

HOME - ARP ALLOCATION PLAN



City of Longview

McAllister G Kosar, Planner

1525 Broadway St

P.O. Box 128

Longview, Washington

98632

Contact for Questions:

McAllister Kosar

mcallister.kosar@ci.longview.wa.us

(360) 442-5083

Table of Contents

Introduction	2
Consultation.....	4
Public Participation	12
Needs Assessment and Gaps Analysis	14
HOME-ARP Activities.....	28
HOME-ARP Production Housing Goals	30
Appendices	32

Introduction

The City of Longview together with the City of Kelso form a HOME consortium that is a federal entitlement community that receives an annual allocation of HOME funds from the U.S. Department of Housing and Urban Development (HUD). The Longview-Kelso HOME Consortium, represented by the city of Longview, herein after referred to as “The City” or “The City of Longview” is required to prepare an Annual Action Plan detailing the uses of HOME funds to meet its affordable housing and community development goals as outlined in its Consolidated Plan.

HOME-ARP funds can only be expended on eligible activities:

- Provision of Supportive Services (such as housing counseling, homelessness prevention, childcare, job training, legal services, case management, moving costs, rental applications, and rent assistance)
- Acquisition and Development of Non-Congregate Shelters: Purchase and Development of Non-Congregate Shelter (these structures can remain in use as a non-congregate shelter or can be converted to 1) emergency shelter under the Emergency Solutions Grants (ESG) Program; 2) permanent housing under the Continuum of Care (CoC) Program; or 3) affordable housing under the HOME Program)
- Tenant-Based Rental Assistance (TBRA)
- Production or Preservation of Affordable Housing (such as acquisition and rehabilitation)
- Non-Profit Operating (5% maximum allocation) (may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year)
- Non-Profit Capacity Building (5% maximum allocation) (may not exceed the greater of 50 percent of the general operating expenses of the organization for that fiscal year)
- Administration and Planning for the HOME ARP Program (15% maximum allocation)

HOME-ARP funds must be used primarily to benefit individuals or families from the following qualifying populations:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at the risk of homelessness
- Those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking
- Other families requiring services, housing assistance, or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

Below are definitions for terms that are used frequently in relation to HOME-ARP funds.

NON-CONGREGATE SHELTER: As opposed to congregate settings, such as traditional homeless shelters, non-congregate shelter provides more private accommodations (individual rooms). During the

COVID-19 pandemic, people living in congregate facilities have been at higher risk of contracting or having complications from the virus because physical distancing is difficult.

QUALIFYING POPULATIONS: For HOME-ARP funds, this means people experiencing homelessness, at risk of homelessness, fleeing domestic violence, or otherwise at high risk of housing instability.

SUPPORTIVE SERVICES: Services that help households maintain housing stability and quality of life. These may include support with finding and applying for housing, financial assistance for moving costs, childcare, legal services, mental health, and substance use services, and more.

TENANT-BASED RENTAL ASSISTANCE: A rent subsidy to help households afford housing costs, such as rent and security deposits. "Tenant-based" means the subsidy is attached to the household, and they can use it to rent any rental unit that meets program guidelines and whose landlord is willing to accept the subsidy payment.

HOME-ARP Allocation Plan

Guidance

- I. To receive its HOME-ARP allocation, a PJ must:
 - a) Engage in consultation with at least the required organizations.
 - b) Provide for public participation including a 15-day public comment period and one public hearing, at a minimum: and,
 - c) Develop a plan that meets the requirements in the HOME-ARP Notice.
- II. To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- III. PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - a) Affirmatively Further Fair Housing.
 - b) Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan.
 - c) Anti-Lobbying.
 - d) Authority of Jurisdiction.
 - e) Section 3; and,
 - f) HOME-ARP specific certification.

Participating Jurisdiction: City of Longview, WA Date: 8/8/2022

Consultation

Before developing the plan, the City of Longview consulted with the CoC(s) serving the city’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

The City of Longview consultation process included reviewing system-level data as well as seeking input from community partners regarding their identification of needs and gaps.

The Housing Opportunities of Southwest Washington provided data outlining a summary of their waitlist for their current jurisdictions. This data is combined with stakeholder input, the Longview-Kelso consortium consolidated plan objectives, and public comment.

