



City of Longview

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

Agenda

City Council

*Mayor Spencer Boudreau
Mayor Pro Tem Kalei LaFave
Council Member Ruth Kendall
Council Member Angie Wean
Council Member MaryAlice Wallis
Council Member Keith Young
Council Member Erik Halvorson*

Tuesday, July 22, 2025

6:00 PM

2nd Floor, City Hall

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

If you are participating virtually, you may submit written comments to the City Clerk's Office with the subject line "Public Comment for Disbursement to City Council."

Virtual attendees may comment verbally during public hearings only and is only permitted for registered attendees. To participate, please contact the Clerk's Office in advance. Use the "raise hand" feature during the hearing, and the Clerk will unmute participants in the order received. If calling in by phone, dial star - 9 to raise your hand.

<https://us02web.zoom.us/j/82394132374>

Telephone options (dial any of the following numbers):

1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: 823 9413 2374

1. CALL TO ORDER

2. INVOCATION*/FLAG SALUTE

25-00569 RUSS COLLIER, FATHERS HOUSE CHURCH

3. ROLL CALL

4. WORKSHOP

5. APPROVAL OF MINUTES

25-00568 JULY 8, 2025 REGULAR MEETING

25-00666 JULY 15, 2025 SPECIAL MEETING/WORKSHOP

6. CHANGES TO THE AGENDA**7. PRESENTATIONS & AWARDS****8. CONSTITUENTS' COMMENTS - NON-AGENDA ITEMS (Thirty Minutes)****9. PUBLIC HEARINGS**

25-00606 2025-2029 LONGVIEW-KELSO CONSORTIUM CONSOLIDATED PLAN AND RESOLUTION 2569 FOR SUBMISSION OF THE CONSOLIDATED PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDED ACTION:

- 1.) HOLD PUBLIC HEARING FOR COMMENT ON THE HUD CONSOLIDATED PLAN.**
- 2.) MOTION TO APPROVE RESOLUTION 2569**

10. CONSTITUENTS COMMENTS - AGENDA ITEMS (Thirty Minutes)**11. BOARD & COMMISSION RECOMMENDATIONS****12. ORDINANCES & RESOLUTIONS**

25-00686 RESOLUTION 2571 - AUTHORIZATION TO PURCHASE SCORPION II TL-3 TOWABLE ATTENUATOR TRAILER IN THE AMOUNT OF \$52,400 AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY PURCHASING DOCUMENTS IN ACCORDANCE WITH CITY PROCUREMENT POLICIES FOR PUBLIC WORKS OPERATIONS.

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION 2571

25-00685 ORDINANCE 3564 STORING OF PERSONAL PROPERTY IN PUBLIC SPACES

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE 3564

13. MAYOR'S REPORT**14. COUNCILMEMBERS' REPORTS****15. CONSENT CALENDAR**

25-00605 APPROVAL OF CLAIMS

25-00668 SET CLOSED RECORD PUBLIC HEARING FOR PLANNING COMMISSION RECOMMENDATION FOR THE SIRES CROSSING SUBDIVISION FOR AUGUST 26, 2025

RECOMMENDED ACTION:

MOTION TO SET CLOSED RECORD PUBLIC HEARING AUGUST 26, 2025

16. CITY MANAGER'S REPORT**17. MISCELLANEOUS****18. EXECUTIVE SESSION**

25-00667 PERFORMANCE OF A PUBLIC EMPLOYEE PER RCW 42.30.110(1)(g)

19. 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 12, 2025 – 6:00 P.M.****TUESDAY, AUGUST 26, 2025 – 6:00 P.M.**



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Minutes

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Tuesday, July 8, 2025

6:00 PM

2nd Floor, City Hall

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Webinar ID: 823 9413 2374

1. CALL TO ORDER

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

2. INVOCATION*/FLAG SALUTE

25-00567 BRIAN CUMMINGS, COWLITZ CHAPLAINCY

After the invocation provided by Brian Cummings of Cowlitz Chaplaincy, the flag salute was recited.

3. ROLL CALL

***Present:** Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall, Councilmember Wean, Councilmember Wallis, Councilmember Young, Councilmember Halvorson*

***Staff Present:** City Manager Jennifer Wills, Interim City Attorney Dawn Reitan (zoom), City Clerk Tiffany Ostreim, Public Works Director/Assistant City Manager Chris Collins, Community & Economic Development Director Nick Little, Parks & Recreation Director Justin Brown, Police Captain Branden McNew, Fire Chief Brad Hannig, Information Technology Director Mike Sullivan, Finance Director Lisa Wolff*

4. WORKSHOP**5. APPROVAL OF MINUTES****25-00565 JUNE 26, 2025 REGULAR MEETING**

A motion was made by Councilmember Halvorson, seconded by Councilmember Wallis, to approve the June 26, 2025 Regular Meeting Minutes. The motion carried unanimously.

6. CHANGES TO THE AGENDA**7. PRESENTATIONS & AWARDS****25-00641 PARKS AND RECREATION MONTH - JULY 2025; RECIPIENT, PARKS & RECREATION ADVISORY BOARD CHAIR OLIVER BLACK**

Mayor Boudreau and Councilmember LaFave presented the proclamation to Parks & Recreation Advisory Board Chair Oliver Black, who accepted on behalf of the Parks & Recreation Advisory Board.

8. CONSTITUENTS' COMMENTS - NON -AGENDA ITEMS (Thirty Minutes)

Leri Jacobs provided public comment.

Teresa Purcell provided public comment.

A citizen, name unstated, provided public comment.

Glenda Johnson provided public comment.

Derek Fine provided public comment.

9. PUBLIC HEARINGS**25-00604 CLOSED RECORD HEARING - PLANNING COMMISSION RECOMMENDATION FOR THE 5431 MT SOLO ROAD TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT (PUD) SUBDIVISION****RECOMMENDED ACTION:**

HOLD THE CLOSED RECORD HEARING AND MOTION TO GRANT APPROVAL OF PLANNING COMMISSION RECOMMENDATION OF THE TAYLOR ISLAND ESTATES PLANNED UNIT DEVELOPMENT SUBDIVISION

Interim City Attorney Dawn Reitan read the disclosures of the quasi-judicial hearing. All council members participated in the hearing.

Community Development Planner Irene Rutikanga presented.

Mayor Boudreau opened and closed the public hearing at 6:37 p.m.

A motion was made by Councilmember Wallis, seconded by Councilmember Halvorson, to grant approval of Planning Commission recommendation of the Taylor Island Estates Planned Unit Development Subdivision. The motion carried unanimously.

10. CONSTITUENTS' COMMENTS - AGENDA ITEMS (Thirty Minutes)

Carol Zonich provided public comment.

Jason Still provided public comment.

Chuck Hendrickson provided public comment.

*Leri Jacobs provided public comment.
Teresa Purcell provided public comment.*

11. **BOARD & COMMISSION RECOMMENDATIONS**

25-00642 RESOLUTION 2561 TASK FORCE FINDINGS

RECOMMENDED ACTION:

MOTION TO DIRECT THE CITY ATTORNEY TO BRING BACK THE FINAL ORDINANCE AMENDING LONGVIEW MUNICIPAL CODE SECTIONS 7.29.020 AND 7.29.040, REGULATING THE STORAGE OF PERSONAL PROPERTY ON PUBLIC LAND, CONSISTENT WITH THE RESOLUTION 2561 TASK FORCE RECOMMENDATIONS

City Manager Jennifer Wills presented.

Council discussed the presentation.

Council also discussed document recording fees, continuing the task force work, coordination with partners and non-profit agencies, cost of cameras in the park, jail fees, attorney fees, court fees, storage of personal property, safe parking, low-barrier shelters, and additional code changes to address issues.

A motion was made by Councilmember Halvorson, seconded by Councilmember Kendall to direct the City Attorney to bring back the final ordinance for adoption amending Longview Municipal Code Sections 7.29.020 and 7.29.040, regulating the storage of personal property on public land, consistent with the Resolution 2561 Task Force recommendations.

Councilmember Kendall requested the Task Force continue its work.

Council concurred.

Council discussed the purpose of the Homeless Housing Task Force coordinated by Cowlitz County Health and Human Services Department and exploring future conversations with the Health and Human Services Department.

The motion carried by the following vote:

Ayes: Councilmember Halvorson, Councilmember Kendall, Councilmember Young, Councilmember LaFave, Mayor Boudreau

Nays: Councilmember Wean, Councilmember Wallis

12. **ORDINANCES & RESOLUTIONS**

13. **MAYOR'S REPORT**

Mayor Boudreau provided a verbal report.

14. **COUNCILMEMBERS' REPORTS**

Councilmember Young provided a verbal report.

Councilmember Kendall provided a verbal report.

Councilmember Halvorson provided a verbal report and requested to possibly be excused from the July 15 workshop.

15. **CONSENT CALENDAR**

A motion was made by Councilmember Wallis, seconded by Councilmember Young, to approve the Consent Calendar as presented. The motion carried unanimously.

25-00603 CLAIMS

16. **CITY MANAGER'S REPORT**

City Manager Jennifer Wills provided a verbal report.

17. **MISCELLANEOUS**

18. **EXECUTIVE SESSION**

19. **ADJOURNMENT**

The meeting was adjourned at 7:40 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

NEXT REGULAR COUNCIL MEETINGS:

TUESDAY, JULY 22, 2025 – 6:00 P.M.

TUESDAY, AUGUST 12, 2025 – 6:00 P.M.

NEXT SPECIAL COUNCIL WORKSHOP:

TUESDAY, JULY 15, 2025 – 5:00 P.M. – SOLID WASTE RATES & CURBSIDE RECYCLING - CITY HALL TRAINING ROOM



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Council Member Ruth Kendall
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Council Member Keith Young
Council Member Erik Halvorson*

Tuesday, July 15, 2025

5:00 PM

2nd Floor, City Hall

NOTICE IS HEREBY GIVEN, in accordance with RCW Chapter 42.30, that the City Council of the City of Longview, Washington, will conduct a special meeting/workshop in the Longview City Hall, Second Floor Training Room, 1525 Broadway, Longview, on Tuesday, July 15, 2025 at 5:00 p.m. The topic of discussion follows. Final disposition shall be taken on no other matter.

The City Hall is accessible for persons with disabilities. Special equipment to assist the hearing impaired is also available. Please contact the City Executive Office at 360.442.5004 48 hours in advance if you require special accommodations to attend the meeting. Please note - virtual attendees may comment verbally during public hearings only by contacting the Clerk's Office to register prior to the hearing date. Virtual attendees may also submit written comments to the Clerk's Office with the heading, "Public Comment for disbursement to the City Council".

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1-253-215-8782 or 1-346-248-7799 or 1-408-638-0968 or 1-669-900-6833

Webinar ID: 823 9413 2374

1. **CALL TO ORDER**

Mayor Boudreau called the meeting to order at 5:12 p.m.

2. **FLAG SALUTE**

The flag salute was recited.

3. **ROLL CALL**

Present: Mayor Boudreau, Mayor Pro Tem LaFave, Councilmember Kendall (arrived 5:18 pm), Councilmember Wean (Excused), Councilmember Wallis, Councilmember Young, Councilmember Halvorson (Excused)

Staff Present: City Manager Jennifer Wills, City Clerk Tiffany Ostreim, Public Works Director/Assistant

City Manager Chris Collins, Community & Economic Development Director Nick Little, Parks & Recreation Director Justin Brown, Fire Chief Brad Hannig, Public Information Officer Angela Abel, Information Technology Director Mike Sullivan, Finance Director Lisa Wolff

4. WORKSHOP

25-00607 SOLID WASTE RATES & CURBSIDE RECYCLING (APPROXIMATELY 90 MINUTES)

Community Development Director Nick Little presented. The investigation into dropping curbside recycling covered financial impacts, SB5284/RCW 70A.205 implications, existing County Solid Waste Management Plan implications and City/Waste Connections contract implications. Collection and disposal costs were discussed. Impacts on the fund balance were depicted. Council discussed the presentation and explored options. Citizens present at the workshop asked clarifying questions and voiced concern about dropping curbside recycling. Council continued to discuss the presentation and options.

5. ADJOURNMENT

The meeting was adjourned at 6:26 p.m.

*Tiffany Ostreim
City Clerk*

*Approved: _____
Mayor*

NEXT REGULAR COUNCIL MEETINGS:

TUESDAY, JULY 22, 2025 – 6:00 P.M.

TUESDAY, AUGUST 12, 2025 – 6:00 P.M.

(JULY & AUGUST COUNCIL MEETINGS - 2ND & 4TH TUESDAY)



City of Longview

Agenda Summary

2025-2029 LONGVIEW-KELSO CONSORTIUM CONSOLIDATED PLAN AND RESOLUTION 2569 FOR SUBMISSION OF THE CONSOLIDATED PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RECOMMENDED ACTION:

- 1.) HOLD PUBLIC HEARING FOR COMMENT ON THE HUD CONSOLIDATED PLAN.**
- 2.) MOTION TO APPROVE RESOLUTION 2569**

COUNCIL INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods
Address quality of place issue
Create new opportunities

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

The City's 5-year HUD Consolidated Plan update is complete. The city is required to hold a public hearing to gain public comment prior to plan submittal. Upon completion of the hearing a motion for the passing of Resolution 2569-Consolidated Plan can take place. The passing of Resolution 2569 will allow the plan to be submitted to the US Department of Housing and Urban Development.

FINANCIAL SUMMARY:

The Consolidated Plan is required by HUD for the Cities of Longview and Kelso to plan housing, community facilities, public facilities, economic development projects, and public services and priorities for program years 2025-2029. \$237,233 dollars was allocated to Longview and Kelso HOME Investment Partnership Program projects. \$224,164 was allocated to Community Development Block Grant projects in Longview for fiscal year 25.

