



2022

Annual Action Plan

Executive Summary

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

1. Introduction

This is the third annual action plan (AAP) for the City of Longview and Longview-Kelso HOME Consortium implementing the 2020-2024 Consolidated Plan. The 2022 program year, starts August 1, 2022.

2. Summarize the objectives and outcomes identified in the Plan

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

To meet annual action plan goals, the Longview-Kelso HOME consortium will continue to support Tennant Based Rental projects and invest in affordable rental housing. The plan includes funding for supportive services to help individuals and families from becoming homeless, supporting efforts to reduce poverty, and rehabilitation of public housing to preserve existing low income housing. The focus of the 2022 Action Plan is to complete projects initially awarded funds in 2020, including the 40-unit multifamily development (Sunrise Village) of Housing Opportunities of Southwest Washington (HOSWWA), improvements to Archie Anderson Park, and gap funding for a Highlands Neighborhood Facility. These projects have experienced unforeseen increase in construction costs during the pandemic, leading to delays and need for additional funding. HOSWWA's Sunrise Village project has been passed over for Housing Trust fund money for two cycles and needs a larger local match to be successful.

3. Evaluation of past performance

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

This is the third year of the 2020-2024 Consolidated Plan, and evaluation of that Plan is limited due to a one year delay in adopting the consolidated plan. 2020 and 2021 grants were received late in 2021. Grant funds are now being drawn down by projects and results will be reported as projects are completed. Impacts of COVID-19 continue to be felt by subgrantees who report capacity issues such as open positions, new personnel, project delays and long-lead times for ordering materials.

The City has received notice that unspent CDBG funds are exceeding the HUD limit. An internal effort is underway to support and encourage grantees to draw down funds. The delay in receiving 2020 and 2021 CDBG grants resulted in a few years of funding accumulating and then arriving in the City's line of credit at the same time. The size of the City's annual award typically requires 2 or more years of funding to complete entitlement projects which puts the City at risk of violating the CDBG balance rule. Projects that are ready to proceed and draw funds are prioritized going forward to reduce risks.

A review of the projects and activities implemented in previous years demonstrate the City is making progress in fulfilling its goals. Tenant based rental assistance projects are exceeding estimates as persons needing short term or deposit assistance have been served in addition to the anticipated 12 month assistance households. The City intends to continue to work closely with HUD staff to improve performance in timely implementation of identified community development strategies and CDBG administrative activities.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Outreach included stakeholder consultation with public agencies, housing providers, social service providers, public transit, educators, and nonprofit agencies. An initial advertising effort for the consultation and citizen participation process included a website post and promoted post on the City of Longview main page, emails to a list of community partners, a 1/4 page newspaper add for the RFP and web impressions of the ad during the comment period and posted notices. Newspaper notices and advance notices of public hearings held by the city councils continued the outreach effort. Public hearings were held before the Longview and Kelso City Councils on the 2022 Annual Action Plan.

5. Summary of public comments

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

Most input was received outside the formal consultation process. At the public hearings, input was focused on the proposed allocation of annual funds to projects and questions about the amount of administrative funds used from the grants. The following summarizes comments heard during public hearings:

1. Regarding the need for street lighting and sidewalk improvements in low-income neighborhoods: has the city considered solar powered street lights? Comments were made in support of ADA upgrades to sidewalks and crossings. A concern about crime was raised and the resulting impact on residents who may be unable safely enjoy streets with improved lighting and sidewalks due to safety concerns.

2. A comment about the RFP process was made regarding who can apply for funds, what the annual cycle is and why there are a few applications instead of many.
3. A comment was heard from the CEO of Longview Housing Authority [DBA HOSWWA], regarding funding for affordable rental housing. Noted that a proposed Longview affordable housing project was nearly funded by the State two cycles in a row, coming in 2nd rank. A local match/show of support will go a long way to improving the probability of receiving funding in the next round.
4. A comment was heard from the CEO of a local CHDO, LCCAC. It was confirmed in response to an earlier comment from a City Council member, that the CHDO has constructed fully accessible affordable housing units with CHDO funds.