The city held a stakeholder input meeting on July 27, 2022, at City Hall with various service providers and stakeholders. The attendees were asked six questions: Given your experience of gaps in housing and services, do you think there should be a priority or preference given to any of the qualifying populations? Please explain your answer. If you answered yes in the last question, please check which qualifying population you believe should be ranked highest in priority. Which qualifying population would you rank Second? Please choose the use you believe is the greatest need. Please explain if you would like. Please choose the use you believe is the second greatest need. Is anyone participating in this focus group working on developing or expanding programs/projects that meet an eligible funding use? If so, which ones? Please explain as much as you can.

The consultation list, type of agency, method of consultation, and any feedback are outlined below. The consortium will continue to meet with entities throughout the implementation of the HOME-ARP activities to assess the ongoing needs of our community and will continue to work together to develop strategies that will help address chronic homelessness. Comments collected physically or digitally were added until the end of the comment period.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Cowlitz County Homeless Housing Task Force	Continuum of Care/Public Agency	Email/letter/invited to stakeholder input meeting	Identifies affordable housing as a priority in the County.
Longview Public School District	Continuum of Care	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Community House on Broadway	Homeless Service	Email/letter/invited to stakeholder input meeting	Director provided comments over the phone on the current gaps in housing and public services
Love Overwhelming	Homeless Service	Email/letter/invited to stakeholder input meeting	More units are necessary
Salvation Army	Homeless Service	Email/letter/invited to stakeholder input meeting	Idea for a van that provides food/hygiene items for homeless
Janus Youth Services	Homeless Service	Email/letter/invited to stakeholder input	Did not attend or comment

		meeting	
Lower Columbia College, Career Services	Homeless Service	Email/letter/ invited to stakeholder input meeting	Did not attend or comment
Lower Columbia Cap	Fair housing/civil rights/disabilities	Email/letter/ invited to stakeholder input meeting	<ul style="list-style-type: none"> -Must defer weatherization efforts -Roof projects being denied -Huge demand for smaller units -Tons of funding for rental assistance but very little units available -Hotels don't displace the permanent needs of people, but they do disrupt temporary funding that could be used to aid permanent needs
Kelso Housing Authority	Public Housing	Email/letter/ invited to stakeholder input meeting	Huge waitlists for studios, 1 bedroom, alongside the already huge demand of general inventory
Vancouver Housing Authority	Public Housing	Email/letter/ invited to stakeholder input meeting	<ul style="list-style-type: none"> -Low-income population housing development -Does HUD HOME set aside apply to all units or just HOME units?
Area Agency on Aging and Disability	Public Agency	Email/letter/ invited to stakeholder input meeting	Did not attend or comment
Emergency Support Shelter	Domestic Violence/Homeless service	Email/letter/ invited to stakeholder input meeting	Did not attend or comment
Cowlitz Habitat for Humanity	Other	Email/letter/ invited to stakeholder input meeting	<ul style="list-style-type: none"> -Marked highest priority population as low-income housing for families -Fixing units that need repairs -Lots being used for development of affordable permanent housing. -(Temporary vs Permanent affordable housing) (Ownership vs rental)
Community Frameworks	Public Housing	Email/letter/ invited to	Uptick in family programs, elderly families, veterans'

		stakeholder input meeting	programs to the point people are being displaced/further waitlisted
LPD	Domestic Violence Service	Email/letter/invited to stakeholder input meeting	Did not attend or comment
American Legion	Veteran's Groups	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Housing opportunities SW Washington	Veteran's Groups/Public Housing Agency	Email/letter/invited to stakeholder input meeting	-Extreme demand for smaller unit housing, studios, 1-bedroom apartments -40 units of affordable housing -High level of funding for rental assistance but very little units available -Voucher program can't sustain with number of units available
Hevin4Vets	Veteran's Groups	Email/letter/invited to stakeholder input meeting	Did not attend or comment
VFW Post 1045	Veteran's Groups	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Ethnic Support Council	Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
NW Justice	Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Lifeworks	Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Foundation for the Challenged	Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
The Health Care Foundation	Fair housing/civil rights/disabilities	Email/letter invited to stakeholder input meeting	Did not attend or comment

Progress Center	Public Agency/Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Cowlitz Community Network	Public Agency/Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment
Community Foundation SW Washington	Public Agency/Fair housing/civil rights/disabilities	Email/letter/invited to stakeholder input meeting	Did not attend or comment

Consultation Results

During the community forum, community stakeholders participated in a HOME-ARP question survey as well as roundtable discussion. The City reached out to community organizations – including organizations serving the homeless, those at risk of homelessness, public housing organizations, affordable housing developers, housing authority, and civil rights agencies. The survey was conducted in person and digitally, July 27th, 2022, by stakeholders and organizations from staff’s consultation list provided above. During the input session, stakeholders shared opinions on topics, answered questions, and participated in the roundtable discussion. Survey forms were not filled out by very many attendees, so verbal comments were included and are the basis for survey results.

