issues and come to cooperative resolutions. Specifically, CWCOG's mission is to efficiently utilize resources at a regional level to yield long-term benefits that enhance the quality of life for our local communities.

Currently, the CWCOG Board of Directors represents 36 entities from counties, cities, towns, school districts, utility districts, ports, fire districts, economic development councils, water/sewer districts, a community college, and other non-profit agencies in or near Cowlitz and Wahkiakum counties.

It provides a forum for members to work together on issues which cross jurisdictional lines and require cooperative resolutions. In addition, the agency itself provides planning and technical services in the areas of transportation, economic development, community development, and project support to our members.

Plans and other documents of the CWCOG can be found in their document library at <https://www.cwcog.org/resources/>.

Cowlitz County

Cowlitz County includes many departments and services for both incorporated and unincorporated areas of Cowlitz County. Offices and departments with regional and community planning functions that may impact Longview and Kelso include, but are not limited to:

- [Building and Planning](#)
- [Health and Human Services](#)
- [Parks & Recreation](#)
- [Public Works](#)
- [Tourism](#)
- [WSU Extension](#)

Plans and other documents of Cowlitz County can be found in their document library at <https://www.co.cowlitz.wa.us/DocumentCenter>.

Longview

The city of [Longview](#) is the largest city in Cowlitz County. Longview is a city-manager form of government, with seven city council members, one serving as mayor. Offices and departments with community planning functions include:

- [Community Development](#)
- [Executive](#)
- [Parks and Urban Forestry](#)
- [Public Works](#)
- [Recreation](#)

Community plans adopted by Longview include, but are not limited to:

- [Comprehensive Plan](#)
- [Consolidated Plan, 2014-2019](#)
- [Park Plans](#)
- [Capital Improvement Program, 2021-2022](#)

Plans and other documents of Longview can be found in their document library at

<https://www.mylongview.com/DocumentCenter/>.

Kelso

[Kelso](#) is the second largest city in Cowlitz County, and the county seat for county government. Kelso has operated under the council-manager form of government since 1968, with seven city council members. Offices and departments with community planning functions include:

- [Building](#)
- [City Manager](#)
- [Engineering](#)
- [Planning](#)
- [Parks and Recreation](#)

Community plans adopted by Kelso include, but are not limited to:

- [Comprehensive Plan](#)
- [Park and Recreation Plan](#)
- [West Kelso Subarea Plan](#)
- [Smart Growth Implementation Report](#) (South Kelso)
- [Anchor Point Subarea Plan](#)

ENVIRONMENTAL JUSTICE

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice is an issue that must also be addressed with the use of federal funds, such as the Community Development Block Grant (CDBG) funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.
- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

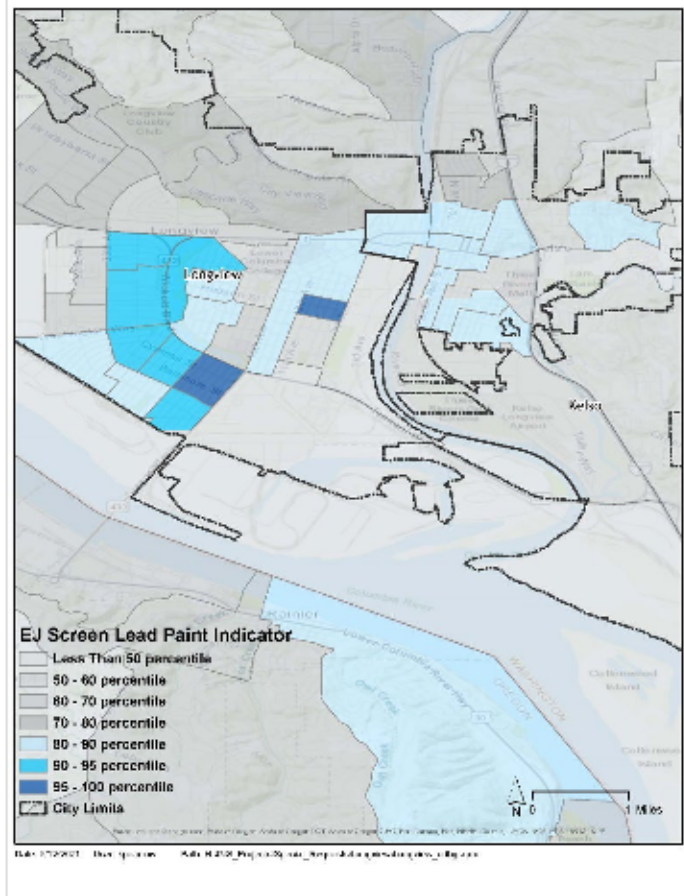
Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks, such as lead-based paint.

Lead-Based Paint Risks

The lead paint indicator is based on the percent of housing units built pre-1980 as an indicator of potential lead paint exposure. Data is retrieved from the American Community Survey.

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

Figure 19: Lead Paint Indicator

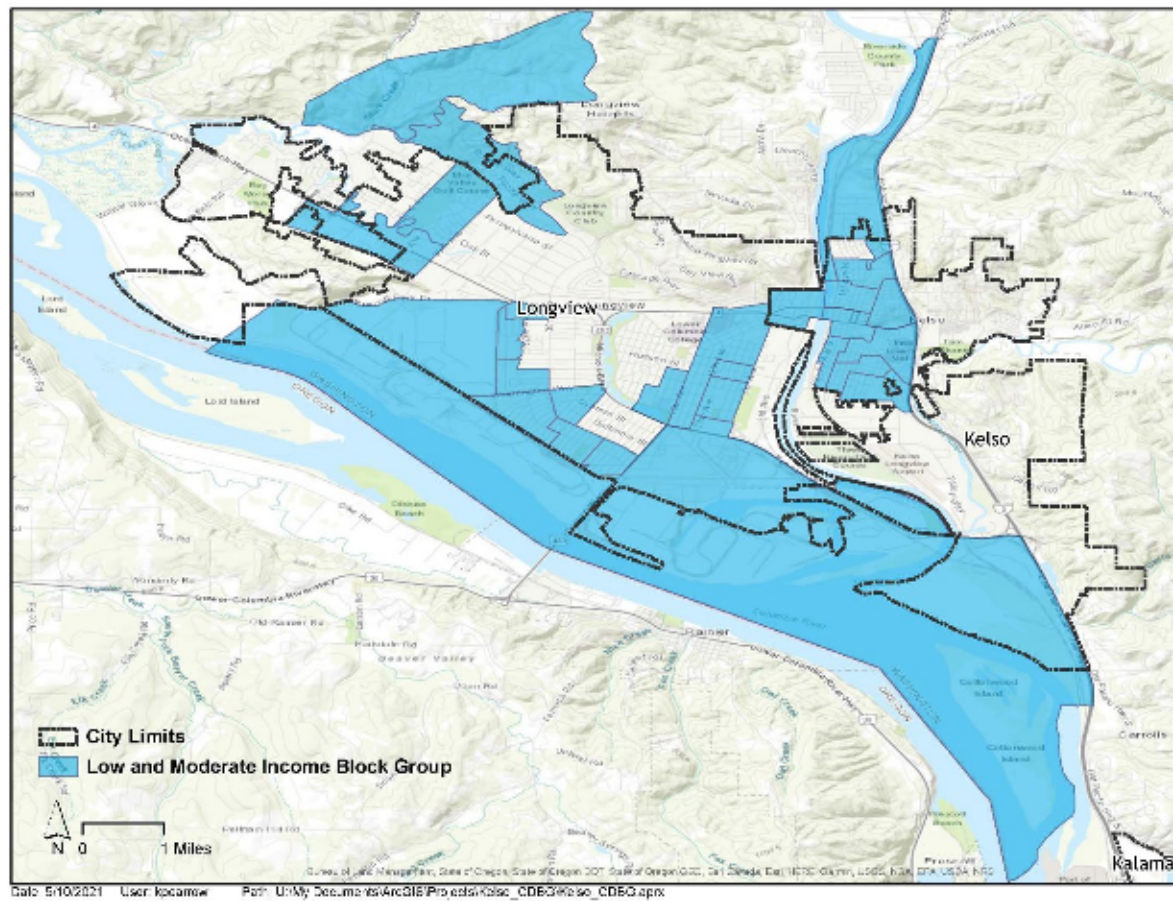


SOURCE: ENVIRONMENTAL JUSTICE SCREENING AND MAPPING TOOL, EPA
[HTTPS://WWW.EPA.GOV/EJSCREEN](https://www.epa.gov/ejscreen)

Low-Income Areas

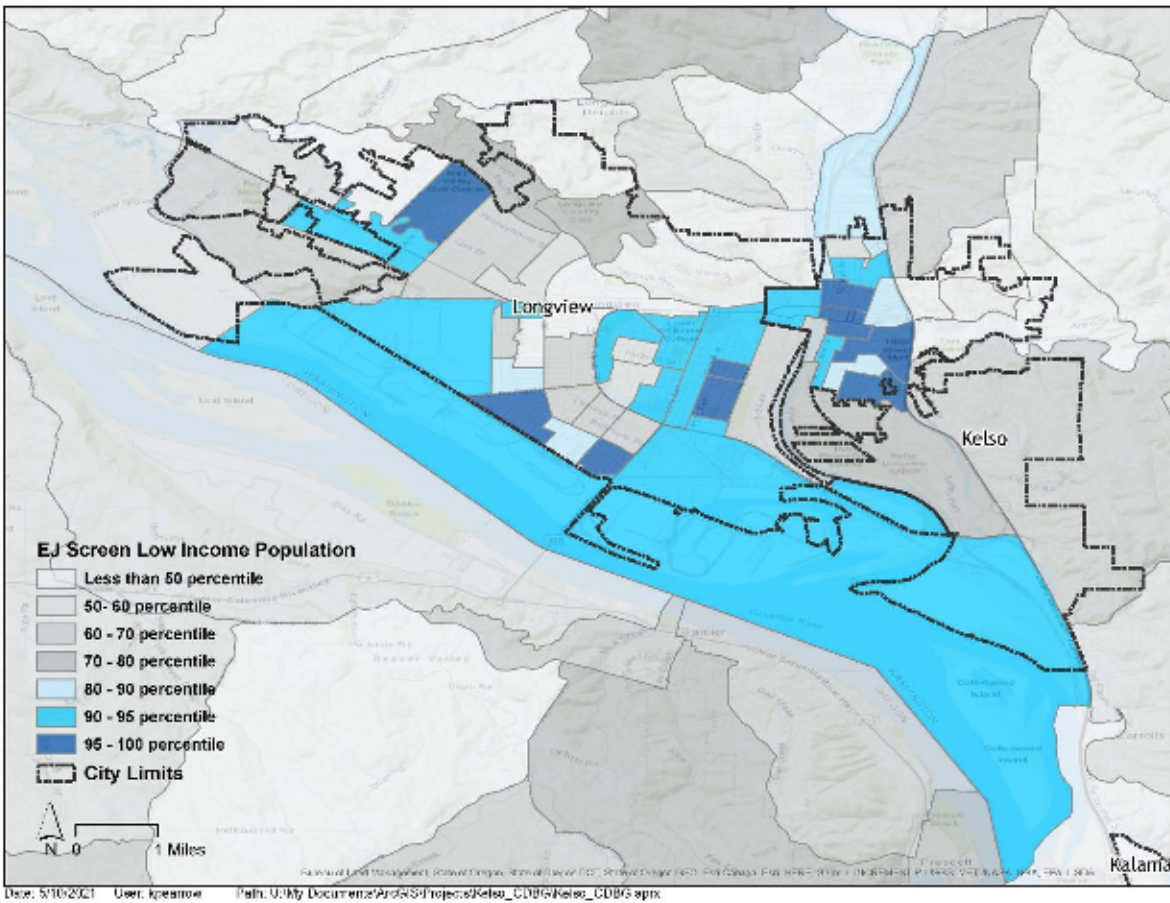
Figure 20 identifies Census block group where more than 50% of the households earn 80% of area median income (AMI) or below (low- and moderate income – or “LMI”). Figure 21 identifies low-income population using EPA’s Environmental Screen.