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

All input was accepted but not all projects were funded, or fully funded, due to limited CDBG and/or HOME funding. Staff responded to questions about the annual allocation process and HUD requirements that apply to organizations that request and receive funding to complete HOME and CDBG projects as subgrantees.

7. Summary

The CDBG and HOME entitlement funding over the years has declined, making it more difficult to meet the significant needs within the community. As a result, the process to prioritize needs and outcomes is an essential part of the annual allocation process.

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

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

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

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

Table 1 – Responsible Agencies

Narrative

Longview is the lead agency for the Longview-Kelso HOME Consortium

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Longview-Kelso HOME Consortium prepared the 2022 Annual Action Plan to meet HUD funding requirements. The 2022 Annual Action Plan addresses needs and goals for area low- and moderate-income persons and households. The consultation process followed HUD's requirements for Annual Action Plans.

The Longview-Kelso HOME Consortium is allocated **\$1,326,277** in HOME American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. These funds are expected to be allocated in the fall of 2022.

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

The Longview-Kelso Home Consortium held a stakeholder meeting on July 27, 2022 to enhance cooperation between housing providers and housing-related services. The summary of this information will be included in a future HOME-ARP allocation plan submitted to HUD. Staff meet with Kelso Housing Authority and HOSWWA (Longview Housing Authority) prior to the allocation process to learn about planned projects.

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

The 2020-2024 Consolidated Plan includes data and input from local agencies on the number of people experiencing homelessness in Cowlitz County and the number of emergency shelters in the area. The Strategic Plan also includes the Homelessness Strategy, which lists a set of goals to decrease area homelessness. Due to the pandemic coordination with groups, stakeholders and organizations has been postponed. The Continuum of Care currently coordinates through the Cowlitz County department of health and county staff.

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

n/a

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Longview Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Longview Housing Authority, dba Housing Opportunities of Southwest Washington, was consulted on all parts of the Consolidated Plan and Annual Action Plan. Consultation was by telephone, Zoom meeting and email.
2	Agency/Group/Organization	Kelso Housing Authoirty
	Agency/Group/Organization Type	PHA

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Kelso Housing Authority was consulted on all parts of the Consolidated Plan and Annual Action Plan. Consultation was by telephone, Zoom meeting and email. Kelso Housing Authority is proposing new affordable housing construction and will make use of HOME funds for local support to a multi-million dollar project. Home funds available in the 2022 year are insufficient to equal one affordable unit of the planned project. Multiple years of funds are anticipated to be requested.</p>

3	Agency/Group/Organization	Cowlitz County Health & Human Services
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Service-Fair Housing Services - Victims Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cowlitz County is the Lead Agency under Washington State law for addressing homelessness within the county, including the cities of Longview and Kelso. The Health and Human Services Department is the administrative arm that carries out those duties for Cowlitz County. Cowlitz County Health provides information from HMIS and collects data on homelessness in the County. Health department staff provided information for an upcoming HOME-ARP allocation process and the required allocation plan.

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

All agencies which have provided interest in the Consolidated Plan or Annual Action Plan were provided an opportunity to provide input.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Cowlitz County	The County was consulted to ensure that the Strategic Plan compliments the County's efforts.

Table 3 – Other local / regional / federal planning efforts

Narrative

The preparation of the 2022 Action Plan included meetings with a local HUD representative and Planning Managers from the City of Kelso and the City of Longview, both of which make up the Longview-Kelso HOME Consortium. The Plan was also developed with guidance set forth by the Washington State Department of Commerce for Plans to End Homelessness.

The Longview-Kelso HOME Consortium is allocated **\$1,326,277** in HOME American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. These funds are expected to be allocated in the fall of 2022 with a formal submission of the allocation plan by late fall. The consultation process included the anticipation that these funds are received. The goals and strategies in this Consolidated Plan include the HOME ARP funds. This 2022 Annual Action Plan requested proposals to meet the strategic plan goals.