STAFF CONTACT:

Kenny Robinson, Program Coordination Specialist

Attachments:

- 1. Resolution 2569- HUD Consolidated Plan**
- 2. Longview Consolidated Plan 2025-2029**

RESOLUTION NO. 2569- CONSOLIDATED PLAN

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW,
WASHINGTON, APPROVING THE 2025–2029 CONSOLIDATED PLAN AND
AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires local jurisdictions to prepare and submit a Consolidated Plan every five years in order to receive federal funding for housing and community development programs, including the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME); and

WHEREAS, the Consolidated Plan outlines the City’s housing and community development needs, priorities, strategies, and actions to address those needs over a five-year period; and

WHEREAS, the City of Longview has prepared its 2025–2029 Consolidated Plan in accordance with HUD regulations under 24 CFR Part 91, based on an analysis of housing needs, community development needs, market conditions, and public input; and

WHEREAS, the City has conducted a public participation process that included public meetings, stakeholder consultation, and a 30-day public comment period, as required by the City’s Citizen Participation Plan and HUD guidelines; and

WHEREAS, all comments received from the public were considered, and any necessary amendments to the draft Consolidated Plan were made in response to public input; and

WHEREAS, the City Council finds that the Consolidated Plan is consistent with the goals and priorities of the City and serves the best interests of its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, AS FOLLOWS:

Section 1. The City Council hereby approves the 2025–2029 Consolidated Plan as prepared and presented.

Section 2. The City Council authorizes the City Manager or designee to make minor, non-substantive edits to the plan, as needed for HUD submission.

Section 3. The City Manager or designee is further authorized to submit the approved Consolidated Plan to the U.S. Department of Housing and Urban Development, along with all certifications and related documents required for compliance with applicable federal regulations.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Longview, Washington, on this 22nd day of July, 2025.

APPROVED:

Mayor Spencer Boudreau

ATTEST:

City Clerk Tiffany Ostreim

APPROVED AS TO FORM:

Interim City Attorney Charlotte Archer

Longview-Kelso 2025-2029 Consolidated Plan



June 17, 2025

ACKNOWLEDGEMENTS

Longview City Council

Spencer Boudreau, Mayor
Kalei LaFave
Keith Young
Erik Halverson
Ruth Kendall
MaryAlice Wallis
Angie Wean

Kelso City Council

Veryl Anderson, Mayor
Brian Wood
Mike Karnofski
Kimberly Lefebvre
Keenan Harvey
Lisa Alexander
Jim Hill

Longview Staff

Jennifer G. Wills, City Manager
Nick Little, Community & Economic Development Director

Kelso Staff

Andrew Hamilton, City Manager

Prepared by:

Kenny Robinson, Program Coordination Specialist

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](#)

[**2025 Annual Action Plan**](#)

[Contingencies](#)

[Expected Resources](#)

[2025 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

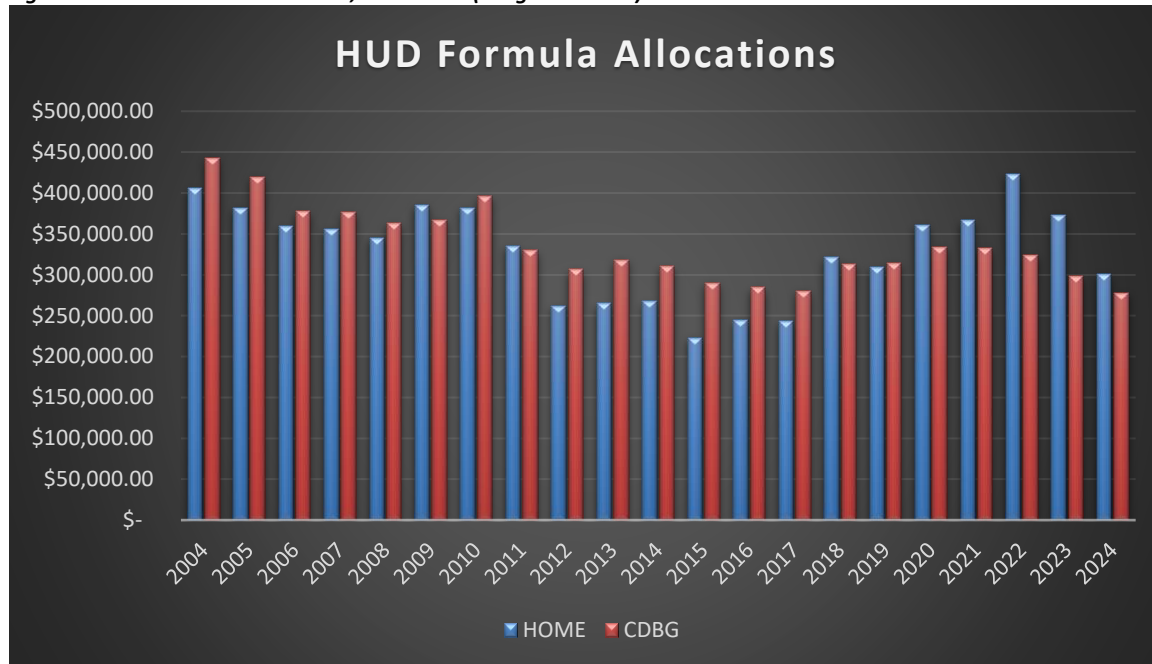
Goal 4: *Provide Public Facilities and Improvements*

- 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 twenty years.

Figure 1: HUD Formula Allocations, 2004-2024 (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.

Table 1: Anticipated Resources, 2025-2029

	2025	2026	2027	2028	2029	TOTAL
CDBG Allocation	333,716	332,787	330,000	330,000	330,000	1,656,503
HUD Grant Reduction	20,000					
HOME Allocation	360,974	366,284	364,000	364,000	364,000	1,819,175
TOTALS	\$674,690	\$699,071	\$694,000	\$694,000	\$694,000	\$3,475,678

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 was 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 were granted to new housing projects and supportive services.

- 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

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.

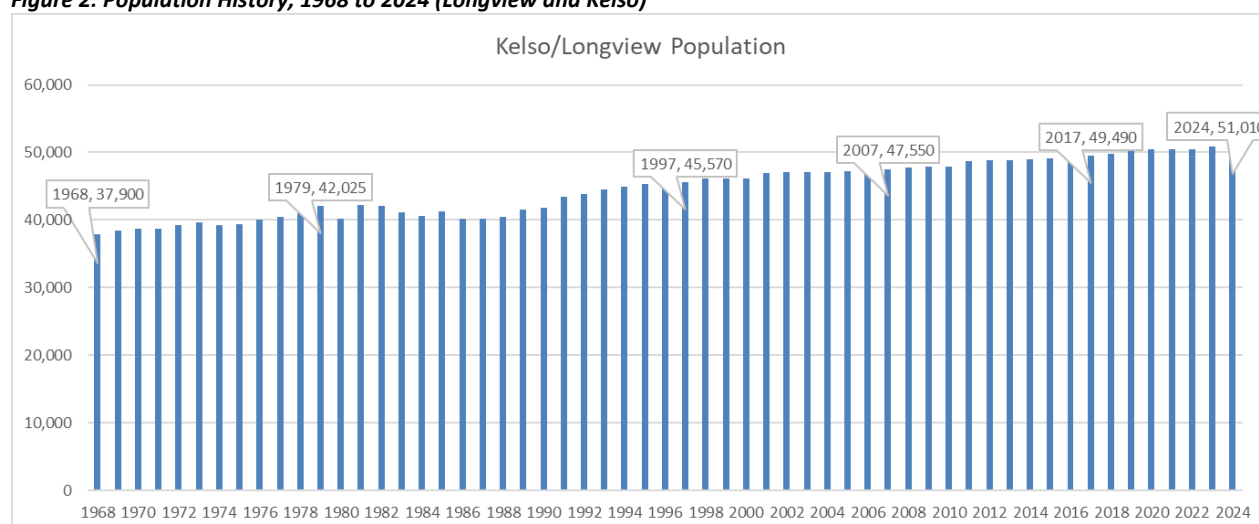
POPULATION AND GROWTH

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

Current and Historic Population Estimates

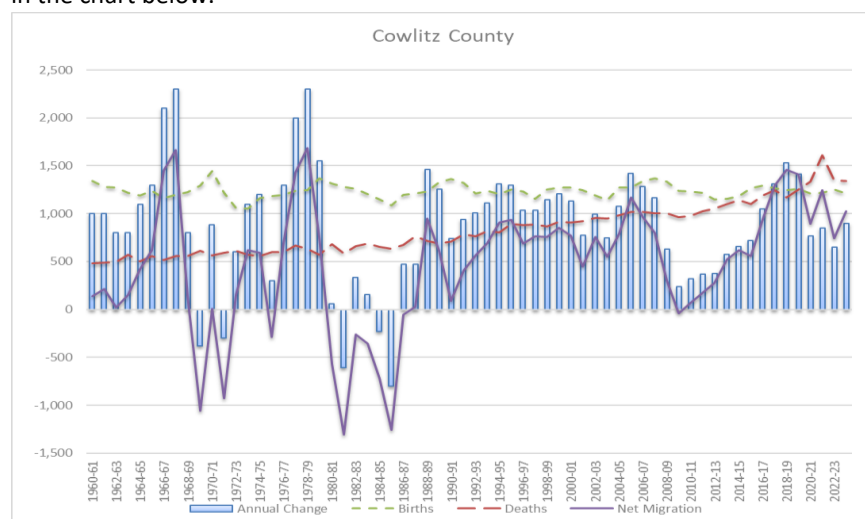
The Washington State [Office of Financial Management](#) (OFM) estimates Longview and Kelso's combined population on April 1, 2024 at 51,010 people.

Figure 2: Population History, 1968 to 2024 (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 increased around 1.0 % 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 the chart below.



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 16,870 from 2025 to 2050.

Currently Longview's population is about 34 percent of the County's population according to the Office of Financial Management's Postcensal estimates. Kelso's population is about 11 percent of the County's population. Using this information along with Projections of Total Resident Population from the Office Financial Management, Longview and Kelso will need to add over 5,000 housing units by the year 2050. The housing estimates are estimated by the Department of Commerce's Housing for All Planning Tool.

Table 2: 2050 Estimated Population and Housing Need

	2024 (OFM)	2050	Growth/ Demand	Supportive Housing Units Needed by 2050
Population				
Longview	38,230	44,537	6,307	
Kelso	12,780	14,409	1,629	
Total Population	51,010	58,946	7,936	
Housing Units				
Longview	16,478	20,425	2,500	1,447
Kelso	5,217	6,494	809	468
Total Housing	21,695	23,780	3,309	1,915

SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION, PROJECTIONS OF THE TOTAL RESIDENT POPULATION FOR GROWTH MANAGEMENT, WASHINGTON STATE DEPARTMENT OF COMMERCE HOUSING FOR ALL PLANNING TOOL.

HOUSEHOLDS AND FAMILIES

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

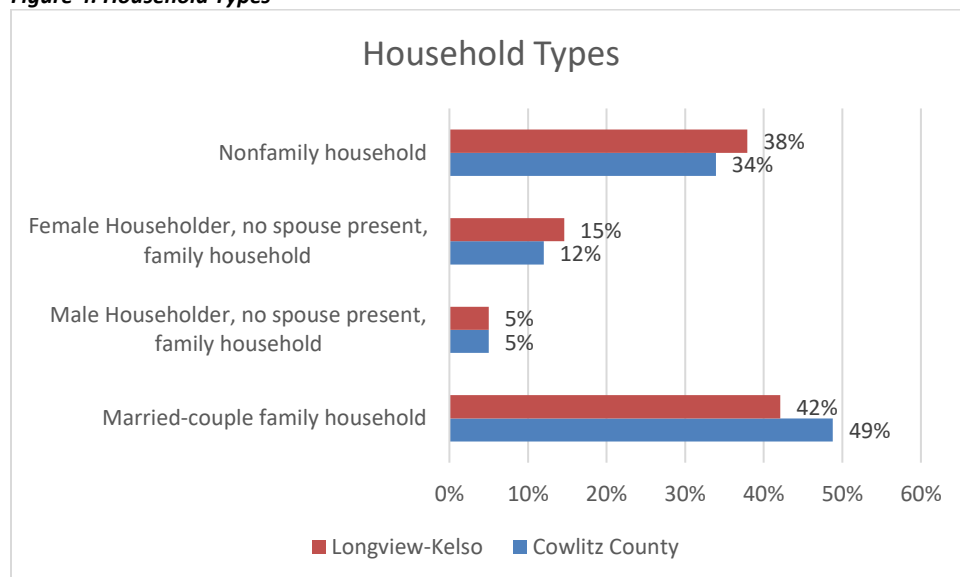
Table 3: Household Composition, 2010 to 2023 (Longview - Kelso)

Households and Families	2010 Estimate	2010 Percent	2023 Estimate	2023 Percent
Married-couple family household	11,749	45.7%	11,482	42.1%
Male householder, no wife present, family household	1,356	5.2%	1,442	5.4%
Female householder, no husband present, family household	3,258	12.7%	3,993	14.6%
Nonfamily household	9,371	36.4%	10,341	37.9%
Totals	25,734		27,258	

SOURCE: ACS (S1101)

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

Figure 4: Household Types



SOURCE: ACS 2023 (S1101)

AGE AND SEX OF POPULATION

The median age for Longview is 39.1 and 38.4 for Kelso. There are more women (51.3%) than men (48.7%) 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 increase in middle-age populations, coupled with the increase in 25 to 39 years of age, could reflect that the city is attracting younger individuals seeking more affordable housing than cities closer to Portland or Vancouver.¹

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.

