



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

Tuesday, July 27, 2021

7:00 PM

HYBRID/ZOOM – 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 be holding a special meeting on Tuesday, July 27th, at 7:00 p.m. at the Council Chamber, City Hall, 1525 Broadway St, Longview. The meeting is also available by Zoom.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/84216917191>

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: 842 1691 7191

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

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Offices at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting.

The City of Longview has been conducting virtual meetings, but as we 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

21-000869 GEOFFREY RICHIE, DEAN OF SCIENCE FOR THE RELIGION OF ART, THEATRE AND SCIENCE

3. ROLL CALL**4. APPROVAL OF MINUTES**

21-000868 JULY 13, 2021 SPECIAL MEETING MINUTES
JULY 13, 2021 REGULAR MEETING MINUTES

5. CHANGES TO THE AGENDA**6. PRESENTATIONS & AWARDS**

21-000871 COMMERCE AVENUE PEDESTAL CLOCK AWARD PRESENTATION

RECOMMENDED ACTION:
NO ACTION REQUIRED.

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

21-000870 PROPOSED UPDATE TO CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN.

RECOMMENDED ACTION:

1. HOLD A PUBLIC HEARING ON THE FINAL DRAFT PLAN
2. MOTION TO APPROVE RESOLUTION 2369, ADOPTING THE 2020-2024 CONSOLIDATED PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE PLAN TO HUD.

10. BOARD & COMMISSION RECOMMENDATIONS**11. ORDINANCES & RESOLUTIONS**

21-000859 ORDINANCE 3447: DRUG POSSESSION MISDEMEANORS AND CRIMINAL CODE CORRECTION

RECOMMENDED ACTION:
MOTION TO APPROVE ORDINANCE NO. 3447.

12. MAYOR'S REPORT

13. COUNCILMEMBERS' REPORTS**14. CONSENT CALENDAR****21-000866 APPROVAL OF CLAIMS**

1ST HALF JULY ACCOUNTS PAYABLE
1ST HALF JULY PAYROLL
SPECIAL PAYROLL, JULY 8, 2021

21-000872 RESOLUTION 2368: SURPLUS PROPERTY

RECOMMENDED ACTION:
MOTION TO APPROVE RESOLUTION NO. 2368.

21-000874 RESOLUTION NO. 2371 - SET A PUBLIC HEARING TO VACATE A 17-FT NORTHWEST STRIP OF 20TH AVENUE RIGHT-OF-WAY FROM OLYMPIA WAY TO THE NORTHEAST END OF 20TH AVENUE, ASSESSOR'S PLAT NO. 13

RECOMMENDED ACTION:
MOTION TO APPROVE RESOLUTION NO. 2371.

21-000875 RESOLUTION NO. 2372 - EMERGENCY DECLARATION HEAT EVENT

RECOMMENDED ACTION:
MOTION TO ADOPT RESOLUTION NO. 2372.

15. CITY MANAGER'S REPORT**21-000873 PROFESSIONAL, TECHNICAL & ADMINISTRATIVE (PTA) EMPLOYEES 2021 SALARY AND BENEFITS**

RECOMMENDED ACTION:
MOTION TO APPROVE RECOMMENDED PTA SALARY & WAGES FOR 2021.

21-000876 DOWNTOWN LONGVIEW RESIDENTIAL ECONOMIC IMPACT ANALYSIS

RECOMMENDED ACTION:
NO ACTION REQUIRED.

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:

TUESDAY, AUGUST 10, 2021 – 7:00 P.M. (SPECIAL MEETING REPLACES REGULAR MEETING ORIGINALLY SCHEDULED FOR 8/12)

THURSDAY, AUGUST 26, 2021 – 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

TUESDAY, AUGUST 10, 2021 – 6:00 P.M. NDP WATER RATE AGREEMENT



City of Longview

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Minutes

City Council

Mayor MaryAlice Wallis
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Council Member Ruth Kendall
Council Member Chet Makinster
Council Member Steve Moon
Council Member Christine Schott
Council Member Hillary Strobel

Tuesday, July 13, 2021

7:00 PM

HYBRID/ZOOM - 2nd Floor, City Hall

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 Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Schott, Mayor Pro Tem Wallin

Excused: Councilmember Moon

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; Parks & Recreation Director Jen Wills; Police Chief Robert Huhta; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson

Guests Present: Drew McDaniel, Chief Executive Officer of Columbia Wellness

4. **APPROVAL OF MINUTES**

21-000815 JUNE 24, 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**

21-000829 CITY MANAGER'S PRESENTATION

City Manager Kurt Sacha presented Police Chief Robert Huhta with the Gold STAAR Award.

21-000825 PROCLAMATION - PARKS AND RECREATION MONTH JULY 2021**RECIPIENT: RAYLEEN AGUIRRE, PARKS & RECREATION BOARD VICE-CHAIR**

Mayor Wallis presented the proclamation to Rayleen Aguirre, who accepted on behalf of the Parks and Recreation Board.

7. CONSTITUENTS' COMMENTS (Thirty Minutes)

Bill Kasch of Longview provided public comment.

Ken Spring of Longview provided public comment.

Mike Bridges of Longview provided public comment.

Abe Doyle of Longview provided public comment.

8. FOLLOW-UP TO PAST CONSTITUENTS' COMMENTS**9. PUBLIC HEARINGS****10. BOARD & COMMISSION RECOMMENDATIONS****21-000823 VISUAL ARTS COMMISSION: ACCEPTANCE OF LOANED ART****RECOMMENDED ACTION:
NO ACTION NECESSARY.**

Lauren Murphy and Trudy Woods of the Longview Outdoor Gallery presented.

11. ORDINANCES & RESOLUTIONS**21-000824 ORDINANCE 3446: LONGVIEW OUTDOOR GALLERY DONATION OF "SIT AND SMELL THE ROSES", "RUN OF THE KINGS", AND "SILENT WORDS"**

**RECOMMENDED ACTION:
MOTION TO ACCEPT OWNERSHIP OF, AND FOR PERMANENT DISPLAY, "SIT AND SMELL THE ROSES", "RUN OF THE KINGS", AND "SILENT WORDS" INTO THE CITY OF LONGVIEW'S PERMANENT ART COLLECTION BY PASSING ORDINANCE NO. 3446 AND AUTHORIZING THE CITY MANAGER TO SIGN THE APPLICABLE DONATION OF ART AND TRANSFER OF OWNERSHIP FORMS ON BEHALF OF THE CITY OF LONGVIEW.**

A motion was made by Councilmember Strobel, seconded by Councilmember Schott, to accept the donation of "Sit and Smell the Roses", "Run of the Kings", and "Silent Words". The motion carried unanimously.

21-000818 RESOLUTION NO. 2365: JAG GRANT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2365 AND AUTHORIZE THE CITY MANAGER TO SIGN THE INTERLOCAL AGREEMENT WITH COWLITZ COUNTY.

A motion was made by Mayor Pro Tem Wallin, seconded by Councilmember Schott, to adopt Resolution No. 2365 and authorize the City Manager to sign the interlocal agreement with Cowlitz County. The motion carried unanimously.

12. MAYOR'S REPORT

Mayor Wallis provided a verbal report.

13. COUNCILMEMBERS' REPORTS

Councilmember Strobel provided a verbal report.

14. CONSENT CALENDAR

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

21-000816 AWARD CONTRACT TO HAMER ELECTRIC, INC. FOR ELECTRICAL UPGRADES AT COLUMBIA VIEW PUMP STATION

RECOMMENDED ACTION:

MOTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACT WITH HAMER ELECTRIC, INC.

21-000831 APPROVAL OF CLAIMS

**2ND HALF JUNE ACCOUNTS PAYABLE
2ND HALF JUNE PAYROLL**

15. CITY MANAGER'S REPORT

21-000826 COLUMBIA WELLNESS PROFESSIONAL SERVICES AGREEMENT

RECOMMENDED ACTION:

AUTHORIZE THE CITY MANAGER TO ENTER INTO AN AGREEMENT BETWEEN THE CITY OF LONGVIEW AND COLUMBIA WELLNESS FOR MENTAL HEALTH SERVICES.

A motion was made by Councilmember Strobel, seconded by Councilmember Makinster, to authorize the City Manager to enter into an agreement between the City of Longview and Columbia Wellness for Mental Health Services. The motion carried unanimously.

Police Chief Robert Huhta and Drew McDaniel, Chief Executive Officer, of Columbia Wellness presented.

21-000827 LONGVIEW EMPLOYEES' BARGAINING ASSOCIATION (EBA) COLLECTIVE BARGAINING AGREEMENT

RECOMMENDED MOTION: APPROVE THE EBA COLLECTIVE BARGAINING AGREEMENT

A motion was made by Councilmember Kendall, seconded by Councilmember Makinster, to approve the EBA Collective Bargaining Agreement. The motion carried unanimously.

21-000830 GENERAL FUND FINANCIAL REVIEW

**RECOMMENDED ACTION:
NO ACTION REQUIRED.**

City Manager Kurt Sacha presented.

16. MISCELLANEOUS

17. ADJOURNMENT

The meeting was adjourned at 8:48 p.m.

*Kaylee Cody
City Clerk*

*Approved: _____
Mayor*

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NOTICE: JULY/AUGUST REGULAR MEETINGS RESCHEDULED TO ALTERNATE DATES

NEXT SPECIAL COUNCIL MEETINGS:

TUESDAY, JULY 27, 2021 - 7:00 P.M.

TUESDAY, AUGUST 10, 2021 - 7:00 P.M.

NEXT COUNCIL WORKSHOPS:

TUESDAY, AUGUST 10, 2021 - 6:00 P.M. NDP WATER RATE AGREEMENT



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Council Member Christine Schott
Council Member Hillary Strobel*

Tuesday, July 13, 2021

6:00 PM

HYBRID/ZOOM - 2nd Floor, City Hall

1. **CALL TO ORDER**

Mayor Wallis called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Present: Mayor Wallis, Councilmember Kendall, Councilmember Makinster, Councilmember Strobel, Councilmember Schott, Mayor Pro Tem Wallin

Excused: Councilmember Moon

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; Police Chief Robert Huhta; Human Resources Director Chris Smith; Administrative Services Director Kris Swanson

3. **WORKSHOP**

21-000828 DRAFT CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN 5 YEAR UPDATE

As required by HUD the City will be proposing an update to the 5 year Consolidated Housing and Community Development Plan this August. The plan describes out the needs, strategies and goals for using HUD funds in the community. For the workshop a draft Strategic Plan will be presented with new goals that reflect the current needs in the community.

Interim Planner Adam Trimble presented.

Jennifer Westerman provided public comment.

Drew McDaniel provided public comment.

4. ADJOURNMENT

The meeting was adjourned at 6:43 p.m.

*Kaylee Cody
City Clerk*

Approved: _____
Mayor

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City of Longview

Agenda Summary

COMMERCE AVENUE PEDESTAL CLOCK AWARD PRESENTATION

RECOMMENDED ACTION:
NO ACTION REQUIRED.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Council Initiative: Address quality of place.

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The residents of Cowlitz County and visitors to the City of Longview have long enjoyed the history and assets of R.A. Long's planned City. There have been several books written about how R.A. Long built the City and left the community with the incredible buildings, parks, and artifacts that have provided the fabric and community pride for Longview. One of the historic features that R.A. Long provided to our community was the Commerce Avenue Street Clock.

The refurbishment of the Commerce Street Clock took place throughout 2019 – 2020 and consisted of three phases.

1. Refurbishing and replacing working components of the Commerce Avenue pedestal clock.
2. Completely rebuilding the master clock inside the Country Folks Deli and relocating it to the Longview Public Library.
3. Replacing the existing master clock for the Country Folks Deli with a clock that reflects the period in history of the clock.

The Longview Public Service Group agreed to be the fiscal agent and applicant for donations and grants for this project.

Longview Rotary contributed \$5,000 toward this project and Mark McCrady provided \$2,000 of in-kind volunteer labor to see this project through to fruition.

Additionally, the City allocated resources in the amount of \$7,000 to match the \$5,000 contribution from Rotary and the \$2,000 in-kind volunteer labor commitment from Mr. McCrady to make this project a reality and to preserve for many years to come one of the historic features R.A. Long gifted to the community.

The refurbished Commerce Avenue pedestal clock currently stands in front of the Country Folks Deli at 1329 Commerce Avenue and the Master Clock now has a new home in the Longview Public Library. Thanks to the vision and painstaking efforts of John Chilson, Mark McCrady and John Brickey and the contribution from Longview Rotary, the pedestal clock and master clock will remain on display and serve as symbols of Longview's treasured history for the community to cherish for generations to come.

STAFF CONTACT:
Kurt Sacha, City Manager

Attachments: None



City of Longview

Agenda Summary

PROPOSED UPDATE TO CONSOLIDATED HOUSING AND COMMUNITY DEVELOPMENT PLAN.

RECOMMENDED ACTION:

- 1. HOLD A PUBLIC HEARING ON THE FINAL DRAFT PLAN**
- 2. MOTION TO APPROVE RESOLUTION 2369, ADOPTING THE 2020-2024 CONSOLIDATED PLAN AND AUTHORIZING THE CITY MANAGER TO SUBMIT THE PLAN TO HUD.**

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Council Initiative: Address Quality of Place Issues, Create New Opportunities.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The City is updating the 5 year Consolidated Housing and Community Development plan. This public hearing will consider the final draft plan before it is adopted and submitted to HUD. The full plan document reflecting all the input received is attached with the agenda. All documents and presentations are available online at: <https://www.mylongview.com/650/Consolidated-Plan-Update-2020-2024>

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. A special allocation to the consortium of 1.3 million from the American Rescue Plan (ARP) is included in the plan.

RECOMMENDED ACTION:

Hold a public hearing to hear from residents regarding the final draft plan.

Motion to approve resolution 2369, adopting the consolidated plan and authorizing the city manager to submit the plan to HUD on behalf of the cities of Longview and Kelso.

STAFF CONTACT:

Adam Trimble, Interim Planning Manager

Attachments:

1. Longview Consolidated Plan 2020-2024_Final_Draft July 2021
2. Resolution 2369 Adoption of 2020-2024 HUD Consolidated Plan

Longview-Kelso 2020-2024 Consolidated Plan



Final Draft

July 16, 2021

ACKNOWLEDGEMENTS

Longview City Council

MaryAlice Wallis, Mayor
Mike Wallin
Hillary Strobel
Christine Schott
Ruth Kendall
Chet Makinster
Steve Moon

Kelso City Council

Nancy Malone, Mayor
Jeffrey McAllister
Mike Karnofski
Kimberly Lefebvre
Keenan Harvey
Lisa Alexander
Richard McCaine

Longview Staff

Kurt Sacha, City Manager
Adam Trimble, Interim Planning Manager

Kelso Staff

Andrew Hamilton, City Manager

Prepared by:

David Stalheim, Mud Bay Services (Bellingham, WA)
Cowlitz-Wahkiakum Council of Governments

Special thanks to the agencies and nonprofits which provided input in the drafting of this Consolidated Plan.

This is a public summary version of the Longview-Kelso Consortium Consolidated Plan. The full version of the Consolidated Plan submitted to HUD is available from the City of Longview. This version covers the information submitted digitally to HUD through their Integrated Disbursement and Information System (IDIS) but is presented in a briefer and more user-friendly format than the IDIS version submitted to HUD.

CONTENTS

[Acknowledgements](#)

[Executive Summary](#)

[Anticipated Resources](#)

[Eligible Activities](#)

[HOME American Rescue Plan Funds](#)

[Community Profile](#)

[Population and Growth](#)

[Households and Families](#)

[Age and Sex of Population](#)

[Race/Ethnicity](#)

[Economic Characteristics](#)

[Travel Time to Work](#)

[Education](#)

[Housing Assessment](#)

[Housing Stock](#)

[Housing Tenure and Household Size](#)

[Public and Assisted Housing Inventory](#)

[Housing Problems](#)

[Housing Costs](#)

[Housing Cost Burden](#)

[Disproportionate Housing Need](#)

[Homelessness](#)

[How Many People are Homeless?](#)

[Housing for Homeless Persons](#)

[Homeless System Performance](#)

[Special Needs Assessment](#)

[Aging of the Population](#)

[Long-Term Care Residential Options](#)

[Behavioral & Physical Health](#)

[Disabled Persons and Households](#)

[Community Development Assessment](#)

[Regional and Community Planning](#)

[Environmental Justice](#)

[Economic Development Assessment](#)

[Labor Force](#)

[Unemployment](#)

[Occupations and Job Holder Characteristics](#)

[Wages by Industry](#)

[Business Size](#)

[Retail Sales](#)

[Minority, Women and Small Business](#)

[Section 3](#)

[**Strategic Plan**](#)

[Geographic Priorities](#)

[Priority Needs](#)

[Goals](#)

[Barriers to Affordable Housing](#)

[Homelessness Strategy](#)

[**2020 Annual Action Plan**](#)

[Contingencies](#)

[Expected Resources](#)

[2020 Action Plan Summary](#)

[**2021 Annual Action Plan**](#)

[Contingencies](#)

[Expected Resources](#)

[2021 Action Plan Summary](#)

EXECUTIVE SUMMARY

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 priority needs identified in this Consolidated Plan are as follows:

- 1) Housing
 - Additional housing supply
 - Existing housing stock preserved and improved
 - Additional economic opportunities for low-income households to pay for housing
- 2) Homeless Housing
 - Additional supply of permanent housing for those persons previously homeless
 - Improved outcomes to permanent housing from emergency shelters or transitional housing
- 3) Community Development
 - Existing housing stock preserved and improved
 - Improvements to low-income neighborhoods to reduce the concentration of poverty
- 4) Special Needs
 - The housing and health needs of the senior population
 - The needs of those persons with a disability
 - Services and facilities for at-risk youth

The following goals address the priority needs:

Goal 1: Increase Affordable Housing Supply

- Housing for those without homes including chronically homeless, families, veterans, and those fleeing domestic violence
- Rental housing affordable to extremely to very low-income households (<30% AMI to 60% AMI)
- Home ownership for moderate-income and workforce households

Goal 2: Preserve and Improve Existing Housing Supply

- Ensuring that the housing is safe by addressing structural defects, roofing, electrical hazards, water or sewer services, or lead-based paint
- Ensuring that the housing is efficient by addressing weatherization, mechanical equipment and household appliances
- Ensuring that the housing is accessible to those with disabilities

Goal 3: Provide Services to Improve Housing and Economic Outcomes

- Ensuring that housing for chronically homeless or those with co-occurring disorders, are provided supportive services
- Addressing gaps in services provided in the community which improve the economic condition of low-income households

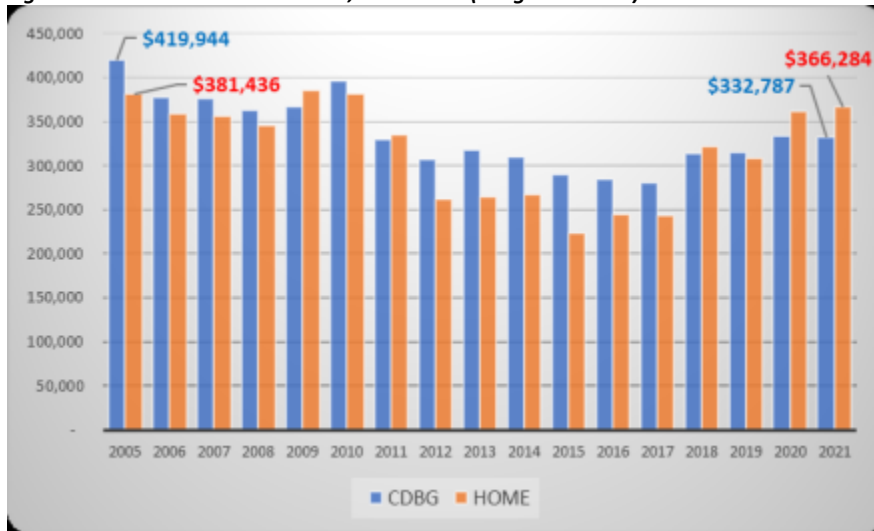
Goal 4: Provide Public Facilities and Improvements

- Sidewalks to ensure safe walking paths to schools, bus routes and services
- Bus stops and shelters
- Neighborhood parks
- Water and sewer service

ANTICIPATED RESOURCES

Longview and Kelso have seen their allocation of CDBG and HOME funds decline over the years. 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](https://www.hud.gov/program_offices/comm_planning/budget)

The following table shows anticipated CDBG and HOME allocations over five years. In addition to the formula allocations, HUD has allocated nearly \$5 billion in American Rescue Plan (ARP) 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**.

Table 1: Anticipated Resources, 2020-2024

	2020	2021	2022	2023	2024	TOTAL
CDBG Allocation	333,716	332,787	330,000	330,000	330,000	1,656,503
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,175
HOME ARP Allocation		1,326,277				1,326,277
TOTALS	\$694,607	\$2,025,348	\$694,000	\$694,000	\$694,000	\$4,801,955

ELIGIBLE ACTIVITIES

These anticipated resources can be used for the following eligible activities of the CDBG and HOME programs.

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
- 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

HOME AMERICAN RESCUE PLAN FUNDS

The Longview-Kelso HOME Consortium is allocated **\$1,326,277** in HOME American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. These funds are expected to be granted in the fall of 2021.

What can the American Rescue Plan, HOME funds be used for?¹

- 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

¹ 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.