Topics primarily revolved around the current gaps that organizations have identified, as well as projects each organization has been participating in, or would like to develop.

Applications for waitlist by County of Origin (HOSWWA)

WASHINGTON STATE		
County	Total	Percentage
Cowlitz County	1664	58%
Pacific County	387	13%
Lewis County	411	14%
Wahkiakum County	67	2%
Benton County	3	0%
Chelan County	1	0%
Clallam County	3	0%
Clark County	170	6%
Grant County	3	0%
Grays Harbor County	23	1%
King County	41	1%
Kitsap County	3	0%
Klickitat County	2	0%
Mason County	9	0%
Pend Orielle County	2	0%
Pierce County	17	1%
Skagit County	2	0%
Snohomish County	12	0%
Spokane County	3	0%
Thurston County	59	2%
Walla Walla County	1	0%
Whatcom County	2	0%
Whitman County	1	0%
Yakima County	2	0%
Total for Washington	2888	93%

Table 1 Citation: HOSWWA 2022 Waitlist Summary

The main message received from the stakeholder input meeting and specifically the Roundtable discussion, was a crucial need for housing units. Starting with studio apartments, and working up to housing that could support families, veterans, and the elderly, there is a demand for housing units. The 2020-2024 Longview Consolidated plan also cites “Not much has changed since 1980 when approximately 68% of Longview and Kelso’s housing stock were single family homes. Nearly 63% of Longview and Kelso’s housing stock are 1-unit detached homes. In 2014, an additional 328 new units in structures with 2+ units were added, the most significant annual increase since 1990” (ACS 2015-2019).

Table 2: Units in Structure (Longview-Kelso)

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

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

As mentioned previously, multiple agencies cited huge demand for studios and single bedrooms. Data from the 2020-2024 Longview Consolidated Plan also suggests a major gap in housing units for studio and 1-bedroom apartments. Figure 1 data is suggesting, and agencies are confirming, that the housing units, whatever size, are deficient to the needs of the community, especially families, the elderly, and veterans.

Table 1 from above also outlines a major age discrepancy in the Longview/Kelso housing stock. Figure 2 then demonstrates the rate at which housing structures have been developed over time periods, highlighting a contributing factor to the Longview/Kelso shortage of housing seen in Figure 1, as well as what was heard in the Stakeholder input meeting.

Figure 1: Number of Bedrooms (Longview-Kelso)
BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

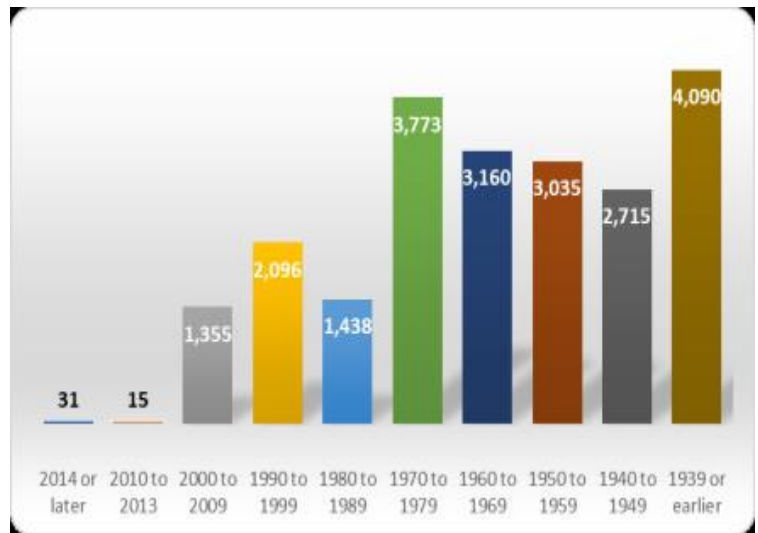
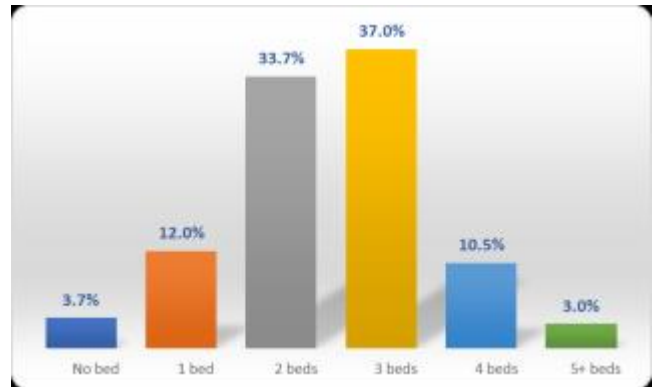