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

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

Notice of the Annual Action Plan and annual allocation process were posted to the City of Kelso and the City of Longview websites. City Council meetings that encouraged public participation were held on June 9 (Longview), June 7 (Kelso). The public and community partners were invited to participate by email, news and website postings starting May 10, 2022. Advertisements were placed in the newspaper (with digital impressions) for a request for proposals. Legal notices were published and agendas were displayed in the respective City Halls prior to meetings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				<p>Applicants provided input on their requests for funding. The following summarizes comments heard during public hearings:</p> <p>1)</p> <p>Regarding the need for street lighting and sidewalk improvements in low-income neighborhoods: has the city considered solar powered street lights?</p> <p>Comments were made in</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted /broad community	June 7th Kelso City Council public hearing on 2022 Annual Action Plan.	There were no comments from the public. City Council members commented that funds un-requested should be designated for construction of affordable housing.	All projects were funded as requested.	http://go.boarddocs.com/wa/kelso/Board.nsf/goto?open&id=CEGPKZ64D1FA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted /broad community	Public notice and legal ad published to invite public review and comment on the 2022 Annual Action Plan. Public review and comment period was from May 10, 2022- June 9, 2022.	No written comments were received	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response /attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Stakeholders	<p>Emails were sent to a broad list of community stakeholders working in areas relevant to HUD programs . Email reminders were sent ahead of important dates. A request for information to be forwarded to others was included along with a list of those contacted .</p>	<p>None. No stakeholders provided formal comments as a result of the emails. Technical assistance requests were minimal.</p>	<p>None.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The cities of Longview and Kelso have a HOME Consortium; Longview serves as the Lead Agency for the Consortium. The City of Longview also receives CDBG entitlement funding. In addition to the formula allocations, HUD has allocated nearly \$5 billion in American Rescue Plan (ARP) funds to help communities create affordable housing and services for people experiencing or at risk of experiencing homelessness. The Longview-Kelso HOME Consortium is allocated \$1,326,277.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	324,204	0	0	324,204	665,800	Funds for priority needs including preservation and improvement of housing stock, public improvements, public services, administration and planning

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	423,056	0	0	423,056	723,148	Funds used for tenant-based rental assistance, housing development (including CHDO) and administration.
Other	public - federal	Acquisition Admin and Planning Housing Multifamily rental new construction Public Services TBRA	0	0	0	0	0	

Table 2 - Expected Resources – Priority Table

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

For new housing development, the amount of funds available from HOME or CDBG amounts to a small percentage of the development costs. Other funding sources includes Washington State Housing Trust Fund and tax credits/bonds issued through the Washington State Housing Finance Commission.

For public services or other public improvements, the amount of funds are leveraged with efforts of nonprofit and/or public funds dedicated to the activity.

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

The Housing Authorities operating in Longview and Kelso own property that may be used to address the housing needs in the plan. The cities of Longview and Kelso also own parks and other public improvements in low-income neighborhoods that can be used to improve the livability of that neighborhood.

Discussion

Longview and Kelso have seen their allocation of CDBG and HOME funds decline over the years. The allocations in 2022 are less than the allocations in 2005. Taking into account the impact of inflation, these resources are no longer able to provide the same response in 2022 than what they did in 2005.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable Housing Supply	2020	2024	Affordable Housing Homeless	Citywide - Longview Citywide - Kelso	Housing Homeless Housing	HOME: \$296,139	Rental units constructed: 43 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted
3	Services to Improve Housing and Economic Outcomes	2020	2024	Non-Housing Community Development	Citywide - Longview Citywide - Kelso	Housing Community Development Special Needs	CDBG: \$113,471 HOME: \$42,306	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Provide Public Facilities and Improvements	2020	2024	Non-Housing Community Development	Citywide - Longview	Community Development	CDBG: \$210,732	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 300 Households Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Affordable Housing Supply
	Goal Description	Housing Opportunities of Southwest Washington (HOSWWA) will develop a 40-unit multifamily project for elderly and homeless families with children. Community House will provide tenant-based rental assistance. LCCAP (CHDO) will add affordable housing units or rehabilitate existing units.
3	Goal Name	Services to Improve Housing and Economic Outcomes
	Goal Description	Administrative and planning services for the community, including CHDO operating funds and planning funds for a Cloney Park Plan serving a low- and moderate-income neighborhood. Public services to serve low-and moderate-income persons.
4	Goal Name	Provide Public Facilities and Improvements
	Goal Description	CDBG funds will provide gap funding for a neighborhood facility to be located in a neighborhood with a high concentration of very low and low income households.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2022 projects include improvements to neighborhood parks, funding to help with a new multifamily development, tenant-based rental assistance, funding to house severely disabled low-income adults, public services, CHDO operating funds, and administration/planning activities.