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

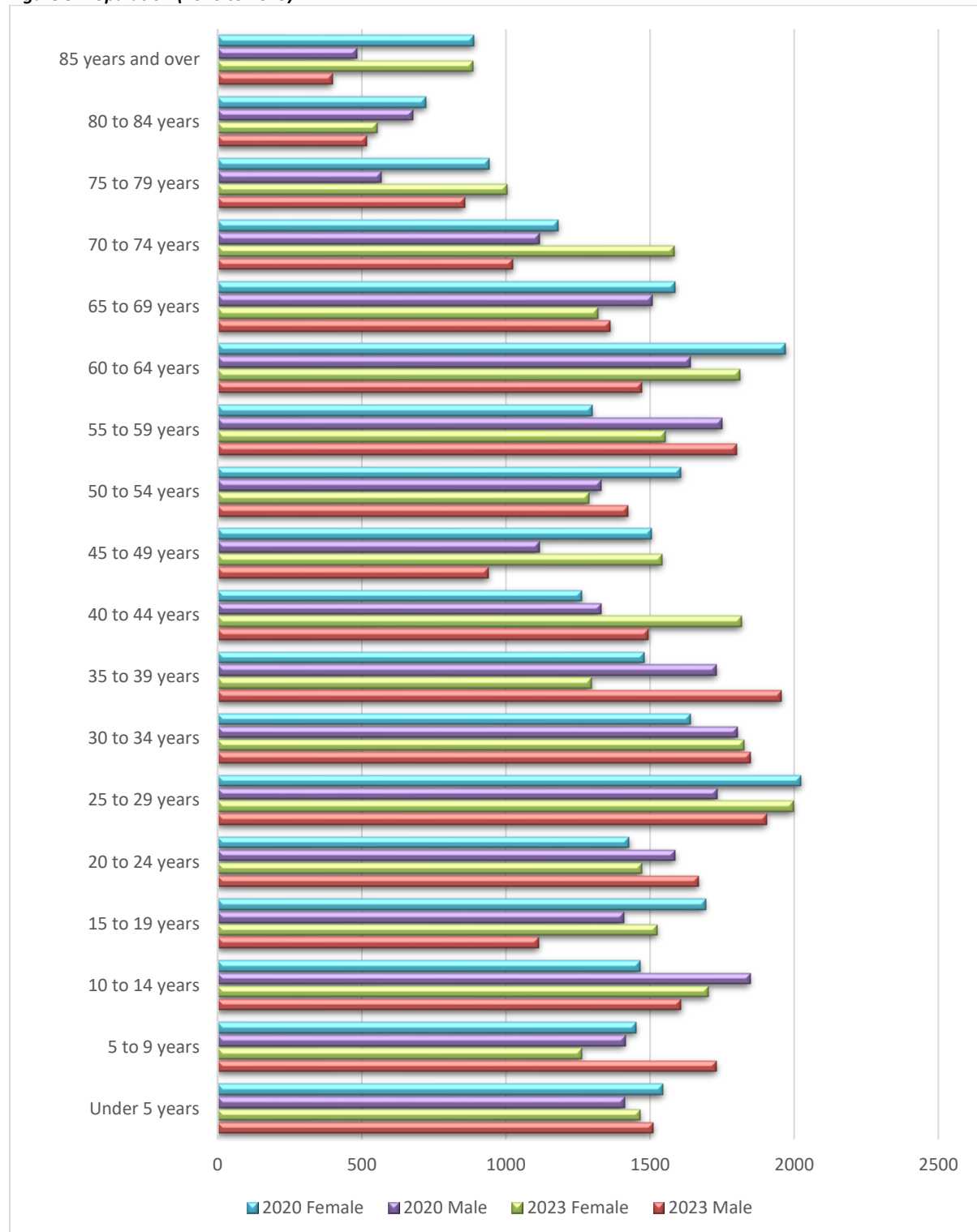
AGE	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
Total population	24,628	25,905	50,533		1,070	890	1,960
AGE							
Under 5 years	1,510	1,465	2,975	5.9%	-142	-406	-548
5 to 9 years	1,731	1,262	2,993	5.9%	-280	121	159
10 to 14 years	1,608	1,703	3,311	6.6%	-66	329	263
15 to 19 years	1,114	1,525	2,639	5.2%	-397	-213	-610

¹ 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	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
20 to 24 years	1,668	1,472	3,140	6.2%	-169	-15	-184
25 to 29 years	1,906	1,998	3,904	7.7%	466	254	720
30 to 34 years	1,848	1,827	3,675	7.3%	130	519	649
35 to 39 years	1,956	1,296	3,252	6.4%	279	185	464
40 to 44 years	1,493	1,817	3,310	6.6%	-307	753	446
45 to 49 years	940	1,541	2,481	4.9%	-720	13	-707
50 to 54 years	1,423	1,287	2,710	5.4%	-295	-351	-646
55 to 59 years	1,800	1,552	3,352	6.6%	150	49	199
60 to 64 years	1,471	1,812	3,283	6.5%	647	-261	386
65 to 69 years	1,363	1,320	2,683	5.3%	1,106	-563	543
70 to 74 years	1,025	1,583	2,608	5.2%	559	451	1,010
75 to 79 years	857	1,005	1,862	3.7%	-137	608	471
80 to 84 years	517	553	1,070	2.1%	239	-394	-155
85 years and over	398	887	1,285	2.5%	7	-189	-182
Median Age (years)	37.5 (L) 35.0 (K)	40.9 (L) 40.8 (K)	39.1 (L) 38.4 (K)		2010: 39.38 (L) 37.7 (K)	2019: 41.1 (L) 35.2 (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 (2020 to 2023)



SOURCE: AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101)

RACE/ETHNICITY

Persons who identify as having two or more races has largely increased Longview-Kelso since 2010, 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 2023) – Longview and Kelso

RACE	Estimates			Percent of Total Pop		
	2000	2010	2023	2000	2010	2023
One race	45,220	46,415	45,236	97.1%	95.6%	89.5%
White	41,689	41,661	42,134	89.5%	85.8%	83.4%
Black or African American	346	430	539	0.7%	0.9%	1.1%
American Indian and Alaska Native	854	880	475	1.8%	1.8%	0.9%
Asian	865	980	808	1.9%	2.0%	1.6%
Native Hawaiian and Other Pacific Islander	70	130	33	0.2%	0.3%	0.1%
Other	1,396	2,334	1,247	3.0%	4.8%	2.5%
Two or more races	1,335	2,158	5,297	2.9%	4.4%	10.5%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5); ACS 2023 DATA PROFILE (DP-5)

Hispanic or Latino (of any race)

There has been a significant increase in the Hispanic or Latino population since 2000 and 2023.

Table 6: Hispanic or Latino Population (2000 to 2023) – Longview and Kelso

HISPANIC OR LATINO AND RACE	2000	2010	2023	2000	2010	2023
Hispanic or Latino (of any race)	2,841	4,917	5,668	6.1%	10.1%	11%
Mexican	2,241	4,067	4,485	4.8%	8.4%	8.9%
Puerto Rican	60	106	59	0.1%	0.2%	0.1%
Cuban	23	28	66	0.0%	0.1%	0.1%
Other Hispanic or Latino	517	716	1,058	1.1%	1.5%	2.1%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2015-2019 (DP-5); ACS 2023 DATA PROFILE (DP-5)

ECONOMIC CHARACTERISTICS

53.7% of Longview-Kelso's labor force is 16 years and over. The median household income² for Longview is \$60,844 (Kelso is \$59,462) and the median family income³ for Longview is \$77,239 (Kelso is \$65,765).

Income

HUD publishes income limits for the Longview MSA, which is the same geography as Cowlitz County. The 2025 income limits are shown in the table below.

Table 7: 2025 HUD Income Limits (Longview MSA)

FY 2025 Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	37,950	42,700	47,400	51,200	55,000	58,800	62,600	62,600
Extremely Low (30%) Income Limits	22,800	26,650	32,150	37,650	43,150	48,650	54,150	54,150
Low (80%) Income Limits	60,700	68,300	75,850	81,950	88,000	94,100	100,150	100,150

SOURCE: FY 2025 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 2023 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
Total households	21,317	
Less than \$10,000	997	4.7%
\$10,000 to \$14,999	1089	5.1%
\$15,000 to \$24,999	1735	8.1%
\$25,000 to \$34,999	2163	10.1%
\$35,000 to \$49,999	2945	13.8%
\$50,000 to \$74,999	3904	18.3%
\$75,000 to \$99,999	3169	14.9%
\$100,000 to \$149,999	3207	15.0%
\$150,000 to \$199,999	1242	5.8%
\$200,000 or more	866	4.1%
Median household income (dollars)	\$ 60,844 (L) \$ 59,462 (K)	
Families	12,413	
Less than \$10,000	455	3.7%
\$10,000 to \$14,999	259	2.1%

² 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.

³ 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.

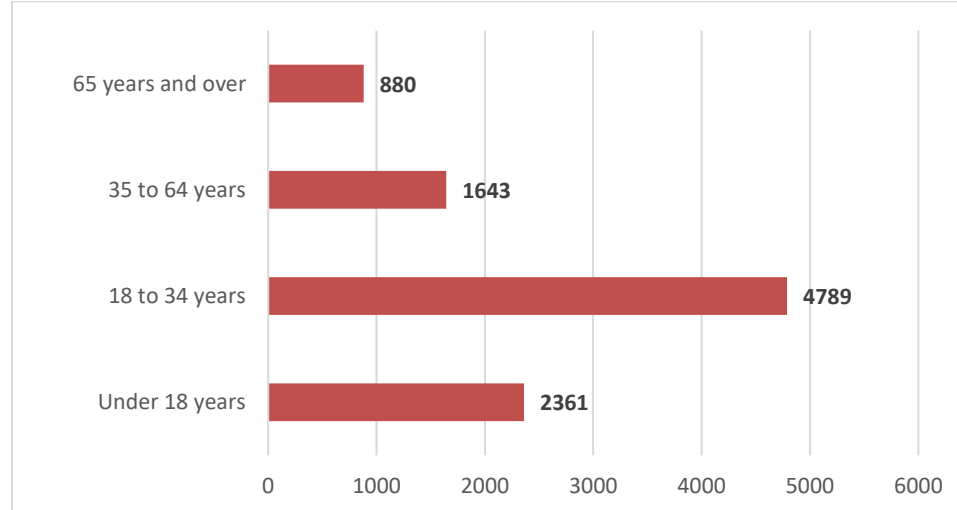
INCOME AND BENEFITS (IN 2023 INFLATION-ADJUSTED DOLLARS)		Estimate	Percent
\$15,000 to \$24,999	676	5.4%	
\$25,000 to \$34,999	882	7.1%	
\$35,000 to \$49,999	1486	12.0%	
\$50,000 to \$74,999	2633	21.2%	
\$75,000 to \$99,999	2009	16.2%	
\$100,000 to \$149,999	2243	18.1%	
\$150,000 to \$199,999	1092	8.8%	
\$200,000 or more	678	5.5%	
Median family income (dollars)	\$ 77,239 (L)		
	\$ 65,765 (K)		

SOURCE: 2023 ACS 5-YEAR ESTIMATES DATA PROFILES (DP03)

Poverty

19% of Longview-Kelso's population is below poverty level.

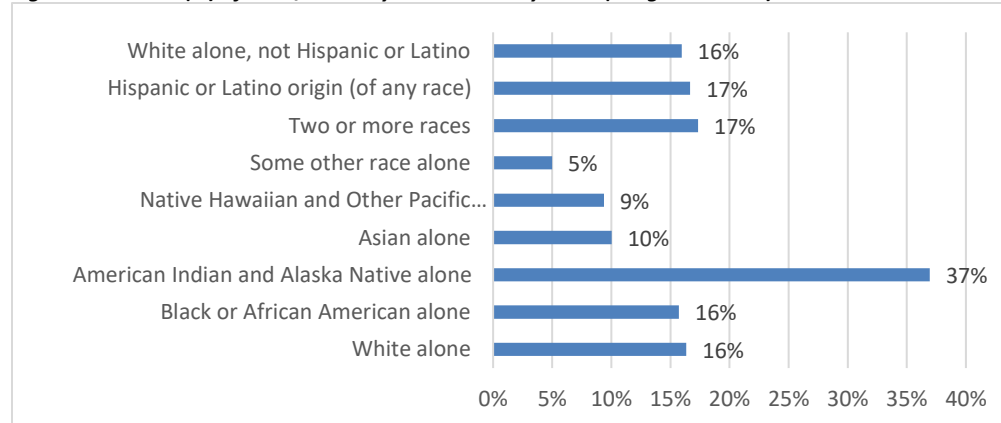
Figure 6: People Below Poverty Level, by Age (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE(S1701)

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

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



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE(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

88% of Longview and Kelso residents have a high school degree or higher. 10% have a bachelor's degree or higher. 42.1% 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	35,745	
Less than 9th grade	1,321	3.7%
9th to 12th grade, no diploma	2,744	7.7%
High school graduate (includes equivalency)	10,907	30.7%
Some college, no degree	10,694	30.1%
Associate's degree	4,334	12.2%
Bachelor's degree	3,645	10.3%
Graduate or professional degree	1,830	5.2%

SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP02)

School District Reports

Table 10: School District Summary Reports

Report Card	Longview School District	Kelso School District	Washington State	School Year
Enrollment	6,458	5,120	1,104,247	2024-25
Low-Income	65%	63%	44%	2024-25
Met grade standards for:				
English Language Arts	66%	66%	70%	2024-25
Math	59%	55%	62%	2024-25
Science	65%	60%	62%	2024-25
Regular Attendance	70%	72%	73%	2024-25

SOURCE: WASHINGTON OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

The on-time graduation rate in 2024 for public high school students in Longview is 84% and 91% for Kelso; the graduation rate for the state was 82.8%.⁴

⁴ 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 64% of Longview and Kelso's housing stock are 1-unit detached homes. Since 2019, an additional 192 new units in structures with 2+ units were added, as well as completed 14 Accessory Dwelling Units (ADU) of the 20 that were permitted. From 1990 to 2019 only 4 ADUs were completed between both cities. This showing a trend of increased usage of ADUs, perhaps due to single-family home price affordability.

Table 11: Units in Structure (Longview-Kelso)

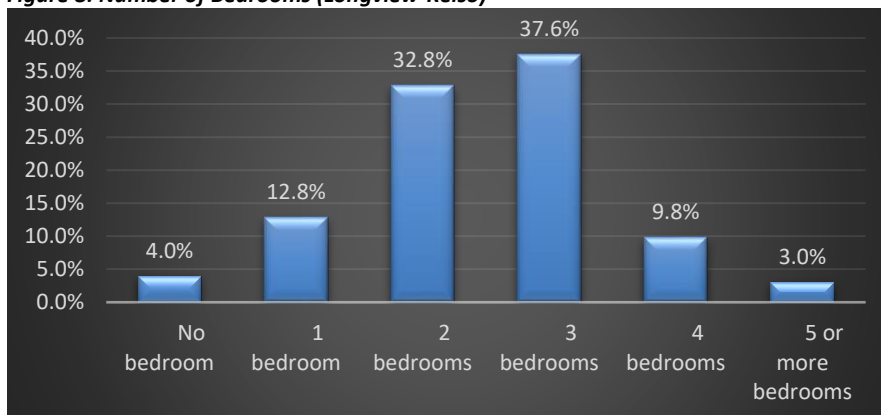
UNITS IN STRUCTURE	Estimate	Percent
Total housing units	22,471	
1-unit, detached	13,664	60.8%
1-unit, attached	689	3.1%
2 units	993	4.4%
3 or 4 units	1,012	4.5%
5 to 9 units	1,181	5.3%
10 to 19 units	1,597	7.1%
20 or more units	2,267	10.1%
Mobile home	971	4.3%
Boat, RV, van, etc.	97	0.4%

SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP04)

Number of Bedrooms

32% of Longview-Kelso's housing stock has 2-bedrooms and 37% has 3-bedrooms.