Figure 20: Low-Moderate Income Block Groups



SOURCE: HUD, CPD MAPS (<https://egis.hud.gov/cpdmaps/>)

Figure 21: Low Income Population (EPA)



SOURCE: ENVIRONMENTAL JUSTICE SCREENING AND MAPPING TOOL, EPA (<https://www.epa.gov/ejscreen>)

ECONOMIC DEVELOPMENT ASSESSMENT

Educational services and health care and social assistance is the largest portion of the employed population in Longview and Kelso. The highest annual wages for Cowlitz County are found in the Utility, Transportation and Warehousing industries. Businesses with 10 or more employees account for nearly two-thirds of the county's covered employment. Taxable retail sales continue to increase year-to-year.

LABOR FORCE

The Washington State Employment Security Department (ESD) shows that over the past two decades, the county's unemployment rate has run about two percentage points higher than the national average during good times, and three or four points higher during recessions.

Table 38: Resident Civilian Labor Force and Employment in Cowlitz County

Civilian Labor Force	2014	2015	2016	2017	2018	2019	2020
Total Civilian Labor Force	43,555	44,054	44,783	45,694	46,334	47,943	48,648
Total Employment	40,042	40,590	41,568	42,880	43,526	45,083	44,052
Total Unemployment	3,513	3,464	3,215	2,814	2,808	2,860	4,596
Unemployment Rate	8.1%	7.9%	7.2%	6.2%	6.1%	6.0%	9.4%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Employment by Industry

The largest number of Longview-Kelso residents are employed in educational services, and health care and social assistance (23%), followed by manufacturing (17%) and retail trade (12%).

Table 39: Employment by Industry (Longview-Kelso)

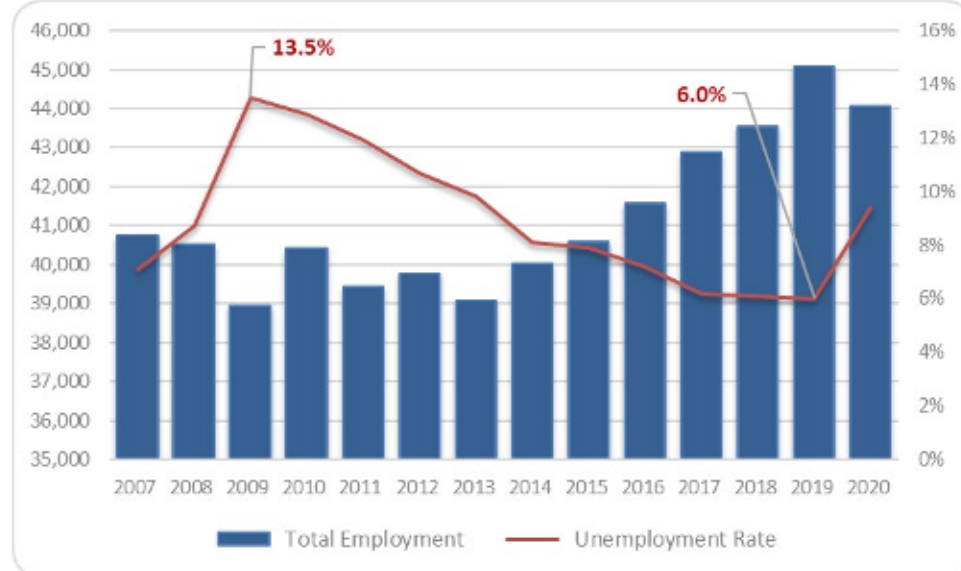
Industry	Estimate	Percent
Civilian employed population 16 years and over	19,802	
Educational services, and health care and social assistance	4,549	23.0%
Manufacturing	3,293	16.6%
Retail trade	2,431	12.3%
Arts, entertainment, and recreation, and accommodation and food services	1,925	9.7%
Professional, scientific, and management, and administrative and waste management services	1,481	7.5%
Construction	1,324	6.7%
Public administration	1,007	5.1%
Transportation and warehousing, and utilities	948	4.8%
Other services, except public administration	912	4.6%
Finance and insurance, and real estate and rental and leasing	833	4.2%
Wholesale trade	516	2.6%
Agriculture, forestry, fishing and hunting, and mining	383	1.9%
Information	200	1.0%

SOURCE: ACS 2015-2019 (DP03)

UNEMPLOYMENT

The total number of people employed dropped significantly in the Longview MSA during the Great Recession. After 2009, unemployment continued to decline until 2020 when COVID-19 hit. According to the Employment Security Department, by November 2020, preliminary estimates indicate that the county regained all but 600 of the 1,800 jobs lost in the first two months of the pandemic recession.

Figure 22: Total Employment and Unemployment Rate, Longview MSA, Seasonally Adjusted (2007-2020)



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

OCCUPATIONS AND JOB HOLDER CHARACTERISTICS

Office and administrative support, sales and related have the largest share of employment in Southwest Washington.

Table 40: Comparison of Employment by Major Occupational Group, 2016

Occupational Group	U.S.	Wash. State	Southwest Washington
Office and Administrative Support	14.8%	12.2%	13.1%
Sales and Related	10.1%	9.5%	10.6%
Food Preparation and Serving	8.5%	8.0%	7.9%
Construction and Extraction	4.4%	5.9%	7.8%
Education, Training, and Library	6.0%	5.9%	6.7%
Transportation and Material Moving	6.6%	6.3%	6.4%
Personal Care and Service	4.1%	4.3%	5.4%
Management	6.1%	5.9%	5.3%
Production	6.0%	5.0%	5.2%
Healthcare Practitioners and Technicians	5.6%	4.7%	5.1%
Business and Financial Operations	5.2%	6.2%	4.4%
Installation, Maintenance, and Repair	3.8%	3.8%	3.9%
Building & Grounds Cleaning & Maintenance	3.6%	3.2%	3.8%
Healthcare Support	2.8%	2.5%	3.4%
Computer and Math	2.8%	4.9%	2.3%
Architecture and Engineering	1.7%	2.3%	1.9%

Occupational Group	U.S.	Wash. State	Southwest Washington
Protective Service	2.2%	1.8%	1.6%
Community and Social Services	1.6%	1.5%	1.5%
Arts, Design, Entertainment, Sports, & Media	1.8%	1.8%	1.4%
Farming, Fishing, and Forestry	0.7%	2.6%	0.9%
Life, Physical, and Social Sciences	0.8%	1.1%	0.8%
Legal Occupations	0.8%	0.7%	0.5%

SOURCE: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT, [LABOR MARKET REPORT LIBRARY](#)

WAGES BY INDUSTRY

The highest paying industry sectors include Utilities, Transportation & warehousing.

Table 41: Covered employment, 2019 annual averages (Cowlitz County)

All Sectors	Annual Average Wage
All Industries	\$52,283
Utilities	\$118,154
Transportation & warehousing	\$103,837
Mining	\$75,381
Manufacturing	\$73,359
Construction	\$67,335
Professional & technical services	\$65,834
Finance & insurance	\$61,532
Wholesale trade	\$60,560
Information	\$56,961
Ag., forestry, fishing & hunting	\$54,531
Government	\$54,094
Mgmt.of companies & enterprises	\$51,322
Health care & social assistance	\$48,883
Administrative & waste services	\$33,950
Real estate & rental & leasing	\$32,931
Educational services	\$31,186
Retail trade	\$29,854
Other services, ex. public admin.	\$28,560
Accommodation & food services	\$19,674
Arts, entertainment, & recreation	\$18,749

SOURCE: COWLITZ COUNTY PROFILE 2020, WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT
([HTTPS://WWW.ESD.WA.GOV/LABORMARKETINFO/COUNTY-PROFILES/COWLITZ/](https://www.esd.wa.gov/labormarketinfo/county-profiles/cowlitz/))

BUSINESS SIZE

Small businesses, less than 10 employees, account for 78% of the business establishments in Cowlitz County. However, the total number of employees for business with 10+ employees accounts for 65% of the employment.

Table 42: Covered Employment by Number of Establishments & Employment Size, 2nd QTR 2020 (Cowlitz County)

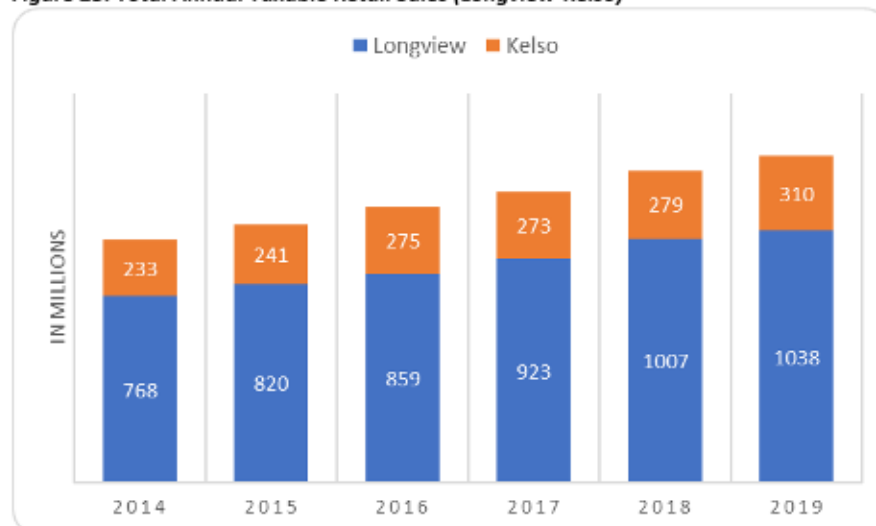
Size of Establishment	Number of Establishments	Total Employment	% of Total Establishments	% of Total Employment
Total	3,169	39,577		
Size 1-4	2,029	2,774	64.0%	7.0%
Size 5-9	452	3,072	14.3%	7.8%
Size 10-19	338	4,619	10.7%	11.7%
Size 20-49	217	6,592	6.8%	16.7%
Size 50-99	72	5,064	2.3%	12.8%
Size 100-249	42	6,468	1.3%	16.3%
250-499	9	3,010	0.3%	7.6%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT (<https://www.esd.wa.gov/labormarketinfo/establishment-size>)

RETAIL SALES

Longview and Kelso's total annual taxable retail sales has shown steady increases since 2014. Of the taxable retail sales, Longview had 61.4% from the retail trade sector (51.7% in Kelso), followed by 9.1% in accommodations and food services (14.4% in Kelso), 8.5% in construction (11.0% in Kelso) and 5.6% in wholesale trade (6.1% in Kelso).