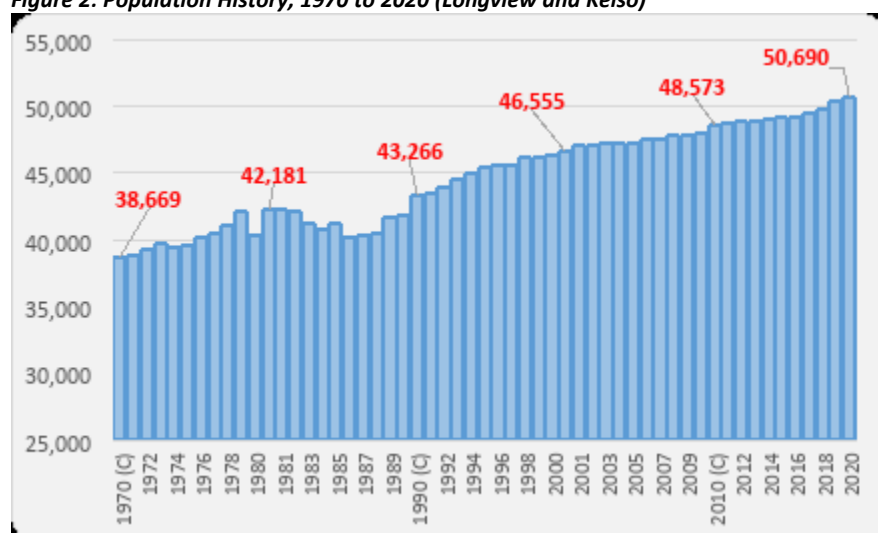
POPULATION AND GROWTH

Longview and Kelso's population growth has been minimal but 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)

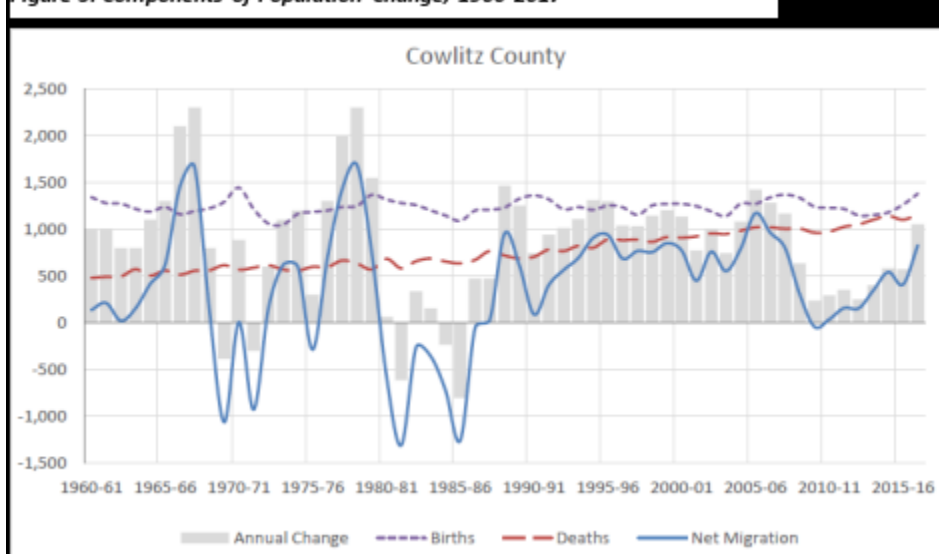


SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010.

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 **Error! Reference source not found..**

SOURCE: OFFICE OF FINANCIAL
MANAGEMENT 2017
PROJECTIONS.

Figure 3: Components of Population Change, 1960-2017



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.

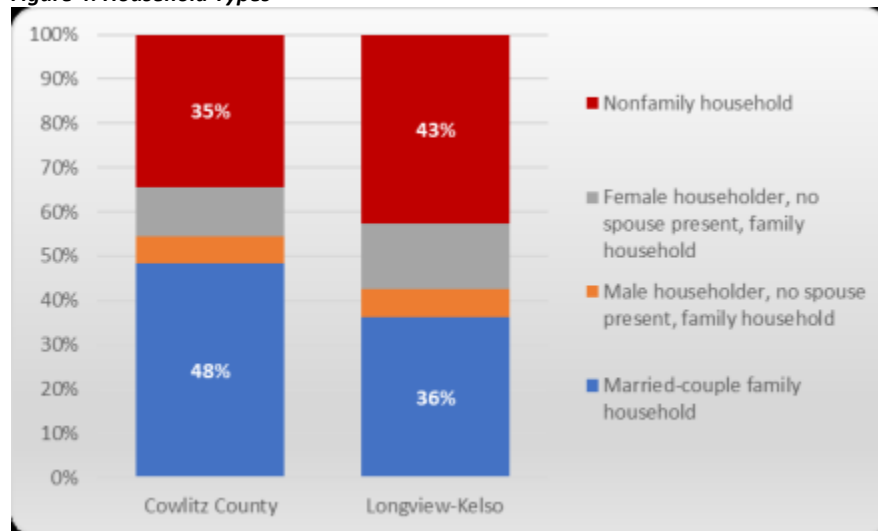
Table 3: Household Composition, 2010 to 2019 (Longview - Kelso)

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.²

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)

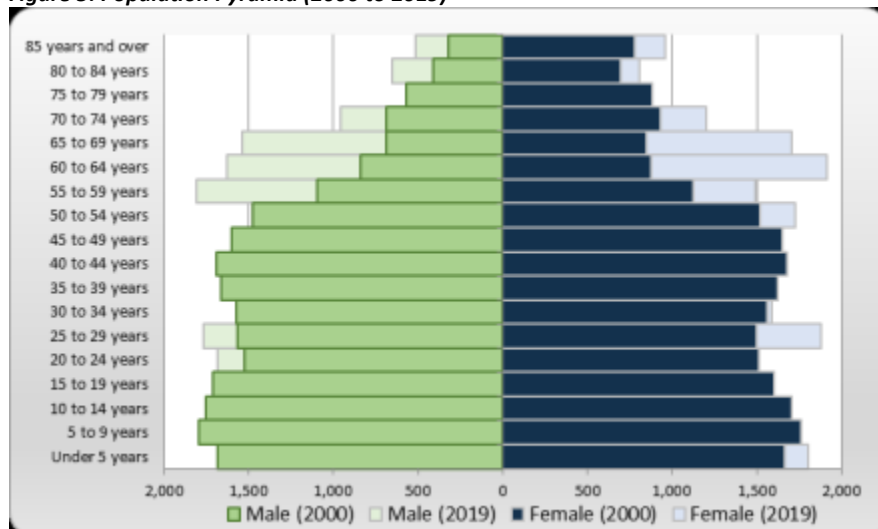
AGE	2019 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
Total population	24,106	25,537	49,643		2,018	1,070	3,088
AGE							
Under 5 years	1,575	1,806	3,381	6.8%	177	-142	35
5 to 9 years	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

² 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 income³ for Longview is \$44,957 (Kelso is \$39,044) and the median family income⁴ 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%

³ 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.

⁴ 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.

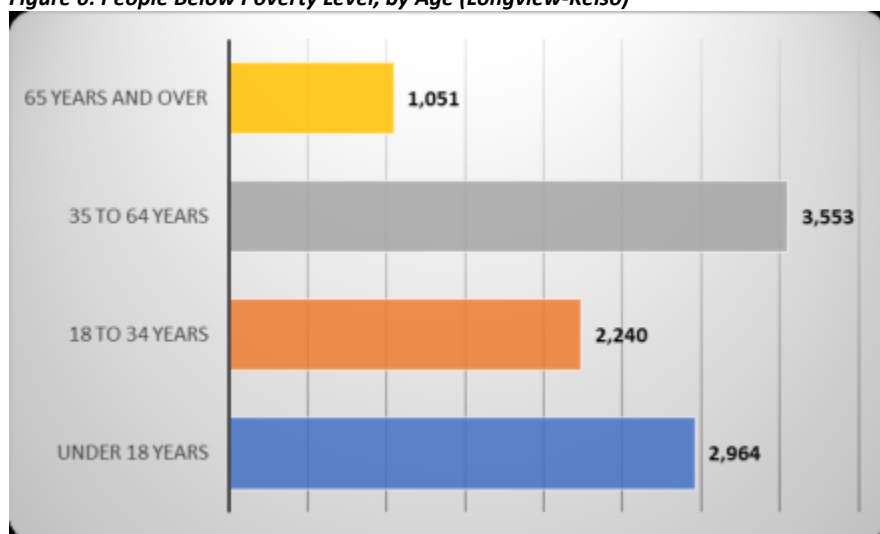
INCOME AND BENEFITS (IN 2019 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
\$35,000 to \$49,999	1,832	15.5%
\$50,000 to \$74,999	2,429	20.5%
\$75,000 to \$99,999	1,743	14.7%
\$100,000 to \$149,999	1,407	11.9%
\$150,000 to \$199,999	483	4.1%
\$200,000 or more	337	2.9%
Median family income (dollars)	\$ 57,549 (L) \$ 45,915 (K)	

SOURCE: ACS 2015-2019 (DP03)

Poverty

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

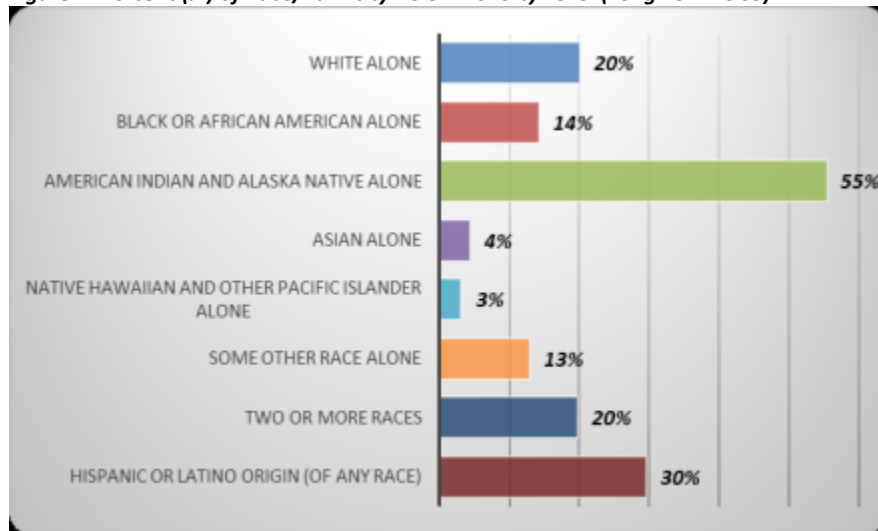
Figure 6: People Below Poverty Level, by Age (Longview-Kelso)



SOURCE: ACS 2015-2019 (\$1701)

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%.⁵

⁵ 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)

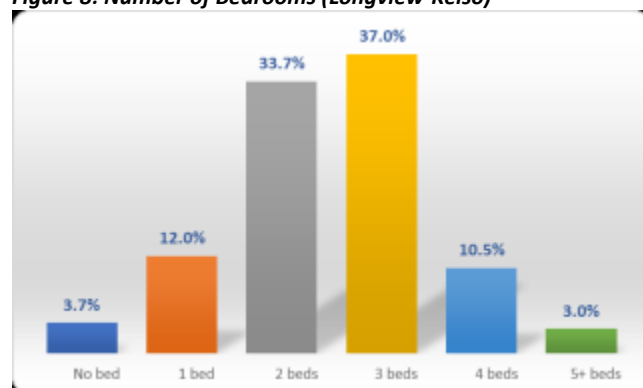
UNITS IN STRUCTURE	Estimate	Percent
Total housing units	21,708	
1-unit, detached	13,641	62.8%
1-unit, attached	425	2.0%
2 units	888	4.1%
3 or 4 units	1,206	5.6%
5 to 9 units	1,441	6.6%
10 to 19 units	1,036	4.8%
20 or more units	1,929	8.9%
Mobile home	1,074	4.9%
Boat, RV, van, etc.	68	0.3%

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 & Kelso Housing Authority

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
308		308				

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

LINE 1 IS HOSWWA AND LINE 2 IS KELSO HOUSING AUTHORITY

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.

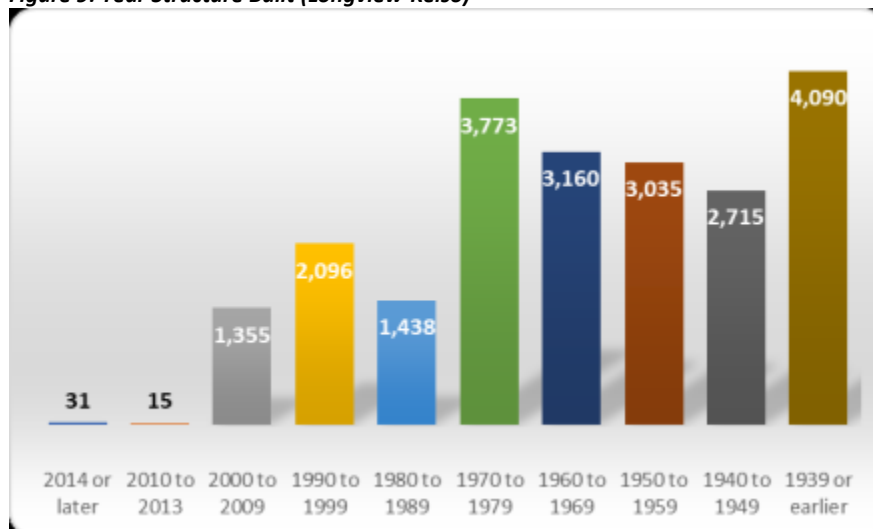
HOUSING PROBLEMS

Some of the housing problems in Longview and Kelso consist of 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 ⁶	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)⁷

⁶ "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.

⁷ "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

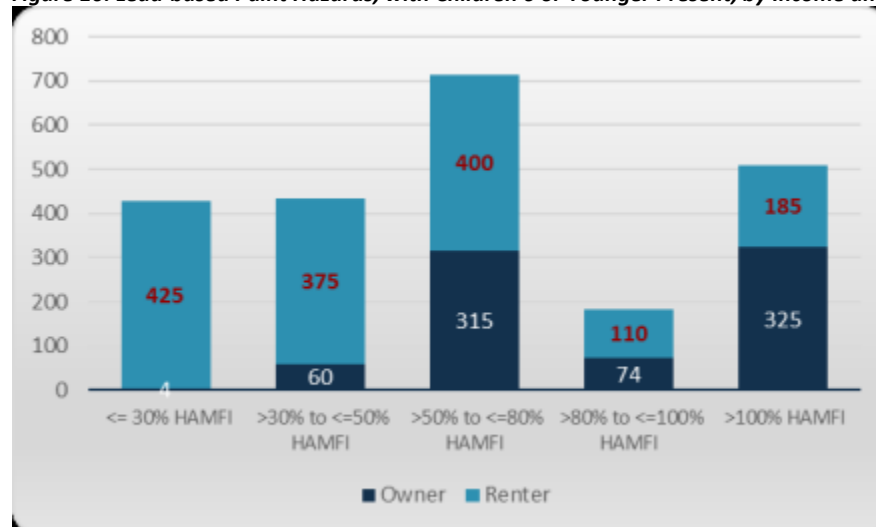
SOURCE: 2013-2017 CHAS DATA (TABLE 3)

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

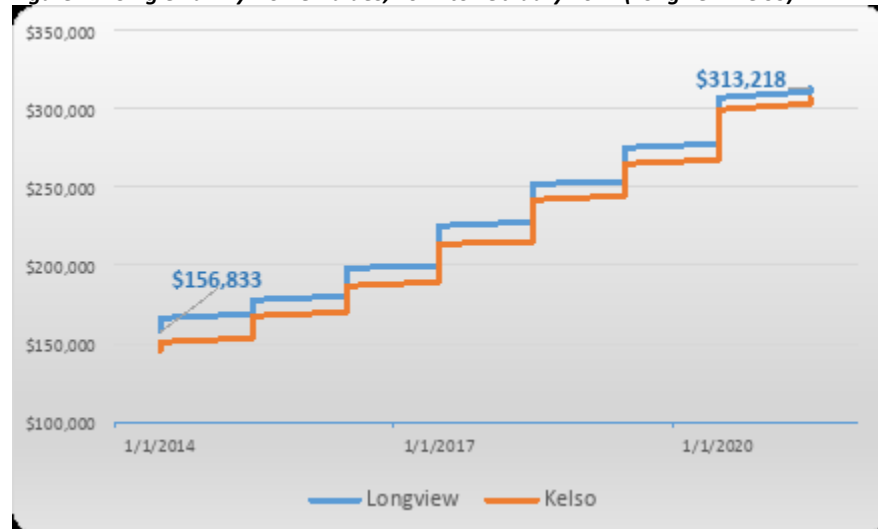
Single family home values have more than doubled since 2013. The median price for homes in Cowlitz County in 2020 was \$307,500. Zillow data shows this amount increasing in 2021 to over \$313,000 in Longview.

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: ZILLOW⁸

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)

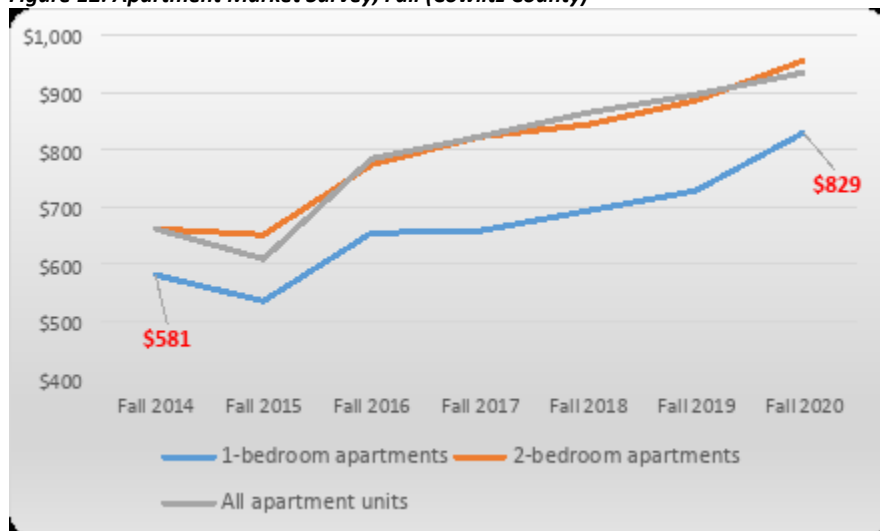
Time Period/Unit Type	Average Rent	Vacancy Rate
Fall 2020		
1-bedroom apartments	\$ 829	0.5%
2-bedroom apartments	\$ 955	0.8%
All apartment units	\$ 932	1.3%
Fall 2014		

⁸ 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

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

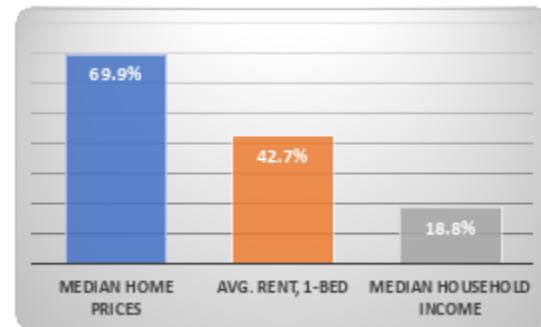
Income and Housing Cost

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 ($\leq 80\%$ AMI) are severely cost-burdened.

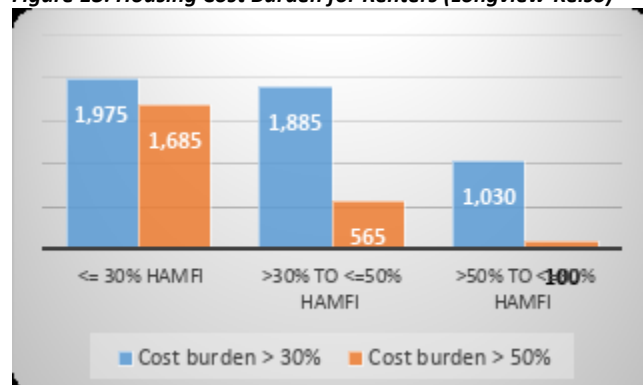
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

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

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
$\leq 30\%$ HAMFI	1,975	1,685	2,290
>30% to $\leq 50\%$ HAMFI	1,885	565	2,125
>50% to $\leq 80\%$ HAMFI	1,030	100	2,195
>80% to $\leq 100\%$ 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 a 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 (e.g., "couch surfing").

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.

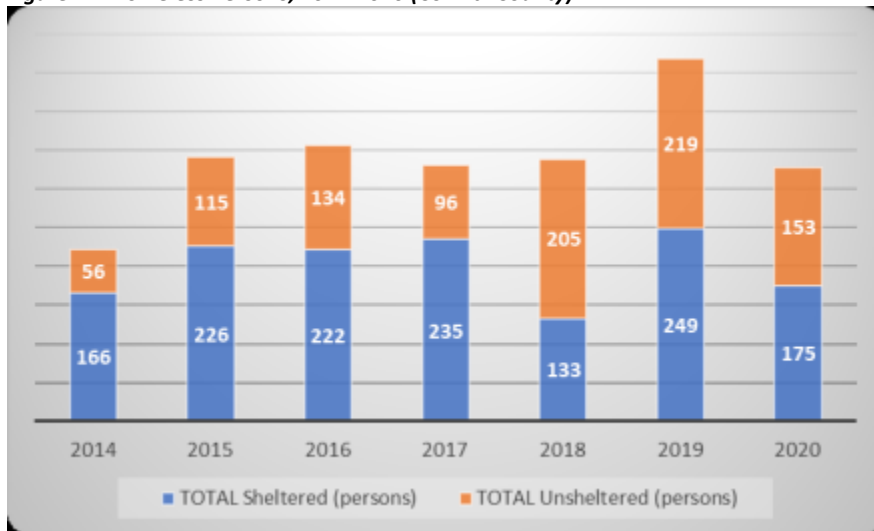
Table 25: 2020 Point in Time Count, Sheltered and Unsheltered Homeless Persons (Cowlitz County)

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.