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. Public Facilities or Improvements (CDBG)
5. Homeless services (CDBG)
6. Youth activities for low-income households(CDBG)

#	Project Name
1	2022 Administration Activities
2	2022 Public facilities and improvements
3	2022 Public Service Projects
4	2022 CHDO Activities
5	HOSWWA - Sunrise Village Apartments
6	2022 TBRA
7	Kelso Affordable Housing project

Table 4 – Project Information

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

The allocation priorities are based on priority needs identified in the Consolidated Plan, responses to request for proposals, public input and council decisions. Obstacles to addressing underserved needs include limited funding.

AP-38 Project Summary
Project Summary Information

1	Project Name	2022 Administration Activities
	Target Area	Citywide - Longview Citywide - Kelso
	Goals Supported	Increase Affordable Housing Supply Services to Improve Housing and Economic Outcomes Provide Public Facilities and Improvements
	Needs Addressed	Housing Homeless Housing Community Development Special Needs
	Funding	CDBG: \$64,840 HOME: \$42,306
	Description	Administration of City of Longview CDBG and Longview-Kelso HOME Consortium grants.
	Target Date	7/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Admin
	Location Description	A planning Activity will contribute to a plan for a new skateboard park in a park location serving predominantly very low and low income households.
	Planned Activities	Administration includes staff time, notices, mailings and direct costs of facilitating the programs. A planning activity will produce a plan to replace an existing skateboard park.
2	Project Name	2022 Public facilities and improvements
	Target Area	Citywide - Longview
	Goals Supported	Provide Public Facilities and Improvements
	Needs Addressed	Community Development
	Funding	CDBG: \$210,732
	Description	Investment in public facilities such as neighborhood facilities in qualifying neighborhoods or areas serving qualified populations.
	Target Date	7/19/2023

	Estimate the number and type of families that will benefit from the proposed activities	1000
	Location Description	In Longview, the Broadway Neighborhood, Highlands Neighborhood, East Olympic Neighborhood and portions of Downtown neighborhood qualify for area benefit low/mod populations.
	Planned Activities	Construct park improvements and neighborhood facilities to benefit area residents.
3	Project Name	2022 Public Service Projects
	Target Area	Citywide - Longview
	Goals Supported	Services to Improve Housing and Economic Outcomes
	Needs Addressed	Community Development
	Funding	CDBG: \$48,632
	Description	Conduct public services to reduce poverty and extreme cost burdens in areas qualifying for low/mod income population benefit.
	Target Date	9/4/2023
	Estimate the number and type of families that will benefit from the proposed activities	25-40 families with children with household incomes less than 50% median income.
	Location Description	The services provided are located in the Highlands Neighborhood park.
	Planned Activities	Youth services to reduce extreme cost burdens for low income families during the summer. Youth services include meals provided by the School District and allow parents to continue working during summer months.
4	Project Name	2022 CHDO Activities
	Target Area	Citywide - Longview Citywide - Kelso
	Goals Supported	Increase Affordable Housing Supply
	Needs Addressed	Housing Homeless Housing
	Funding	HOME: \$84,611