Figure 23: Total Annual Taxable Retail Sales (Longview-Kelso)



SOURCE: WASHINGTON STATE DEPARTMENT OF REVENUE

MINORITY, WOMEN AND SMALL BUSINESS

A business which is owned and controlled by a person or persons who are minorities, women or socially and economically disadvantaged individuals, can have their business get state or federal certification. These certifications can make the business eligible to participate in federally funded projects, or to market and increase their visibility to public and private-sector that have supplier diversity goals.

Longview and Kelso have firms that are certified by the Washington State Office of Minority & Women's Enterprises. However, there are not any Small Businesses that are certified in Cowlitz County. The follow table identifies the certified business and their capabilities.

Table 43: OMWBE's Directory of Certified Firms (Longview-Kelso)

Company Name	City	Certification Type	Capability
Big C Industries, LLC	Longview	WBE	Miscellaneous Steel Fabrication, Custom Fabrication, Structural Fabrication including stairs, handrails, guardrails, bollards ledger angles, steel concrete support (embeds), brackets, shims, plates & parts, building frames, moment frames, columns and beams supports.; ; Installation of miscellaneous Steel Fabrication, Custom Fabrication, Structural Fabrication including stairs, handrails, guardrails, bollards ledger angles, steel concrete support (embeds), brackets, shims, plates & parts, building frames, moment frames, columns and beams supports.
Choices	Longview	DBE	Certified Substance Use Disorder Professional providing assessment and diagnosis of chemical dependency, chemical dependency treatment planning and referral, patient and family education in the disease of chemical dependency, relapse prevention counseling, and case management, all oriented to assist alcoholic and drug addicted patients to achieve and maintain abstinence from mood-altering substances and develop independent support systems.
Choices	Longview	MWBE	Certified Substance Use Disorder Professional providing assessment and diagnosis of chemical dependency, chemical dependency treatment planning and referral, patient and family education in the disease of chemical dependency, relapse prevention counseling, and case management, all oriented to assist alcoholic and drug addicted patients to achieve and maintain abstinence from mood-altering substances and develop independent support systems.
Five Rivers Construction, Inc	Longview	DBE	Bridge construction (steel, concrete or wood). Commercial and industrial building construction contractors. Culverts, curbs, sidewalk and street gutters related to highway, road, street, and bridges. Fish and stream enhancement.
Five Rivers Construction, Inc	Longview	WBE	Bridge construction (steel, concrete or wood). Commercial and industrial building construction contractors. Culverts, curbs, sidewalk and street gutters related to highway, road, street, and bridges. Fish and stream enhancement.
Keys Plus, Inc.	Longview	DBE	Keys Plus Inc. is a local locksmith providing both instore and on-site services in Longview, Washington. They provide services including high security locks, master key systems, electronic locks, automotive lock services and residential.
Keys Plus, Inc.	Longview	WBE	Keys Plus Inc. is a local locksmith providing both instore and on-site services in Longview, Washington. They provide services including high security locks, master key systems, electronic locks, automotive lock services and residential.
Northern Resource Consulting Inc.	Longview	DBE	Services: sand bags, super sacks, straw wattle, high visibility silt fence, CESCL erosion control inspections, SPCC, SWPPP, Erosion Control, turbidity curtain installation, marine mammal monitoring, large woody debris, fish removal or fish salvage and reporting, hydro seeding, temporary precast concrete barriers, attenuators, flexible guide posts, and signs. Environmental services: wetland delineation reports and mitigation plans, environmental monitoring with buoys for water quality and

Company Name	City	Certification Type	Capability
			reporting, compliance & construction monitoring, sediment sampling & tree protection.
Northern Resource Consulting Inc.	Longview	MBE	Services: sand bags, super sacks, straw wattle, high visibility silt fence, CESCL erosion control inspections, SPCC, SWPPP, Erosion Control, turbidity curtain installation, marine mammal monitoring, large woody debris, fish removal or fish salvage and reporting, hydro seeding, temporary precast concrete barriers, attenuators, flexible guide posts, and signs. Environmental services: wetland delineation reports and mitigation plans, environmental monitoring with buoys for water quality and reporting, compliance & construction monitoring, sediment sampling & tree protection.;
The GiveBack Nutrient Cycling Project	Longview	WBE	Natural portable toilet services for events and construction sites in short and long-term install. State and local government, military, sustainable, natural building material sanitation services
AshEco Solutions, LLC	Kelso	WBE	Provides environmental consulting services, specializing in wetland feasibility, white oak habitat determination/delineation, critical areas permitting (JARPA, HPA, SEPA, local city/county critical areas permits), mitigation plan design & installation oversight, mitigation monitoring, and consultation on obtaining project permits.

SOURCE: WASHINGTON STATE OFFICE OF MINORITY & WOMEN'S BUSINESS ENTERPRISES

SECTION 3

The Section 3 program requires that recipients of certain Housing and Urban Development (HUD) financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Section 3 helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency.

Projects that are covered by Section 3

The Section 3 program requires that recipients of HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

Longview must comply with the Section 3 program requirements as a condition of their HUD funding through the Community Development Block Grant Program. Section 3 applies to projects that complete housing rehabilitation, housing construction, and other public construction.

Longview, and any subrecipient of their allocation of CDBG funds, is required, to the greatest extent feasible, to provide all types of employment opportunities to low and very low-income persons, including permanent employment and long-term jobs. Recipients and contractors are encouraged to have Section 3 residents make up at least 30 percent of their permanent, full-time staff. A Section 3 resident who has been employed for 3 years may no longer be counted towards meeting the 30 percent requirement. This encourages recipients to continue hiring Section 3 residents when employment opportunities are available.

A **Section 3 resident** is any resident of public housing or persons who live in the area where a HUD-assisted project is located and who have a household income that falls below HUD's income limits.

A **Section 3 business concern** is a business that is 51% or more owned by Section 3 residents; employs Section 3 residents for at least 30% of its full-time, permanent staff; or provides evidence of a commitment to subcontract to Section 3 business concerns, 25% or more of the dollar amount of the awarded contract.

HUD has developed a Section 3 Business Registry of self-certified businesses. Go to <https://portalapps.hud.gov/Sec3BusReg/BRegistry/What>. This registry is not verified and any users need to perform due diligence before awarding contracts to make sure that they meet the definition of a Section 3 business concern.

There are three firms in the Longview MSA that have registered as a Section 3 business.

Table 44: Section 3 Business Registry (Longview MSA)

Business Name	Address	Telephone	Provided Services
AdvancedPro Builders LLC	148 Greystone Rd KALAMA, WA 98625	(360) 953-2025	Carpentry
Dessert & Thangz LLC	296 24th Ave, Longview , WA 98632	(360) 262-6488	Food & Beverage Service
Dessert & Thangz LLC	333 22nd Ave LONGVIEW, WA 98632	(360) 261-6488	Full Service Restaurant

SOURCE: HUD, SECTION 3 BUSINESS REGISTRY (<https://portalapps.hud.gov/Sec3BusReg/BRegistry/SearchBusiness>)

Dear Stakeholder,

The city of Longview receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development (HUD). The cities of Longview and Kelso receive HOME Investment Partnership funding from HUD through their consortium.

A requirement for receipt of these two funding grants is to prepare a Consolidated Plan covering a five-year period (2020-2024). The goal of the plan is to develop viable urban communities by providing decent housing, suitable living environments, and expanding economic opportunities, principally for low- and moderate-income persons.

We need your help in drafting this updated plan. A draft Needs Assessment and Market Analysis has been prepared to help with this discussion. The assessment shows needs in many areas, such as:

- 1) Low-and moderate-income households who are severely housing cost burdened;
- 2) Low rental vacancy rates;
- 3) Aging housing stock and minimal new construction; and
- 4) Aging of the population.

Anticipated Resources

Longview and Kelso have seen their allocation of CDBG and HOME funds decline over the years. CDBG funds allocated to Longview in 2021 amount to \$327,954, which is \$91,990 less than received in 2005. HOME funds have rebounded in recent years, and the consortium now receives \$15,152 less than received in 2005. The impact of these reduced funds is even more pronounced when considering the impact of inflation in those sixteen years.

The following table shows anticipated CDBG and HOME allocations over five years.

Table 1: Anticipated Resources, 2020-2024

	2020 ¹	2021	2022	2023	2024	TOTAL
CDBG Allocation	333,767	327,954	330,000	330,000	330,000	1,651,721
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,258
TOTALS	\$694,741	\$694,238	\$694,000	\$694,000	\$694,000	\$3,470,979

In addition to these funds, HUD has also allocated nearly \$5 billion in American Rescue Plan funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. The Longview-Kelso HOME Consortium is allocated **\$1,326,277**.

What are the Priority Needs?

The level of need in a community is always greater than the limited resources available to meet the need. Accordingly, the first step is to identify the priority needs for these HUD funds.

When you review this assessment, your community and services you provide, what would you identify as the top three priorities? In 2019, the cities said they would evaluate how the market responds to increased demand for housing and increasing rents for households.

Here are the priority needs shown in the existing Consolidated Plan. Are these still current, or have they changed? If you had to choose just one or two, what would they be?

1. Improve the quality of the housing stock
2. Reduce extreme cost burdens and increase housing
3. Provide needed public improvements

¹ The activities in 2020 have already been allocated.

4. Increase opportunities for homeownership
5. Expand economic opportunities for self-sufficiency

What are the Goals that the Consolidated Plan should help implement?

The Consolidated Plan must include a set of goals based on the availability of resources and local organizational capacity. The goals should address the priority needs and are used to help track and monitor performance over the five-year period. Effective goals should be specific, measurable, action-oriented, realistic and time-bound.

Here are the goals shown in the existing Consolidated Plan. Are these still current, or have they changed? If you had to choose just one or two, what would they be?

1. Stabilize and revitalize neighborhoods
2. Promote thriving commercial districts and options
3. Reduce the numbers and shorten homelessness



Public hearings on the housing and community development needs will be held on June 8th before the Kelso City Council and June 10th at the Longview City Council. The public comment period will end on July 9th. The draft Consolidated Plan and 2021 Annual Action Plan is scheduled to be considered by the respective councils on July 20th and 22nd.

Need to find more information?

For more information about the 2020-2024 Consolidated Plan Update, please visit <https://www.mylongview.com/650/Consolidated-Plan-Update-2020-2024>.

Draft for Review: [Draft Needs Assessment and Market Analysis May 2021](#)

[May 19 2021 presentation on draft Needs Assessment and Market Analysis](#)

Invites You to Review our Draft 2020-2024 Consolidated Housing and Community Development Plan update & 2021 Annual Action Plans

**Public Review and Comment Period
June 8-July 9, 2021**

What is the Consolidated Housing and Community Development 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 2020-2024. Approximately \$350,000 is available to the Longview–Kelso Consortium for the HOME Program annually, and \$330,000 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 2020 & 2021 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 2021. 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, and fair housing needs.

Where is the plan?