Figure 8: Number of Bedrooms (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (DP04)

HOUSING TENURE AND HOUSEHOLD SIZE

The number of owner-occupied housing units in Longview-Kelso is increasing. It is estimated that 53% of the housing units are owner-occupied, up from 2% eight years earlier.

Table 12: Housing Tenure (Longview-Kelso)

HOUSING TENURE	2015-2019 ACS		2023 ACS Data Profiles	
	Estimate	Percent	Estimate	Percent
Occupied housing units	20,660	(X)	21,317	(X)
Owner-occupied	10,709	51.8%	11,300	53%
Renter-occupied	9,951	48.2%	10,017	47%
Average household size of owner-occupied unit	2.23	(X)	2.47	(X)
Average household size of renter-occupied unit	2.32	(X)	2.21	(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
Blue Thistle Villa	1104 Walnut St.	32	32
Freemont Village	1416 3rd Ave. & 910 9th Ave.	31	7
	TOTALS	612	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 June 17th, 2025, the waiting list for Housing Choice Vouchers is closed with approximately 421 families on the list, and the waiting list for non-elderly, disabled (NED) Housing Choice Vouchers is closed with 3 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)
1,687	225	1,462	63	25	435	133
312		312				

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

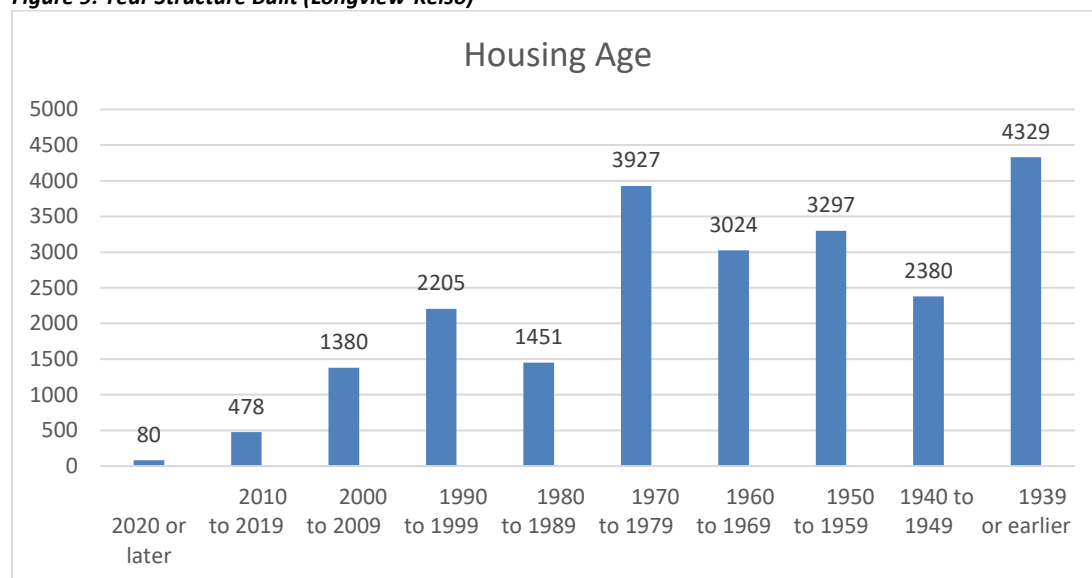
HOUSING PROBLEMS

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

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

Figure 9: Year Structure Built (Longview-Kelso)



SOURCE: ACS 2023 5-YEAR ESTIMATES SUBJECT TABLE (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)

	2013-2017 Owner	2013-2017 Renter	2017-2021 Owner	2017-2021 Renter
Income				
<= 30% HAMFI ⁵	15	160	15	124
>30% to <=50% HAMFI	0	105	20	205
>50% to <=80% HAMFI	4	55	0	4
>80% to <=100% HAMFI	0	35	25	0
>100% HAMFI	30	45	15	170
Total	74	400	85	503

SOURCE: 2013-2017 CHAS DATA & 2017-2021 (TABLE 3)⁶

⁵ "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.

⁶ "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	2013-2017 Owner	2013-2017 Renter	2017-2021 Owner	2017-2021 Renter
<= 30% HAMFI	0	4	20	0
>30% to <=50% HAMFI	10	65	0	4
>50% to <=80% HAMFI	15	20	0	14
>80% to <=100% HAMFI	0	0	0	0
>100% HAMFI	10	10	145	45
Total	35	99	165	63

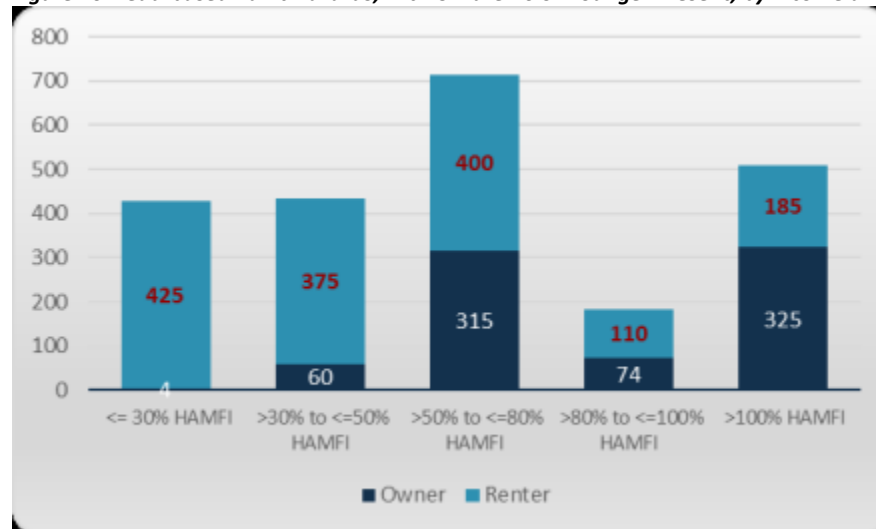
SOURCE: 2013-2017 CHAS & 2017-2021 DATA (TABLE 3)

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

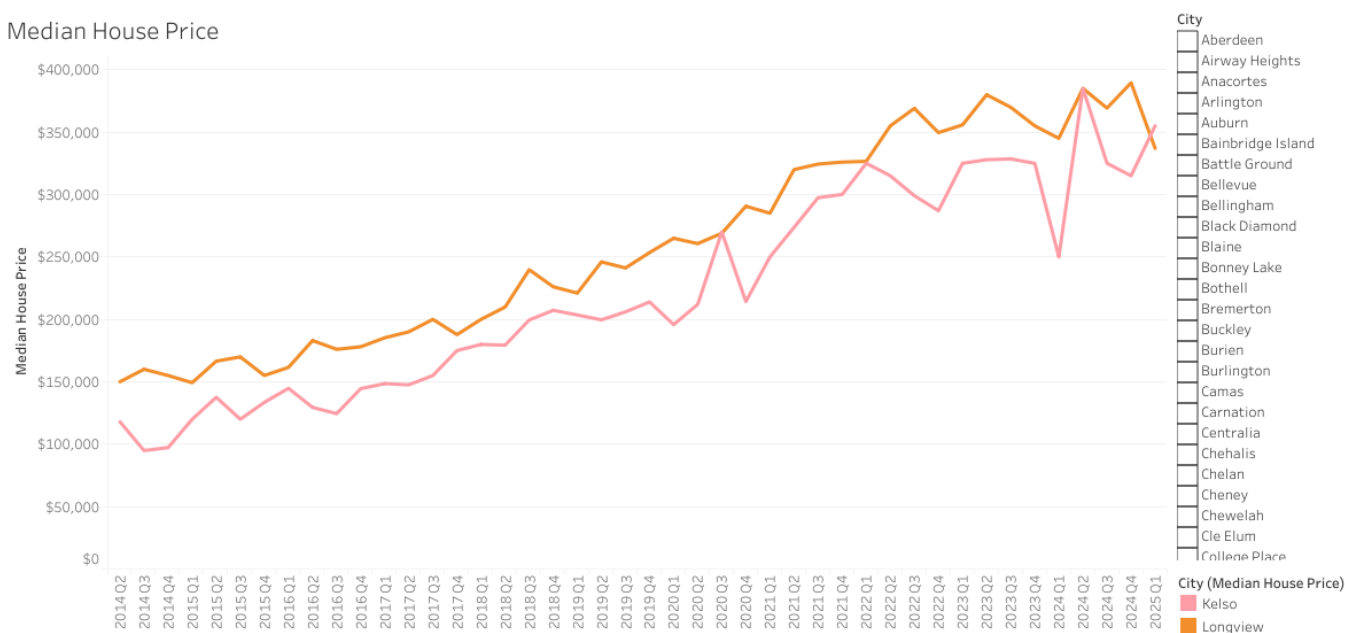
Single family home values have risen more than \$175,000 since 2017. The median price for homes in Cowlitz County in 2020 was \$307,500. Zillow data shows this amount increasing in 2024 to over \$350,000 in Longview.

Table 18: Median Home Prices (Cowlitz County)

	2017	2018	2019	2020	2021	2022	2023	2024
Cowlitz	225,600	246,900	275,200	307,500	362,100	383,200	397,500	406,500

SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH [HTTPS://WCRER.BE.UW.EDU/WP-CONTENT/UPLOADS/SITES/60/2025/02/HMR-4Q2024-ANNUAL-MEDIANS.PDF](https://wcrer.be.uw.edu/wp-content/uploads/sites/60/2025/02/HMR-4Q2024-ANNUAL-MEDIANS.PDF)

Figure 11: Single Family Home Values, 2014 to March 2025 (Longview-Kelso)



SOURCE: WASHINGTON CENTER FOR REAL ESTATE RESEARCH

Rent

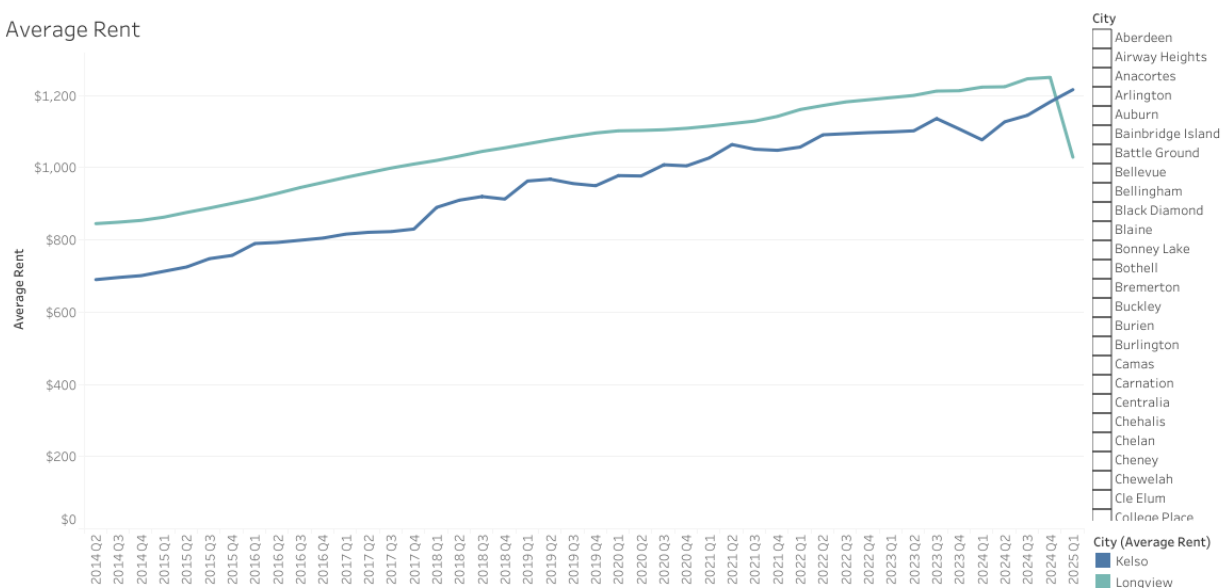
As can be seen in **Table 19** below, vacancy rates and average rent has declined since 2022. The average rent for a 1-bedroom apartment in the winter of 2022 was \$1,013; in the beginning of 2025, the survey shows rent for a 1-bedroom apartment has decreased, but so have vacancy rates especially for 1-bedroom units.

Table 19: Apartment Market Survey Snapshots (Cowlitz County)

Time Period/Unit Type	Average Rent	Vacancy Rate
Q1 2025		
1-bedroom apartments	\$ 980	1.6%
2-bedroom apartments	\$ 1,198	4.7%
All apartment units	\$1,108	2.4%
Q4 2022		
1-bedroom apartments	\$ 1,013	5.1%
2-bedroom apartments	\$ 1,375	4.3%
All apartment units	\$ 1,211	3.9%

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 Q1 2025 market report shows a **2.4% vacancy rate** for all apartment units and **1.6%** 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 34% of Longview and Kelso households pay more than 30% of their income for housing; about 15% 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%	8,445	5,125	13,570	64.6%
Cost Burden >30% to <=50%	1,495	2,550	4,045	19.3%
Cost Burden >50%	1,020	2,199	3,219	15.3%
Cost Burden not available	40	125	165	0.8%
Total	11,000	9,999	20,999	

SOURCE: 2017-2021 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)

	2019	2024	Change
Median Home Price	275,200	406,500	47.7%
Avg. Rent (1-bed)	729	1,084	48.7%
Household Income	56,801	74,740	31.5%

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 47% of all rental households pay more than 30% of their income on housing costs, and 22% are severely cost-burdened. The lowest income households are most impacted. 32% of the low-income rental households (<=80% AMI) are severely cost-burdened.