Figure 2: Year Structure Built (Longview-Kelso)
SOURCE: U.S. CENSUS BUREAU, 2015-2019 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

In conclusion, the needs identified by the Stakeholder input meeting, as well as in the Longview/Kelso 2020-2024 consolidated plan, depict a shortage of housing units, likely resulting from a major decline in the production of such housing over time. The gap identified in units directly affects those who would tend to be a Qualifying Population for HOME-ARP activities. Stakeholder input received through the HOME-ARP outreach process echoes and reinforces the needs identified in the 2020-2024 Longview/Kelso Consolidated plan, emphasizing the #1 goal from the Longview-Kelso HOME Consortium: Increase Supply of Affordable Housing. The 2024 Longview-Kelso HOME Consortium Consolidated Plan priority needs, and goals, are re-stated below.

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

Public Participation

The city provided for and encouraged citizen participation in the development of the HOME-ARP allocation plan and will continue to promote participation until the plan is submitted. Before submission of the plan for City Council consideration, the City of Longview provided residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan **no less than 15 calendar days**. The city has followed its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, the consortium held **an August 23rd, 2022, public hearing meeting** during the development of the HOME-ARP allocation plan and Annual Action Plan Substantial Amendment prior to submission. The Consortium partner, Kelso, WA, held a separate public hearing on September 20, 2022, with a second public comment period.

For the purposes of HOME-ARP, the City of Longview made the following information available to the public:

- The amount of HOME-ARP the consortium will receive,
- The range of activities Longview may undertake.

Opportunities to comment on the process to allocate the funds:

1. Public Review and Comment Period on the draft HOME-ARP allocation Plan: August 8th, August 23rd, 2022.
2. City of Longview Allocation Public Hearing: August 23, 2022, 6pm, Longview City Hall, 1525 Broadway St.
3. Public Review and Comment Period on the updated draft HOME-ARP allocation Plan: September 6th- September 20th, 2022
4. City of Kelso Allocation Public Hearing: September 20, 2022, Kelso City Hall, 203 S. Pacific.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date – 8/8/2022 end date – 8/23/2022***
- ***Public Engagement Session: 7/27/2022***

The city held a workshop session for agencies on July 27, 2022, and a public hearing on August 23, 2022, at City Hall where the public was given the opportunity to discuss the following issues: What are the needs and problems? How can the barriers be addressed? What are alternatives for addressing the problem, given the anticipated barriers? Why should funding be prioritized for programs in this subject area (s)? Given your experience of gaps in housing and services, do you think there should be a priority or preference given to any of the qualifying populations? Please explain your answer. If you answered yes in the last question, please check which qualifying population you believe should be ranked highest in priority. Which qualifying population would you rank second? Please choose the use you believe is the greatest need.

Please explain if you would like. Please choose the use you believe is the second greatest need. Is anyone participating in this focus group working on developing or expanding programs/projects that meet an eligible funding use? If so, which ones? Please explain as much as you can.

The Public Comment period for the HOME-ARP Allocation Plan began on Monday, August 8th and concluded on Tuesday, August 23rd. A Public Notice was published in the local newspaper and included information regarding the proposed plan as well as the scheduled Public Hearing. Comments could be submitted by mail, phone, fax, email or during the public comment period.

Describe any efforts to broaden public participation:

In addition to the Public Notice being published in the local newspaper and the city's website, consultation letters were sent via email to community stakeholders requesting comment on the allocation plan. This included social service organizations, homeless service providers, advisory boards, neighborhood associations, and other nonprofit organizations. A list of these organizations and the letter are attached to this plan. The letter was also mailed to the consultation list included in the consultation section of this report. A copy of the letter sent is attached to this report.

Notice of the comment period was posted at public buildings including Longview City Hall, Kelso City Hall, Longview and Kelso Public Libraries, Longview and Kelso Post offices.

The city considered all comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan and Annual Action Plan Substantial Amendment.