The 2020-2024 Consolidated HOME and CDBG Plan is available for review at the following locations:

- On the web at: <https://www.mylongview.com/650/Consolidated-Plan-Update-2020-2024>
- City of Longview Community Development Department, 1525 Broadway, Longview;
- Longview Public Library Reference Desk, 1600 Louisiana St., Longview
- City of Kelso, Community Development, 203 S. Pacific, Kelso;

Opportunities to Comment:

- 2021 Annual Plan– Projects to be selected by Longview City Council June 10, 7pm and Kelso City Council June 15, 6pm.
- A public hearing on the draft Needs Assessment and Market Analysis sections of the 2020-2024 Consolidated Plan will be held by
 - Longview City Council at 7:00 p.m., June 10, 2021, on the virtual platform Zoom. Details for joining the virtual meeting will be published with an online agenda on or about June 3, 2021 at [mylongview.com](https://www.mylongview.com) under ‘Agenda’s and Minutes.’
 - Kelso City Council at 6:00 p.m., June 15, 2021 at Kelso City Hall, 203 S. Pacific, Kelso, WA 98626.
- Email written comments to adamt@mylongview.com. Please direct all written comments to Adam Trimble, Community Development, PO Box 128, Longview, Washington, 98632-7080. For information on the plan call Longview Community Development at 360.442.5092

All comments must be received by July 9, 2021.

2020-2024 Consolidated Plan Update

Required by U.S. Dept. of Housing and Urban Development (HUD) for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) grants

Project Timeline

**Needs Assessment &
Market Analysis**

May 10

**Draft Strategic Plan & 2021
Annual Action Plan**

May - July

HUD Submittal

Draft (7/16/21)

Final (8/16/21)

Anticipated Resources

	2020	2021	2022	2023	2024	TOTAL
CDBG Allocation	333,767	327,954	330,000	330,000	330,000	1,651,721
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,258
TOTALS	\$694,741	\$694,238	\$694,000	\$694,000	\$694,000	\$3,470,979

The activities in 2020 have already been allocated and 2021 activities are currently being solicited.

HUD has also allocated the Longview-Kelso HOME Consortium **\$1,326,277** to help create affordable housing and services for people experiencing or at risk of experiencing homelessness.

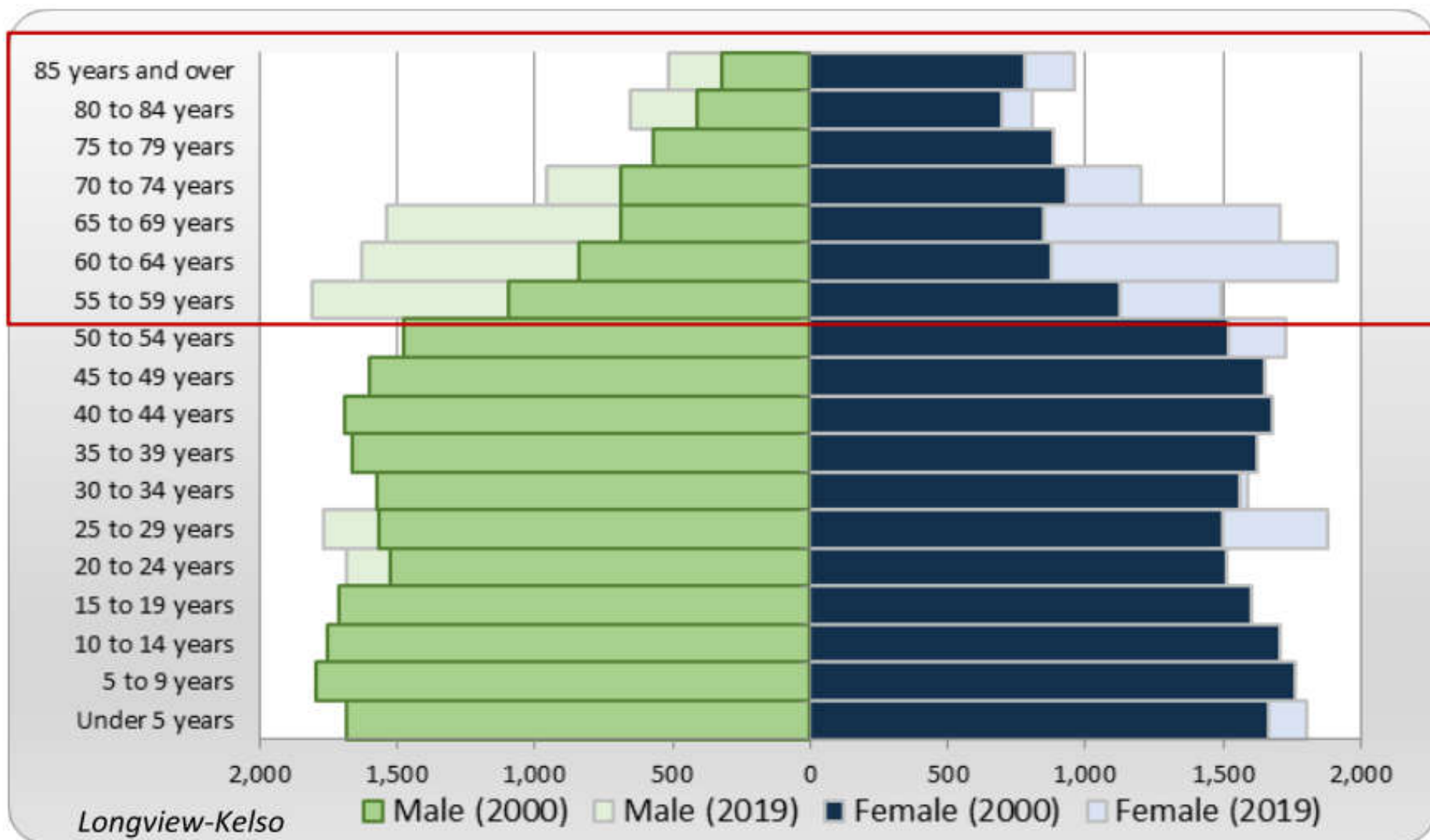
Needs Assessment & Market Analysis

– Major Findings

- 1) Households severely housing cost burdened;
- 2) Low rental vacancy rates;
- 3) Aging housing stock;
- 4) Minimal new construction; and
- 5) Aging of the population.

Population

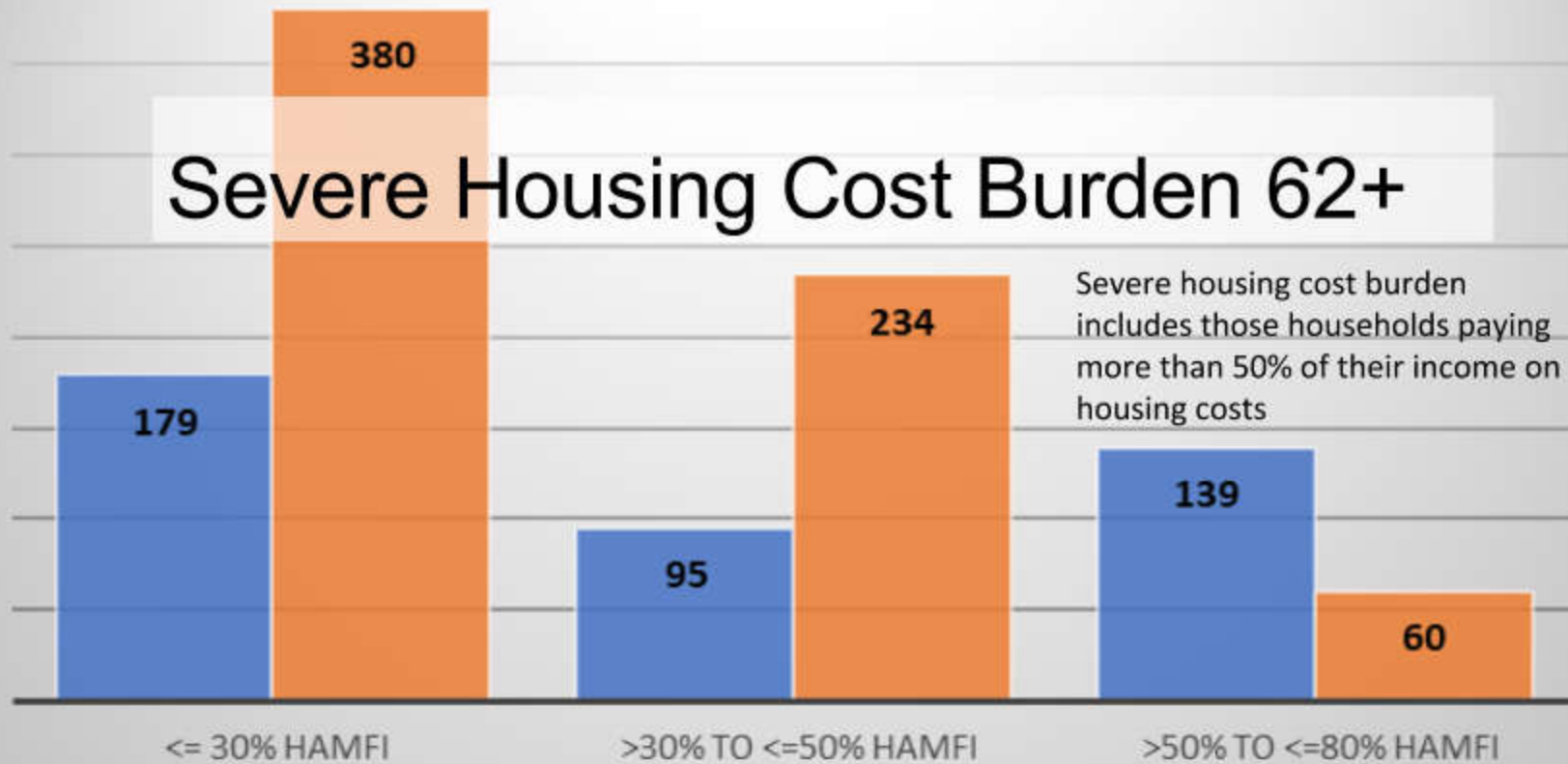
- Aging significantly (“boomers”)
- No backfill of age cohorts
- Children and families



Longview-Kelso

AGE	2019 Population by Age and Sex				Total Population Change		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
Total population	24,106	25,537	49,643		2,018	1,070	3,088
AGE							
Under 5 years	1,575	1,806	3,381	6.8%	177	-142	35
5 to 9 years	1,453	1,419	2,872	5.8%	-404	-280	-684
10 to 14 years	1,732	1,250	2,982	6.0%	-412	-66	-478
15 to 19 years	1,428	1,424	2,852	5.7%	-61	-397	-458
20 to 24 years	1,685	1,470	3,155	6.4%	291	-169	122
25 to 29 years	1,770	1,880	3,650	7.4%	117	466	583
30 to 34 years	1,565	1,591	3,156	6.4%	-108	130	22
35 to 39 years	1,511	1,556	3,067	6.2%	-495	279	-216
40 to 44 years	1,440	1,117	2,557	5.2%	-505	-307	-812
45 to 49 years	1,092	1,376	2,468	5.0%	-62	-720	-782
50 to 54 years	1,336	1,725	3,061	6.2%	363	-295	68
55 to 59 years	1,810	1,493	3,303	6.7%	932	150	1,082
60 to 64 years	1,629	1,915	3,544	7.1%	1,182	647	1,829
65 to 69 years	1,539	1,707	3,246	6.5%	602	1,106	1,708
70 to 74 years	957	1,200	2,157	4.3%	-21	559	538
75 to 79 years	414	840	1,254	2.5%	-61	-137	-198
80 to 84 years	656	808	1,464	2.9%	118	239	357
85 years and over	514	960	1,474	3.0%	365	7	372
Median Age (years)	38.6 (L) 34.6 (K)	44.3 (L) 41.1 (K)	41.1 (L) 35.2 (K)		2000: 36.6 (L) 32.9 (K)	2010: 39.38 (L) 37.7 (K)	