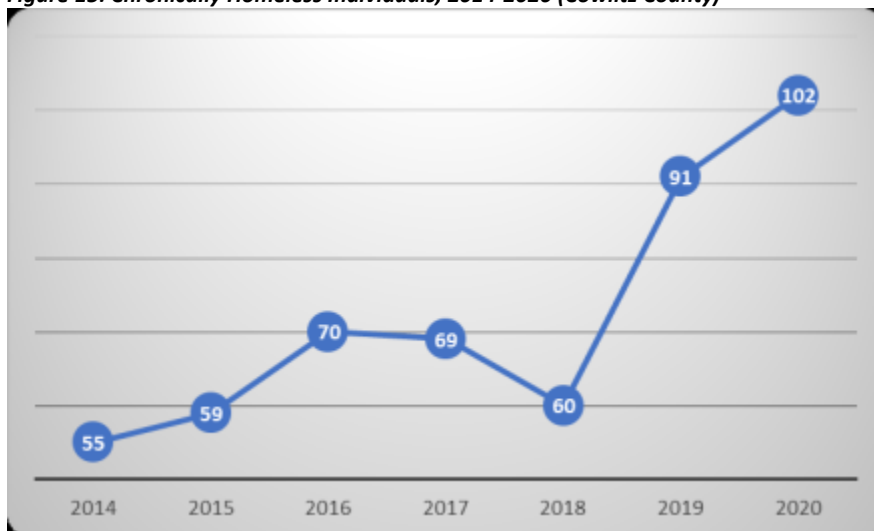
Figure 14: Homeless Persons, 2014-2020 (Cowlitz County)



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

Intervention/Agency	Population	Specific Eligibility	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA - Casa de San Juan Diego	Farm Workers - Woodland	HUD Voucher	5		23
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	597

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

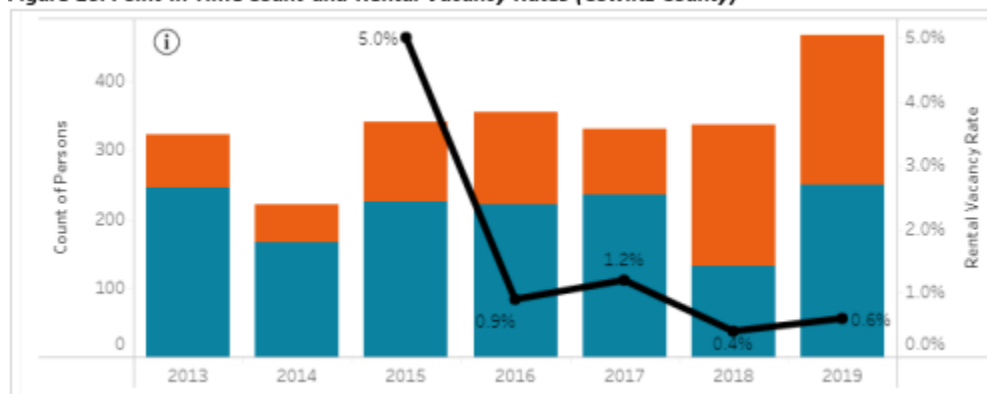
HOMELESS SYSTEM PERFORMANCE

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 unsheltered entries 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

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

SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

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	2019	2020	2021 ⁹
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%	51%	49%	47%
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%	36%	41%	65%
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%	77%	62%	69%
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%	78%	76%	90%
Permanent Supportive Housing – CHG Grantees funding Permanent Supportive Housing (PSH) are required to improve PSH housing outcomes or maintain housing outcomes by meeting	95%	97%	98%	100%

⁹ This data for 2021 is not a complete year; data snapshot is through the 3rd quarter of the 2021 state fiscal year.

the statewide performance target.				
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SOURCE: DEPARTMENT OF COMMERCE (<https://public.tableau.com/profile/comhau#!/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)

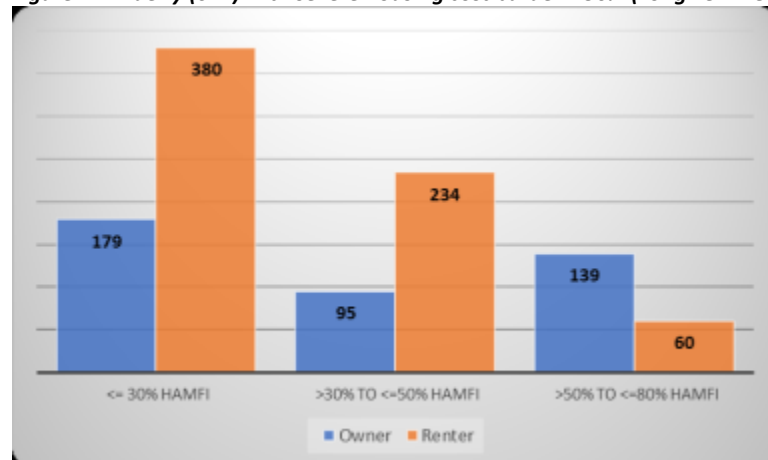
AGE	2019 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2000 to 2010)	Change (2010 to 2019)	Change (2000 to 2019)
55 to 59 years	1,810	1,493	3,303	6.7%	932	150	1,082
60 to 64 years	1,629	1,915	3,544	7.1%	1,182	647	1,829
65 to 69 years	1,539	1,707	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)



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

Adult Family Home	Address
Mini Niemi AFH Corp	258 Niemi Rd, Longview
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 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

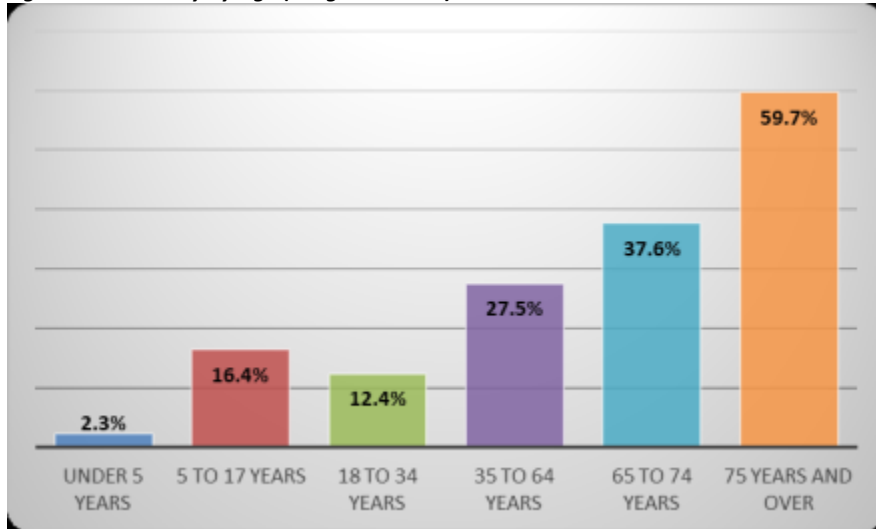
DISABLED PERSONS AND HOUSEHOLDS

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

[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?

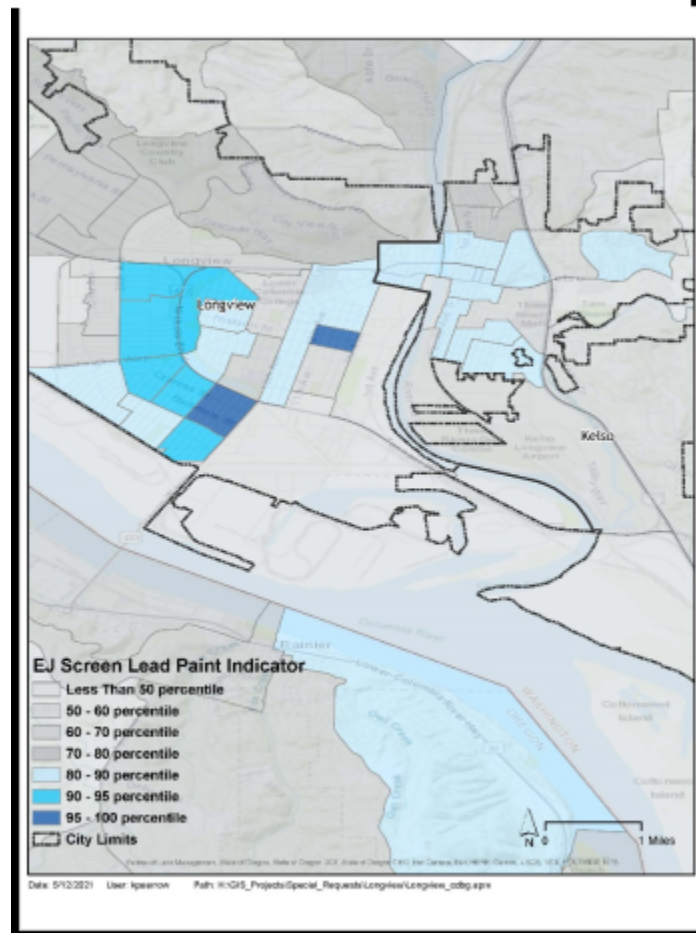
Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks, such as lead-based paint.

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

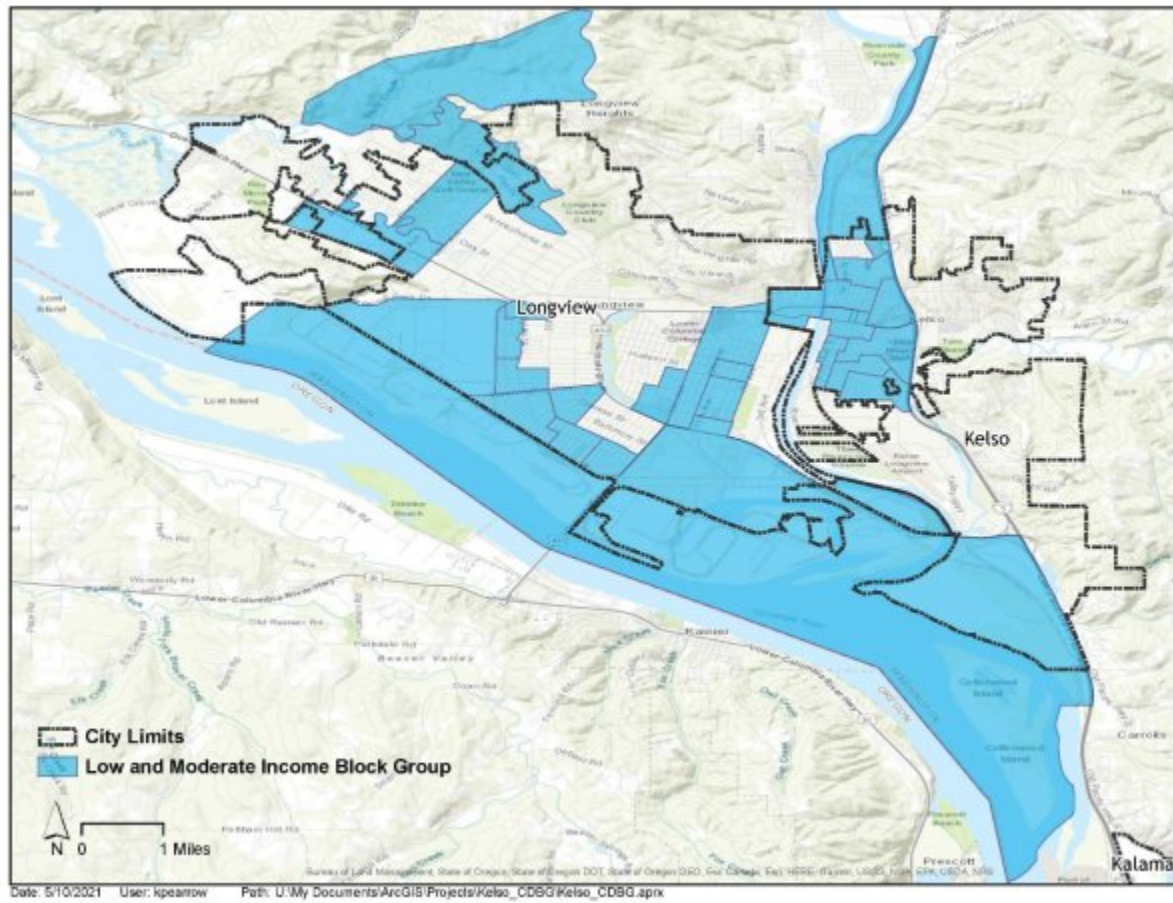


SOURCE: ENVIRONMENTAL JUSTICE SCREENING AND MAPPING TOOL, EPA
(<https://www.epa.gov/ejscreen>)

Low-Income Areas

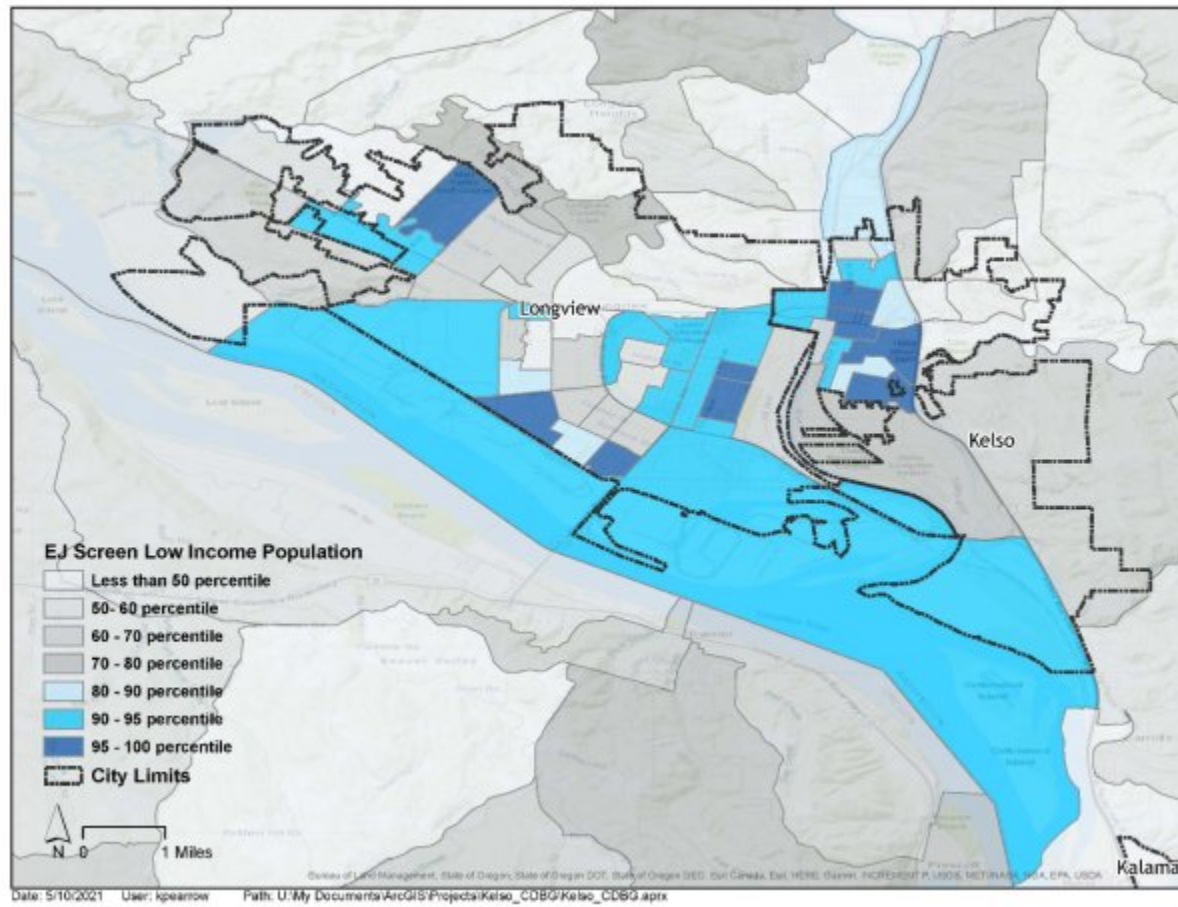
Figure 20 identifies Census block group where more than 50% of the households earn 80% of area median income (AMI) or below (low- and moderate income – or “LMI”). **Figure 21** identifies low-income population using EPA’s Environmental Screen.

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)

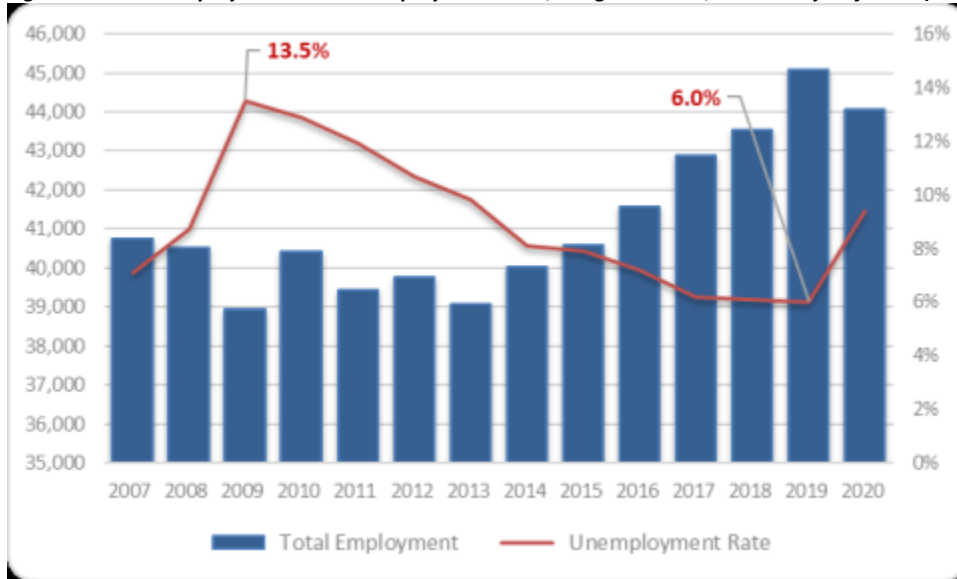
Industry	Estimate	Percent
Civilian employed population 16 years and over	19,802	
Educational services, and health care and social assistance	4,549	23.0%
Manufacturing	3,293	16.6%
Retail trade	2,431	12.3%
Arts, entertainment, and recreation, and accommodation and food services	1,925	9.7%
Professional, 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%

Occupational Group	U.S.	Wash. State	Southwest Washington
Architecture and Engineering	1.7%	2.3%	1.9%
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)

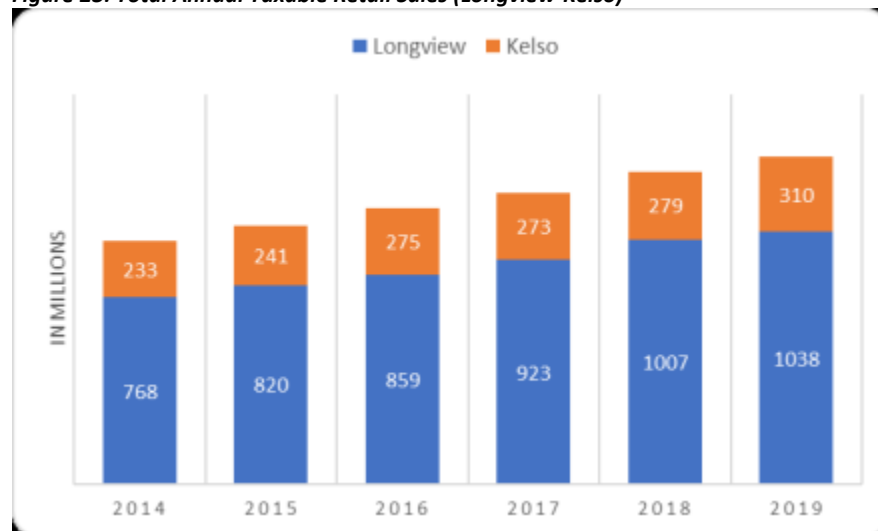
Size of Establishment	Number of Establishments	Total Employment	% of Total Establishments	% of Total Employment
Total	3,169	39,577		
Size 1-4	2,029	2,774	64.0%	7.0%
Size 5-9	452	3,072	14.3%	7.8%
Size 10-19	338	4,619	10.7%	11.7%
Size 20-49	217	6,592	6.8%	16.7%
Size 50-99	72	5,064	2.3%	12.8%
Size 100-249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

Company Name	City	Certification Type	Capability
			environmental monitoring with buoys for water quality and 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>)

STRATEGIC PLAN

The following sections identify the priority needs for the 2020-2024 Longview-Kelso HOME Consortium and the strategies that will be undertaken to serve the priority needs.

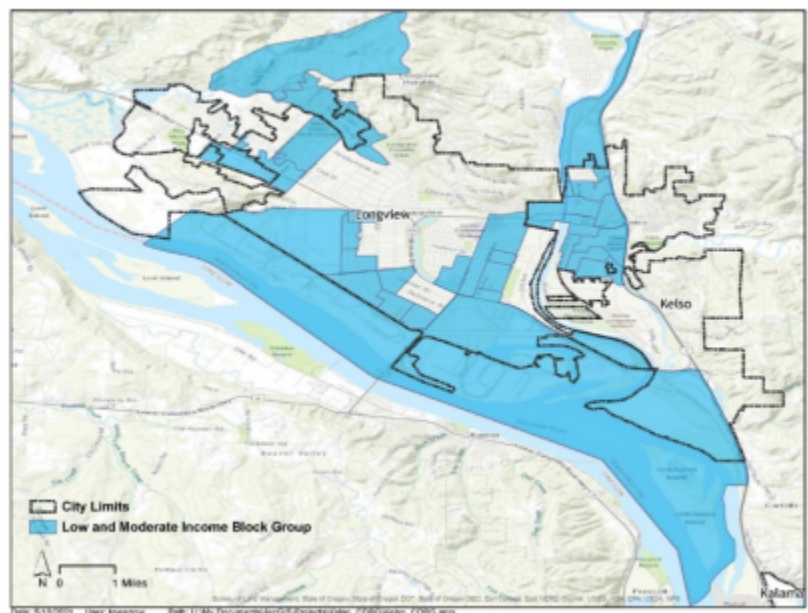
GEOGRAPHIC PRIORITIES

HUD encourages locally designated areas to be targeted where revitalization efforts are to be carried out through multiple activities in a concentrated and coordinated manner.

For this planning period, Longview and Kelso are not including any geographic priorities within the respective cities. The needs that are prioritized in this Strategic Plan are city-wide, such as increasing the supply of affordable housing. There will continue to be needs for improvements to public facilities in some low- and moderate-income neighborhoods – improvements such as parks, sidewalks and streetlights, or for preservation and rehabilitation of existing housing stock. These investments can be made without the need for geographic targets in a small community like Longview or Kelso, and where resources from HUD are limited.

Longview and Kelso will continue to use HUD's Low-and Moderate-Income Block Groups to focus neighborhood improvements without having to allocate specific investments geographically. **Error! Reference source not found.** identifies the current block groups where more than 50% of the households are considered low- or moderate-income.