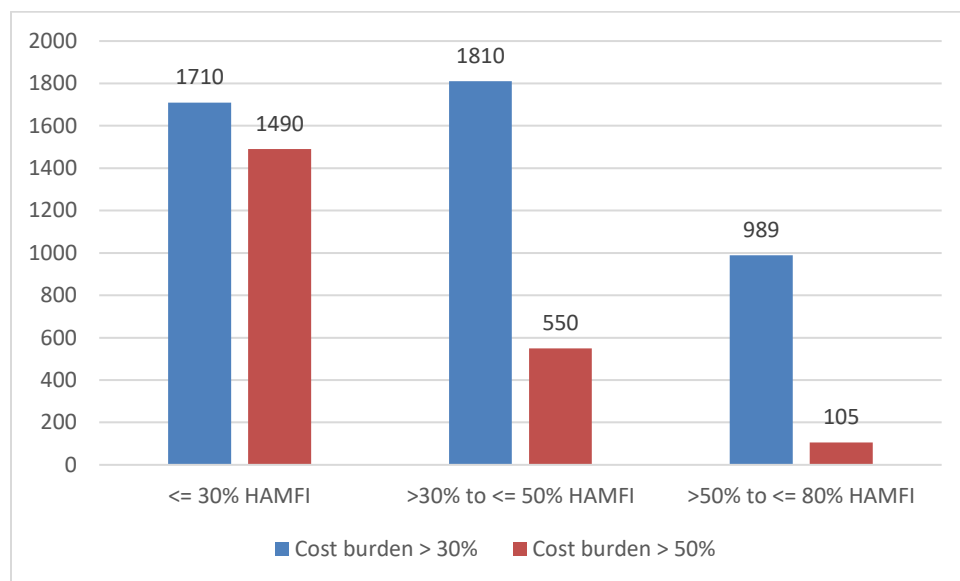
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

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

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
<= 30% HAMFI	1,710	1,490	2,210
>30% to <=50% HAMFI	1,810	550	1,985
>50% to <=80% HAMFI	989	54	2,380
>80% to <=100% HAMFI	135	105	985
>100% HAMFI	60	0	2,435
Total	4,704	2,199	9,995

SOURCE: 2017-2021 CHAS SUMMARY DATA

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



SOURCE: 2017-2021 CHAS SUMMARY DATA

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.

Point in Time Counts

The annual Point in Time (PIT) count data available is from 2024.

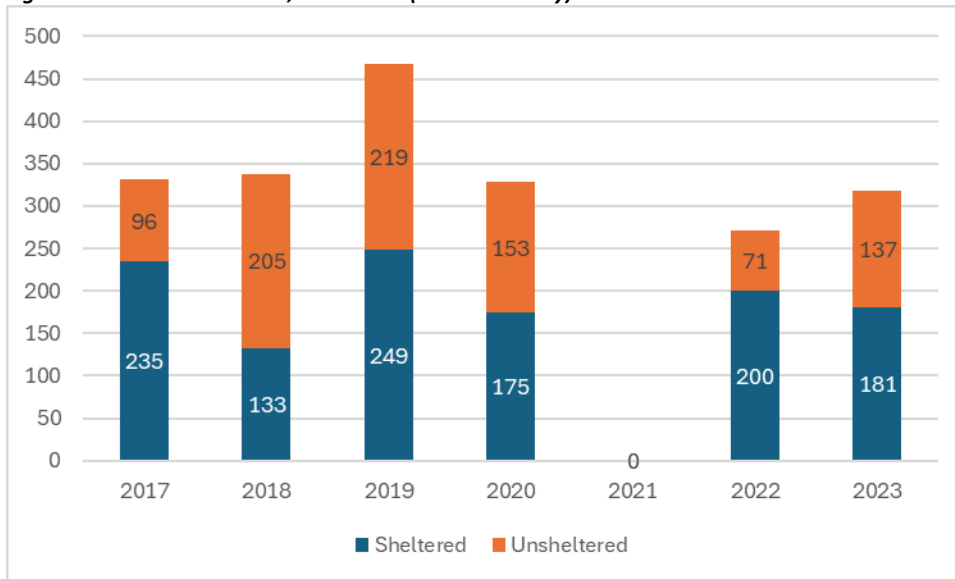
Table 25: 2024 Point in Time Count, Sheltered and Unsheltered Homeless Persons (Cowlitz County)

Total Sheltered	Total Unsheltered	TOTAL
200	134	334

SOURCE: COWLITZ COUNTY HEALTH AND HUMAN SERVICES

The numbers of homeless persons have increased since 2014. The number of unsheltered persons nearly doubled from 2022 to 2024. No Point in Time Count was conducted in 2021.

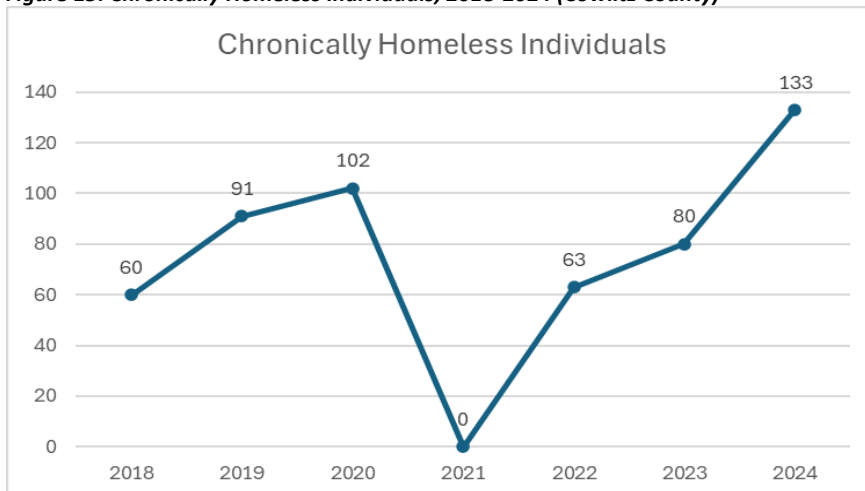
Figure 14: Homeless Persons, 2017-2024 (Cowlitz County)



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, 2018-2024 (Cowlitz County)



SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, COWLITZ COUNTY, 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
2018-19	362	167	529
2019-20	171	225	396
2020-21	186	153	339
2021-22	232	179	411
2022-23	224	269	493
2023-24	255	262	517
2024-25	254	273	527

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. The Hope Village facility does provide shelter for more than 90 days, but does not meet the HUD definition for transitional housing.

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			

HOPE Village	Single Adults		90 Days or more	50	50	
TOTALS				131	199	898

Transitional Housing

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

Table 28: Transitional Housing Inventory, Cowlitz County

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

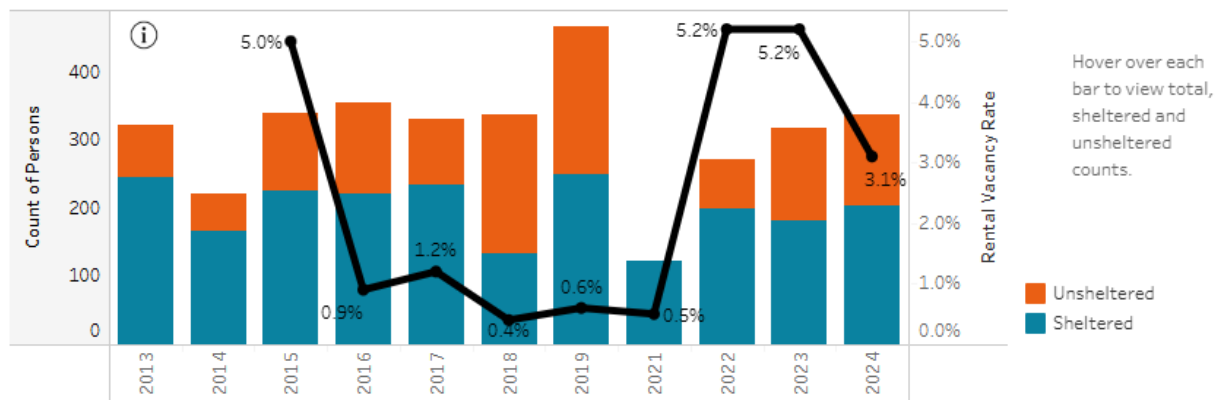
The table below shows the median length of time homeless and unsheltered entries increased from 2017 to 2019, while the return to homelessness remained constant.

Table 30: Homeless System Performance, 2022-2024 (Cowlitz County)

Subject	2022	2023	2024
Total Project Entries	978	938	941
Median Length of Time Homeless	139	141	196
Exits to Permanent Housing	51%	65%	45%
Returns to Homelessness	17%	24%	22%

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

Point in Time (PIT) Count and Rental Vacancy Rates in Cowlitz County



SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Washington State tracks the performance of counties Consolidated Homeless Grants (CHG) and report those outcomes. The performance measures for Cowlitz County from 2022 – 2024 are shown below.

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

Performance Measure	Target	2022	2023	2024 ⁺
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%	58%	58%	No longer measured
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%	54%	51%	45%
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%	40%	47%	43%
Rapid Re-Housing –	80%	57%	53%	49%

CHG Grantees funding Rapid Re-Housing (RRH) are required to improve RRH housing outcomes or maintain housing outcomes by meeting the statewide performance target.				
Permanent Supportive Housing – CHG Grantees funding Permanent Supportive Housing (PSH) are required to improve PSH housing outcomes or maintain housing outcomes by meeting the statewide performance target.	95%	89%	100%	92%

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 2010 and 2023 (Longview-Kelso)

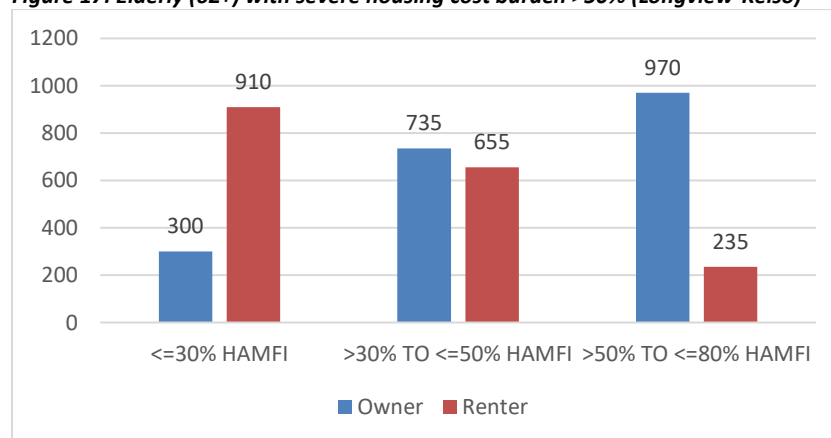
AGE	2023 Population by Age and Sex				Total Population Change by Age		
	Male	Female	Total	Percent of Total	Change (2010 to 2019)	Change (2019 to 2023)	Change (2010 to 2023)
55 to 59 years	1,800	1,552	3,352	6.7%	150	92	242
60 to 64 years	1,471	1,812	3,283	6.5%	647	365	1,012
65 to 69 years	1,363	1,320	2,683	5.3%	1,106	531	1,637
70 to 74 years	1,025	1,583	2,608	5.2%	559	-450	109
75 to 79 years	857	1,005	1,862	3.7%	-137	-342	-479
80 to 84 years	517	553	1,070	2.1%	239	331	570
85 years and over	398	887	1,285	2.6%	7	244	251
TOTALS	7,431	8,712	16,143	32.1%	2,571	771	3,342

SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND US CENSUS BUREAU 5 YEAR PROJECTIONS (2023)

Severe Cost Burden (62+)

3,805 low-income households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs.

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



SOURCE: 2017-2021 CHAS DATA (TABLE 7)

Area Agency on Aging

Area Agency on Aging and Disabilities of Southwest Washington (AAADSW) serves Clark, Cowlitz, Klickitat, Skamania and Wahkiakum counties. The main office serving Longview and Kelso is at 1338 Commerce Ave, Suite 309. The agency provides assistance to aging adults, caregivers and persons with disabilities. AAADSW identifies the following issues in their [2024-2027 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
Mini Niemi AFH Corp	258 Niemi Rd, Longview
PACIFIC COUNTRY HOME LLC	3205 PACIFIC WAY, Longview
Pacific Country Homes 2	3215 Pacific Way, Longview
RIVER BEND ADULT FAMILY HOME INC	2439 HICKORY AVE, Longview
Sires Meadow LLC	2430 Sires Lane, Longview
THE WALKER HOUSE	4326 PINE ST, Longview

Adult Family Home	Address
Aangles Heart AFH LLC	3424 Ocean Beach Hwy, Longview
Bella Care AFH	2304 W Castleman St, Longview
Angel's View Adult Family Home	2329 W Castleman St, Longview
Castle Hill AFH	2306 W Castleman St, Longview
Cedar Gardens of Longview	26 W Pine St, Longview
A Excellent Quality Care Home LLC	2446 50th Ave, Longview
A Time Honored Adult Family Home	154 Niblett Way, Longview
A & H Quality AFH	3784 Ohio St., Longview
Cedar Gardens of Longview II	28 W Pine Ln, Longview
Elim Adult Family Home	2129 Branch Creek Dr, Longview
Elim B Adult Family Home	2437 50th Ave, Longview
Longview Adult Family Home LLC	1919 Branch Creek Dr, Longview
Longview Caring Manor	3309 William Ave, Longview
Orchids Bloom Family Home LLC	4421 Pennsylvania St, Longview
Gift Adult Family Home	2441 Hickory Ave, Longview
Remar Adult Family Home LLC	3139 Maple St, Longview
Rose Adult Family Home LLC	3728 Sunset Way, 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
Lachine Family Home	175 Balboa Loop, 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
Trustwell Living 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
Community Integrated Health Services	Mental Health Services Substance Use Disorder Services
CORE Health	Mental Health Services Substance Use Disorder Services
CORE Health Youth Activity Center	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
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, JUNE 2025

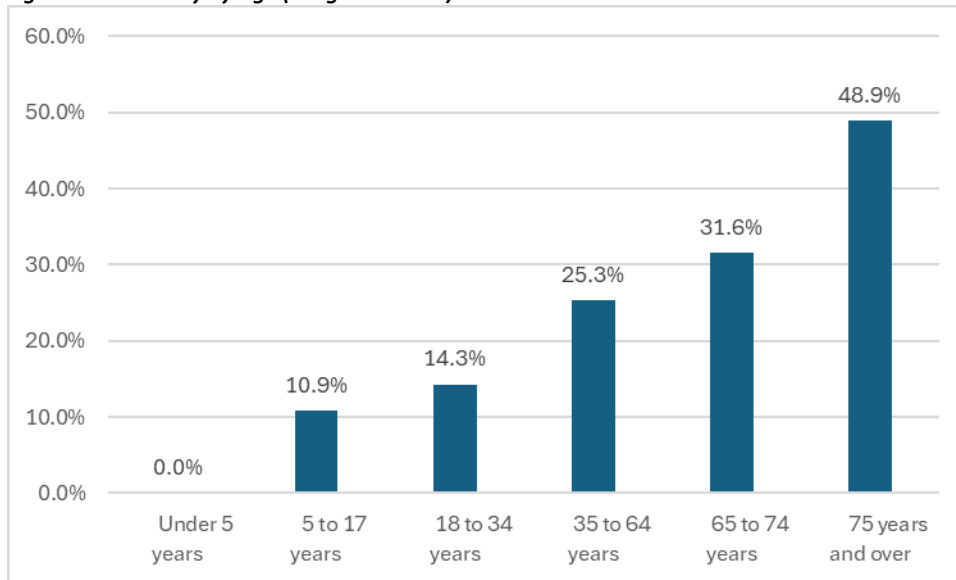
DISABLED PERSONS AND HOUSEHOLDS

20.5% of Longview and Kelso's population has a disability. The most prevalent disabilities are ambulatory difficulty (10.4%), cognitive difficulty (9.2%), difficulty with independent living (10%), and hearing difficulty (6.2%).