Severe Housing Cost Burden 62+

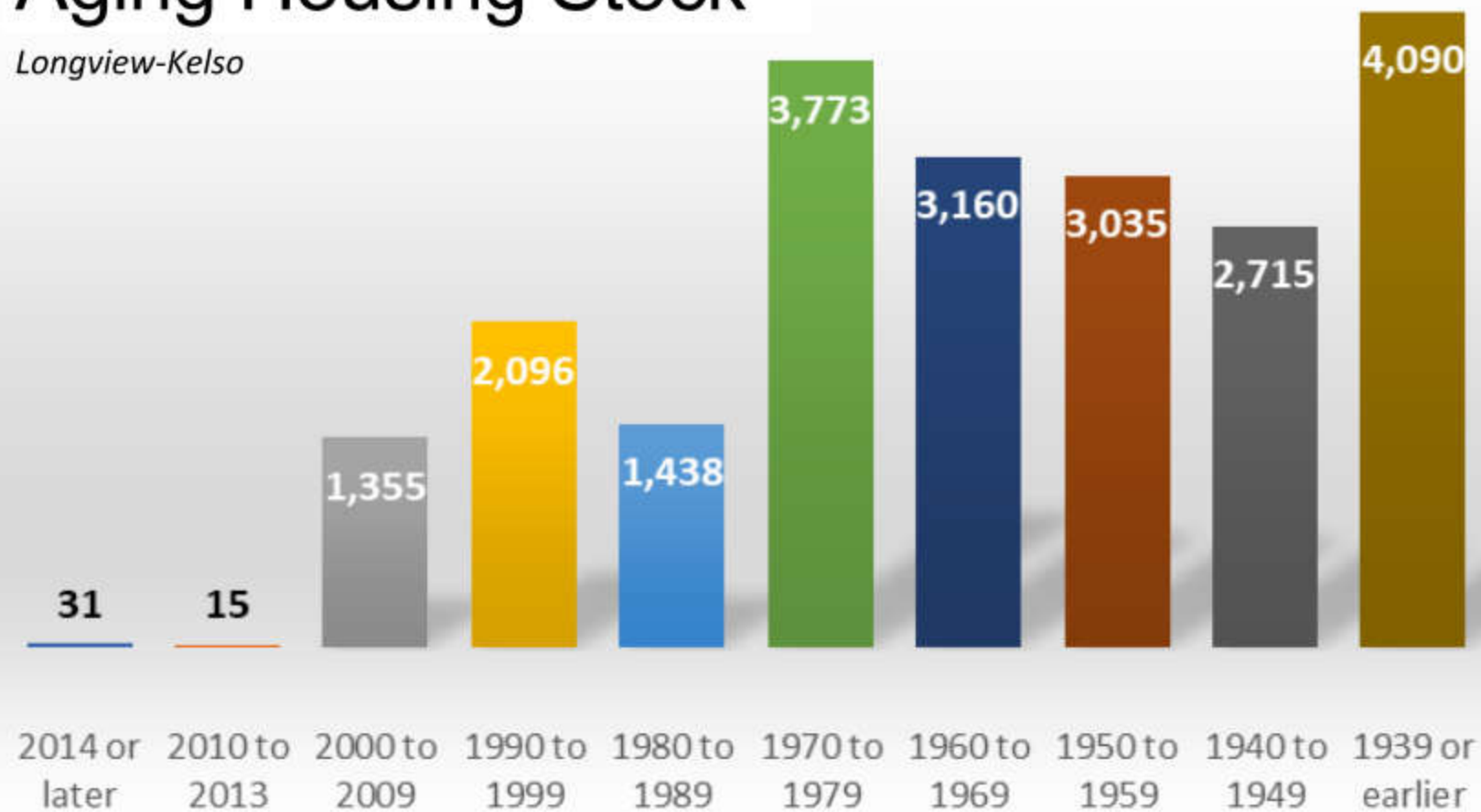


Longview-Kelso

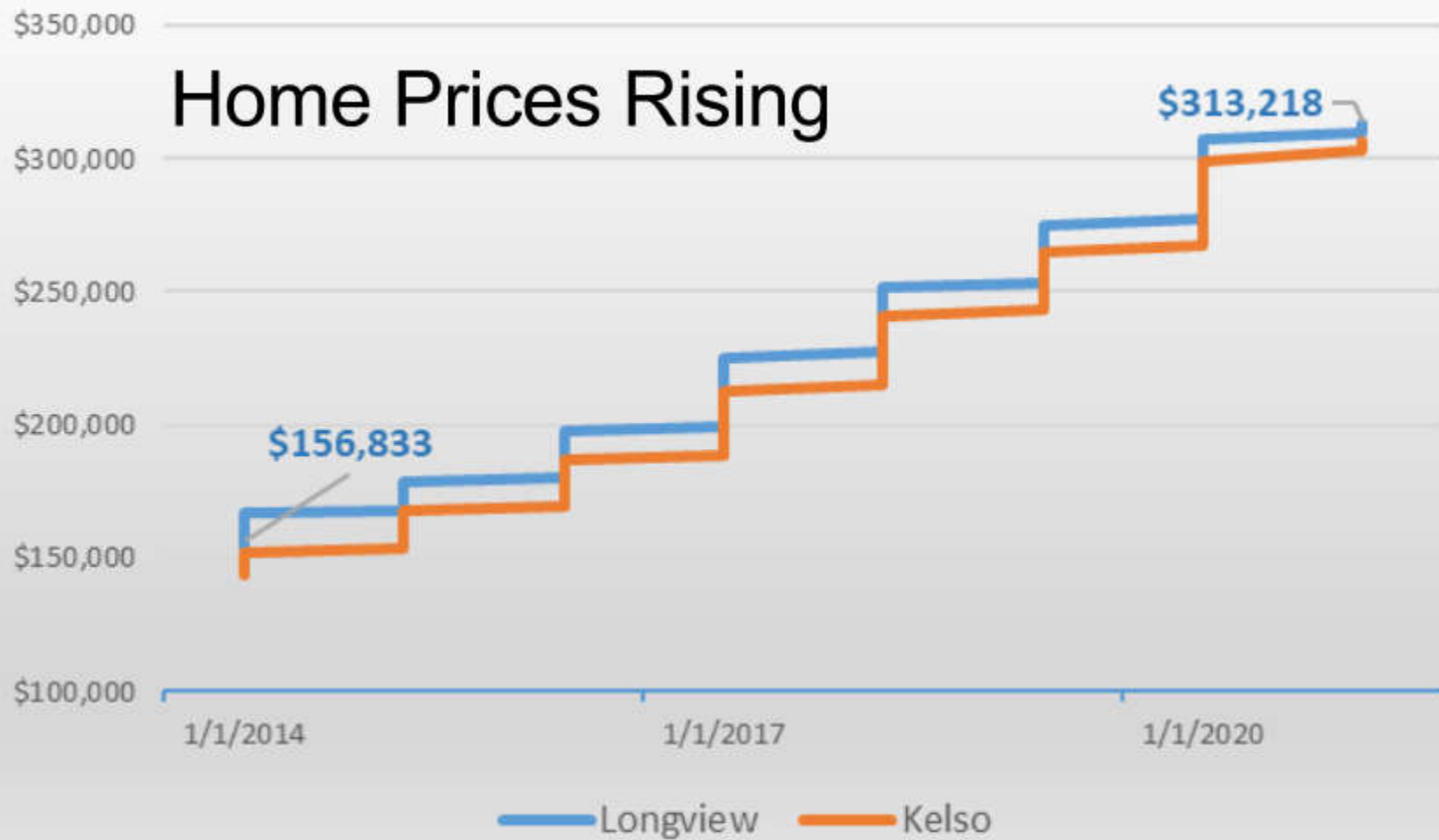
■ Owner ■ Renter

Aging Housing Stock

Longview-Kelso

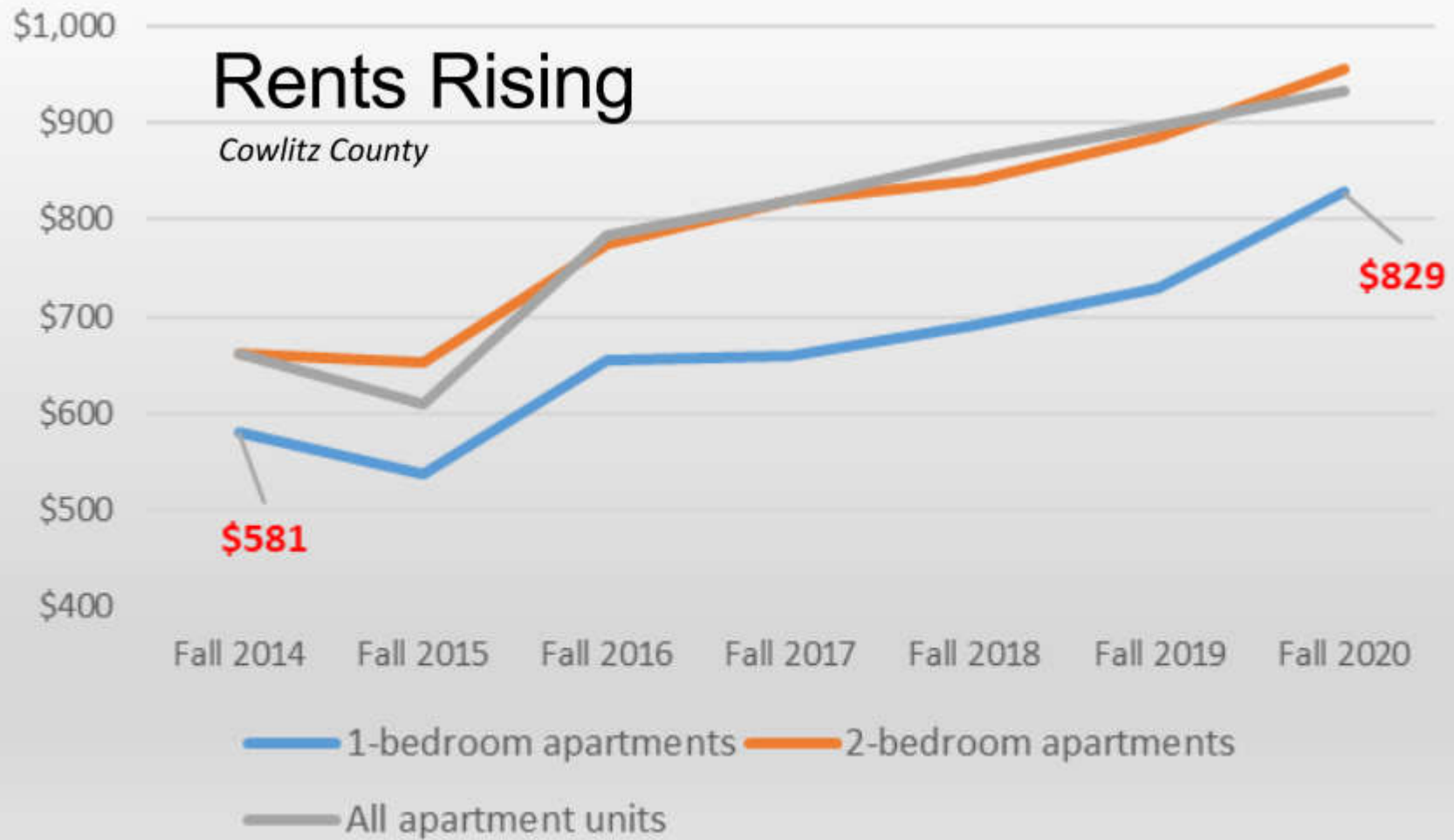


Home Prices Rising

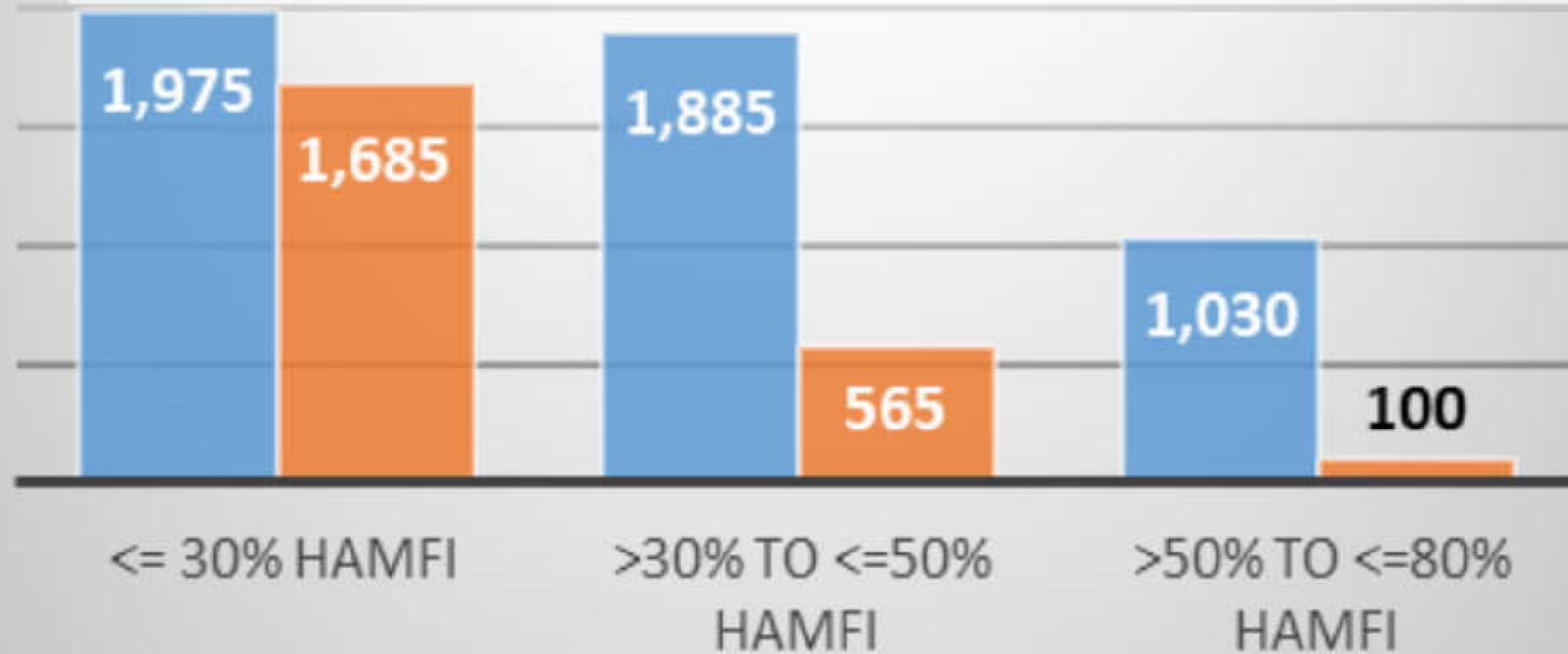


Rents Rising

Cowlitz County



Housing Cost Burden - Renters



■ Cost burden > 30% ■ Cost burden > 50%

Longview-Kelso



Strategic Plan

Priority Needs and Goals based on Anticipated Resources

Priority Needs

- When need exceeds resources, you need to prioritize
- 2014 – 2019 Priority Needs:
 1. Improve the quality of the housing stock
 2. Reduce extreme cost burdens and increase housing
 3. Provide needed public improvements
 4. Increase opportunities for homeownership
 5. Expand economic opportunities for self-sufficiency
- What are the new priorities, considering anticipated resources?
 - 1.
 - 2.
 - 3.

Goals

- Goals based on available resources and local capacity.
- Goals need to address priority needs
- Goals are used to track and monitor performance
- Goals should be specific, measurable, action-oriented, realistic and time-bound

Goals

- 2014 – 2019 Goals were:
 1. Stabilize and revitalize neighborhoods
 2. Promote thriving commercial districts and options
 3. Reduce the numbers and shorten homelessness
- What are the new goals?
 - 1.
 - 2.
 - 3.

Potential Allocations

- Based on anticipated resources, priority needs, and proposed goals, how should the cities of Longview and Kelso best allocate HOME and CDBG funding, including the new HOME funds?
- Anticipated resources:
 - ☞ CDBG: \$330,000 per year (2022-2024 would = \$990,000)
 - ☞ HOME: \$364,000 per year (2020-2024 would = \$1,092,000)
 - ☞ HOME ARP: \$1,326,277
- Potential allocations:
 - ☞ -
 - ☞ -
 - ☞ -
 - ☞ -
 - ☞ -



City of Longview

Agenda Summary

ENHANCING PEDESTRIAN SAFETY

RECOMMENDED ACTION:

AUTHORIZE THE CITY MANAGER TO CONDUCT A SPEED STUDY OF CITY STREETS TO IDENTIFY POSSIBLE MODIFICATIONS TO REDUCE AUTOMOBILE PEDESTRIAN COLLISIONS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance Public Safety
Improve transportation systems
Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Recent automobile pedestrian collisions have had excessive automobile speeds as the likely cause. It is in the interest of public safety that the City make efforts to reduce speeds and enhance safety.

ADDITIONAL INFORMATION:

"...According to Longview Police, 83 pedestrians were hit by vehicles from 2014-2020, resulting in 78 injuries and seven fatalities. Over the same period, 34 cyclists were hit by vehicles, resulting in 33 injuries and no fatalities.

...Longview passed a Complete Streets ordinance in 2019 to plan city roadways not just for motorists, but cyclists and pedestrians of all ages and mobilities..."

RECOMMENDED ACTION:

Motion to authorize the City Manager to conduct a speed study of city streets to identify opportunities where speed limits could be modified to reduce the risk of automobile pedestrian collisions and report back to Council by August 26, 2021.

STAFF CONTACT:

Ruth Kendall, Councilmember
Mike Wallin, Mayor Pro Tem

Attachments:

1. Pedestrian Safety Agenda Summary Sheet



City of Longview Agenda Summary Sheet

1525 Broadway
Longview, WA 98632
www.mylongview.com

Introduced by: Ruth Kendall

Date: June 3, 2021

Supported by: Mike Wallin

For Agenda of: June 10, 2021

SUBJECT TITLE:

Enhancing Pedestrian Safety

SUMMARY STATEMENT:

Recent automobile pedestrian collisions have had excessive automobile speeds as the likely cause. It is in the interest of public safety that the City make efforts to reduce speeds and enhance safety.