Figure 24: Low- and Moderate-Income Block Groups



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.

In the Needs Assessment and Market Analysis, information and data presented identified several needs within Longview and Kelso. The following are highlights:

Housing Needs

The housing market in Longview and Kelso is affecting affordability. Single family home values have more than doubled since 2013; rents for a 1-bedroom apartment have increased 43% since 2014 and now have a reported vacancy rate of 0.5%.

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.

While housing costs have increased, household income has not kept pace. Since 2014, incomes have increased less than 19%.

The housing stock in Longview and Kelso is aging and very few new units have been added. Approximately 77% of Longview and Kelso's housing stock was built before 1980, which is when lead-based paint was no longer allowed in homes. There are nearly 1,600 households in the two cities built before 1980 where children 6 or younger are present, which presents a potential health risk to those children living in those homes.

In summary, the priority housing needs include:

- Additional housing supply
- Existing housing stock preserved and improved
- Additional economic opportunities for low-income households to pay for housing

Homeless Housing Needs

The number of persons without homes has increased since 2014. The number of chronically homeless individuals has shown a steep increase in the last two years.

The [Washington State Homeless System Performance](#) shows that the amount of time being homeless more than doubled from 2017 to 2019 (44 days to 95 days). In most areas, Cowlitz County is showing that their performance over the past three years has improved. The primary performance measure that is missing the targets is improving the housing outcomes for those in transitional housing.

In summary, the priority homeless housing needs include:

- Additional supply of permanent housing for those persons previously homeless
- Improved outcomes to permanent housing from emergency shelters or transitional housing

Community Development Needs

Approximately 77% of the housing stock in Longview and Kelso was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards which can pose a serious health hazard, particularly to children. This older housing stock is predominant in the neighborhoods with a high percentile of low-income households.

Longview and Kelso have several neighborhoods where more than 50% of the households are considered low- or moderate-income. These neighborhoods, identified in the 2014-2019 Consolidated Plan, include Highlands, Downtown, Broadway, Olympic West, South Kelso, North Kelso and West Kelso.

In summary, the priority community development needs include:

- Existing housing stock preserved and improved
- Improvements to low-income neighborhoods to reduce the concentration of poverty

Special Needs

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%).

One-third of the population in Longview and Kelso is 55 or older. Over 1,000 households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs. 60% of the population 75 years and over have a disability, and 38% of those 65 to 74 have a disability. The most frequent disability for the elderly population is hearing and ambulatory difficulty.

A 2016 behavioral health gap analysis for Cowlitz County had key recommendations which included:

- Develop a more fully integrated and coordinated care delivery system
- Enhance affordable housing and homelessness services
- Develop more diverse services for at-risk youth
- Enhance and expand jail and prison diversion, prevention, and reentry programs
- Develop innovative and effective methods to expand the behavioral health workforce in the county

Considering the anticipated resources of the CDBG and HOME allocations, and other funding available for mental health, the priorities for special needs include:

- The housing and health needs of the senior population
- The needs of those persons with a disability
- Services and facilities for at-risk youth

GOALS

The goals of the 2020-2024 Consolidated Plan address the priority needs identified in the Needs Assessment and this section.

Goal 1: Increase Affordable Housing Supply

The greatest need is to increase the supply of affordable housing in Longview and Kelso. The need is across the entire spectrum of housing, from housing for the homeless to housing affordable to families earning median income.

The priorities for increasing the supply of affordable housing are based on the greatest need and risk:

- Housing for those without homes including chronically homeless, families, veterans, and those fleeing domestic violence
- Rental housing affordable to extremely to very low-income households (<30% AMI to 60% AMI)
- Home ownership for moderate-income and workforce households

Strategies to increase the supply of affordable housing should include:

- Providing CDBG and HOME funding to those agencies providing increased supply of housing for those that are homeless
- Providing CDBG and HOME funding to those agencies providing increased supply of rental housing for those earning 60% AMI or less
- Provide CDBG and HOME funding to assist with down-payment costs for homebuyers
- Review city requirements for ways to provide incentives for new housing construction, or to reduce impediments to new construction

Goal 2: Preserve and Improve Existing Housing Supply

The aging housing stock in Longview and Kelso can negatively impact the community and households. The priorities include:

- Ensuring that the housing is safe by addressing structural defects, roofing, electrical hazards, water or sewer services, or lead-based paint
- Ensuring that the housing is efficient by addressing weatherization, mechanical equipment and household appliances
- Ensuring that the housing is accessible to those with disabilities

Strategies to preserve and improve the existing housing supply include:

- Provide CDBG and HOME funding to those agencies that rehabilitate existing housing stock for low-income households
- Provide CDBG and HOME funding to help provide accessible housing to those with disabilities

Goal 3: Provide Services to Improve Housing and Economic Outcomes

There is a correlation between those that successfully exit homelessness and those who do not: supportive housing services, including drug and alcohol treatment and mental health services. On the other end of the service needs is providing assistance to improve the economic conditions of the household through education, job training and other supportive services. The priorities include:

- Ensuring that housing for chronically homeless or those with co-occurring disorders, are provided supportive services
- Addressing gaps in services provided in the community which improve the economic condition of low-income households

Strategies to provide services include:

- Provide CDBG and HOME funding to those agencies that provide supportive housing services
- Provide CDBG funding to support services for drug and alcohol addiction
- Provide CDBG funding to improve economic conditions of low-income persons through education, job training, access to broadband and other supportive services
- Provide CDBG funding to support youth and family activities

Goal 4: Provide Public Facilities and Improvements

This is a goal that is supportive of the other three goals. Increasing the supply of affordable housing, preserving existing housing supply and providing services to improve outcomes can be dependent on ensuring that adequate public facilities and improvements are provided. The priorities include:

- Sidewalks to ensure safe walking paths to schools, bus routes and services
- Bus stops and shelters
- Neighborhood parks
- Water and sewer service

Strategies to provide public facilities and improvements include:

- Provide CDBG and HOME funding for public facilities and improvements, such as sidewalks, streetlights, water and sewer connections, and parks, and which are needed for new housing construction for priority populations
- Provide CDBG funding for bus stops and shelters which primarily serve low-income persons
- Provide CDBG funding for neighborhood improvements to parks and other recreational amenities

BARRIERS TO AFFORDABLE HOUSING

HUD requires the Consolidated Plan to identify strategies for removing or ameliorating negative effects of public policies that serve as barriers to affordable housing. Public policies could include tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on investment. HUD has established a [regulatory barrier clearinghouse](#) that provides examples of how communities can identify and remove barriers to affordable housing.

The barriers to affordable housing in Longview and Kelso include:

- Zoning code limits on accessory dwelling units
- Zoning code limits on infill housing
- Off-street parking requirements for duplexes (two spaces for each unit)
- City code that only targets the downtown commerce (D-C) and civic center (C-C) zoning districts

The strategies to address the barriers to affordable housing include:

- The city will continue to explore code options to allow additional housing choices with fewer barriers
- Longview could explore the property tax incentive in residential targeted areas as authorized under [Chapter 84.14 RCW](#) and Longview Municipal Code [Ch. 16.60](#), and the amendments to Chapter 84.14 RCW approved by the 2021 Legislature ([ESSSB 5287](#))

HOMELESSNESS STRATEGY

On any given day, more than 300 people in Cowlitz County are experiencing homelessness. The number of chronically homeless individuals has increased significantly in the last two years.

In Washington State, the Legislature has set forth a framework for homeless housing and assistance in [Chapter 43.185C RCW](#). Under this framework, county government is the local government that is designated to develop a five-year homeless housing plan unless the legislative authority of a city elects to accept the responsibility within its jurisdiction. In Cowlitz County, no city has elected to assume responsibility, so the Homeless Housing Plan is led by Cowlitz County.

The [Cowlitz County 5-year Homeless Housing Plan](#) (December 2019 – December 2024) is incorporated by reference into this Consolidated Plan. The following goals and strategies are from this plan.

Goal 1: Increase access to affordable housing

Strategy: Support plans and development to increase access to affordable housing units. Affordable housing can include, but is not limited to: workforce housing, low income tax credit housing, subsidized housing, and other definitions that create housing affordability.

Goal 2: Quickly identify and engage people experiencing homelessness

Strategy: Continue implementation of a Coordinated Entry system that provides a streamlined process to access, assess, and refer to specific housing programs in the community.

Goal 3: Increase prevention and education opportunities

Strategy: Support prevention and education projects.

Goal 4: Maintain a crisis response system in Cowlitz County

Strategy: Consistently evaluate current system capacity, reviewing characteristics of the homeless population and the resources/interventions available to meet the need.

Goal 5: Increase the use of data to drive strategies and decision making

Strategy: Coordinate with local and state partners to collect and review data.

2020 ANNUAL ACTION PLAN

The 2020 Action Plan is the first year of the 2020-2024 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2020 Action Plan year with the resources anticipated to be available. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Program.

CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, the following activities are proposed as contingencies:

1. Tenant-Based Rental Assistance (HOME)
2. Rental housing development (HOME)
3. CHDO projects and operating (HOME)
4. Homebuyer activities (HOME or CDBG)
5. Public Facilities or Improvements (CDBG)
6. Homeless services (CDBG)
7. Youth activities for low-income persons (CDBG)

EXPECTED RESOURCES

HUD's 2020 allocation to the Longview-Kelso HOME Consortium and to Longview (CDBG) is as follows:

HOME\$ 360,891
CDBG \$ 333,716
TOTAL\$ 694,607

2020 ACTION PLAN SUMMARY

CDBG activities focus on improvements to a low-income neighborhood. These improvements include a community building at Archie Anderson Park and playground equipment at Cloney Park. Public service projects include the Help Warehouse (food bank) and Super Summers.

HOME activities include funding for a 48-unit multifamily project developed by Housing Opportunities of Southwest Washington (HOSWWA), tenant-based rental assistance, support for improvements to Community House and Foundation for the Challenged.

See attached table which summarizes the activities and funding for 2020.

Table 45: 2020 Action Plan Summary

RESOURCES ANTICIPATED	CDBG	HOME	TOTAL
2020 Grant Allocation	\$ 333,716	\$ 360,891	\$ 694,607
Program Income			\$ -
Prior Year Uncommitted/Deobligated Funds			\$ -
Existing Commitments (Prior Year Awards)			\$ -
TOTAL RESOURCES	\$ 333,716	\$ 360,891	\$ 694,607
ACTIVITIES	CDBG	HOME	TOTAL
Non-Service Projects			
Archie Anderson Park Building	169,791		169,791
Cloney Park Playground Equipment	50,000		50,000
HOSWWA 48-unit Housing		150,000	150,000
Community House TBRA		25,974	25,974
Community House (Kelso)		29,000	29,000
Foundation for the Challenged (Kelso)		29,658	29,658
CHDO Set Aside			
CHDO Operating Funds (5%)		36,089	36,089
Public Service Projects			
LCCAP Help Warehouse	27,182		27,182
Super Summers	20,000		20,000
Planning & Administration			
CHOB TBRA Management/Counseling	10,900		10,900
HOME Consortium Administration		90,170	90,223
CDBG Administration (15%)	50,057		50,057
CDBG Admin/Planning (5%)	5,786		5,786
TOTAL EXPENDITURES	\$ 333,716	\$ 360,891	\$ 694,607
Balance (Resources - Expenditures)	\$	\$	\$

2021 ANNUAL ACTION PLAN

The 2021 Action Plan is the second year of the 2020-2024 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2020 Action Plan year with the resources anticipated to be available. Funding sources include the Community Development Block Grant (CDBG) and HOME Investment Partnership Program.

CONTINGENCIES

In the event that HUD appropriations are greater or less than anticipated, or project activities come in less than the funding allocated, the following activities are proposed as contingencies:

1. Tenant-Based Rental Assistance (HOME)
2. Rental housing development (HOME)
3. CHDO projects and operating (HOME)
4. Homebuyer activities (HOME or CDBG)
5. Public Facilities or Improvements (CDBG)
6. Homeless services (CDBG)
7. Youth activities for low-income persons (CDBG)

The Longview-Kelso HOME Consortium is allocated **\$1,326,277** in HOME American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. These funds are expected to be granted in the fall of 2021. The following projects are identified as contingencies for allocation of these HOME ARP funds when formally awarded:¹⁰

1. Sunrise Village. Housing Opportunities of Southwest Washington (HOSWWA) has identified that their new project, Sunrise Village, which would create 45 new units of which 22 units would provide housing for the previously homeless, has an anticipated funding gap that these funds could ensure timely delivery of these units. This project is identified in this plan as a Contingency project.
2. Tenant Based Rental Assistance (TBRA) – tenant based rental assistance would be allocated to local agencies or nonprofits.
3. Supportive Services – Continuum of Care services, housing counseling and homeless prevention services
4. Ocean Beach. HOSWWA's next project in the community will be on their Ocean Beach property. This project would include 80 units, 16 of which would provide housing for those previously homeless.
5. Non-congregate shelter units – acquisition and development of permanent housing, emergency shelter or non-congregate shelter

EXPECTED RESOURCES

HUD's 2021 allocation to the Longview-Kelso HOME Consortium and to Longview (CDBG) is as follows:

HOME \$ 366,284
CDBG \$ 332,787
TOTAL \$ 699,071

¹⁰ A Request for Proposals will be issued by City of Longview, and a minor amendment of the 2021 Annual Action Plan will be required.

2021 ACTION PLAN SUMMARY

CDBG activities focus on completing the improvements to the Archie Anderson Park located in the Highlands Neighborhood, administration of the tenant-based rental assistance program for Community House, and the Super Summers parks and recreation program for low- and moderate-income youth.

HOME activities include additional funding for a 48-unit multifamily project developed by Housing Opportunities of Southwest Washington (HOSWWA), tenant-based rental assistance, and rehabilitation of Kelso Housing Authority properties (Chinook and Columbia).

See attached table which summarizes the activities and funding for 2021.

Table 46: 2021 Action Plan Summary

RESOURCES ANTICIPATED	CDBG	HOME	TOTAL
2021 Grant Allocation	\$ 332,787	\$ 366,284	\$ 699,071
Program Income			-
Prior Year Uncommitted/Deobligated Funds			-
Existing Commitments (Prior Year Awards)	\$ 169,791	\$ 150,000	\$ 319,791
TOTAL RESOURCES	\$ 502,578	\$ 516,284	\$ 1,018,862
ACTIVITIES	CDBG	HOME	TOTAL
Non-Service Projects			
Archie Anderson Park Building (2020)	169,791		169,791
Archie Anderson Park Building (2021)	236,730		236,730
HOSWWA - Sunrise Village (2020)		150,000	150,000
HOSWWA - Sunrise Village (2021)		150,000	150,000
Community House TBRA		42,300	42,300
Kelso Housing Authority Rental Rehab		64,100	64,100
			-
CHDO Set Aside			
LCCAP CHDO Project		54,943	54,943
LCCAP CHDO Operating Funds		18,314	18,314
			-
Public Service Projects			
Community House TBRA Administration	9,500		9,500
Longview Super Summers	20,000		20,000
			-
Planning & Administration			
Longview Parks Cloney Park Plan	16,640		16,640
HOME Administration		36,627	36,627
CDBG Administration (15%)	49,917		49,917
TOTAL EXPENDITURES	\$ 502,578	\$ 516,284	\$ 1,018,862
Balance (Resources - Expenditures)			

RESOLUTION NO. 2369

A RESOLUTION RELATING TO THE ADOPTION OF THE 2020-2024 CONSOLIDATED PLAN WITH 2020 AND 2021 ACTION PLANS, THE USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AND CITY OF LONGVIEW AND THE LONGVIEW-KELSO HOME CONSORTIUM FUNDS, THE ALLOCATION OF FUNDS TO SUPPORT SELECTED CITY HOUSING AND HUMAN SERVICES AGENCIES AND DIRECTING THE CITY MANAGER TO SUBMIT THE 2020-2024 CONSOLIDATED PLAN WITH 2020 AND 2021 ACTION PLANS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Longview and the Longview-Kelso HOME Consortium receive annual block grants from the U.S. Department of Housing and Urban Development (HUD) for community development and affordable housing needs;

WHEREAS HOME and CDBG are federal financial assistance, HUD requires the City to prepare a "Consolidated Plan" following HUD's required elements and template;

WHEREAS, each year, as a condition of receiving this federal financial Assistance HUD requires the City and Consortium to prepare an annual "Action Plan" following HUD's required elements and template; and

WHEREAS, the Consolidated Plan and Annual Action Plan is the community's choice, within the parameters of these various programs, for how the funds will be used in the community;

WHEREAS, the Consolidated Plan and Annual Action Plan incorporate information gathered through the Assessment of Fair Housing process;

WHEREAS, preparation of the Consolidated Plan and annual Action Plan requires citizen involvement prior to action, and the City undertook extensive outreach to agencies and the public, including stakeholder group discussions, a comment period, two workshops and six separate public hearings, all in accordance with the "City of Longview and the Longview-Kelso HOME Consortium 2020-2024 Consolidated Plan and the consortium's Community Participation Plan";

WHEREAS, after holding public hearings on the 2020 Annual Action Plan on June 11 and June 16, 2020, and on the 2021 Annual Action Plan and Consolidated Plan update on June 10 and June 15, 2021, and considering comments, staff recommended the City Councils of Longview and Kelso adopt the 2020-2024 Consolidated Plan, including the 2020 and 2021 Action Plans; and

WHEREAS, the City Councils of Longview and Kelso find that the best interests of the citizens of Longview & Kelso will be served by submitting the 2020-2024 Consolidated Plan, including the 2020 and 2021 Action Plans, to HUD.

NOW THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LONGVIEW, representing the LONGVIEW-KELSO HOME CONSORTIUM:

THAT the City Manager of Longview is authorized to submit the 2020-2024 Consolidated Plan including the 2020 and 2021 Action Plans to the U S. Department of Housing and Urban Development (HUD), and to commit the City of Longview and the Longview-Kelso HOME Consortium to all certifications and assurances contained therein; and

BE IT FURTHER RESOLVED that the City Manager of Longview is authorized to contract with agencies to carry out the activities to low income residents of Longview & Kelso as set forth in the 2020-2024 Consolidated Plan, including the 2020 and 2021 Action Plan; and

BE IT FURTHER RESOLVED that the 2020 and 2021 Action Plan component of the Consolidated Plan shall be substantially consistent with the funding distribution shown in Exhibit A, 2020, and 2021 Action Plan Budget Summary, attached hereto and by this reference incorporated herein; and

BE IT FURTHER RESOLVED that upon acceptance of this plan and budget by HUD, the City Manager of Longview is hereby designated as the representative of the City and Longview-Kelso HOME Consortium who is authorized to enter into grant agreements for financial assistance from HUD; and

BE IT FINALLY RESOLVED that the City Manager of Longview is authorized to perform all duties and execute all documents and do all other things required to be done in order to obtain payment of the grants authorized herein.

Effective Date: This Resolution shall be in full force and effect from and after July 27, 2021.

PASSED AND APPROVED by the City Council of Longview, Washington, and signed by its Mayor this ____ day of July 27, 2021.

M A Y O R

ATTEST:

City Clerk

2020 ANNUAL ACTION PLAN

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Balance (Resources - Expenditures)			



City of Longview

Agenda Summary

ORDINANCE 3447: DRUG POSSESSION MISDEMEANORS AND CRIMINAL CODE CORRECTION

RECOMMENDED ACTION:

MOTION TO APPROVE ORDINANCE NO. 3447.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety and emergency response.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

In response to the State v. Blake decision of the Washington Supreme Court, on April 24, 2021, the Washington State Legislature passed Engrossed Bill 5476. This bill amended several sections of the RCW to change drug possession charges from being felonies to being misdemeanors. In order for these misdemeanors to be prosecuted by the City of Longview in our municipal court, the Longview Municipal Code needs to be amended to include the new RCW sections by reference.

In the process of planning these changes, it was determined that certain other sections of the Longview Municipal Code also needed to have minor corrections or updates in order to be in line with current state law.

STAFF CONTACT:

Jim McNamara, City Attorney

Attachments:

1. Ord 3447

ORDINANCE NO. 3447

AN ORDINANCE OF THE CITY OF LONGVIEW, WASHINGTON AMENDING THE LONGVIEW MUNICIPAL CODE TO INCORPORATE BY REFERENCE CHANGES TO THE REVISED CODE OF WASHINGTON WHICH MAKE POSSESSION OF CERTAIN SUBSTANCES MISDEMEANOR CRIMES INSTEAD OF FELONIES AS THEY WERE PREVIOUSLY. THIS ORDINANCE ALSO CORRECTS CERTAIN SECTIONS OF THE LONGVIEW MUNICIPAL CODE WHICH INCORPORATE RCWS BY REFERENCE IN ORDER TO BRING THESE SECTIONS INTO ALIGNMENT WITH THE REVISED CODE OF WASHINGTON.

WHEREAS, the State of Washington has recently reclassified certain acts of drug possession as misdemeanors which were formerly classified as felonies; and

WHEREAS, a principle of law in the State of Washington is that an offense defined by a municipality that is also an offense under state law, must be an identical offense and provide for an identical penalty, fine, sentence or punishment; and

WHEREAS, to prevent inconsistencies or the need for future amendments to the Longview Municipal Code, it is appropriate to adopt into the Longview Municipal Code, by reference, the sections of the Revised Code Washington which made these crimes misdemeanors; and

WHEREAS, the City of Longview desires to maintain the ability to prosecute all misdemeanors committed within City limits and failure to adopt these sections of the Revised Code of Washington would prevent the City from prosecuting these crimes; and

WHEREAS, Section 9.26.070 of the Longview Municipal Code, which incorporates by reference RCW 69.50.425, is no longer necessary as this RCW section has been repealed; and

WHEREAS, Section 9.26.040 of the Longview Municipal Code contains a typo that references a non-existent section of the Revised Code of Washington and should be corrected to refer to the correct section of the Revised Code of Washington,

NOW THEREFORE, The City Council of the City of Longview do ordain as follows:

Section 1 That a new section be added to Chapter 9.26 of the Longview Municipal Code to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

9.26.027 Counterfeit Substances.

RCW 69.50.4011 and RCW 69.50.416 are hereby adopted by this reference.