	Description	Projects to develop or acquire affordable housing conducted by the CHDO. Includes operating funds.
	Target Date	7/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	3-6
	Location Description	
	Planned Activities	The CHDO must propose a project meeting the requirements for CHDO's in developing affordable housing. Funds will likely be combined with ARP monies.
5	Project Name	HOSWWA - Sunrise Village Apartments
	Target Area	Citywide - Longview
	Goals Supported	Increase Affordable Housing Supply
	Needs Addressed	Housing Homeless Housing
	Funding	HOME: \$142,105
	Description	The Longview Housing Authority, HOSWWA has an application for Housing Trust Funds to construct 40 units of affordable housing in Longview.
	Target Date	7/17/2025
	Estimate the number and type of families that will benefit from the proposed activities	40 low income, at risk of homeless or homeless households of highest need. Senior and veteran housing units will be included.
	Location Description	The location is 38th and Pennsylvania Street on donated property.
	Planned Activities	Construct 40 units of affordable rental housing (public)
6	Project Name	2022 TBRA
	Target Area	Citywide - Longview Citywide - Kelso
	Goals Supported	Increase Affordable Housing Supply
	Needs Addressed	Housing Homeless Housing
	Funding	HOME: \$110,000
	Description	Tenant based rental assistance through community subrecipients.

	Target Date	7/17/2024
	Estimate the number and type of families that will benefit from the proposed activities	The proposal will assist 10-12 households in Kelso and up to 24 households in Longview.
	Location Description	City wide.
	Planned Activities	Provide rent assistance to persons in transitional shelters to encourage self-sufficiency.
7	Project Name	Kelso Affordable Housing project
	Target Area	Citywide - Kelso
	Goals Supported	Increase Affordable Housing Supply
	Needs Addressed	Housing
	Funding	HOME: \$44,034
	Description	The City of Kelso will contribute funds toward creation of affordable housing (in combination with other funding sources).
	Target Date	7/3/2024
	Estimate the number and type of families that will benefit from the proposed activities	The project funding may reserve 1 or more 'HOME' units in a tax credit project or be used as match for smaller duplex or triplex project.
	Location Description	Kelso, WA
	Planned Activities	Contribute 1 or more year's HOME funds toward a project to construct affordable housing.

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

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

The geographic targets are city-wide. HOME funding is across both Longview and Kelso; CDBG funding is for Longview.

Geographic Distribution

Target Area	Percentage of Funds
Citywide - Longview	70
Citywide - Kelso	30

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Longview and Kelso have formed a HOME Consortium for the distribution of HOME funds. Longview is also a CDBG entitlement community. The allocation investments are based on these partnerships and historical funding.

Discussion

HOME funding is allocated to both Longview and Kelso. CDBG funding is allocated to Longview.

Affordable Housing

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

Introduction

The affordable housing projects include tenant-based rental assistance and development of new units.

One Year Goals for the Number of Households to be Supported	
Homeless	26
Non-Homeless	3
Special-Needs	0
Total	29

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	4
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	28

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

Discussion

The development projects funded in 2022 include projects originally funded in 2020 & 2021, and which will take a year to get completed. HOME dollars are expected to invest in creation of 3-5 'HOME' units within a larger affordable rental housing project aimed at vulnerable populations who are homeless or at risk of homelessness. As such, the projects are not anticipated to accomplish the goals in this year.

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

Introduction

Longview and Kelso will continue to work with the two public housing authorities serving the respective cities.

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

Funding will be provided to both Kelso Housing Authority and Longview Housing Authority (HOSWWA) for preservation of affordable housing and to contribute to new affordable housing.

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

The city will continue to work with the respective housing authorities as they engage with residents in management and access to other housing opportunities, including homeownership.

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

Neither PHA is designated as troubled.

Discussion

Kelso Housing Authority has public housing. Both Kelso and Longview Housing Authorities have housing vouchers. Longview Housing Authority will be assisted in development of a multifamily project for low-income households, including units for the elderly and those that are homeless at the time of entry.