RECOMMENDED ACTION:

A motion to authorize the City Manager to conduct a speed study of city streets to identify opportunities where speed limits could be modified to reduce the risk of automobile pedestrian collisions and report back to Council by August 26, 2021.

ADDITIONAL INFORMATION:

From the Daily News:

“...According to Longview police, 83 pedestrians were hit by vehicles from 2014 -2020, resulting in 78 injuries and seven fatalities. Over the same period, 34 cyclists were hit by vehicles, resulting in 33 injuries and no fatalities.

...Longview passed a Complete Streets ordinance in 2019 to plan city roadways not just for motorists, but cyclists and pedestrians of all ages and mobilities...”

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance Public Safety
Improve transportation systems
Address quality of place issues

Expenditure Required: \$10,000

Amount Budgeted:

Appropriation Required: \$10,000 (for changes resulting from the requested speed study)



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

Based upon the authentication and certification of claims and demands against the city, prepared and signed by the City's auditing officer, and in full reliance thereon, it is moved and seconded as shown in the minutes of this meeting that the following vouchers/warrants are approved for payment:

SECOND HALF MAY 2021 ACCOUNTS PAYABLE: \$2,440,809.70

SECOND HALF MAY 2021 PAYROLL:

\$79,848.08, checks no. 918-933

\$744,244.62, direct deposits

\$987,125.69, wire transfers

\$1,811,218.39 Total

STAFF CONTACT:

Kaylee Cody, City Clerk

John Baldwin, Accountant

Chris Smith, Human Resources Director

Attachments: None



City of Longview

Agenda Summary

BID REVIEW – ARCHIE ANDERSON PARK BUILDING

RECOMMENDED ACTION:

MOTION TO REJECT ALL BIDS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems
Improve streets and roads

SUMMARY STATEMENT:

This project provides for the construction of a new 2,640 square foot park office building at Archie Anderson Park located at 274 22nd Avenue, Longview, WA 98632. Parcel # 04242.

On June 2, 2021 three bids were received as follows:

\$1,052,647.53 – Five Rivers Construction Inc., Longview, WA
\$1,284,228.00 – JA Morris Construction, Olympia, WA
\$1,442,956.64 – Pacific Tech Construction Inc., Kelso, WA

\$750,000.00 - Engineer's Estimate

All bids received were determined to be regular and responsive and the bidders are licensed to perform the work.

The low bid exceeds the engineers estimate by 40.35% and exceeds the budget for this work. Staff believes that rejecting all bids and re-advertising the project to receive new bids will result in lower bid prices.

FINANCIAL SUMMARY:

This project is funded through the Capital Fund by a State Capital Budget grant and a federal CDBG grant.

STAFF CONTACT:

Karl Enyeart, Project Engineer

Attachments: None



City of Longview

Agenda Summary

CONSULTANT AGREEMENT WITH R&W ENGINEERING INC FOR THE NIEMI WATER BOOSTER PUMP STATION

RECOMMENDED ACTION:

MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONSULTANT AGREEMENT WITH R&W ENGINEERING INC

COUNCIL INITIATIVE ADDRESSED:

Provide Sustainable Water Quality & Environmental Infrastructure

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

In accordance with state law, staff selected R&W Engineering, Inc. as the most qualified firm to perform this sewer pump station design work. The proposed Scope of Work is attached.

FINANCIAL SUMMARY:

The R&W Engineering, Inc. contract amount is \$38,500.00. This work is funded from water construction funds.