Section 2 That a new section be added to Chapter 9.26 of the Longview Municipal Code to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

9.26.029 Possession of Controlled Substance.

RCW 69.50.4013 is hereby adopted by this reference.

Section 3 That a new section be added to Chapter 9.26 of the Longview Municipal Code to read as follows; provided, manifest and numbering errors shall be corrected prior to publication:

9.26.045 Possession of Legend Drug Without Prescription.

RCW 69.41.010 and RCW 69.41.030 are hereby adopted by this reference.

Section 4. That Section 9.26.070 of the Longview Municipal Code shall be, and is hereby repealed.

Section 5. That Section 9.26.030 of the Longview Municipal Code shall be, and is hereby amended to read as follows: "RCW ~~60.69.50.4014~~ is hereby adopted by this reference. (Ord. 2951 § 2, 2006; Ord. 2765 § 1, 2000)."

Section 6. If any section, subsection, sentence, clause or phrase of this ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance and the same shall remain in full force and effect. The City of Longview hereby declares that it would have passed this ordinance, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 7. That the City of Longview City Clerk is hereby ordered and directed to cause this Ordinance to be published.

Section 8. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 9. This Ordinance shall be in full force and effect from and after thirty (30) days from the date of its passage and publication as provided by law.

Passed by the City Council this ____ day of _____, 2021.

Approved by the Mayor this ____ day of _____, 2021.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

James McNamara
City Attorney

Published: _____



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

1ST HALF JULY ACCOUNTS PAYABLE

1ST HALF JULY PAYROLL

SPECIAL PAYROLL, JULY 8, 2021

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:

FIRST HALF JULY 2021 ACCOUNTS PAYABLE: \$

FIRST HALF JULY 2021 PAYROLL:

\$7,977.91, checks no. 1002-1014

\$853,462.63, direct deposits

\$571,536.86, wire transfers

\$1,432,977.40 Total

SPECIAL PAYROLL DATED JULY 8, 2021:

\$1,754.52, direct deposits

\$1,754.52 Total

STAFF CONTACT:

Kaylee Cody, City Clerk

John Baldwin, Accountant

Lisa Wolff, Accountant

Attachments: None



City of Longview

Agenda Summary

RESOLUTION 2368: SURPLUS PROPERTY

RECOMMENDED ACTION:

MOTION TO APPROVE RESOLUTION NO. 2368.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The equipment identified in the surplus request forms (Exhibit A) of the attached resolution has been determined by staff to be no longer needed. Before these items can be sold, traded-in, or otherwise disposed of, they must be declared surplus. This resolution will declare these items surplus and authorize the City Manager to sell or otherwise dispose of it.

STAFF CONTACT:

Robert Huhta, Police Chief

Kris Swanson, Administrative Services Director

Attachments:

1. Resolution 2368 - Surplus Property

A RESOLUTION PROVIDING FOR THE DISPOSAL OF CERTAIN PROPERTY
DEEMED TO BE SURPLUS TO THE REASONABLE FORESEEABLE NEEDS OF THE
CITY OF LONGVIEW.

WHEREAS, certain items of equipment belonging to the City of Longview are
obsolete and no longer used by the City; and

WHEREAS, the value, obsolescence and condition of these items of inventory
make it impractical to trade the same in on future purchases of new inventory items from
the list of assets of the City, and to obtain the maximum return for said inventory items, it
would be in the best interest of the City to dispose of the same in a manner that will be to
the best advantage to the City of Longview;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Longview as follows:

1. Based upon the findings and recommendations of the City Manager of
said City, the items of inventory belonging to said City as shown on the surplus request
forms ("Exhibit A"), attached hereto and incorporated herein by this reference, are
declared to be surplus to the foreseeable needs of the City.

2. That it is deemed to be for the common benefit of the residents of said
City to dispose of said items of inventory.

3. That the City Manager is authorized to dispose of items listed on "Exhibit
A", attached hereto, in a manner that will be to the best advantage to the City of
Longview.

PASSED by the City Council of Longview, Washington, and approved by its
Mayor this 27th day of July, 2021.

Mayor

ATTEST:

City Clerk



Date	7/08/2021
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Method of Disposal Codes:* **A = auctioneer handled through Fleet Dept., **B** = sealed bid process, **D** = dispose as scrap metal, **E** = ebay or similar, **G** = government transfer, **I** = Inter-department transfer **N** = donate to nonprofit, **O** = other, **S** = state surplus program, **T** = trash

Date: 7-19-2021

Council Approval Date:



Date 7/15/2021

Method of Disposal Codes:* **A = auctioneer handled through Fleet Dept., **B** = sealed bid process, **D** = dispose as scrap metal, **E** = ebay or similar, **G** = government transfer, **I** = inter-department transfer **N** = donate to nonprofit, **O** = other, **S** = state surplus program, **T** = trash

Date: 7-19-2021

Council Approval Date:

ASSET DECOMMISSION LIST

Completed Form Date: 7/15/2021

<u>Description</u>	<u>Category</u>	<u>Asset Number</u>	<u>Serial Number</u>	<u>Decom Date</u>	<u>Comments</u>
1 Dell FX100	computer	0422		7/15/2021	dead, damaged, unusable for our needs
2 Dell OptiPlex 7010	computer	0669	2TS6CX1	7/15/2021	dead, damaged, unusable for our needs
3 Dell OptiPlex 9020	computer	0926	HYVVD22	7/15/2021	dead, damaged, unusable for our needs
4 Dell OptiPlex 9020	computer	0927	95ZVD22	7/15/2021	dead, damaged, unusable for our needs
5 CrossMatch	computer	0984	321VZ72	7/15/2021	dead, damaged, unusable for our needs
6 Dell OptiPlex 9020	computer	0990	5PCZY72	7/15/2021	dead, damaged, unusable for our needs
7 Dell OptiPlex 9020	computer	0992	5PN2Z72	7/15/2021	dead, damaged, unusable for our needs
8 Dell OptiPlex 9020	computer	1002	5PY1Z72	7/15/2021	dead, damaged, unusable for our needs
9 Dell OptiPlex 9020	computer	1003	5PYY72	7/15/2021	dead, damaged, unusable for our needs
10 Dell OptiPlex 9020	computer	1006	5Q3Z272	7/15/2021	dead, damaged, unusable for our needs
11 Dell OptiPlex 9020	computer	1010	5QXY72	7/15/2021	dead, damaged, unusable for our needs
12 Dell OptiPlex 9020	computer	1011	5QS3Z72	7/15/2021	dead, damaged, unusable for our needs
13 Dell OptiPlex 9020	computer	1012	5QSY72	7/15/2021	dead, damaged, unusable for our needs
14 Dell OptiPlex 8020	computer	1014	5QVZY72	7/15/2021	dead, damaged, unusable for our needs
15 Dell OptiPlex 9020	computer	1016	5QX1Z72	7/15/2021	dead, damaged, unusable for our needs
16 Dell OptiPlex 9020	computer	1017	5QY1Z72	7/15/2021	dead, damaged, unusable for our needs
17 Dell OptiPlex 9020	computer	1019	2NQ5Z72	7/15/2021	dead, damaged, unusable for our needs
18 Dell OptiPlex 9020	computer	1020	2P0YY72	7/15/2021	dead, damaged, unusable for our needs
19 Dell OptiPlex 9020	computer	1067	7RWV382	7/15/2021	dead, damaged, unusable for our needs
20 Dell OptiPlex 7040	computer	1151	2CH4SD2	7/15/2021	dead, damaged, unusable for our needs
21 Dell OptiPlex 7040	computer	1153	2CY8SD2	7/15/2021	dead, damaged, unusable for our needs
22 Dell OptiPlex 7040	computer	1157	BX2SMD2	7/15/2021	dead, damaged, unusable for our needs
23 Dell OptiPlex 7040	computer	1159	FDGD2D2	7/15/2021	dead, damaged, unusable for our needs
24 Dell OptiPlex 7040	computer	1163	FH48XD2	7/15/2021	dead, damaged, unusable for our needs
25 Dell OptiPlex 7040	computer	1183	36WFMF2	7/15/2021	dead, damaged, unusable for our needs
26 Dell OptiPlex 7050 MFF	computer	1355	3JB79M2	7/15/2021	dead, damaged, unusable for our needs
27 Dell OptiPlex 7050 MFF	computer	1357	3JB69M2	7/15/2021	dead, damaged, unusable for our needs
28 Dell OptiPlex 7050 MFF	computer	1361	3JC69M2	7/15/2021	dead, damaged, unusable for our needs
29 Dell OptiPlex 7050 MFF	computer	1362	3JC9M2	7/15/2021	dead, damaged, unusable for our needs
30 Dell OptiPlex 7050	computer	1404	FFL46K2	7/15/2021	dead, damaged, unusable for our needs
31 Dell OptiPlex 7050 MFF	computer	1428	H5RRGM2	7/15/2021	dead, damaged, unusable for our needs
32 Dell OptiPlex 7050 MFF	computer	1429	H5R79M2	7/15/2021	dead, damaged, unusable for our needs
33 Dell OptiPlex 7050 MFF	computer	1430	H50MGM2	7/15/2021	dead, damaged, unusable for our needs
34 Dell OptiPlex 7050 SFF	computer	1479	2V1WGP2	7/15/2021	dead, damaged, unusable for our needs
35 Dell OptiPlex 7050 SFF	computer	1482	532VGP2	7/15/2021	dead, damaged, unusable for our needs
36 Dell OptiPlex 7050 SFF	computer	1484	530WGP2	7/15/2021	dead, damaged, unusable for our needs
37 Dell OptiPlex 7050 SFF	computer	1485	380ZGP2	7/15/2021	dead, damaged, unusable for our needs
38 Dell OptiPlex 7050 SFF	computer	1487	2TWYGP2	7/15/2021	dead, damaged, unusable for our needs
39 Dell OptiPlex 7050 MFF	computer	1511	5ZQB7P2	7/15/2021	dead, damaged, unusable for our needs
40 Dell OptiPlex 7050 MFF	computer	1521	5R197P2	7/15/2021	dead, damaged, unusable for our needs
41 Dell OptiPlex 7060 MFF	computer	1663	JWZ3HQ2	7/15/2021	dead, damaged, unusable for our needs
42 Dell OptiPlex 5060 MFF	computer	1729	JVC9CS2	7/15/2021	dead, damaged, unusable for our needs
43 Dell OptiPlex 5060 MFF	computer	1743	JVC79T2	7/15/2021	dead, damaged, unusable for our needs
44 Dell OptiPlex 5060 MFF	computer	1762	JVC01T2	7/15/2021	dead, damaged, unusable for our needs
45 Dell OptiPlex 5060 MFF	computer	1767	JVBKCS2	7/15/2021	dead, damaged, unusable for our needs
46 Dell OptiPlex 7070 SFF	computer	1804	5YC7PX2	7/15/2021	dead, damaged, unusable for our needs
47 Dell OptiPlex 7070 SFF	computer	1807	5Y55PX2	7/15/2021	dead, damaged, unusable for our needs
48 Dell OptiPlex 7070 SFF	computer	1808	5Y9BPX2	7/15/2021	dead, damaged, unusable for our needs
49 Dell OptiPlex 7070 SFF	computer	1809	5YV6PX2	7/15/2021	dead, damaged, unusable for our needs
50 Toshiba 3500c	copier	0800	CCH611603	7/15/2021	dead, damaged, unusable for our needs
51 Toshiba e4520	copier	1210	CAG915989	7/15/2021	dead, damaged, unusable for our needs
52 Sharp M237	copier	4561	55045529	7/15/2021	dead, damaged, unusable for our needs

53	Toshiba e-4555c	copier	4738	C7AE42216	7/15/2021	dead, damaged, unusable for our needs
54	Toshiba eStudio 5055	copier	4753	S7AF81164	7/15/2021	dead, damaged, unusable for our needs
55	Dell Latitude D820	laptop	00457	6TKRWC1	7/15/2021	dead, damaged, unusable for our needs
56	Dell Latitude 5450	laptop	0931	F6JCR32	7/15/2021	dead, damaged, unusable for our needs
57	Dell XPS13	laptop	0943	HNXHV32	7/15/2021	dead, damaged, unusable for our needs
58	Dell Latitude E7450	laptop	1025	5PBMD72	7/15/2021	dead, damaged, unusable for our needs
59	Dell Latitude E7450	laptop	1026	H05MD72	7/15/2021	dead, damaged, unusable for our needs
60	Dell Latitude E7450	laptop	1028	GPKMD72	7/15/2021	dead, damaged, unusable for our needs
61	Dell Latitude E7450	laptop	1029	6WPMD72	7/15/2021	dead, damaged, unusable for our needs
62	Dell XPS13	laptop	1030	1WY8D72	7/15/2021	dead, damaged, unusable for our needs
63	Dell XPS13	laptop	1031	2WY8D72	7/15/2021	dead, damaged, unusable for our needs
64	Dell XPS13	laptop	1032	7WY8D72	7/15/2021	dead, damaged, unusable for our needs
65	Dell XPS13	laptop	1047	1MFBF72	7/15/2021	dead, damaged, unusable for our needs
66	Dell XPS15	laptop	1048	C5LBF72	7/15/2021	dead, damaged, unusable for our needs
67	Microsoft Surface	laptop	1051	054890255053	7/15/2021	dead, damaged, unusable for our needs
68	Dell Latitude 7370	laptop	1087	3MCTN72	7/15/2021	dead, damaged, unusable for our needs
69	Dell Latitude 7370	laptop	1136	BP8DQC2	7/15/2021	dead, damaged, unusable for our needs
70	Dell Latitude 7370	laptop	1156	DCS9TC2	7/15/2021	dead, damaged, unusable for our needs
71	Dell Latitude 7470	laptop	1165	HDWGN2	7/15/2021	dead, damaged, unusable for our needs
72	Dell Latitude 7470	laptop	1169	7TK9BG2	7/15/2021	dead, damaged, unusable for our needs
73	Dell Latitude 7470	laptop	1172	3DYKRC2	7/15/2021	dead, damaged, unusable for our needs
74	Dell Latitude 7470	laptop	1173	12SMRC2	7/15/2021	dead, damaged, unusable for our needs
75	Dell Latitude 7390	laptop	1497	BGM0VN2	7/15/2021	dead, damaged, unusable for our needs
76	Dell Latitude 7390	laptop	1647	192MMQ2	7/15/2021	dead, damaged, unusable for our needs
77	Dell Latitude 7390	laptop	1648	877SMQ2	7/15/2021	dead, damaged, unusable for our needs
78	Microsoft Surface	tablet	1128	H6X3FD2	7/15/2021	dead, damaged, unusable for our needs
79	Granicus encoder	misc	0950	321206114001	7/15/2021	dead, damaged, unusable for our needs
80	Pelco Security DVR	misc	4661		7/15/2021	dead, damaged, unusable for our needs
81	Cisco Catalyst 3560	network	00467	CAT1047ZHPR	7/15/2021	dead, damaged, unusable for our needs
82	Cisco Catalyst 2960	network	0696	FOC1705X3V5	7/15/2021	dead, damaged, unusable for our needs
83	Cisco Catalyst 3560	network	0803	CAT1016N0MR	7/15/2021	dead, damaged, unusable for our needs
84	Cisco 2621 Router	network	4144	JAB0338809H	7/15/2021	dead, damaged, unusable for our needs
85	MCS 7835I2	network	4597	KQVHHPR	7/15/2021	dead, damaged, unusable for our needs
86	ACS Server	network	4609	KQ1402N	7/15/2021	dead, damaged, unusable for our needs
87	Cisco Catalyst 3850	network	4717	FOC1732X03L	7/15/2021	dead, damaged, unusable for our needs
88	Cisco Catalyst 3750	network	4627D	FDO1203X0H4	7/15/2021	dead, damaged, unusable for our needs
89	Cisco Catalyst 3750	network	4627E	FDO1203X0H6	7/15/2021	dead, damaged, unusable for our needs
90	Cisco Catalyst 3750	network	4627F	FDO1212Z3SF	7/15/2021	dead, damaged, unusable for our needs
91	Cisco Catalyst 3750	network	4627G	FDO1203X0JK	7/15/2021	dead, damaged, unusable for our needs
92	2300 Redundant Power	network	4627I	FDO1212SHPR	7/15/2021	dead, damaged, unusable for our needs
93	Cisco 2811 Router	network	4627J	FTX1209A2NA	7/15/2021	dead, damaged, unusable for our needs
94	Epson TM--S9000	printer	1413	RXNF052866	7/15/2021	dead, damaged, unusable for our needs
95	Fujitsu fi-5530C2	scanner	0009	FI5530C2000868	7/15/2021	dead, damaged, unusable for our needs
96	Synology RS814 NAS	server	0821	1430MAN000599	7/15/2021	dead, damaged, unusable for our needs
97	Synology RS814 NAS	server	0929	1530MRN425301	7/15/2021	dead, damaged, unusable for our needs
98	Dell PowerEdge 1650	server	4522	91VK431	7/15/2021	dead, damaged, unusable for our needs
99	HP DL380	server	4603	USE034N37Q	7/15/2021	dead, damaged, unusable for our needs
100	HP DL380	server	4668	USE2161XJ	7/15/2021	dead, damaged, unusable for our needs
101	HP DL380	server	4669	USE2235X3P	7/15/2021	dead, damaged, unusable for our needs
102	HP DL380	server	4672	USE2235X3S	7/15/2021	dead, damaged, unusable for our needs
103	HP DL380	server	4678	USE2235X1X	7/15/2021	dead, damaged, unusable for our needs
104	Datto S4XE36	server	4834	B42E99FF60DA	7/15/2021	dead, damaged, unusable for our needs
105	datto appliance	server	4834	B42E99FF60DA	5/1/2021	returned to vendor for credit

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City of Longview

Agenda Summary

RESOLUTION NO. 2371 - SET A PUBLIC HEARING TO VACATE A 17-FT NORTHWEST STRIP OF 20TH AVENUE RIGHT-OF-WAY FROM OLYMPIA WAY TO THE NORTHEAST END OF 20TH AVENUE, ASSESSOR'S PLAT NO. 13

RECOMMENDED ACTION:

MOTION TO APPROVE RESOLUTION NO. 2371.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Property owners who represent 100% of the abutting property, have submitted a request to vacate a 17-ft Northwest strip of 20th Avenue right-of-way from Olympia Way to the Northeast end of 20th Avenue, Assessor's Plat No. 13. The next step in processing this request for right of way vacation is to schedule a public hearing for the city council to consider the request. Resolution No. 2371 will set the public hearing for August 26, 2021 at 7:00 pm.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res #2371 Set PH for 20th Ave ROW Vacation
2. Res #2371 ROW Vacation Map

Resolution No. 2371

A RESOLUTION SETTING A PUBLIC HEARING FOR A REQUEST TO VACATE A 17-FT NORTHWEST STRIP OF 20TH AVENUE RIGHT-OF-WAY FROM OLYMPIA WAY TO THE NORTHEAST END OF 20TH AVENUE, ASSESSOR'S PLAT NO. 13

WHEREAS, the City of Longview has received a request from the property owners of more than two-thirds of the property abutting a street right-of-way sought to be vacated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Longview as follows:

Section 1. City Council, pursuant to RCW 35.79.010, hereby initiates procedures to vacate 20th Avenue right-of-way located in Section 28, Township 8 North, Range 2 West of the Willamette Meridian in the City of Longview, Cowlitz County, Washington, more particularly described as follows:

The 17 feet Northwest Strip of 20th Avenue Right of Way from Olympia Way to the Northeast end of 20th Avenue as platted in the plat recorded as Assessor's Plat No. 13, Volume 8 of Plats, Page 36, records of the Cowlitz County Auditor, Washington, containing 3,545 square feet, more or less as shown on Exhibit A.

Section 2. Thursday, August 26, 2021, at the hour of 7:00 p.m. in the Council Chambers in City Hall, 1525 Broadway, Longview, Washington, is fixed as the time and place for the hearing on said proposed street right-of-way vacation.

Section 3. The City Clerk shall give notice of the pendency of said proposal and time and place of hearing, as required by RCW 35.79.020.

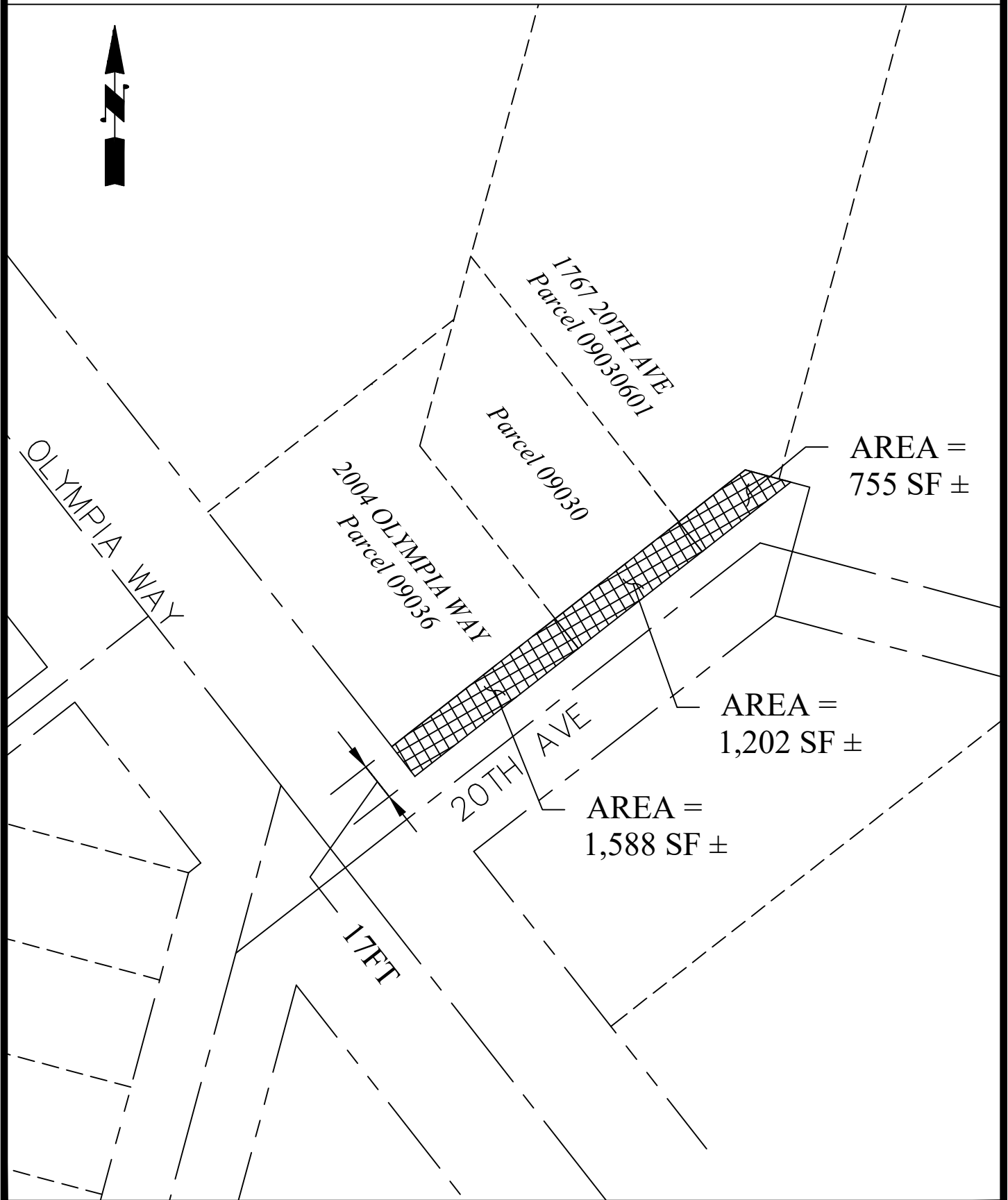
PASSED by the City Council of Longview, Washington, and approved by its Mayor this 27th day of July, 2021.