Summarize any comments or recommendations not accepted and state the reasons why:

All comments were accepted

Needs Assessment and Gaps Analysis

During our needs assessment and throughout our application you will see several data points and statistics from Cowlitz County. The reason for this is that the Longview-Kelso consortium makes up nearly 45 percent of the County's population. The county statistics are an indication of the population and show the same housing trends within the consortium. The city evaluated the size and demographic composition of qualifying populations within its boundaries and assessed the unmet needs of those populations. In addition, the city identified any gaps within its current shelter and housing inventory as well as the service delivery system. The city used current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Although a stakeholder input list was created and used throughout the consultation process, many agencies did not give feedback, and did affect staff's ability to comment. Additionally, many agencies did not collect or report data for the year 2021 limiting data available to staff.

Current list of Data Sources:

HOSWWA 2022 Waitlist Summary

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

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

ACS

HMIS

2020-2024 Longview-Kelso Consolidated plan

Cowlitz County Homeless Management Information system, 2018

Cowlitz-Wahkiakum Council of Governments (CWCOG) Housing Needs Assessment

The Daily News-Longview Newspaper

Washington State Department of Commerce-Point in Time Counts

Cowlitz County Housing Opportunities Assessment

Health People 2030-US Office of Disease Prevention and Health Promotion

During the July 27th community forum with stakeholders, the participants listened to a summary presentation regarding HOME-ARP, participated in a roundtable discussion, and some members provided written and verbal comments in response to our survey. The discussion comments are listed in Appendix D. Comments from the public participation process whether in person, mail, digital, or during the public hearing are listed in Appendix G. The questions asked during the July 27th stakeholder input meeting are provided on the following page and were available at the August 23rd public hearing and were distributed to the stakeholder consultation list made up of over 50 members.

1. Given your experience of gaps in housing and services, do you think there should be a priority or preference given to any of the qualifying populations? Please explain your answer.
☐ Yes
☐ No
2. If you answered yes in the last question, please check which qualifying population you believe should be ranked highest in priority.
☐ Homeless
☐ At-risk of Homeless
☐ Fleeing/Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking.
☐ Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability.
☐ Veteran households who meet one of the other qualifications
3. Which qualifying population would you rank Second?
☐ Homeless
☐ At-risk of Homeless
☐ Fleeing/Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking.
☐ Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability.
☐ Veteran households who meet one of the other qualifications
4. Please choose the use you believe is the greatest need. Please explain if you would like.
☐ Production/Preservation of affordable units
☐ Development of non-congregate shelter
☐ Tenant-Based Rental Assistance (TBRA)
☐ Supportive services
5. Please choose the use you believe is the second greatest need.
☐ Production/Preservation of affordable units
☐ Development of non-congregate shelter
☐ Tenant-Based Rental Assistance (TBRA)
☐ Supportive services

6. Is anyone participating in this focus group working on developing or expanding programs/projects that meet an eligible funding use? If so, which ones? Please explain as much as you can.

- ☐ Production/Preservation of affordable units
- ☐ Development of non-congregate shelter
- ☐ Tenant-Based Rental Assistance (TBRA)
- ☐ Supportive services

“Why should funding be prioritized for programs in the subject area(s)?”

The City lacks enough resources to leverage non-federal funds to address the needs of the homeless and those at risk of homelessness. Therefore, the city’s use of HOME ARP funds will continue to support the efforts of its service and affordable housing providers. Community and Stakeholder input both further supported the use of HOME-ARP funds to address the need for affordable housing units.

A full summary of comments and recommendations received during the public comment period and the public hearings are in Appendix D of the 2022 HOME ARP Allocation Plan.

Size and Demographics of Qualifying Populations (QPs) Within Kelso-Longview

QP#1 Homeless as defined in 24 CFR 91.5: Lacking a fixed, regular, adequate nighttime residence such as emergency shelter, exiting an institution, or someplace not designed for people to live. Households are also considered to be homeless if they will imminently lose their housing and have no other housing or support networks. Youth under age 25 are considered homeless if they are considered homeless in another federal act or have had no housing or unstable housing in the past 60 days and can be expected to continue in such status for an extended period because of history or conditions.

The 2022 population estimate of Cowlitz County is 111,524 according to United States Census Bureau. The January 2022 Snapshot of Homelessness in Washington designated 3,319 people as homeless, 918 of those individuals were members of a homeless family, and 269 individuals were homeless youth 18-24. (Washington State Department of Commerce). Nearly three percent of individuals in the county are designated as homeless by the Department of Commerce. The 2022 Point in Time Count counted 252 families as homeless within the county. The largest portion of our homeless population is White, Non-Hispanic adult only households with at least one member 25 or older. This population accounts for nearly 47% of our homeless population.