STAFF CONTACT:

Will Hoskins, Project Engineer

Attachments: None



City of Longview

Agenda Summary

PROJECT COMPLETION – REGIONAL WATER TREATMENT PLANT PRODUCTION WELLS PUMPS 1, 3, & 4, VFD INSTALLATION

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE THE REGIONAL WATER TREATMENT PLANT PRODUCTION WELLS PUMPS 1, 3, & 4, VFD INSTALLATION PROJECT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The Regional Water Treatment Plant Production Wells Pumps 1, 3, & 4 VFD Installation project has been completed in accordance with the plans and specifications under Contract No. 20-0431-F entered into between the City of Longview and Northeast Electric, LLC. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Morgan Palmer, Project Engineer

Attachments: None



City of Longview

Agenda Summary

PROJECT COMPLETION – SR 4 – OCEAN BEACH HIGHWAY TRAFFIC SIGNAL UPGRADE PROJECT

RECOMMENDED ACTION:

MOTION TO ACCEPT AS COMPLETE SR 4 – OCEAN BEACH HIGHWAY TRAFFIC SIGNAL UPGRADE PROJECT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Improve transportation systems
Improve streets and roads

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The SR 4 – Ocean Beach Highway Traffic Signal Upgrade project has been completed in accordance with the plans and specifications under Contract No. 20-C109-T entered into between the City of Longview and City Electric of WA. The City Council must accept the project as complete before final contract closeout can be accomplished.

STAFF CONTACT:

Karl Enyeart, Project Engineer

Attachments: None



City of Longview

Agenda Summary

CAPITAL PROJECTS FUND UPDATE

RECOMMENDED ACTION:

MOTION TO PROCEED IN UNDERTAKING THE HIGHEST PRIORITY ITEMS ASSOCIATED WITH THE LIBRARY RESTORATION PROJECT

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management
Address quality of place issues

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Staff will present a financial update on the 2021-22 Capital Projects Fund. In addition to receiving an update on the financial status of the Capital Projects Fund, Council will review a proposal for the scope of work and cost estimate for the Library Restoration Project. Items included in the scope of work for the Library Restoration Project:

- Masonry renewal, cleaning, sealing and leak remediation
- Window and louver renewal package
- Slate roof cleaning
- Flat roofs-install low odor fully reinforced fluid applied waterproofing system

Please note, the primary source of revenue for Capital Projects Fund projects are real estate excise taxes. Real estate excise taxes are restricted in their use and may only be used to fund capital projects.

RECOMMENDED ACTION:

Motion to proceed in undertaking the highest priority items associated with the library restoration project.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. 2021-22 Capital Projects Fund Update (2021 0610)

City of Longview

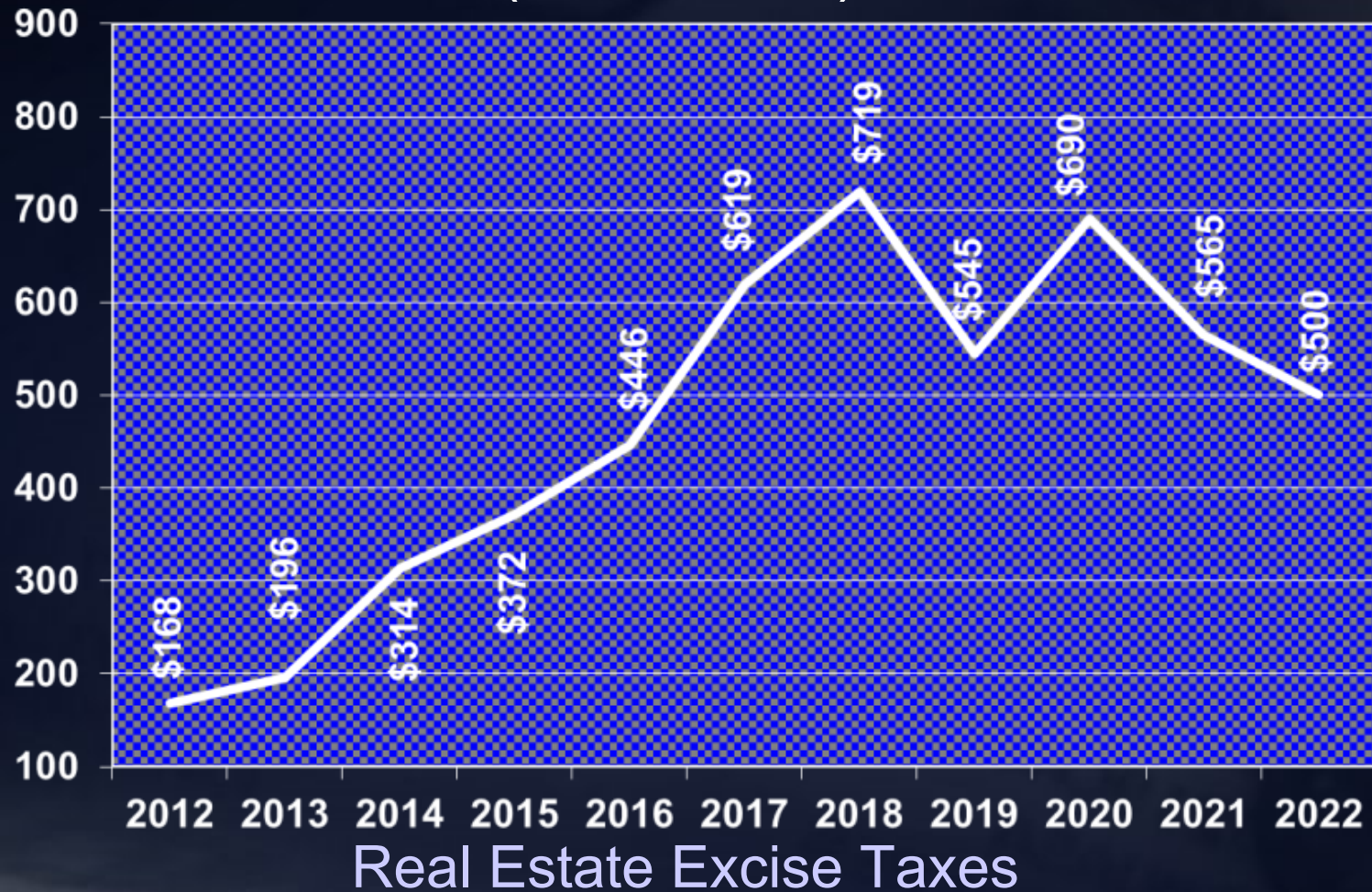
2021-22 Capital Projects Fund Update

Council Meeting – June 10, 2021

Capital Projects Fund

Real Estate Excise Tax

(thousands)



Comment: "Real estate excise tax revenue remains strong when compared to years 2012 - 2016. 2021 projected real estate excise taxes total \$565,000. Real estate excise taxes through April 30, 2021 total \$130,253."

2019-21 Capital Projects

Capital Projects:	2019-2021
Park Bench Donations	\$5,000
ADA Improvements	50,000
Security Panel Upgrades	8,000
Finance Security Improvements	40,000
LPD Locker Room Plumbing	2,080
LPD Air Conditioner Unit #2	8,340
LPD Satellite Office	1,020,000
Fire EKG Difibrillators EMS Equipment	30,000
City Hall Annex Renovation	174,960
Library Security Camera System	35,000
Library Compressor Cooling System	52,370
Library Self Checkout Units	18,980
Victoria Freeman & Cloney Park Playground Equipment	1,720
Lake Sacajawea Irrigation	40,350
2021 Neighborhood Park Grants	27,500
Bailey & Windemere Park Playground Equipment	45,000
Lake Sacajawea Restroom/Park Improvements	1,070,000
Parks F-250 Pick-up Truck	43,000
MV Greens Mower	35,000
MV Fuel Tank Replacement	43,600
Debt Service: Street Maintenance Facility	48,630
Total 2019-21 Capital Projects....	<u>\$2,799,530</u>

2021 Capital Projects Fund

	4/30/2021
Beginning Fund Balance	\$1,563,260
Revenue: (May – Dec 2021)	
Real Estate Excise Tax	\$482,900
FEMA AFG Grant – Mobile Roof Ventilation Prop	50,000
FEMA AFG Grant – Air Compressor	63,000
2020 CDBG Allocation – Highland's Satellite Office	150,260
State Capital Funds – Highlands Satellite Office	250,000
State Capital Funds – Lake Sacajawea Improvements	900,000
Motor Vehicle Fuel Tax	2,250
Contributions – Park Benches	5,000
Miscellaneous/Contributions	<u>1,350</u>
Total Revenues:	\$1,904,760
Expenditures: (May – Dec 2021)	
Capital Projects Fund	<u>\$2,799,530</u>
Total Expenditures:	<u>\$2,799,530</u>
Ending Fund Balance (12/31/2021)	\$668,490

2022 Capital Projects

Capital Projects:	2022
Park Bench Donations	\$10,000
2022 Neighborhood Parks Grant Program	25,000
ADA Improvements	50,000
Fire EKG/Defibrillators EMS Equipment (Lease)	30,000
Library Chair Replacements	40,000
Park Mntce Building Water Line Replacement	50,000
Bailey & Windemere Park Playground Equipment	45,000
Debt Service: Principal & Interest	48,850

2022 Capital Projects Fund Projection

	Projected 2022
Beginning Fund Balance	\$668,490
Revenue:	
Real Estate Excise Tax	\$500,000
Motor Vehicle Fuel Tax	3,000
Miscellaneous/Contributions	<u>13,700</u>
Total Revenues:	\$516,700
Expenditures:	
2022 Capital Projects	<u>\$298,850</u>
Total Capital Project Expenditures:	<u>\$298,850</u>
Ending Fund Balance (12/31/2022)	\$886,340

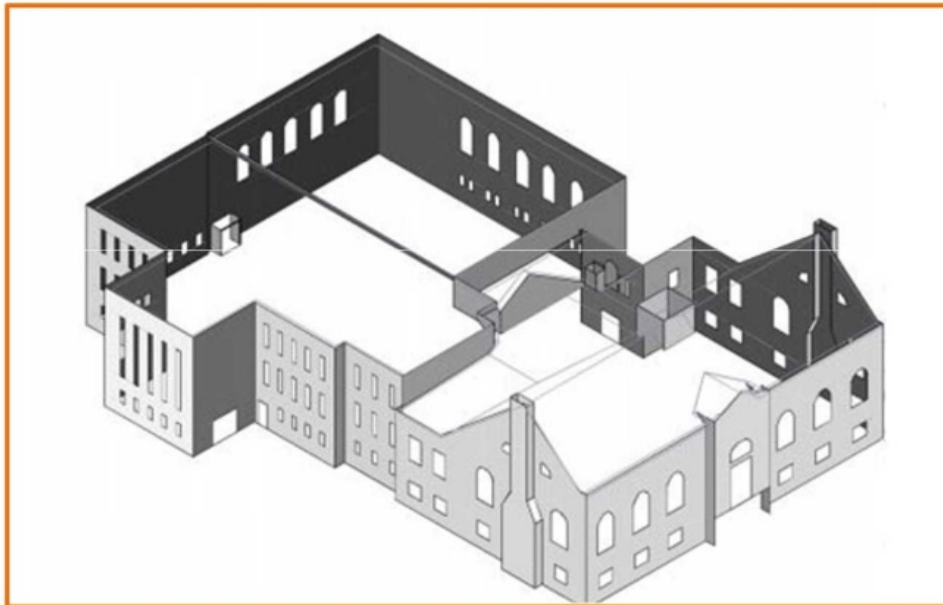
Library Restoration



Overview



City of Longview



Total Sq. for all Building Sections

• Flat roof	9,900 sq. ft.
• Slate roof	7,500 sq. ft.
• Exterior Brick	20,800 sq. ft.
• Windows & Doors	2,400 sq. ft.