ATTEST:

Mayor

City Clerk

20TH AVENUE VACATION
EXHIBIT A
TOTAL AREA = 3545 SF ±





City of Longview

Agenda Summary

RESOLUTION NO. 2372 - EMERGENCY DECLARATION HEAT EVENT

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION NO. 2372.

COUNCIL INITIATIVE ADDRESSED:

Improve Streets and Roads

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

Beginning on June 24, 2021, the City of Longview experienced an unprecedented heat event. With excessive heat causing damage to our street infrastructure. The unprecedented heat caused failures to concrete panels on multiple streets. The estimated cost to repair the damage to affected streets exceeds \$800,000.

In my judgement, immediate action is needed to protect the public safety and welfare. Consequently, I am declaring an emergency in accordance with LMC 10.60.; in addition, I am requesting the City Council adopt findings of fact and ratify this emergency declaration at its next regularly scheduled City Council meeting.

Resolution No. 2372 will adopt findings and ratify the emergency declaration.

FINANCIAL SUMMARY:

The cost to repair the streets has been estimated to exceed \$800,000. The majority of this emergency work will be funded by federal emergency relief grants.

STAFF CONTACT:

Ken Hash, Public Works Director

Attachments:

1. Res #2372- Emergency Declaration Heat Event
2. Memo - City Manager Emergency Declaration
3. Emergency Proclamation by the Governor
4. Excessive heat damage 11x17

RESOLUTION NO. 2372

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW,
WASHINGTON, RATIFYING THE CITY MANAGER'S DECLARATION OF AN
EMERGENCY FOR DAMAGES TO CITY STREETS CAUSED BY AN
UNPRECEDENTED HEAT EVENT.

WHEREAS, beginning June 24, 2021, City of Longview experienced an
unprecedented heat event, and

WHEREAS, with excessive heat causing damage to street infrastructure; and

WHEREAS, the unprecedented heat caused failures to concrete panels on
multiple streets; and

WHEREAS, the estimated cost to repair the damage to affected streets exceeds
\$800,000; and

WHEREAS, a declaration of emergency will make the City eligible to receive
certain federal emergency relief funds; and

WHEREAS, under LMC 10.60, the City Manager declared an emergency
situation on July 21, 2021; and

WHEREAS, the City Council must adopt findings and ratify the existence of the
emergency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
Longview as follows:

1. The City Council adopts the foregoing statements as findings of fact and
ratifies the City Manager's declaration of an emergency.

PASSED by the City Council of the City of Longview at a duly noted regular
meeting and approved by the Mayor this 27th day of July, 2021.

MAYOR

ATTEST:

City Clerk



Memorandum

July 20, 2021

TO: Longview City Council

FROM: Kurt H. Sacha, City Manager

SUBJECT: Declaration of Emergency
Heat Damage

Beginning on Thursday, June 24, 2021, the City of Longview experienced an unprecedented heat event. With excessive heat causing damage to our street infrastructure. The unprecedented heat caused failures to concrete panels on multiple streets. The estimated cost to repair the damage to affected streets exceeds \$800,000.

In my judgement, immediate action is needed to protect the public safety and welfare. Consequently, I am declaring an emergency in accordance with LMC 10.60. in addition, I am requesting the City Council adopt findings of fact and ratify this emergency declaration at its next regularly scheduled City Council meeting.

Sincerely,

A handwritten signature in blue ink that reads "Kurt H. Sacha". The signature is stylized with a large, flowing "K" and "S".

Kurt H. Sacha
City Manager

cc: Ken Hash, Public Works Director



STATE OF WASHINGTON
— OFFICE OF GOVERNOR JAY INSLEE —

EMERGENCY PROCLAMATION BY THE GOVERNOR

21-12

WSDOT Heat Damage

WHEREAS, beginning June 24, 2021, Washington State experienced an unprecedented heat event, with excessive heat causing damage to road infrastructure in Adams, Asotin, Clark, Cowlitz, Douglas, Ferry, Grant, King, Kittitas, Okanagan, Pacific, Pend Oreille, Pierce, Snohomish, Spokane, Whatcom, Whitman, and Yakima Counties; and

WHEREAS, the unprecedented heat caused failures to concrete panels, bridge expansion joints, and asphalt, as well as electrical damage requiring repairs over a large geographic area; and

WHEREAS, the damage affects the transportation network and the people who depend on it throughout wide areas of Washington State; and

WHEREAS, the estimated cost to repair the damage to affected roadways to alleviate impacts to public safety exceeds \$2,600,000; and

WHEREAS, the Washington State Department of Transportation is coordinating resources to repair the roadway and is working to implement repairs; and

WHEREAS, the roadway damage and its effects continue to impact the life and health of our citizens, as well as the property and transportation infrastructure of Washington State, all of which affect life, health, property, and the public peace, and constitute a public emergency demanding immediate action.

NOW, THEREFORE, I, Jay R. Inslee, Governor of the state of Washington, as a result of the above-noted situation involving heat-related damage to transportation infrastructure, and under Chapters 38.52 and 43.06 RCW, do hereby proclaim that a State of Emergency exists in Adams, Asotin, Clark, Cowlitz, Douglas, Ferry, Grant, King, Kittitas, Okanagan, Pacific, Pend Oreille, Pierce, Snohomish, Spokane, Whatcom, Whitman, and Yakima Counties in the state of Washington, and direct the plans and procedures in the *Washington State Comprehensive Emergency Management Plan* be implemented. State agencies and departments are directed to utilize state resources and to do everything reasonably possible to assist affected political subdivisions in an effort to respond to and recover from the incident.

Signed and sealed with the official seal of the state of Washington this 16th day of July A.D.,
Two Thousand and twenty-one at Olympia, Washington.

By:

/s/
Jay Inslee, Governor

BY THE GOVERNOR:

/s/
Secretary of State

CITY OF LONGVIEW - ENGINEERING DIVISION

PROJECT NAME:
Excessive Heat Damage
7/12/2021

ENGINEER'S ESTIMATE
\$850,000

SCHEDULE A				ENGINEER'S ESTIMATE	
#	DESCRIPTION	QTY	UT	PRICE	COST
1	SPCC PLAN	1	LS		\$500.00
2	COVID-19 SITE SUPERVISOR	1	LS		\$5,000.00
3	COVID-19 HEALTH AND SAFETY PLAN IMPLEMENTATION	1	LS		\$500.00
4	MOBILIZATION	1	LS		\$50,000.00
5	EROSION CONTROL AND WATER POLLUTION CONTROL	1	LS		\$5,000.00
6	ESC LEAD	25	DAY	\$77.00	\$1,925.00
7	PERMANENT STRIPING	1	LS		\$5,000.00
8	TEMPORARY PAVEMENT MARKING-LONG DURATION	250	LF	\$2.00	\$500.00
9	RESTORATION	1	LS		\$10,000.00
					\$68,425.00
1	28TH AND BEECH STREET				
	1 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS		\$2,500.00
	2 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS		\$10,000.00
	3 ROADWAY EXCAV INCL. HAUL	40	CY	\$28.00	\$1,120.00
	4 UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	10	CY	\$100.00	\$1,000.00
	5 CRUSHED SURFACING TOP CRSE	18	TON	\$40.00	\$718.20
	6 CRUSHED SURFACING BASE CRSE	72	TON	\$36.00	\$2,585.52
	7 CEMENT CONC. PAVEMENT	120	SY	\$206.00	\$24,720.00
	8 CEMENT CONCRETE TRAFFIC CURB STRAIGHT	70	LF	\$52.00	\$3,640.00
	9 CEMENT CONCRETE CURB RAMP	25	SY	\$325.00	\$8,125.00
	10 TRENCH SAFETY SYSTEM	1	LS		\$10,000.00
	11 SOLID WALL PVC STORM SEWER PIPE 8 IN DIAM.	55	LF	\$450.00	\$24,750.00
	12 TYPE 1 CURB INLET	1	EA	\$3,350.00	\$3,350.00
					\$92,508.72
2	15TH AND COMMERCE STREET				
	1 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS		\$5,000.00
	2 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS		\$5,000.00
	3 ROADWAY EXCAV INCL. HAUL	6	CY	\$28.00	\$177.33
	4 UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	5	CY	\$100.00	\$500.00
	5 CRUSHED SURFACING TOP CRSE	20	TON	\$40.00	\$800.00
	6 CRUSHED SURFACING BASE CRSE	20	TON	\$36.00	\$720.00
	7 CEMENT CONCRETE TRAFFIC CURB	35	LF	\$68.00	\$2,380.00
	8 CEMENT CONCRETE DECORATIVE SIDEWALK	27	SY	\$450.00	\$12,150.00
	9 CEMENT CONCRETE CURB RAMP	11	SY	\$325.00	\$3,683.33
					\$30,410.67
3	30TH AND FIR				
	1 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS		\$5,000.00
	2 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS		\$5,000.00
	3 ROADWAY EXCAV INCL. HAUL	20	CY	\$28.00	\$560.00
	4 UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	5	CY	\$100.00	\$500.00
	5 CRUSHED SURFACING TOP CRSE	5	TON	\$40.00	\$199.50
	6 CRUSHED SURFACING BASE CRSE	20	TON	\$36.00	\$720.00
	7 CEMENT CONC. PAVEMENT	35	SY	\$206.00	\$7,210.00
					\$19,189.50
4	30TH AND GARFIELD				
	1 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS		\$20,000.00
	2 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS		\$20,000.00
	3 ROADWAY EXCAV INCL. HAUL	156	CY	\$28.00	\$4,355.56
	4 UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	40	CY	\$100.00	\$4,000.00
	5 CRUSHED SURFACING TOP CRSE	70	TON	\$40.00	\$2,793.00
	6 CRUSHED SURFACING BASE CRSE	279	TON	\$36.00	\$10,054.80
	7 CEMENT CONC. PAVEMENT	467	SY	\$206.00	\$96,133.33
	8 CEMENT CONCRETE TRAFFIC CURB	80	LF	\$68.00	\$5,440.00
	9 CEMENT CONCRETE CURB RAMP	36	SY	\$325.00	\$11,555.56
	10 CEMENT CONCRETE SIDEWALK	67	SY	\$108.00	\$7,200.00
	11 TRENCH SAFETY SYSTEM	1	LS		\$10,000.00
	12 SOLID WALL PVC STORM SEWER PIPE 8 IN DIAM.	160	LF	\$450.00	\$72,000.00
	13 MANHOLE 48 IN. DIAM TYPE 1	1	EA	\$6,250.00	\$6,250.00
	14 TYPE 1 CURB INLET	4	EA	\$3,350.00	\$13,400.00
	15 RESET SURVEY MONUMENT	1	EA	\$4,000.00	\$4,000.00
					\$287,182.24
5	1000 BLOCK 15TH				
	1 PROJECT TEMPORARY TRAFFIC CONTROL	1	LS		\$15,000.00
	2 REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	LS		\$5,000.00
	3 ROADWAY EXCAV INCL. HAUL	40	CY	\$28.00	\$1,120.00
	4 UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	20	CY	\$100.00	\$2,000.00
	5 CRUSHED SURFACING TOP CRSE	15	TON	\$40.00	\$598.50
	6 CRUSHED SURFACING BASE CRSE	60	TON	\$36.00	\$2,154.60
	7 CEMENT CONC. PAVEMENT	100	SY	\$206.00	\$20,600.00
					\$46,473.10
SCHEDULE A				\$554,189.23	

SUMMARY	
CONSTRUCTION	\$554,189.23
CONTINGENCY @ 30%	\$166,256.77
ENGINEERING @15%	\$83,128.38
CITY STAFF TIME THUS FAR	\$14,957.74
TOTAL PROJECT COST	\$818,532.13



City of Longview

Agenda Summary

PROFESSIONAL, TECHNICAL & ADMINISTRATIVE (PTA) EMPLOYEES 2021 SALARY AND BENEFITS

RECOMMENDED ACTION:

MOTION TO APPROVE RECOMMENDED PTA SALARY & WAGES FOR 2021.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Continue effective financial management.

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

The recommendation provides for a general wage increase of 2.50% for 2021. For 2021, the medical and dental plan remains at 95% employer paid HDHP medical insurance plan and 80% employer paid dental plan.

Employees opting out of City medical insurance coverage will receive a VEBA contribution of \$800/month.

STAFF CONTACT:

Chris Smith, Human Resources Director

Attachments: None



City of Longview

Agenda Summary

DOWNTOWN LONGVIEW RESIDENTIAL ECONOMIC IMPACT ANALYSIS

RECOMMENDED ACTION:
NO ACTION REQUIRED.

COUNCIL STRATEGIC INITIATIVE ADDRESSED:
Strengthen economic conditions and create opportunities
Continue effective financial management

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City of Longview has long held an interest in creating development opportunities in the downtown central business district. Recently, the City has experienced an uptick in developer interest in residential development in the downtown. To assist the City and its citizens in determining the long-term economic benefits associated with residential development in the downtown central business district, Council authorized the City Manager to enter into an agreement for an economic analysis to determine the economic impact of a mixed-use development in the downtown.

An economic impact analysis is about identifying and quantifying anticipated spending, jobs, payrolls and valuation added with development. Taken into consideration in such an analysis are not only the direct benefits, but also the economic multiplier impacts provided by such a development.

The attached Downtown Longview Residential Economic Impact Analysis report focuses on three key areas of interest associated with a downtown residential development.

- Potential for Downtown Mixed-Use Development
- Market Testing of Mixed-Use Project Prototypes
- Economic Impact Assessment

Eric Hovee of E.D. Hovee & Company LLC will highlight the results of his analysis at the July 27, 2021 Council meeting.

STAFF CONTACT:

Kurt Sacha, City Manager

Attachments:

1. Memo - Downtown Longview Residential Economic Impact Analysis (June 2021)F



MEMORANDUM

To: Kurt Sacha – City Manager
City of Longview

From: Eric Hovee

Subject: Downtown Longview Residential Economic Impact Analysis

Date: June 25, 2021

On behalf of the City of Longview, the economic and development consulting firm E. D. Hovee and Company, LLC has been asked to evaluate the economic impact potentially associated with City support to encourage new residential development in downtown Longview – including consideration for redevelopment of one or more underutilized City owned parking lot facilities.

While this analysis draws from data and observations regarding market conditions, the report should not be viewed as providing definitive conclusions regarding downtown development opportunities. Rather, the intent is to formulate development prototypes or examples to illustrate what may be achievable – and under what conditions. Three key work steps are associated with this impact analysis:

- **Step A outline of the scope of potential downtown mixed-use development** – based on two hypothetical project concepts utilizing a typical City-owned parking lot site for development of ground floor commercial use with upper-level residential units.
- **Step B market testing of residential prototypes** – to provide a preliminary review of anticipated market support for new downtown mixed-use development with residential and associated retail commercial opportunity.
- **Step C resulting economic impact assessment** – to describe and, where possible, quantify economic impacts expected from construction and subsequent occupancy as consistent with Step A/B prototype development.

This report begins with a one-page summary of analysis observations and findings. This is followed by detailed review for each of the three steps of the work assignment as outlined.¹

ANALYSIS FINDINGS

Principal observations and findings are organized around the three work steps of this analysis.

Step A – Potential for Downtown Mixed-Use Development

The City of Longview owns and operates 11 parking lots in the downtown core area. Five of these lots total 289 spaces – of which only 19% are leased on a monthly basis. A hypothetical mixed-use project tested with this analysis assumes redevelopment of a 30,000 “typical” square foot parking lot, half of which is preserved as surface parking and the other half developed as a five-story building – with 4 floors of apartments built over ground floor retail commercial use.

Two project prototypes are considered – all studio units contrasted with 1-bedroom apartments. As will be likely required for project marketability and development feasibility, apartment rents are assumed to be in the range of +/- 30% of resident incomes; residential and retail market rents likely will need to be at or even above current top of market rates.

Step B – Market Testing of Mixed-Use Project Prototypes

While not intended as a full market analysis, a brief market review is useful to set the context for evaluation of economic impacts with potential mixed-use development. A key area of focus is a ½ mile radius from the downtown core – currently encompassing a population of 5,280 residents with incomes averaging \$47,000 per household. This greater downtown area (which includes the Triangle shopping area) accounts for about 28% of retail sales in Cowlitz County.

The Longview area appears to be underserved with multi-family apartments. Target markets for new downtown housing could include seniors, students at Lower Columbia College, and/or a more upscale market of young and often single adults who are early in their careers. Despite strong demand, area rents are relatively low due to an older existing stock of rental housing.

Step C – Economic Impact Evaluation

Including economic multiplier effects and depending on the market targeted, added retail and dining expenditure for the prototypes considered is estimated to range from \$10,575-\$13,865 per year for expenditures per household – with downtown area businesses capturing about half this amount. The net present value (NPV) of sales, property and B&O tax revenues to the City of Longview is estimated at \$9,845-\$13,510 per household over a 30-year time horizon. If 8- or 12-year property tax exemption is provided, this NPV amount would be reduced by about 32-40%.

The first new mixed-use project may prove challenging as well as pioneering. However, success of an initial project can create a pathway useful for added development in the years ahead. The remainder of this report provides added detail for each of these three project work steps.

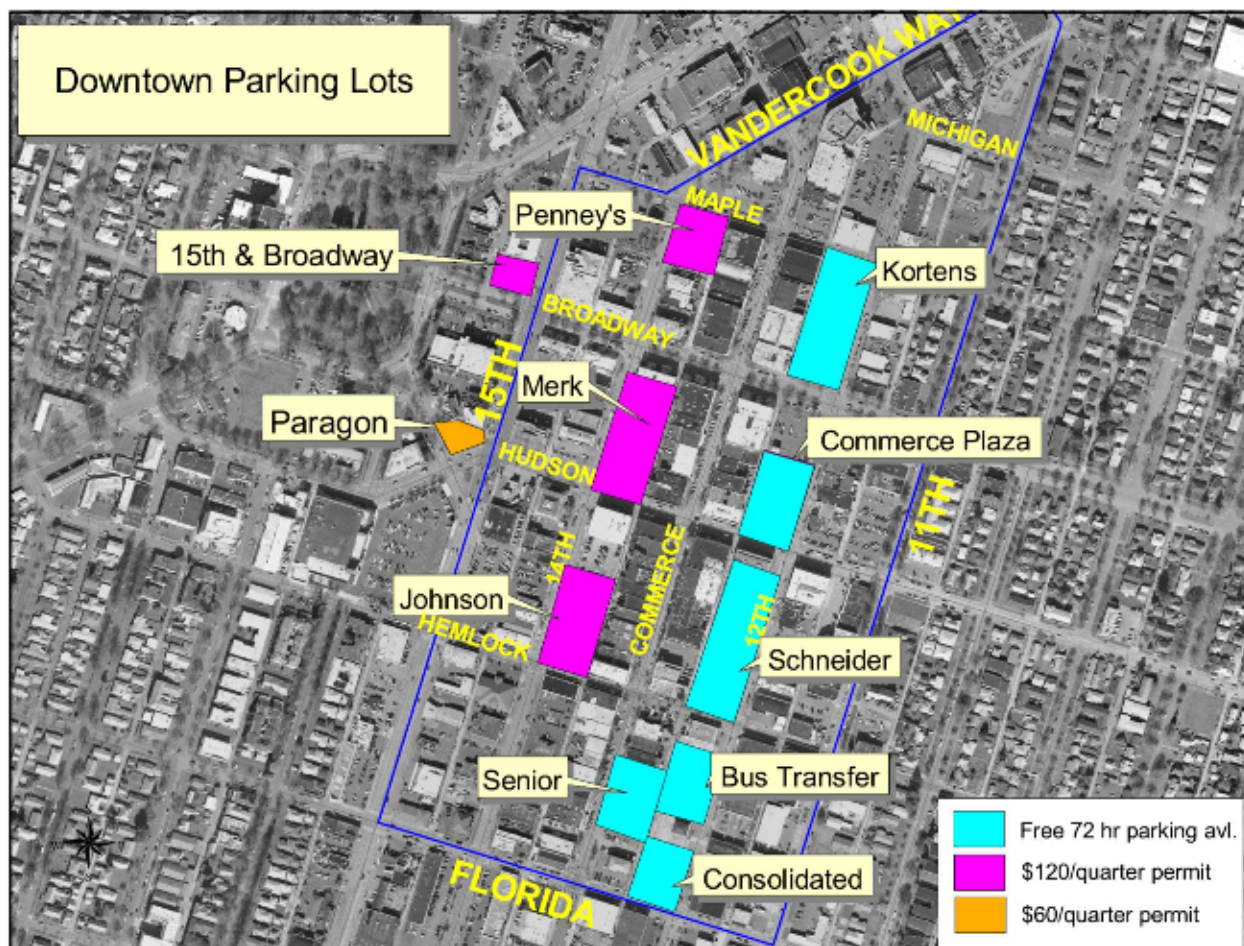
STEP A - POTENTIAL FOR DOWNTOWN MIXED-USE DEVELOPMENT

Across the Pacific Northwest and nationally, cities have come to the conclusion that successful and sustained downtown revitalization increasingly depends on bringing together a mix of economic and civic uses. In addition to maintaining retail and office occupancy, this multi-prong approach is also dependent on retaining key civic core area functions and, in many cases, introducing or reintroducing residential use and activity back into the downtown core.