Disability by Age

48.9% of the population 75 years and over have a disability, and 31.6% 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 5-YEAR ESTIMATES SUBJECT TABLE 2023 (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	56,281	12,563	22.3%
Black or African American alone	515	40	7.8%
American Indian and Alaska Native alone	629	155	24.6%
Asian alone	1,067	81	7.6%
Native Hawaiian and Other Pacific Islander alone	79	3	3.8%
Some other race alone	1,877	211	11.2%
Two or more races	6,819	1,211	17.8%
Hispanic or Latino (of any race)	7,558	673	8.9%

SOURCE: ACS 5-YEAR ESTIMATES SUBJECT TABLE 2023 (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, 2020-2024](#)
- [Park Plans](#)
- [Capital Improvement Program, 2023-2024](#)

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](#), 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: WA Dept. of Health Lead Exposure Risk Map

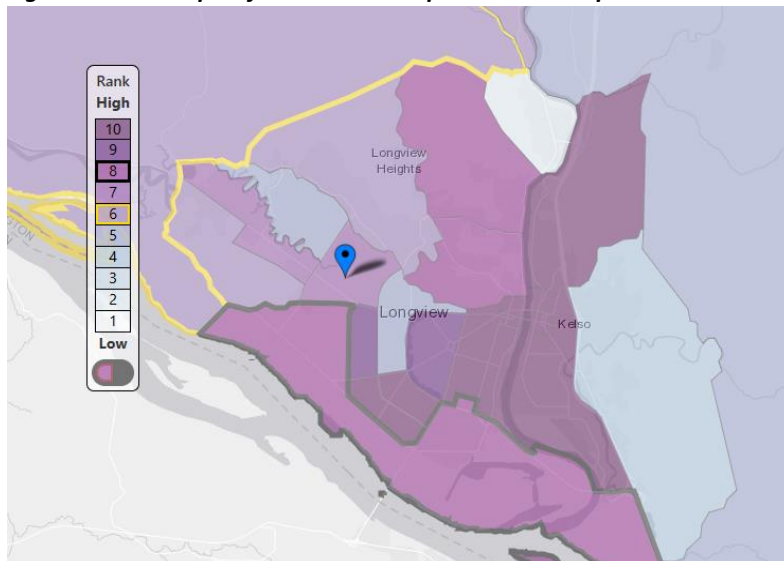


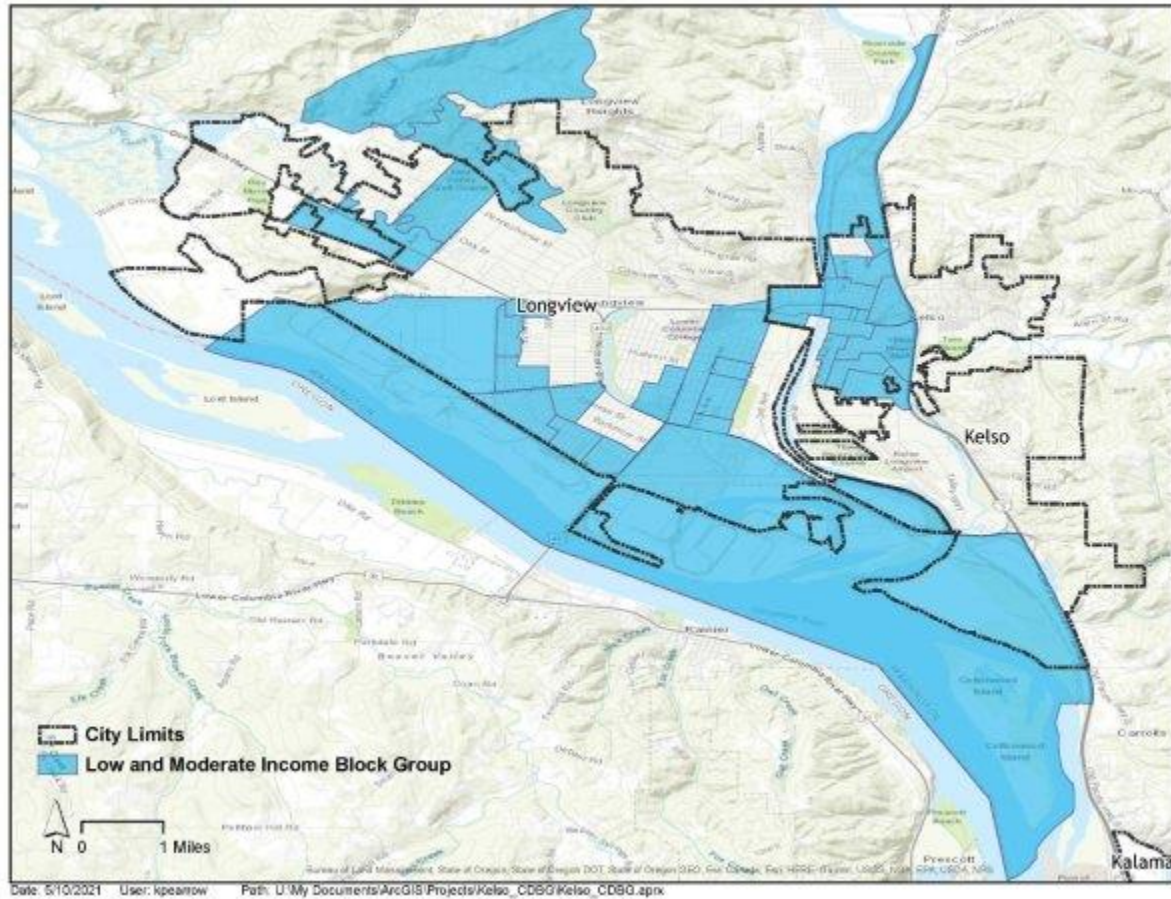
Figure 19 shows the potential lead exposure risk in census tracts in the city. The Highlands and St. Helens neighborhoods show higher risks throughout Longview. These homes are a large portion of the older housing stock that was built before 1980.

A majority of the city of Kelso shows high risk for lead exposure. Especially the areas near the downtown corridor for Kelso.

Low-Income Areas

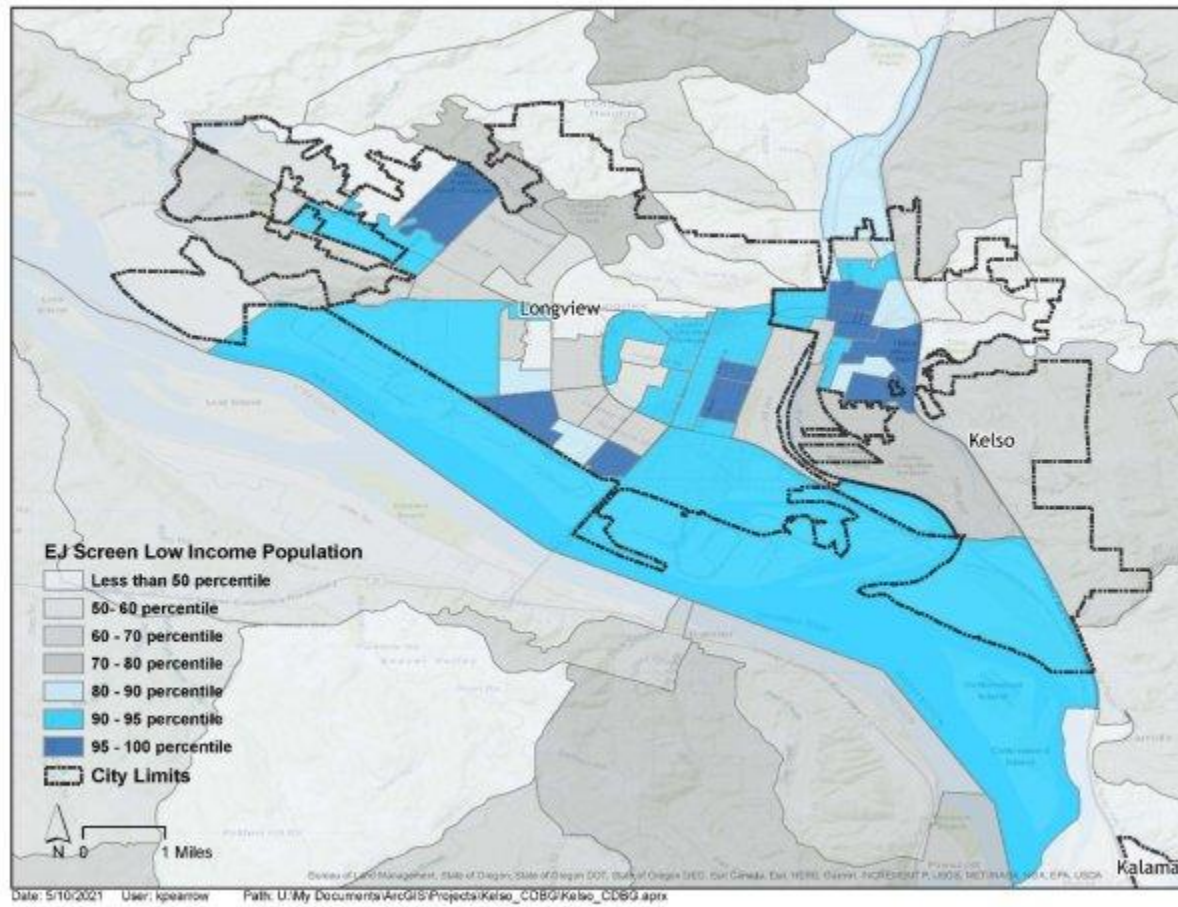
Figure 20 identifies Census block group where more than 50% of the households earn 80% of area median income (AMI) or below (low- and moderate income – or “LMI”). **Figure 21** identifies low-income population using EPA’s Environmental Screen.

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	2017	2018	2019	2020	2021	2022	2023
Total Civilian Labor Force	45,694	46,334	47,943	48,648	48,413	49,164	48,256
Total Employment	42,880	43,526	45,083	44,052	45,328	46,382	46,067
Total Unemployment	2,814	2,808	2,860	4,596	3,085	2,782	2,456
Unemployment Rate	6.2%	6.1%	6.0%	9.4%	6.4%	5.7%	5.1%

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 (22%), followed by manufacturing (15%) and retail trade (12%).

Table 39: Employment by Industry (Longview-Kelso)

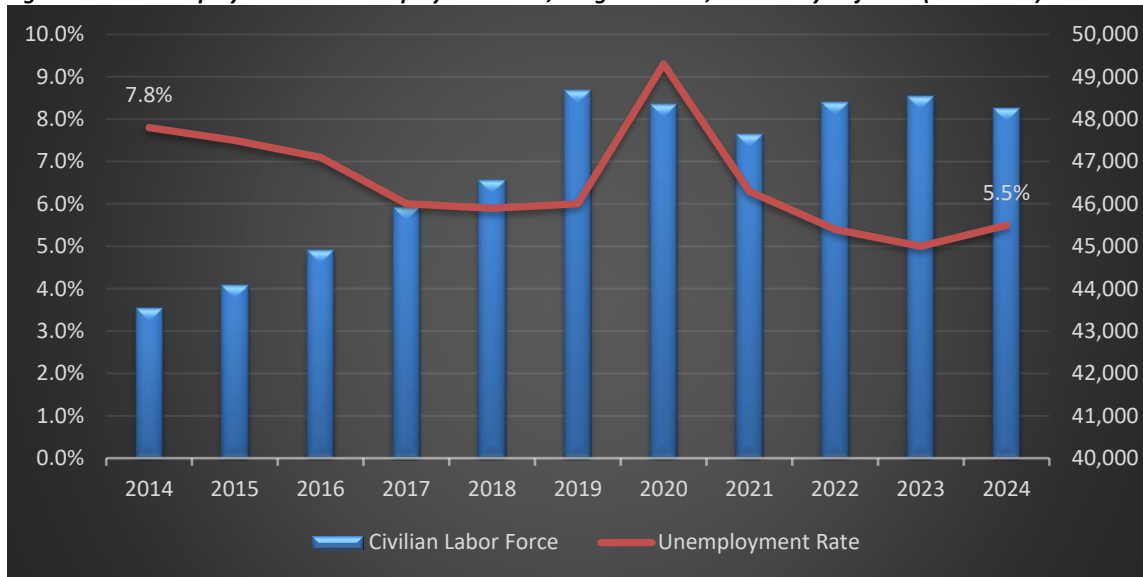
Industry	Estimate	Percent
Civilian employed population 16 years and over	28,956	
Agriculture, forestry, fishing and hunting, and mining	532	1.8%
Construction	2144	7.4%
Manufacturing	4193	14.5%
Wholesale trade	633	2.2%
Retail trade	3582	12.4%
Transportation and warehousing, and utilities	2084	7.2%
Information	312	1.1%
Finance and insurance, and real estate and rental and leasing	1302	4.5%
Professional, scientific, and management, and administrative and waste management services	2697	9.3%
Educational services, and health care and social assistance	6434	22.2%
Arts, entertainment, and recreation, and accommodation and food services	2254	7.8%
Other services, except public administration	1315	4.5%
Public administration	1474	5.1%

SOURCE: ACS 5-YEAR ESTIMATES DATA PROFILES (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. After the continued fall from 2020-2023 there was a slight uptick in 2024. According to the Washington State Employment Security Department the unemployment rate has declined again in 2025 and currently stands at 4.7%. Over the last year the largest increases in employment were in private education and health services (400 jobs). The mining, logging, construction, and manufacturing category showed increases of 200 jobs.