City of Longview Site Map

LONGVIEW

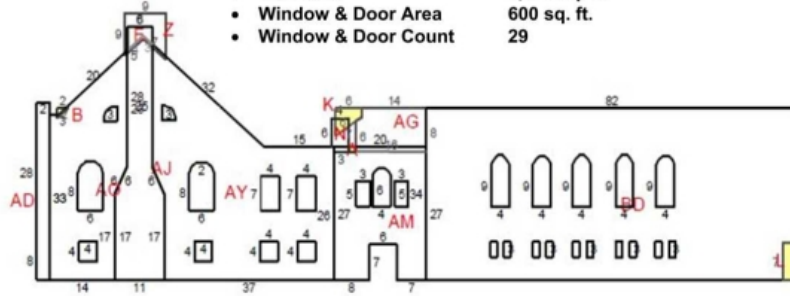
Washington

Library Restoration

EAST ELEVATION DIAGRAM



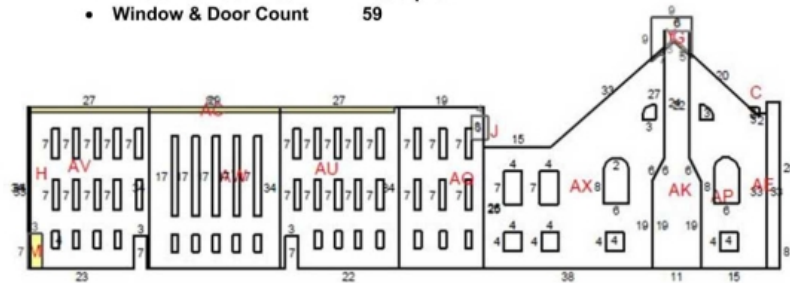
- Wall Area 5,475 sq. ft.
- Window & Door Area 600 sq. ft.
- Window & Door Count 29



WEST ELEVATION DIAGRAM



- Wall Area 5,400 sq. ft.
- Window & Door Area 750 sq. ft.
- Window & Door Count 59



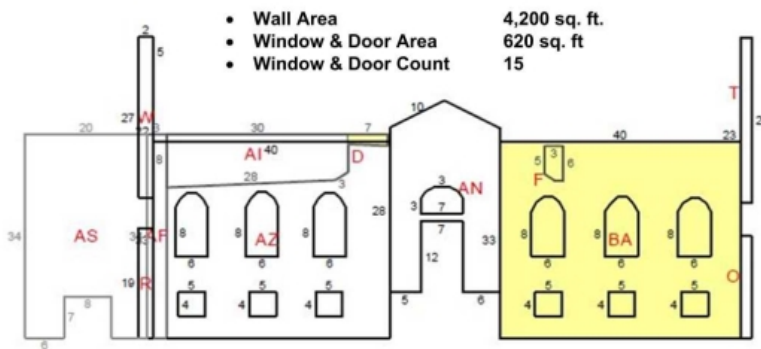


City of Longview Site Map

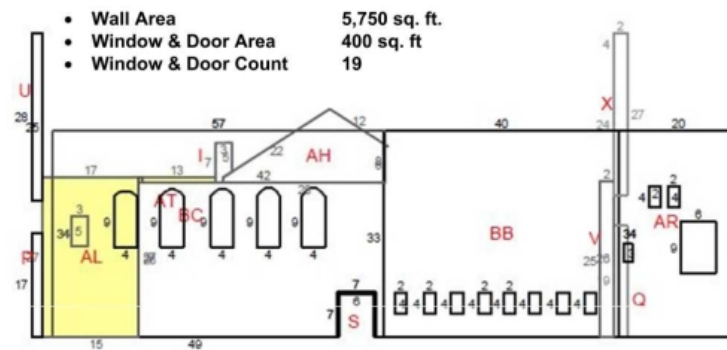


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SOUTH ELEVATION DIAGRAM



NORTH ELEVATION DIAGRAM





City of Longview Inspections



Library Restoration



THE GARLAND COMPANY INC.
3800 E 91ST ST. | CLEVELAND, OH 44105-2197
PHONE (216) 641-7500 | FAX (216) 641-0633



City of Longview

March 2021
Brendan Hargrave
Bhargrave@garlandinc.com
425-359-3651

Not to scale - contractor
responsible for field
measurements

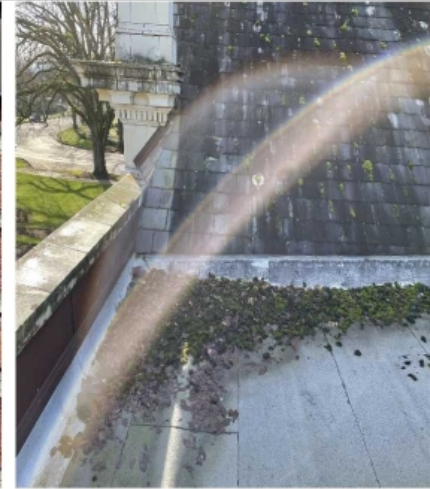
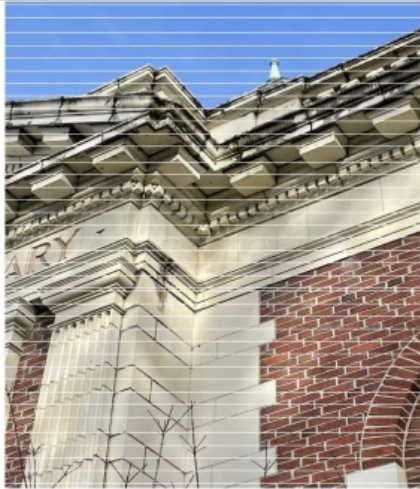
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City of Longview Inspections



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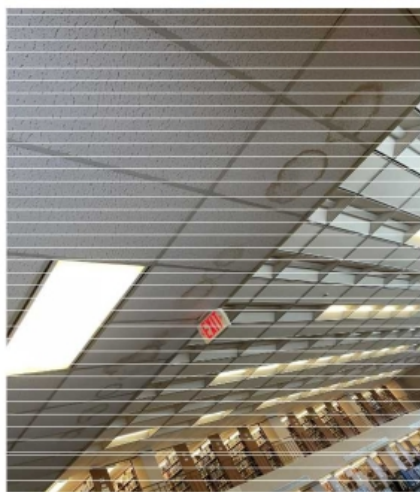
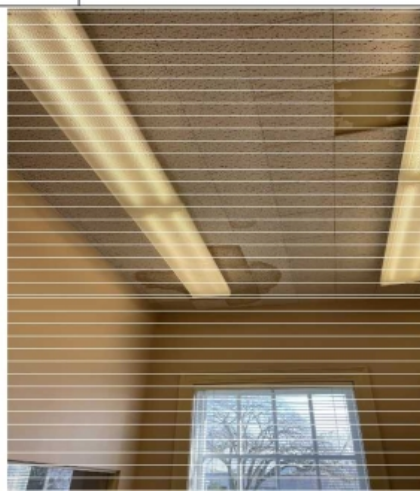
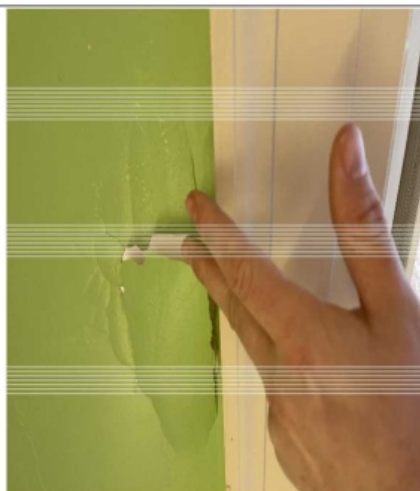


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City of Longview Budget Overview



Library Restoration



The Garland Difference

1. Assistance with specification preparation
2. Engineering Services
ASCE 7-10 wind uplift calculations and drainage calculations
3. Qualified contractors to bid on the project
4. Assistance with pre-bid meetings
5. Bid analysis
6. 3 days per week on site job monitoring
7. On-line job progress reports
8. Assistance with job close out
9. Help establishing a pro-active roof/wall maintenance program performed on an annual basis to assure performance

Sections	Sq ft	Scope of Work	Estimated Cost
Window Resealing	2,400	Restoration	\$180,000-\$195,000
Slate Cleaning	7,500	Restoration	\$12,000-\$15,000
Brick Clean/Seal	20,500	Restoration	\$405,000-\$445,000
Flat Roof Coating	9,900	Restoration	\$138,000-\$161,000

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City of Longview Scope of Works



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SCOPE OF WORK: Masonry Renewal, Cleaning, Sealing, & Leak Remediation

1. Clean all exterior brick, terracotta, and stone masonry to remove biological growth, lime run, and general soiling to prepare substrates.
2. Tuckpoint, patch, and repair all terracotta as needed to seal the bisque and repair cracks and spalls.
3. Spot-point brick masonry as needed, assume approximately 10% of brick masonry to be repointed.
4. Tuckpoint granite entry stair walls and at base of walls.
5. Furnish and install breathable clear penetrating masonry sealer to all brick masonry and to the terracotta joints and granite.
6. Provide manlifts and/or scaffold as needed for access to elevated work.



SCOPE OF WORK: Window & Louver Renewal package

1. Repair/rot repair, prep, paint and caulk wood windows.
2. Caulk metal window perimeters
3. Prep and paint non factory coated metal windows.
4. Caulk all louver perimeters, prep and paint exterior face of any louvers that are not a factory finish.
5. Provide manlifts and/or scaffold as needed for access to elevated work.



SCOPE OF WORK: Slate Roof Cleaning

1. Follow all NRCA, IBC, and OSHA standards.
2. Inspect roof thoroughly before cleaning.
3. Setup "boom lift" to access roof to avoid foot traffic on sensitive slate tiles.
4. ensure safety perimeter is setup on ground level around tools & lift.
5. Use pressure washers to thoroughly clean slate tiles and bannister rails.
6. Apply Moss treatment.
6. Remove all associated construction debris off site.



SCOPE OF WORK: Flat Roofs-Install Low Odor Fully Reinforced Fluid Applied Waterproofing System

1. Thoroughly clean and prep the roof, including a full high PSI pressure washing
2. Repair all defects as necessary and reinforce ridging in the cap sheet as necessary
3. Apply base coat of Liqueitec with polyester over the field of the roof and all seams and flashing details at a coverage rate of 4/gal per square.
4. Embed 40" polyester in Liqueitec over entire roof area including penetrations and flashing details. Allow to dry for 4-8 hours but no longer than 24 hours.
5. Apply top coat at a coverage rate of 2/gal per square over the entire field of the roof.
6. Wait 4-8 hours before allowing any foot traffic



2021-22 Capital Projects Fund Update

The end.