Parking Lot Redevelopment

As depicted by the following map, an opportunity distinctive to Longview is the potential for redeveloping one or more surface parking lots for multi-level projects with commercial uses at the ground level and residential on the levels above. Five of these lots (shown in lavender and orange) have a total of 289 spaces, of which 56 (19%) are currently leased on a monthly basis.

Downtown Core City of Longview Parking Lots



Source: City of Longview, as of May 2021.

An additional 12 spaces on these five lots are allocated for City vehicles with 68 spaces available to lease but with no individuals currently on a wait list for spaces. Spaces are available at four of these lots with monthly lease rates of \$120 and one lot available at \$60 per month. Additional spaces are available at no charge for up to 72 hours parking.

All five lots with leased spaces are located on blocks situated between Commerce and 15th Avenues. Additional parking lots shown in blue are between 12th and 11th Avenues, all offering parking availability at no charge for up to 72 hours.

The land area “footprints” of these parking lots range from about as little as 1/5th of an acre to more than one acre in size. In total, about 7 acres of land area are accounted for by these 11 parking lots. For purposes of this illustrative analysis, a roughly 30,000 square foot (0.83 acre) site is assumed as a prototypical parking lot redevelopment parcel.

Current tax assessed land value of these properties ranges from \$6 to \$15 per square foot, averaging about \$6.50 across all sites considered. For purposes of this initial illustrative analysis, a \$7.00 per square foot land value figure is assumed with a prototypical development.²

Prototype Site Development Concepts

In undertaking this analysis, it is necessary to make some assumptions about the scope and scale of a potential project. In effect, this is a *prototype development* that can be scaled up or down or as otherwise adapted to the features of a particular site or development proposal.

Two alternative illustrative concepts are illustrated with this economic impact analysis:

- **Studio apartments** – targeted to students at Lower Columbia College, young working adults and retirees (mostly single person households).
- **1-bedroom apartments** – marketed to singles and couples who are employed in or near the downtown (across a broader range of ages) and to retirees, generally with more substantial household incomes.

Either of these housing product types is intended to serve a population that is often oriented to a downtown living environment – whether due to desire for proximity to places of work, school or shopping, or as a more urban lifestyle preference.

These two alternative housing product types represent the likely boundaries of a multi-family apartment project as might be considered for downtown Longview in the near term. Potential similarities and differences can be evaluated in terms of such factors as typical unit size, mixed use residential/commercial building scale, parking implications, potential cost of development, marketability, and associated economic impact.

The studio and 1-bedroom concepts are not mutually exclusive. Very likely, a developer would consider a mix of these unit sizes as best fits the market and developer expertise.

Key features of these two alternative concept prototypes are outlined as follows:

Both Concepts:

- 30,000 square foot site area, with half the site (15,000 square feet) as the footprint for a mixed use residential/commercial structure and the other half of the site for surface parking (estimated at 43 spaces) serving a portion of residents for paid resident parking (at rates consistent with current City parking lease rates).
- Ground floor (15,000 square feet total) developed with an apartment lobby and as commercial space for retail, dining and services to serve on-site residents *plus* downtown residents and workers.
- Four upper floors developed for residential apartments at 85% net to gross square footage (NSF/GSF) efficiency, with 15% for hallways/elevators and other common area.
- Hard construction cost estimates reflecting 2020-21 pricing for the Portland/SW Washington market area – with greater per square foot cost for the studio units.³
- Land cost at tax assessed valuation and soft cost (as for architectural/engineering and other fees, permits, sales tax, construction financing) at 25% of hard construction cost.
- Apartment rents assumed to be in the range of +/- 30% of resident incomes; apartment and retail rents for new construction to be at or even above current top of market rates.

Studio Units:

- Up to 113 residential studio units (assuming an average 450 NSF rentable per unit), a figure which could range lower as for student-oriented housing or higher consistent with COVID and post-pandemic preference for more in-home live/work space.
- On-site paid parking equates to 0.38 spaces per unit – assuming a majority of urban-oriented residents without cars and other available spaces nearby (especially evenings).
- Rents affordable to households with incomes averaging 75-80% of downtown Longview area average household incomes.

One-Bedroom Units:

- Up to 73 residential one-bedroom units (averaging 700 NSF rentable per unit), a figure that could range lower for economy units or more for added in-home live/work space.
- On-site paid parking equates to 0.59 spaces per unit – a higher figure than for studios but also assuming some residents with no cars or using off-site parking nearby.
- Rents affordable to households with incomes at about the average for existing downtown area residents (located within about ½ mile of the downtown core).

Key programmatic and associated cost estimates of this development prototype are as detailed by the worksheet on the following page.

Alternative Mixed Use Development Programs & Potential Cost

Pro Forma Analysis Component	Development Concept		Comments
	Studio Units	One Bedroom	
Site & Development Features			
Site Area (SF - Square Feet)	30,000	30,000	Mid-range of typical parking lot site
% of Site to Ground Floor Commercial	50%	50%	Remainder of site to ground floor parking
Building Footprint (SF - Ground Level)	15,000	15,000	Excluding on-site parking
# of Floors (Residential/Commercial)	5.0	5.0	Ground floor commercial, upper as residential
New Construction			
Commercial Space (SF - Ground Floor)	15,000	15,000	Retail/service-commercial & residential entry
Residential Units (SF - Upper Levels)	60,000	60,000	
Subtotal Commercial/Housing (GSF)	75,000	75,000	
At Grade Parking	15,000	15,000	Surface lot parking assumed for 1/2 of site
Ground Floor Commercial Space			
Commercial Space Efficiency (NSF/GSF)	75%	75%	Remainder of space for residential lobby
Rentable Commercial Space	11,250	11,250	
Residential Units			
Average Unit Size (NSF)	450	700	Approx mid-range for Longview/Vancouver
Residential Efficiency (NSF/GSF)	85%	85%	Net rentable as % of gross housing SF
Residential Rental Units	113	73	
Parking			
Commercial Parking - Spaces/1,000 SF	--	--	No required parking in Downtown Commerce
Residential Parking (Spaces per Unit)	0.38	0.59	District, assume surface parking for residential
# of Parking Spaces Developed	43	43	Assuming half of site retained for parking
Parking Square Footage per Space	350	350	
Parking Area Available (SF)	15,000	15,000	Assumed as at-grade, surface lot parking
Development Budget			
Site Preparation	\$180,000	\$180,000	Assumes no significant demolition
New Building Construction	\$14,325,000	\$12,825,000	Hard cost per RLB low end of construction range
Parking Lot (at grade)	\$120,000	\$120,000	Assumes improvement to existing lot
Subtotal Construction Cost	\$14,625,000	\$13,125,000	
Soft Cost	\$3,656,000	\$3,281,000	A/E Fees, permits, sales tax, financing @ 25%
Property Acquisition	\$210,000	\$210,000	At current DT parking land assessed valuation
Total Development Cost	\$18,491,000	\$16,616,000	

Source: E. D. Hovee & Company, LLC. Estimates are preliminary and for illustrative purposes only.

As indicated with this *side-by-side* comparison, the development cost of a prototype 75,000 square foot mixed-use project concept with studio apartments is preliminarily estimated to be in the range of \$18.5 million. This is 11% more than the estimated \$16.6 million cost of an exclusively 1-bedroom project – due to need for greater investment in higher cost kitchen and bathroom space with 47% more residential units in the all-studio concept.⁴

As in other communities which have not experienced substantial new mixed-use construction, the greater cost of construction – especially in an inflated market – will require rents at or even beyond the top of the current local market, a topic to which we return at the end of this report.

STEP B - MARKET TESTING OF MIXED-USE PROJECT PROTOTYPES

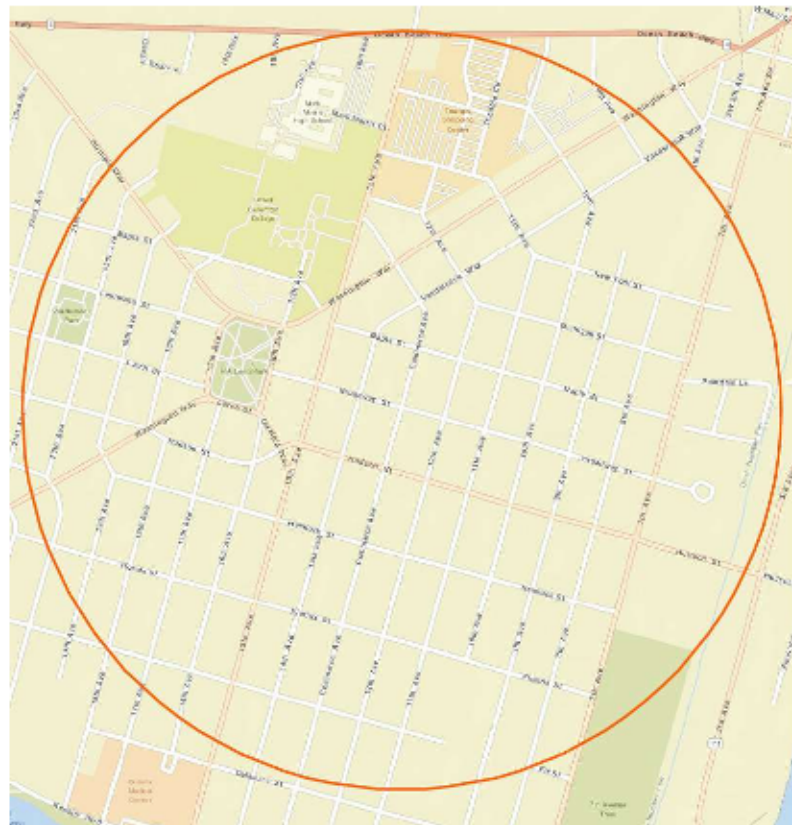
A second step in this report involves review of residential and retail market conditions pertinent to the downtown area. While not serving as a full market analysis, this review provides context for analysis of economic impacts associated with potential downtown residential development.⁵

Market Geographies

For purposes of this economic impact analysis, three market geographies are most pertinent:

- The **downtown Longview core area** anchored at Commerce and Broadway and extending out just over ½ mile encompassing Lower Columbia College and Triangle Shopping Center to Ocean Beach Way.
- The **City of Longview** as the most populated city in Cowlitz County.
- **Cowlitz County** that serves as a secondary market area providing further support to downtown and city-wide retail activity.

Immediate Downtown Longview Core Area



Sources: Claritas and E. D. Hovee. The radius centered at Commerce and Broadway extends 0.56 miles to the edge of Ocean Beach Way.

Demographics

As of 2021, population of the most immediate downtown Longview market area is estimated as encompassing 5,280 residents – accounting for 14% of Longview’s population and about 5% of all residents county-wide. Since 2010, population of the downtown and city both have increased by 5%, below an approximately 10% population increase experienced county-wide.

Demographics of the immediate downtown area together with the rest of Longview and Cowlitz County serve to frame alternative choices for future residential development, as characterized by discussion on the following pages.

As illustrated by the charts to the right:

- At 45.8 years, the **average age** of persons living in the downtown (DT) area is considerably above that of the entire city or county. In particular, the downtown has an above average proportion of residents age 75+. There is also a somewhat above average proportion of younger working adults, age 25-44.
- At 1.73 persons per household, **average household size** for the downtown area is considerably below that of the city of Longview or Cowlitz County. Families account for only 35% of downtown households, as compared with 59% city-wide and 68% county-wide – an indicator of living alone or with unrelated persons.
- Consistent with an older age profile, only 38% of downtown area residents age 16 and over are **employed** – well below city- and county-side proportions. Those who are employed are more likely to be working in building maintenance, health care, management, administrative and production-related occupations.
- The **average household income** of \$47,000 in the downtown area is 27% less than the city-wide and 42% less than comparable county-wide average incomes.⁶ However, the downtown poverty rate is somewhat below the rate for all of Longview, albeit above the comparable Cowlitz County figure.
- Renters comprise 80% of occupied downtown housing, well above **renter-occupied housing** shares city- and county-wide. Similarly, multi-family and attached housing accounts for 79% of all downtown area housing units, as compared with 35% of housing units in Longview and 21% of housing units county-wide.⁷ Also noted is that the

Area Demographics (2021)

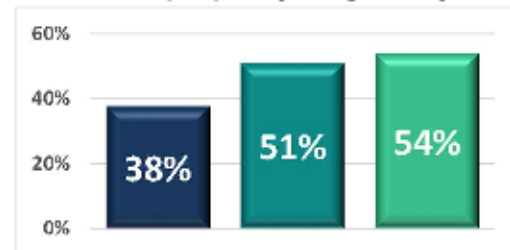
Average Age of Population



Average Household Size



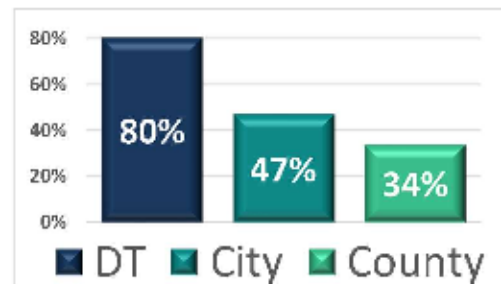
% Employed (of Age 16+)



Average Household Income



% Renters



Source: Claritas.

median age of downtown housing stock is 4 and 13 years older than city- and county-wide counterparts, respectively.

Other demographic characteristics of note for this market study report include the following:

- **Hispanic or Latino population** represents 12-13% of downtown area and city-wide population, somewhat above the county-wide proportion of about 10%. Taken together, Black/African, Native American, Asian, Pacific Islander and residents of some other race account for 12% of downtown and in-city populations, with persons of two or more races another 5% – proportions that are slightly above county-wide averages.
- While only 20% of households in a ½ mile radius around the downtown core are **owner-occupied**, the value of these homes is about 7% above the city-wide median value of housing. This indicates some propensity of near downtown single-family neighborhoods to support more retail in the downtown than might otherwise be the case.
- **Educational attainment** of adults age 25+ is somewhat mixed. Downtown Longview residents are more likely than their counterparts city- and county-wide to have some high school but no diploma or some college including those with associates but not bachelors' degrees. However, higher proportions of downtown residents have advanced professional or doctorate degrees than is the case city- or county-wide.
- The typical downtown household has only one car – well below rates of 1.7 and 2.1 **vehicles per household** throughout the rest of Longview and Cowlitz County, respectively. In part, fewer vehicles reflect smaller household sizes in downtown. However, they also reflect greater propensity to use transport means other than single-occupancy vehicles. About 30% of downtown workers walk, carpool, use public transport, bicycle or other means of getting to work (including work at home).⁸ This is well above the 22% share of all Longview workers and the 20% of workers county-wide who use transport means other than driving alone to get to and from work.

Implications for Downtown Housing Development

A key decision for any developer or investor in downtown housing will be to determine the type of product to build and associated target market. In terms of potential market demand and support for added downtown retail and service activity, the following observations are noted:

- Building to the existing dominant downtown demographic might suggest a modest income senior or other affordable housing project. However, this option results in less spending benefit per unit to downtown businesses than may occur with other options.
- An alternative approach would be to target a somewhat more upscale market of young and often single adults who are early in their careers – as with health care, management and administrative workers – likely offering the greatest downtown spending boost.
- A third approach would be to target what appears to be an unserved demographic – of students at nearby Lower Columbia College. Somewhat less per person spending power

could be at least partially if not fully offset by more units of smaller size as well as greater propensity for reduced auto use – for a yet more lively downtown scene.

This report returns to this question of target market with Section C review of economic impact.

Longview Rental Housing Market

This economic impact report is not intended to serve as a full market analysis for rental housing in downtown Longview. However, some initial market information is of use – especially as a cross-check on the assumptions for potential product types assumed for redevelopment of a public downtown parking lot.

To assist in this overview analysis, some comparison is made with Vancouver – a city with more population but potentially serving as an indicator of emergent market opportunities for Longview as the community takes on a more urban/metropolitan character in the years ahead. From a review of American Community Survey (ACS) data of the U.S. Census Bureau, several items are of note as of the 2019 survey year (using a 5-year sampling average):

- In both Longview and Vancouver, rental units comprise a roughly 48% share of all in-town occupied housing. However, there are significant differences in the composition of the rental inventory by product type, age and unit sizing.
- About 36% of Longview rentals comprise single-family homes, well above the 21% single-family share for Vancouver – with Longview offering less multi-family availability as a proportion of the total rental inventory than Vancouver.
- The Longview rental inventory is skewed more to smaller units with studio units having no bedrooms (at 8%) and 1-bedroom units (22%) comprising close to a combined 30% of the rental inventory, as compared to a 26% combined share in Vancouver.
- The most noticeable difference between the two markets is in age of structure for rental units. In Longview, just over 20% of housing accommodating renters has been constructed since 1980 or more recently as compared with over 60% of the current rental inventory in Vancouver. In effect, nearly 80% of Longview renters live in homes or apartments built more than 40 years ago – with only minimal new construction noted in the most recent decade of 2010-19.

Taken together, the ACS data indicates that the Longview market is substantially underserved with new multi-family housing. Also of note is that there is surprisingly strong demand for what might be considered as studio units, although some portion of this need may be accommodated, for example, by rental of spare bedrooms in a single-family home.

Observations of inadequate inventory are confirmed by discussion with firms involved with Longview area rental housing coupled with review of rental availability and associated rent levels on the internet. Based on an initial search of properties, of particular note is that there are virtually no listings of availability for studio apartments.

A review of comparables for studio and 1-bedroom properties in Longview and Vancouver also indicates that, despite strong demand, Longview rents remain well below those of the Vancouver area (on a per square foot basis). Rents with an older inventory may remain lower than when upward adjustments across the board can be supported by higher rents as needed to defray the cost of new construction. In effect, successful development of new product can help to *raise the bar* for rental housing (and retail space) quality and financial viability for the existing as well as new inventory.

The solution to an underserved market is to increase the supply of new multi-family rental units. This likely will require rental rates at or above the current Longview market and more in line with what is required to support the cost of new construction as in Vancouver.

Property owners and developers will need confidence that enough renters will step up to higher rent rates when new contemporary units are built – especially if a more urban mixed-use product type is added to the inventory mix. Experience in other communities across the Pacific Northwest indicates that this step-up of the market can and will occur – especially if facilitated in the early going with active public-private partnership opportunities.

Retail Sales Capture & Leakage

There are two questions pivotal to address in setting the stage for opportunities whereby downtown area retailers (and restaurants) might be best positioned to benefit from additional downtown residential development:

- **For what types of retail is the regional (or county-wide) market overserved or underserved?** In situations where Cowlitz County has less retail than what the region's population should support based on resident buying incomes, there is the best regional opportunity for added business to fill the gap, reducing existing sales leakage.
- **Within the regional market, for what types of retail does the downtown area have the strongest competitive position?** Categories for which downtown businesses exhibit strong competitive market share as a recognized *go to* place often represent the best opportunity for building on existing strengths.

Prospective opportunities can be assessed from both perspectives.

Regional Retail Supply versus Demand. As of 2021, it is estimated that Cowlitz County has resident-generated demand for approximately \$1.992 billion versus actual sales by local businesses of \$1.847 billion – for net sales leakage estimated at \$145 million. This sales leakage occurs as local residents travel outside the county or make e-commerce purchases from non-Cowlitz vendors.

When separated by type of retail, it is apparent that some types of retail perform better than others. Categories characterized by net sales leakage (with resident out-shopping not offset by tourism inflows) include home furnishings, electronics/appliances, health/personal care,

apparel & accessories, dining and non-store retail. These represent the best opportunities for added local retail, provided that un-met demand is sufficient to support threshold requirements for sustained business viability – whether for small scale or large format retail.

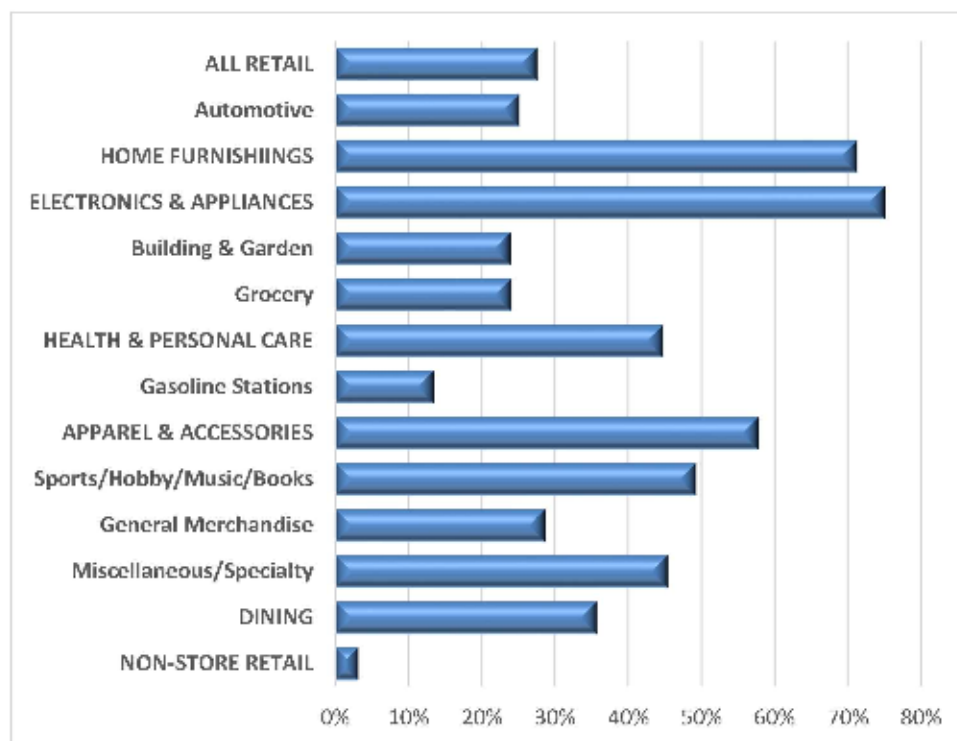
Categories that have more fully saturated the local market (with sales volumes exceeding what resident demand alone supports) are automotive, building/garden, grocery, gas station, general merchandise, sporting/hobby and specialty retail. For these categories, added local retail business is more difficult to achieve and more reliant on continued non-resident purchases.