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

Introduction

The limited CDBG and HOME funds are not adequate to address the significant needs for those that are homeless. As such, the city relies on Cowlitz County and other mental health funding that helps address the needs. CDBG and HOME funding is coordinated with these other funding sources to ensure an efficient system of service and housing delivery in the community.

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

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

Funding is allocated to help construct a new multifamily development which will have units set aside for those that are homeless upon entry. The allocation of tenant-based rental assistance is to assist those that are homeless or prevent households from becoming homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The city will continue to support efforts to provide emergency shelter and transitional housing, including working to support exits to permanent housing.

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

The city will support projects which provide supportive services that allow for a transition to permanent housing, and for other services or counseling to prevent people from becoming homeless again.

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

Grants for projects such as tenant-based rental assistance help households avoid becoming homeless.

Discussion

The new multifamily development proposed by the Longview Housing Authority will include units set aside for those that are homeless upon entry.

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

Introduction

The city is aware of the housing affordability issues facing the community, region and state, and how the city can work to address some of the impact. Since 2014 housing prices have doubled and steadily increased. Rents have risen, putting low income households in extreme cost burden situations and at risk of homelessness. Housing demand has also led to a decrease in available units for rent or purchase.

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

The city is continually evaluating the negative effects of public policies that serve as barriers to affordable housing, and working to remove or ameliorate those negative effects. Zoning rules are proposed which will allow a 4 fold increase in the number of properties eligible to construct an Accessory Dwelling Unit. If adopted the change will allow more housing in existing neighborhoods.

Discussion

Conversations around public policies affecting affordable housing take place regularly with the public and elected officials.

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

Introduction

Many actions to address the needs, goals and strategies of the Consolidated Plan are done outside the context of this Action Plan. They are actions that the city regularly undertakes to improve the community and the needs of low- and moderate-income persons and households.

Actions planned to address obstacles to meeting underserved needs

The city prioritizes needs to address the obstacle of limited funding.

Actions planned to foster and maintain affordable housing

The 2022 Annual Action Plan includes funds to create additional housing units affordable to low-income households and to maintain existing housing affordable to low-income households.

Actions planned to reduce lead-based paint hazards

The city will continue to provide information and resources to those interested in reducing lead-based paint hazards. Where funds are invested in existing homes, lead evaluation is conducted and a plan for remediation implemented. No such projects are planned in 2022 however.

Actions planned to reduce the number of poverty-level families

The city will continue to work with community and economic development organizations to improve economic conditions for poverty-level families. Recruitment of family-wage jobs remains a priority for the City of Longview which has invested in an industrial park to ensure lots are available for job producers.

Actions planned to develop institutional structure

The 2022 Action Plan includes operational funds for the Community Housing Development Organization (CHDO) which is currently the Community Action Council.

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

As part of ongoing administrative and planning activities, the city works with public and private housing and social service agencies to coordinate actions and resources to be as effective and efficient as possible. Coordination with the housing authority in planning future housing projects continues. Evaluation of publicly owned land for affordable housing development is occurring.

Discussion

The cities of Longview and Kelso will continue to take actions to improve opportunities for low- and moderate-income households including utility rate reduction programs, and a continued focus on neighborhoods with the most need.

Program Specific Requirements

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

Introduction

The following are responses to program specific requirements of the Community Development Block Grant Program (CDBG) and HOME Investment Partnership Program (HOME).

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

No other forms of investment are being used beyond those identified in Section 92.205.

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

The City has selected the resale and recapture provisions that comply with HOME statutory and regulatory requirements. These policies are selected based on program, and not on a case-by-case basis. The City's Resale and Recapture policies are included as an attachment.

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

The City has a monitoring policy and procedure to ensure affordability of units acquired with HOME funds. Annual notices are provided to HOME-funded properties regarding new income determinations, HOME rents and utility allowances. Annual income certifications are received from the properties, a desk review is completed, and on-site inspection is completed based on a risk assessment schedule and HOME rules for monitoring.

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

HOME funds are not proposed to assist in the refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds.

The City continues to work ensuring compliance with program specific requirements of CDBG and HOME.