Figure 22: Total Employment and Unemployment Rate, Longview MSA, Seasonally Adjusted (2014-2024)



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, 2024

Occupational Group	U.S.	Wash. State	Longview/Kelso Washington
Office and Administrative Support	11.8%	9.2%	10.6%
Sales and Related	8.7%	9.5%	8.4%
Food Preparation and Serving	8.8%	8.0%	8.6%
Construction and Extraction	4.1%	3.6%	6.5%
Education, Training, and Library	5.8%	6.2%	6%
Transportation and Material Moving	8.9%	5.6%	10.5%
Personal Care and Service	2%	7.0%	1.1%
Management	7.1%	10.1%	3.9%
Production	5.7%	1.4%	10.9%
Healthcare Practitioners and Technicians	6.2%	4.9%	5%
Business and Financial Operations	6.7%	12.2%	4.4%
Installation, Maintenance, and Repair	3.9%	2.8%	5.8%
Building & Grounds Cleaning & Maintenance	2.9%	3.2%	2.7%

Occupational Group	U.S.	Wash. State	Longview/Kelso Washington
Healthcare Support	4.8%	3.2%	6.4%
Computer and Math	3.4%	7.5%	1.4%
Architecture and Engineering	1.7%	1.7%	1.2%
Protective Service	2.4%	3.0%	6.4%
Community and Social Services	1.7%	1.5%	2%
Arts, Design, Entertainment, Sports, & Media	1.4%	2.3%	0.8%
Farming, Fishing, and Forestry	0.3%	0.1%	0.9%
Life, Physical, and Social Sciences	0.9%	2.0%	1%
Legal Occupations	0.8%	2.2%	0.4%

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, 2023 annual averages (Cowlitz County)

All Sectors	Annual Average Wage
All Industries	\$ 63,480
Transportation & warehousing	\$ 131,166
Mining	\$ 87,657
Manufacturing	\$ 82,429
Construction	\$ 79,567
Professional & technical services	\$ 90,323
Finance & insurance	\$ 80,297
Wholesale trade	\$ 78,038
Information	\$ 72,156
Ag., forestry, fishing & hunting	\$ 65,371
Government	\$ 66,130
Health care & social assistance	\$ 59,820
Administrative & waste services	\$ 43,485
Real estate & rental & leasing	\$ 45,257
Educational services	\$ 27,527
Retail trade	\$ 39,035
Other services, ex. public admin.	\$ 45,642
Accommodation & food services	\$ 25,546
Arts, entertainment, & recreation	\$ 21,194

SOURCE: COWLITZ COUNTY PROFILE 2023, 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 57% of the business establishments in Cowlitz County. However, the total number of employees for business with 10+ employees accounts for 83% of the employment.

Table 42: Covered Employment by Number of Establishments & Employment Size, 2024 (Cowlitz County)

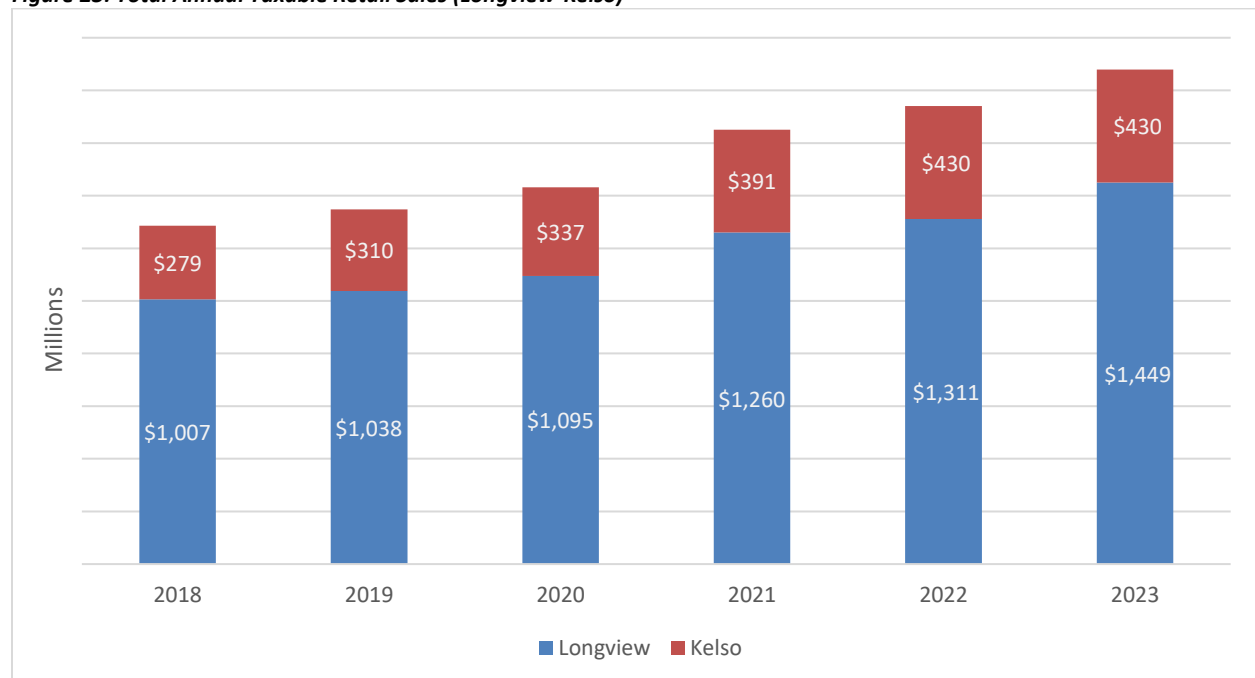
Size of Establishment	Number of Establishments	Total Employment	% of Total Establishments	% of Total Employment
Total	2,598	32,199		
Size 1-4	1,481	2,536	57.0%	7.9%
Size 5-9	441	2,927	17%	9.1%
Size 10-19	339	4,576	13%	14.2%
Size 20-49	203	6,163	7.8%	19.1%
Size 50-99	75	5,266	2.9%	16.4%
Size 100-249	48	7,018	1.8%	21.8%
250-499	11	3,713	0.5%	11.5%

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 2018. Of the taxable retail sales, Longview had 61.9% from the retail trade sector (51.8% in Kelso), followed by 7.6% in accommodations and food services (9.6% in Kelso), 8.8% in construction (14.2% in Kelso) and 5.8% in wholesale trade (5.7% 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.
Keys Plus, Inc.	Longview	DBE 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.
Leading Light Accountancy PS	Longview	WBE	Services: Tax Planning and Preparation, Bookkeeping and Payroll, Process Improvement, CFO Services, Business Consulting, and Financial Statement Preparation.
Northern Resource Consulting Inc.	Longview	DBE 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.
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.
C&R Tractor Landscaping	Kelso	DBE MBE PWSBE	Provides residential and commercial landscaping maintenance, trucking and constructions service, snow removal, and landscape materials.
NW Landscape Services, INC.	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.

There are three firms in the Longview MSA that have registered as a Section 3 business. **This information is unable to be updated due to the elimination of the Section 3 business registry.**

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 2025-2029 Longview-Kelso HOME Consortium and the strategies that will be undertaken to serve the priority needs.

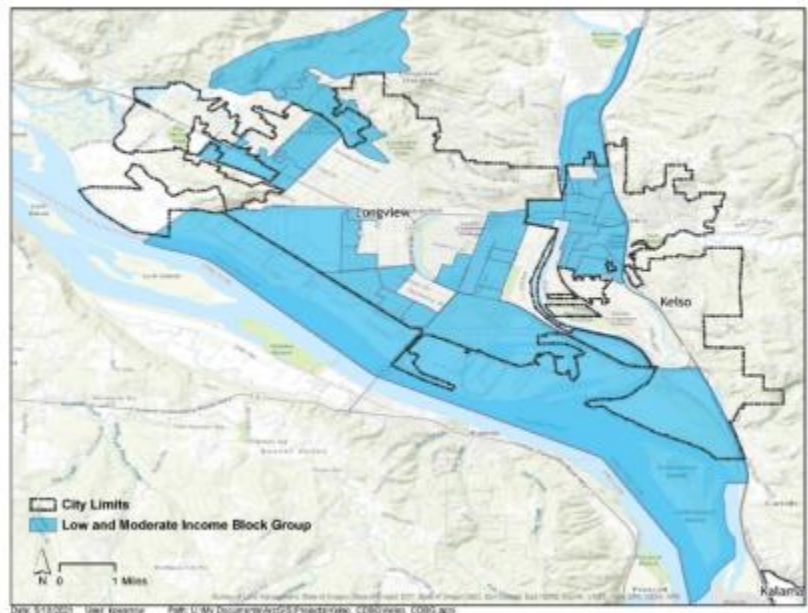
GEOGRAPHIC PRIORITIES

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. **Figure 24** 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 increased 48% since 2019; rents for a 1-bedroom apartment have decreased since 2022 and now have a reported vacancy rate of 1.6% still considered unhealthy by industry standards.

Approximately 34% of Longview and Kelso households pay more than 30% of their income for housing; nearly 15% 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 2019, incomes have increased less than 32%.

The housing stock in Longview and Kelso is aging and very few new units have been added. Approximately 68% 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 remained stable since 2020. 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 has increase from 2022 to 2024 (139 days to 196 days). In most areas, Cowlitz County is showing that their performance over the past three years has been fluctuating. 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 68% 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

20.5% of Longview and Kelso's population has a disability. The most prevalent disabilities are ambulatory difficulty (10.4%), cognitive difficulty (9.2%), difficulty with independent living (10%), and hearing difficulty (6.2%).

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. 48.9% of the population 75 years and over have a disability, and 31.6% 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 2024-2029 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.

2025 ANNUAL ACTION PLAN

The 2025 Action Plan is the first year of the 2025-2029 Consolidated Plan. The Action Plan addresses the programs, projects, and activities that will be undertaken in the 2025 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 2025 allocation to the Longview-Kelso HOME Consortium and to Longview (CDBG) is as follows:

HOME\$ 279,099

CDBG \$ 270,235

TOTAL\$ 549,334

2025 ACTION PLAN SUMMARY

CDBG activities focus on improvements to a low-income housing complex with the replacement of windows on 24 units of affordable housing. The city will be providing funding to shelter for bathroom renovations as well. The city will have one public service project. The public service project will be Summer Camp activities for low-income youth at Archie Anderson Park in Longview.

HOME activities include funding for a multifamily project developed by Housing Opportunities of Southwest Washington (HOSWWA), tenant-based rental assistance for Community House on Broadway, and funding for foundation for the challenged to renovate a home for individuals for people with disabilities.

See attached table which summarizes the activities and funding for 2025.

Table 45: 2025 Action Plan Summary

RESOURCES ANTICIPATED	CDBG	HOME	TOTAL
2025 Grant Allocation	\$ 270,235	\$ 279,099	\$ 549,334
Voluntary Grant Reduction	(\$20,000)		
Program Income			\$ -
Prior Year Uncommitted/Deobligated Funds	\$20,000	\$ 236,430	\$ -
Existing Commitments (Prior Year Awards)			\$ -
TOTAL RESOURCES	\$ 270,235	\$ 515,529	\$ 694,607
ACTIVITIES	CDBG	HOME	TOTAL
Non-Service Projects			
Soundview Apartments Window Replacement	115,000		115,000
CHOB Restroom Remodel	74,164		74,164
HOSWWA 48-unit Housing		177,926	177,926
Foundation For the Challenged		150,000	150,000
Community House		41,395	41,395
Foundation for the Challenged (Kelso)		53,000	53,000
Community House (Kelso)		6,308	6,308
CHDO Set Aside			
CHDO Operating Funds (5%)		13,954	13,954
2024 CHDO Operating Funds (5%)		15,011	15,011
Public Service Projects			
Super Summers	35,000		35,000
Planning & Administration			
HOME Consortium Administration		57,931	57,931
CDBG Administration (15%)	40,535		40,535
TOTAL EXPENDITURES	\$ 264,699	\$ 515,525	\$ 694,607
Balance (Resources - Expenditures)	\$	\$	\$



City of Longview

Agenda Summary

RESOLUTION 2571 - AUTHORIZATION TO PURCHASE SCORPION II TL-3 TOWABLE ATTENUATOR TRAILER IN THE AMOUNT OF \$52,400 AND AUTHORIZE THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY NECESSARY PURCHASING DOCUMENTS IN ACCORDANCE WITH CITY PROCUREMENT POLICIES FOR PUBLIC WORKS OPERATIONS.

RECOMMENDED ACTION:

MOTION TO ADOPT RESOLUTION 2571

COUNCIL INITIATIVE ADDRESSED:

Improve transportation system
Improve streets and roads
Continue effective financial management
Provide sustainable water quality & environmental infrastructure

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

Staff is requesting City Council approval to purchase one (1) Scorpion II TL-3 Towable Crash Attenuator Trailer in the amount of \$52,400 to improve safety for City crews performing work in or near active roadways. The attenuator trailer will be deployed during mobile and stationary operations—such as pavement patching, sweeping, striping, and utility work—particularly on high-volume, high-risk roadways throughout Longview. Although the Manual on Uniform Traffic Control Devices (MUTCD) and Washington State Department of Transportation (WSDOT) guidelines generally require crash attenuators on roadways with speed limits of 45 MPH or higher, Longview has multiple arterial streets with extremely high daily traffic volumes and posted speeds under 45 MPH that pose a comparable or greater hazard to crews due to congestion, limited lane widths, and limited shoulder areas. These include corridors such as Industrial Way, Ocean Beach Highway, Washington Way, and 15th Avenue, where lane closures and mobile operations present elevated risk. The Scorpion II TL-3 Towable Attenuator is the only MASH-tested and FHWA-approved TL-3 towable attenuator currently on the market. It offers advanced impact protection, modular crash replacement components, and compatibility with multiple city vehicles via a standard pintle hitch. This purchase represents a proactive and cost-effective investment in worker safety and risk reduction.