One category – non-store retail – deserves added mention. This category includes mail order and e-commerce activity. Due to the rapid expansion of internet retailing especially through the pandemic, more than 14% of retail sales county-wide are now made via internet purchases.

There are few store types that remain unaffected by internet sales at the expense of local *brick and mortar* stores. Going forward, continued expansion of e-commerce can be expected, except to the extent offset by recovery from business curtailment during the pandemic.

Downtown Longview Competitive Strengths. As illustrated by the following graph, downtown area businesses (including those at the Triangle Shopping Center) account for an estimated 28% all retail purchases made by Cowlitz County residents.

Downtown Longview Area as % of Cowlitz County Retail Sales (2021)



Source: Claritas as compiled by E. D. Hovee. Categories labelled with ALL CAPITAL LETTERS are those for which there is also county-side retail sales leakage.

Downtown area market capture appears to be greatest for electronics and appliances – at 75% of Cowlitz County retail sales volume. Other categories with strong market penetration (above a 30% share of county-wide retail sales) include home furnishings, apparel, specialty and health/personal care retail, plus dining. With the exception of specialty (including sports/hobby) retail, these are all categories that currently are also under-retailed on a county-wide basis.

Categories for which the county is currently under-retailed but with strong existing downtown market presence represent likely candidates for retail expansion generally with economic recovery. Prospects will be even stronger if a critical mass of additional residential population is added nearby.

As economic activity returns to more normalized conditions with waning of the COVID pandemic, sectors especially benefitted with recovery can be expected to include some of those most negatively affected during the downturn. Consistent with emerging nation-wide experience, for downtown Longview this suggests strong potential rebound activity for dining and apparel retail.

These are categories for which additional downtown residential would be particularly beneficial, especially if residential units are built and marketed to younger student and/or early working career residents.

STEP C – ECONOMIC IMPACT ASSESSMENT

The final work step taken with this assessment is to describe and, where possible, quantify economic impacts expected – as consistent with results of the Step A and B analyses. Impacts addressed include:

- **One-time impacts of construction** – in terms of development spending, construction jobs, employment and wage incomes (both direct and economic multiplier effects).⁹
- **On-going impacts of added downtown population** – in terms of added spending, employment and wage incomes (both direct and economic multiplier effects).
- **Direct tax benefits to affected taxing jurisdictions** – focused primarily on added property and sales tax resulting from development and on-going occupancy.
- **Other indirect and less quantifiable effects** – including implications for downtown parking, demonstration/catalyst effects for further downtown development, and significance for attracting other downtown/regional development based on expanded quality of life considerations.

Each of these topics is considered, in turn.

One-Time Construction Impacts

Construction impacts are driven by prototype project costs estimated at \$18.5 million for an all-studio mixed-use project and \$16.6 million (including hard and soft costs) for a 1-bedroom concept. As detailed by the following chart, anticipated impacts including economic multiplier effects include between 130-145 construction related jobs, added payroll county-wide of \$7.5-\$8.5 million and added business revenue of \$25.8-\$26.7 million. The all-studio concept potentially achieves somewhat greater impact due to higher anticipated cost of construction.

One-Time Construction Effects of Prototype Mixed-Use Projects

Type of Impact		Studio Units	1-Bedroom Units	Comments
Direct Jobs		90	80	@ 4.75 jobs/million \$ with construction jobs multiplier for Cowlitz County
Multiplier		1.60		
County-Wide Job Impact		145	130	
Direct Payroll		\$6,066,000	\$5,392,000	@ \$67,400 annual wage
Multiplier		1.40		Multiplier covers impact over duration of construction
County-Wide Payroll Impact		\$8,492,000	\$7,549,000	
Direct Revenues		\$18,491,000	\$16,616,000	Multiplier covers impact over duration of construction
Multiplier		1.55		
County-Wide Business Revenue		\$28,661,000	\$25,755,000	

Sources: E. D. Hovee per development budget, report data and RIMS multipliers for Cowlitz County.

On-Going Annualized Impacts

As is the case with economic impacts of construction, the effects realized on an annual basis over the useful life of the development are driven by added revenues generated with respect to added leasing income derived from tenants and added spending by apartment renters both downtown and county-wide.

As indicated by the chart below, added revenues directly associated with the 60,000 square foot residential component of a 75,000 square foot mixed-use project are estimated at between \$3.3 and \$3.8 million per year (in 2021 dollars). Just under 40% of this revenue is associated with rental income from both commercial and residential portions of the project.

Over 60% of this revenue is associated with retail spending by new residents – ranging from \$2.0-\$2.4 million per year depending on the prototype considered. Currently retailers (including dining establishments) located within ½ mile of the downtown core capture an estimated 28% of retail spending in Cowlitz County. Based on immediate proximity to downtown area stores and experience of other cities with downtown residential development, downtown area retailers might reasonably be expected to capture 50%+ of Cowlitz County spending – equating to between \$1.0 and 1.2 million in added downtown sales volume per year.¹⁰

Annualized On-Going Effects of Prototype Mixed Use Projects

Type of Impact		Studio Units	1-Bedroom Units	Comments
Direct Jobs		35	30	Direct jobs are for resident spending & rental leasing, multiplier for spill-over effect
Multiplier		1.25		
County-Wide Employment Impact		45	40	
Direct Payroll		\$676,000	\$572,000	@ combined retail, dining & apartment management average wage of \$31,000
Multiplier		1.35		
County-Wide Payroll Impact		\$913,000	\$772,000	
Direct Revenues		\$3,830,000	\$3,343,000	Reflecting direct retail-related revenues for downtown and Cowlitz plus apartment leasing
Multiplier		1.40		
County-Wide Business Revenue		\$5,362,000	\$4,680,000	

Sources: E. D. Hovee per development budget, report data and RIMS multipliers for Cowlitz County.

Accounting for economic multiplier effects of direct plus indirect and induced effects as spillover benefit county-wide, the annual impact for Cowlitz County is between an added 40-45 jobs supported with associated payroll of \$772,000-\$913,000 per year and added county-wide business income ranging between about \$4.7-\$5.4 million per year.

An all studio-apartment project could be expected to generate about 15% more retail sales volume than a 1-bedroom complex (assuming the same total building area devoted to residential space for both prototypes). In effect, the lesser spending power of studio renters is more than offset by the greater number of units within the same building space envelope.

Direct Tax Benefits

In addition to economic benefits for downtown and county-wide businesses, state and local governmental jurisdictions can also be expected to receive tax revenue related benefits both from construction and subsequent occupancy. With this analysis, tax benefits estimated are limited to revenues directly generated from on-site development and occupancy.

This analysis covers **two options** affecting tax revenues, assuming either:

- No application of tax incentives.
- The option of making available an 8- or 12-year multi-family property tax exemption as consistent with Longview's Municipal Code (LMC Chapter 16.60).

Each of these two options is described and evaluated, in turn.

Tax Benefits without Application of Tax Incentives. The primary tax benefit for the City of Longview together with other state and local jurisdictions during **construction** is expected to come in the form of sales and use tax on project construction. With an overall sales tax rate of 8.1%, allocation is made at rates of 6.5% to the State of Washington, 1.0% to the City of Longview, and 0.3% for public transit and 0.1% each for mental health, criminal justice and 911 emergency communications. Real estate excise tax is also possible depending on the nature of the land transaction and potential sale price and so is not directly estimated with this analysis.

With project completion and occupancy, three primary sources of **annualized on-going** tax revenues are available to the City and other benefitting jurisdictions:

- *Sales and use tax* on taxable sales at local jurisdiction rates as noted above for ground floor retail and dining businesses subject to sales tax (which may vary with the specific business tenant and so are forecast based on industry wide averages).
- *Property tax revenues* at the current levy rate of approximately \$10.55 per \$1,000 assessed valuation based on cost of construction with just under 23% to the City of Longview and the remaining 77% to the State of Washington, Cowlitz County, School District, and Port of Longview.
- *City of Longview business & occupation (B&O) tax* levied on applicable gross business revenue of ground floor uses at the rate of 0.1% of retail sales in the City of Longview.
Note: B&O tax revenues to the State of Washington are not estimated with this analysis.

As detailed by the chart on the following page, **one-time revenues** are noted for sales tax on construction – estimated at about \$1.1-\$1.2 million – with just over 80% of the revenue benefit accruing to the state of Washington. **Ongoing tax revenues** include property tax, retail sales and use tax and local City of Longview business and occupation (B&O) tax. Revenues to all jurisdictions are estimated to equate to between \$248,700 and \$284,100 per year – with an estimated 17-18% accruing to the City of Longview depending on the prototype considered.

Direct Tax Benefits for Prototype Mixed-Use Projects (without Tax Incentives)

Type of Impact	Studio Units	1-Bedroom Units	Comments
One-Time Construction Revenues			
Value of Construction	\$14,625,000	\$13,125,000	Hard cost subject to sales tax
Sales Tax Rate	8.1%		State rate 6.5%/local 1.6%
Total One-Time Revenues	\$1,185,000	\$1,063,000	To project buildout
State Share of Revenues	\$950,900	\$853,000	
City Share of Revenues	\$146,300	\$131,200	
Other Local Share of Revenues	\$87,800	\$78,800	
Annual Revenues			
<i>Property Tax:</i>			
Taxable Assessed Value (TAV)	\$14,835,000	\$13,335,000	On land + construction cost
Rate/\$1,000 TAV	\$10.549883		Per 2021 tax year
Annual Property Tax Revenue	\$156,500	\$140,700	Rounded to nearest \$100
<i>Retail Sales & Use Tax:</i>			
Gross Retail Sales	\$2,390,000	\$2,023,000	On retail related purchases
% Subject to Sales Tax	65%		Composite estimate
Revenue Subject to Sales Tax	\$1,553,500	\$1,314,950	
Sales Tax Rate	8.1%		State 6.5%/City 1.0%/Other 0.6%
Total Sales Tax Revenue	\$125,800	\$106,500	Rounded to nearest \$1,000
<i>Longview B&O Tax Revenue</i>			
City B&O Rate	0.10%		On retail sales in City
Total City B&O Tax Revenue	\$1,800	\$1,500	City @ est 75% of county sales
Total Annual Tax Revenues	\$284,100	\$248,700	Assuming no tax incentives
State Share of Revenues	\$143,200	\$123,500	Excludes state B&O receipts
City Share of Revenues	\$49,300	\$43,600	
Other Local Share of Revenues	\$91,600	\$81,600	Includes all local jurisdictions
Discount Rate	3.00%		Illustrative inflation free rate
NPV of City Tax Revenues - 30 Years	\$1,112,300	\$986,200	Assuming no tax exemption

Sources: E. D. Hovee per development budget, report data and applicable tax rates for downtown Longview.

It is also possible to evaluate the combined effects of one-time and on-going tax revenue effects using net present value (NPV) effects. Over a 30-year time horizon, the NPV of the prototypical site developments considered ranges between just under \$1 million to about \$1.1 million in added tax revenues to the City of Longview.

The NPV figure is about 13% greater for the all-studio concept than the 1-bedroom alternative. When considered on per household (or per unit) basis, the range is from \$9,845 per studio unit to \$13,510 per 1-bedroom unit – with the 1-bedroom units yielding about 37% more tax revenue than studio units due to greater household income – as estimated on a per household basis.

Tax Benefits with Application of Multi-Family Tax Exemption. LMC Chapter 16.60 provides for property tax incentives in residential targeted areas of the City of Longview. The

purpose of the chapter is to “encourage increased residential housing opportunities, including affordable housing opportunities, within urban centers within the city of Longview where there are insufficient housing opportunities, including affordable housing opportunities.”

This time-limited property tax exemption is for multi-family properties of “four or more dwelling units designated for permanent residential occupancy resulting from construction, rehabilitation or conversion of a vacant, underutilized or substandard building.” Areas designated as residential targeted areas include “all properties within the downtown commerce (D-C) zoning district and within the civic center (C-C) zoning district ...” This appears to include all downtown area properties currently developed as City-owned parking lots within the downtown except possibly for the smaller Paragon lot situated west of 15th Avenue.

Two alternate exemptions from ad valorem property taxation on the value of new construction, conversion and rehabilitation improvements are potentially available for residential developments on these properties:

- For eight successive years following the start of the year following the issuance of a certificate of building completion.
- For 12 years if the owner/applicant commits to renting or selling at least 20% of the multi-family units to low (at or below less than 80% of median family income) and moderate-income (more than 80% to less than 115% of median income) households.

Over the period of an exemption, property tax will still be collected on the ground floor portion of the property not used for residential purposes. The chart below details the potential tax revenue effects either an 8- or 12-year residential exemption – for all jurisdictions and the city.

Tax Revenue Effects of Residential Property Tax Exemption

Type of Impact	Studio Units	1-Bedroom Units	Comments
Reduced Annual Revenues - All Jurisdictions			
Reduced All Jurisdiction Revenues	(\$131,100)	(\$115,200)	With 8- or 12-year exemption
Adjusted Revenues - All Jurisdictions	\$153,000	\$133,500	For period of exemption
Reduced Annual City Tax Revenues			
Reduced Annual City Revenues	(\$30,000)	(\$26,400)	With property tax exemption
Adjusted Annual City Revenues	\$19,300	\$17,200	During period of exemption
NPV to City of Tax Exemption			
8-Year Exemption	\$755,700	\$669,200	Back to no exemption Years 9-30
12-Year Exemption	\$667,700	\$591,800	Back to no exemption Years 13-30

Sources: E. D. Hovee per development budget, report data and RIMS multipliers for Cowlitz County.

As indicated by the chart, potential effects of authorizing the property tax exemption for the residential portion of the property would be a reduction of an estimated \$115,200 to \$131,100 annually for the number of years (8 or 12) as may be approved for the downtown project.

Revenues would rebound to a without exemption level once the period of tax abatement ended. The resulting 30-year NPV of taxes revenues as adjusted for potential exemption would be added tax revenues to the City ranging between just under \$592,000 to close to \$756,000.

In effect, the 8-year residential exemption is associated with an approximately 32% reduction in the NPV of tax collections to the City of Longview. The 12-year exemption for a 20% affordable component results in a 40% tax revenue NPV reduction for the City.

When considered on a per household basis, the NPV of an 8-year exemption ranges from about \$6,700-\$9,200 per unit – with more for the 1-bedroom unit development. The NPV of the tax benefit ranges from \$5,900-\$8,100 with a 12-year residential property tax exemption.

Other Indirect & Less Quantifiable Impacts

In addition to the quantitative economic and fiscal effects addressed in this report, there are other indirect and less quantifiable benefits associated with introducing construction of new residential units into the downtown area, including:

- **Housing's increasing importance to downtown revitalization.** Over the last couple of decades, more attention has been given to the pivotal role of housing as a source of demand for added core area retail, dining and entertainment as well as confidence for reinvigorated downtown office employment. This has become more important in cities large and small as retail has given way to competition from the internet and outlying retail – especially now as downtown areas seek to recover from the COVID pandemic.
- **Introduction of new multi-family housing in a market that has seen limited construction in recent years.** This is important to better address rental housing demand that currently appears to well exceed supply. In addition, construction of new units serves as an important step to begin re-pricing rents to levels required for yet further new construction and existing rental upkeep to meet community-wide inventory needs.
- **A sense of added security and safety for downtown.** Housing is the one use that offers a 24-hour presence with *eyes on the street*. A core area perceived as safe is one that can more readily reach out to shoppers, employees and businesses who otherwise might bypass the central city in favor of more familiar environs. So downtown businesses benefit not just from the spending by new downtown residents, but by making the rest of the community more comfortable to come work, recreate and shop downtown.
- **Improved utilization of Longview's reconfigured parking inventory** – with some unneeded spaces removed combined with added demand for remaining spaces still available to serve more downtown residents and commercial businesses.
- **Improved community livability and impetus for area-wide economic development.** As the heart of a city, downtown's vitality inevitably plays an important role in community identity and pride – both for existing residents and newcomers. This is especially important for communities seeking to retain and attract business investment and younger residents – for assured vitality into the next generation.

Summary Notes

A new mixed-use residential apartment development located above ground level retail commercial space could serve as a stimulus for added downtown business activity and spur for yet further future mixed use core area development projects. When considered on a **per household** or per unit basis, residential development downtown offers prospects for:

- An added \$10,575-\$13,865 in retail and dining expenditure per household.
- An added \$9,845-\$13,510 per household in the present value of tax revenues to the City of Longview over the next 30 years – adjusted down to between \$5,900-\$9,200 per unit if multi-family tax exemption were provided as a development incentive.

The higher end of these per household spending and tax benefits is associated with developments of 1-bedroom rather than studio units. However, the ability for a specific building space to accommodate more housing units with studios may provide equal or greater benefits in total to the downtown area and city. The determination of the right mix of housing sizes and pricing will depend on more detailed analysis of the market specific to any developer's project. Because of the high cost of building urban housing in an inflated market as currently exists, it will be essential to deliver the housing product at supportable rents attractive to tenants as needed to achieve full occupancy.

Over time, a range of housing product types should be considered, with each new development addressing a segment of the market as yet underserved. As a beginning point, it can be expected that studio and/or 1-bedroom units most likely will best serve the current market need – and best fit as an extension of the existing downtown area demographic.

If an initial mixed-use development proves successful, there then should be opportunity to widen the net to serve other market niches – ranging from affordable (subsidized) housing to upper end larger configurations as for 2-3 bedroom units or possibly considering condominium developments as well as rental apartments. The first new mixed-use project should be considered as pioneering, challenged to achieve rent levels (in an existing lower rent environment) as needed to support current high costs of new construction. *Getting to yes* on an initial project may well depend on incentives that the city finds reasonable and cost-effective to support.

Incentives might come in one or more of a number of forms – as with sale of one or more underutilized parking lots, allocation of spaces not met on-site with other off-site parking, funding of infrastructure improvements, fast-track regulatory review, and/or support in obtaining supplemental funding resources as from state or federal sources. Also to be considered is the potential for applying the available multi-family property tax exemption. Success of the initial project can create the pathway for each succeeding project to be a bit easier. Experience regionally has demonstrated time and again that mixed use development that is appealing supports a step up in rents that occupants will also support – raising the bar for a more economically and socially vibrant downtown and community in the years ahead.

ENDNOTES

- ¹ Information for this market and economic impact report has been obtained from sources generally deemed to be reliable. However, E. D. Hovee does not guarantee the accuracy of information from third party sources and information is subject to change without notice. Observations and findings contained in this report are those of the author and should not be construed as representing the opinion of any other party prior to their express approval, whether in whole or part.
- ² Noted is that tax assessed valuation does not necessarily align with market valuation to a prospective seller and/or purchaser. Individual property valuations can vary considerably based on a variety of site-specific or area factors.
- ³ Per square foot cost of construction can be expected to be greater for the studio than 1-bedroom units because a higher proportion of studio unit square footage comprises higher cost kitchen and bathroom space.
- ⁴ A project with a mix of studio and 1-bedroom units would likely involve a cost somewhere between the above two estimates. For example, a project with 50% of studio space and 50% 1-bedroom units would involve a cost of about \$17.55 million using the preliminary project/cost model as prepared for this analysis.
- ⁵ The demographic and retail sales data for this analysis is from the proprietary and nationally recognized data firms of Claritas/EnviroNics. Claritas data is derived from multiple sources, including benchmarking to the decennial U.S. Census and associated American Community Survey (ACS). Claritas data offers the added advantages of providing current real time estimates of demographic and economic conditions and capability using GIS-addressed data for customized market geographies.
- ⁶ For this analysis, use of an average versus median household income is more useful as a gauge of prospective residential demand. At nearly \$47,000 per year, the average income of downtown households is 68% higher than median downtown household income of \$28,000 per year. This means that a relatively small number of downtown households have incomes considerably above the median – which skews the average considerably higher, offering more market support for a higher rent product than might otherwise be considered. By comparison, the gap between average and median income is 42% for the City of Longview and 33% for all of Cowlitz County, considerably below the downtown differential. Downtown housing will prove more able to achieve rents needed to support high cost of new construction (especially for 1-bedroom units) if the aim is to meet the average rather than the current median figure for all downtown area residents.
- ⁷ Multi-family housing comprises duplex and triplex units as well as multi-unit apartment properties. Attached housing includes townhomes and other single-family units that share a common wall with an adjoining structure.
- ⁸ The proportion of downtown residents who walk to work is particularly high at 13% – as compared with 4% of workers throughout Longview and only 2% of workers living throughout Cowlitz County.
- ⁹ Direct effects are those occurring directly as a result of on-site activity. Economic multiplier effects add in indirect spending as directly benefited business make secondary purchases from other firms plus induced effects as from increased off-site employment and associated household incomes and spending county-wide.
- ¹⁰ Retail analyses have been conducted across the U.S. to estimate the impact of downtown residential development on retail spending. While experience varies, a key finding is that residents who live downtown will support more spending downtown than is the case for residents living elsewhere in the same city or metro area. Research cited to the International Council of Shopping Centers indicates that residents who live within walking distance of retail spend two to three times as much downtown than would otherwise be the case. As the area within ½ mile of the downtown Longview core already accounts for 28% of Cowlitz County retail sales, a conservative estimate of market capture for those living downtown would be 50% -- just under double the capture rate for residents living elsewhere in Longview or Cowlitz County.