Justification and Benefits:

- Meets MASH TL-3 and FHWA crashworthiness standards
- Protects workers and equipment in work zones where vehicle intrusion is possible
- Reduces the likelihood of fatalities and injuries to both city crews and motorists
- Towable design provides flexibility and avoids the need for dedicated TMA trucks
- Aligns with MUTCD guidance and anticipated updates in work zone safety best practices
- Long-term savings by minimizing the potential financial impact of catastrophic incidents

FINANCIAL SUMMARY:

- Total Purchase Cost: \$52,400
- Funding Source: Water Operations and Sewer Operations
- No additional personnel or ongoing maintenance costs are expected beyond routine use.
- Purchase will fit within current budget allocations.

STAFF CONTACT:

Chris Collins, Asst. City Manager/ Public Works Director

Attachments:

1. Res 2571 TMA Purchase
2. Presentation

RESOLUTION 2571

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, AUTHORIZING THE PURCHASE OF A SCORPION II TL-3 TOWABLE ATTENUATOR TRAILER TO ENHANCE WORK ZONE SAFETY.

WHEREAS, the City of Longview Public Works Department performs regular maintenance and construction activities on high-volume and high-speed roadways, placing employees in close proximity to live traffic; and

WHEREAS, work zone crashes remain a significant safety concern nationwide, with the Federal Highway Administration reporting over 800 fatalities and 44,000 injuries annually in work zones, including the deaths of road construction workers; and

WHEREAS, Truck-Mounted Attenuators (TMAs) and towable crash attenuators are recognized by the Federal Highway Administration (FHWA), the Manual on Uniform Traffic Control Devices (MUTCD), and the Washington State Department of Transportation (WSDOT) as essential safety devices for mobile and stationary operations in or near live traffic, particularly on roadways with speed limits of 45 miles per hour or greater; and

WHEREAS, the City has identified the Scorpion II TL-3 Towable Attenuator Trailer as a MASH-tested and FHWA-eligible crash attenuator that meets applicable state and federal standards for impact protection and is compatible with the City's existing fleet; and

WHEREAS, the acquisition of this trailer-mounted attenuator will enhance worker and motorist safety, reduce risk exposure, and offer long-term cost savings by mitigating the severity of vehicle impacts during work zone incidents; and

WHEREAS, the City has obtained a quote of \$52,400 for the purchase of the Scorpion II TL-3 Towable Attenuator Trailer, and sufficient funds are available in the approved Public Works budget to complete this purchase;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LONGVIEW:

Section 1. The City Council hereby authorizes the purchase of one (1) Scorpion II TL-3 Towable Attenuator Trailer in the amount of Fifty-Two Thousand Four Hundred Dollars (\$52,400) for use by the Public Works Department.

Section 2. The City Manager or designee is hereby authorized to execute any necessary documents to complete the purchase of said equipment in accordance with applicable purchasing procedures.

Section 3. This Resolution shall be effective immediately upon passage.

ADOPTED by the City Council of the City of Longview, Washington, at a regular meeting thereof this ____ day of _____, 2025.

City Clerk

APPROVED AS TO FORM:

City Attorney

ATTEST:

M A Y O R

City Clerk

REQUEST TO PURCHASE SCORPION II TL-3 TOWABLE ATTENUATOR TRAILER

July 22, 2025

Background & Purpose

The Public Works Department is requesting authorization to purchase a Scorpion II TL-3 Towable Crash Attenuator Trailer to enhance worker safety in high-risk traffic environments during maintenance and mobile operations.

While the MUTCD and WSDOT specifically recommend or require TMAs for roads with speed limits of 45 MPH or greater, Longview also faces extremely high traffic volumes on roads with lower posted speeds, which present equal or greater risks to work crews due to:

- High vehicle counts
- Narrow lanes
- Limited sight distances
- Lack of physical separation

Why This Is Necessary

Increased Exposure and Risk

- Roads like Industrial Way, Ocean Beach Highway, Washington Way, and 15th Avenue routinely experience thousands of vehicles per day, often in congested or impatient traffic conditions.
- Even at 35–40 MPH, an inattentive driver striking a crew vehicle or worker can cause serious injury or fatality.
- Distracted driving, particularly in urban settings, compounds the risk.
- Existing Work Zone Protections Are Inadequate.
- Many operations use cones, signs, and arrow boards alone. These do not absorb impact and do not protect crews from rear-end collisions.
- A TMA provides the only effective mitigation when workers are exposed in active lanes or shoulders.

About the Scorpion II TL-3 Towable Attenuator

- FHWA-approved and MASH TL-3 certified.
- Designed to absorb and redirect energy from rear-end impacts—protecting both workers and drivers.
- Towable with any properly rated city truck—no need to retrofit or dedicate a full-time TMA truck.
- Shortest TL-3 certified trailer on the market (17'10"), ideal for tight urban roadways.
- Crush zones are modular and replaceable, minimizing long-term costs after impact.

Financial Benefits

- One serious injury or fatality can result in million-dollar costs in medical, legal, and liability exposure.
- Prevention through protection is significantly more cost-effective.
- Towable unit = flexible deployment, without tying up a full truck.
- Cost will be split between Water and Sewer and will stay within current operating budgets.

Item

Cost

Scorpion II TL-3 Towable
TMA

\$52,400

Recommendation

Approve the purchase of the Scorpion II TL-3 Towable Attenuator Trailer to:

- Meet federal and state safety standards for mobile and lane-occupying operations.
- Address local safety needs on extremely busy sub-45 MPH roadways with heavy daily exposure.
- Equip our crews with the tools needed to safely perform their duties without preventable risk.

Summary

- Worker safety is non-negotiable.
- TMAs should not be limited to just high-speed roads—they are essential where vehicle volume and worker exposure are high.
- This trailer allows us to meet the intent of MUTCD, comply with WSDOT guidance, and adapt to Longview's real-world traffic risks.

Thank you



LONGVIEW | **WA**



City of Longview

Agenda Summary

ORDINANCE 3564 STORING OF PERSONAL PROPERTY IN PUBLIC SPACES

RECOMMENDED ACTION:

MOTION TO ADOPT ORDINANCE 3564

DATE: July 22, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety & emergency response
Preserve and enhance neighborhoods
Improve transportation systems
Address quality of place issues

CITY ATTORNEY REVIEW: REQUIRED

SUMMARY STATEMENT:

On July 8, 2025, during the Resolution 2561 Task Force Report Out, a draft ordinance was presented to address growing concerns related to the accumulation and excessive storage of personal property in public spaces. Following Council discussion, direction was given to bring back a final ordinance for consideration and adoption.

Ordinance 3564 amends Sections 7.29.020 and 7.29.040 of the Longview Municipal Code to define and prohibit the excessive storage of personal property on public property. The ordinance aims to maintain safe, clean, and accessible public spaces while respecting the rights of all individuals, including those experiencing homelessness.

Key updates include:

- Definition of Excessive Storage: Personal property storage is considered excessive if it:
 - Occupies more than 55 gallons or 7 cubic feet of space (roughly the size of a large garbage can)
 - Obstructs public access such as sidewalks, building entrances, or emergency routes
 - Creates health, fire, or sanitation hazards including accumulation of waste or evidence of infestation
- Interferes with the use and enjoyment of public spaces by others
- Clarified Definitions:
 - "Bulky Item" includes large or obstructive items that do not fit in a 55-gallon container with a closed lid—such as couches, mattresses, large furniture, and non-operational bicycles, walkers, or wheelchairs.
 - "Storage" now includes property moved and returned to the same location within 72 hours
 - "Public Property" includes all city-owned or controlled spaces, including parks, sidewalks, streets, and buildings
- Enforcement Authority: The City is authorized to remove property in violation of this ordinance, with any removed property handled in accordance with state and local laws as evidence.

A communication plan will accompany the rollout of Ordinance 3564 to ensure coordinated understanding and compliance. The City will:

- Inform and train internal departments on enforcement protocols and responsibilities
- Engage external partners, including service providers and regional stakeholders
- Provide clear, accessible information to the public and unhoused individuals about the ordinance, expectations, and available resources

In alignment with the Longview Police Department's 3-E Approach (Education, Engagement, and Enforcement) staff will focus on voluntary compliance first, providing warnings, education, and resource referrals prior to enforcement action wherever appropriate.

There is no direct fiscal impact associated with the adoption of this ordinance. However, staff time and operational costs related to communication, education, and enforcement and other items laid out within the budget will be tracked and reported as part of Resolution 2561's broader implementation strategy.

RECOMMENDED ACTION:

Motion to approve Ordinance 3564

STAFF CONTACT:

Jennifer Wills, City Manager

Attachments:

1. Ordinance 3564 Storage of Personal Property on Public Property

ORDINANCE NO. 3564

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, PERTAINING TO EXCESSIVE STORAGE OF PERSONAL PROPERTY ON PUBLIC PROPERTY; AMENDING LONGVIEW MUNICIPAL CODE SECTIONS 7.29.020 AND 7.29.040

WHEREAS, the City Council of Longview finds that the unauthorized storage of personal property in public spaces has proliferated, creating significant health, safety, and accessibility concerns for residents, businesses, and public agencies; and

WHEREAS, the presence of unattended and stored personal property in excessive quantities on sidewalks, streets, parks, and other public rights-of-way interferes with the use of these public spaces and contributes to the accumulation of trash, infestation, and obstruction of pedestrian and emergency access; and

WHEREAS, the City seeks to maintain clean, safe, and accessible public spaces while balancing the rights of individuals, including unhoused persons, to lawfully use public spaces;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LONGVIEW, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. It is the intent of the Longview City Council that the recitals set forth above are hereby adopted and incorporated as findings in support of this Ordinance.

Section 2. Amendment.

7.29.020 Storage of personal property in public places.

(1) It shall be unlawful for any person to engage in the excessive storage of personal property, including but not limited to bulky items, camp facilities, and camp paraphernalia, on Public Property, except as otherwise provided by the Longview Municipal Code or as permitted pursuant to LMC 7.29.070.

(2) Any personal property associated with a violation of this provision may be removed by the City and such personal property shall be treated and held as evidence in accordance with all applicable laws governing the handling, retention and release of evidence.

Section 3. Amendment. Longview Municipal Code Section 7.29.040 is hereby amended to read as follows:

7.29.040 Definitions

The following definitions are applicable in this chapter unless the context otherwise requires:

(1) “Bulky item” means any item, with the exception of a constructed tent, operational bicycle or operational walker, crutch or wheelchair, that is too large to fit into a fifty-five gallon container with the lid closed, including, but not limited to, a shed, structure, non-operational bicycle, non-operational walker, non-operational wheelchair, mattress, couch, chair, other furniture or appliance. A container with a volume of no more than fifty-five gallons used by an individual to hold his or her personal property shall not in itself be considered a bulky item.

(4) “Excessive Storage” means storage of personal property on Public Property that:

- (a) Occupies more than 55 gallons or 7 cubic feet (e.g., equivalent to a large garbage can);
- (b) Obstructs roads, sidewalks, building entrances, or emergency access routes;
- (c) Creates health, fire, or sanitation hazards, including but not limited to biohazard, rodent infestation, accumulation of waste, or fire; or
- (d) Interferes with the ordinary use and enjoyment of the public space by others.

(13) “Public Property” means all property in which the City or any other governmental entity has a property interest, including easements. The term includes, without limitation, all parks, Piers, Streets, trails, forests, park museums, pools, beaches, open spaces, public squares, public schools and associated athletic facilities, grounds around City or other publicly owned or leased buildings, including, but not limited to, street, sidewalk, parking lots, and any other property in which the City or any other governmental entity has a property interest of any type.

(18) “Store,” “stored,” “storing” or “storage” means to put personal property aside or accumulate for use when needed, to put for safekeeping, and/or to place or leave on

Public Property. Moving personal property to another location in a public area or after removal, moving or returning personal property to the same area of Public Property within 72 hours shall be considered storing and shall not be considered to be removing the personal property from Public Property. This definition shall not include any personal property that, pursuant to statute, ordinance, permit, regulation or other authorization by the city or state, is stored with the permission of the city or state on real property that is owned or controlled by the city.

Section 4. Corrections. Upon approval of the city attorney, the city clerk and the codifiers of this ordinance are authorized to make necessary technical corrections to this ordinance, including, without limitation, the correction of clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or section/subsection numbering.

Section 5. Severability. If any provision of this Ordinance is found to be invalid or unconstitutional, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 6. Publication. This Ordinance shall be published by an approved summary consisting of the title. A summary of this Ordinance may be published in lieu of the entire ordinance, as authorized by State Law.

Section 7. Effective Date. This ordinance shall take effect and be in full force five (5) days after its passage and publication as required by law.

PASSED by the City Council of the City of Longview, Washington, at a regular meeting thereof this ___ day of _____, 2025.

APPROVED:

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



City of Longview

Agenda Summary

APPROVAL OF CLAIMS

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

FIRST HALF JULY 2025 ACCOUNTS PAYABLE: \$993,513.49

FIRST HALF JULY 2025 PAYROLL:

\$14,221.54, checks
\$1,110,723.37, direct deposits
\$675,578.00, wire transfers
\$1,800,522.91 Total

STAFF CONTACT:

Lindy Kennedy, Accountant
Sara Rios, Payroll Specialist

Attachments: None



City of Longview

Agenda Summary

SET CLOSED RECORD PUBLIC HEARING FOR PLANNING COMMISSION RECOMMENDATION FOR THE SIRES CROSSING SUBDIVISION FOR AUGUST 26, 2025

RECOMMENDED ACTION:

MOTION TO SET CLOSED RECORD PUBLIC HEARING AUGUST 26, 2025

DATE: July 22, 2025

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Preserve and enhance neighborhoods

CITY ATTORNEY REVIEW: N/A

SUMMARY STATEMENT:

At the July 2nd planning commission meeting, the planning commission held an open record public hearing for the Sires Crossing Subdivision. Pursuant to LMC 19.80, the City Council will hold a closed-record public hearing to approve or disapprove the planning commission recommendations for the proposed subdivision.

The proposal is for an 18-lot subdivision located at a vacant property off Sires Lane adjacent to New Life Church of God. The project is zoned R-1 (Low-Density Residential) and is designed to comply with the underlying zoning standards, including minimum lot sizes, lot widths, and setbacks.

Associated site improvements include the construction of a new 60-foot-wide public road with sidewalks on both sides, a planter strip for street trees and stormwater management via a bioretention facility, and the extension of public utilities, including water, sewer, and stormwater facilities, to serve the new lots. Access will be provided from Sires Lane, with a shared driveway arrangement for certain lots not meeting the minimum frontage requirement.

STAFF CONTACT:

Community Development Planner Irene Rutikanga

Attachments: None