Cowlitz County Homeless Population New and Continuing Persons						
Race/Ethnicity	Youth or Young Adult		Household Types			
	Households All Members 24 or Younger	% Total	Adult-Only Households with at Least One Member 25 or Older	% Total	Households with One or More Adults 25 or Older and One or More Minors	% Total
American Indian or Alaska Native	37	1.1%	326	9.8%	111	3.3%
Asian	<11	<11	38	1.1%	21	0.6%
Black or African American	<11	<11	106	3.2%	69	2.1%
Hispanic or Latino	31	0.9%	174	5.2%	151	4.5%
Native Hawaiian/Pacific Islander	<11	<11	38	1.1%	54	1.6%
White, Non-Hispanic	198	6%	1,545	46.6%	597	18.0%
Unknown	<11	<11	<11	<11	<11	<11
Total	50	9%	300	54.7%	197	35.9%

Source: Washington State Department of Commerce Snapshot of Homeless January 2022.

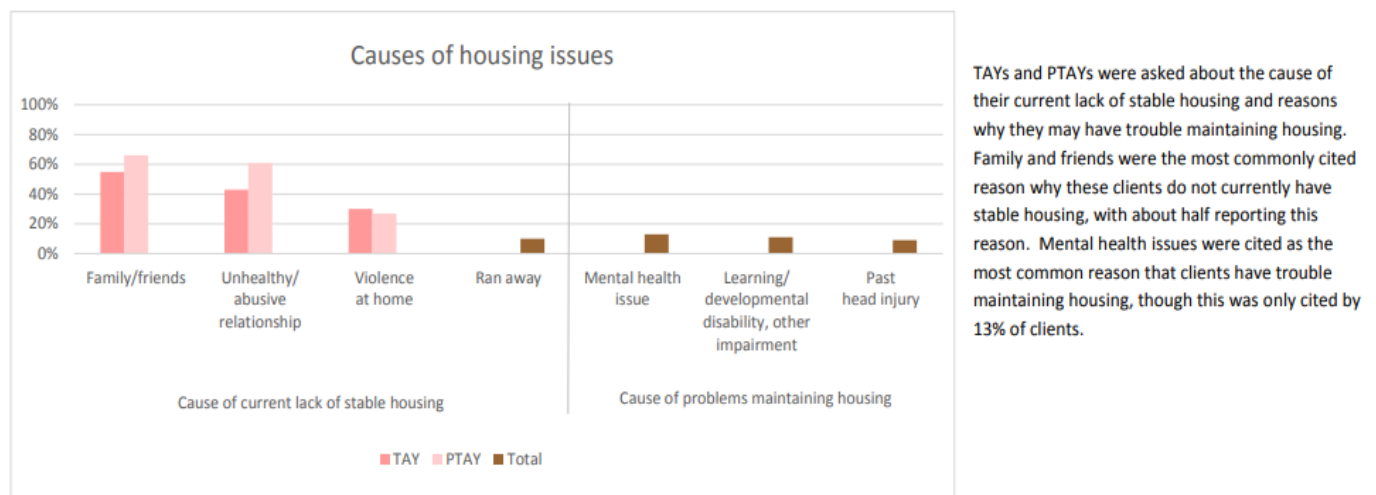
QP-2 Population at Risk of Homelessness 24 CFR 91.5: Households with an annual income below 30% of median family income that do not have sufficient resources or support networks; and has moved more than 2 times in 60 days; living with someone else because of economic hardship; current housing will end in 21 days; lives in a hotel or motel not paid by charitable or government programs; lives in overcrowded housing or is exiting an institution or system of care.

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	% Total	Household 0 of 4 Housing Problems	% Total
Household Income <= 30% HAMFI	3,970	29%	1,130	4%
Household Income >30% to <=50% HAMFI	4,170	30%	1,485	5%
Household Income >50% to <=80% HAMFI	3,050	22%	4,690	17%
Household Income >80% to <=100% HAMFI	1,155	8%	3,185	11%
Household Income >100% HAMFI	1,420	10%	17,695	63%
Total	13,770	100%	28,180	100%

Daily News).

QP #3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD. For HOME-ARP, this population includes any household that is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. Domestic violence, dating violence, sexual assault, and stalking are defined in 24 CFR 5.2003. Human Trafficking includes both sex and labor trafficking, as outlined in the Trafficking Victims Protection Act of 2000.

Multiple attempts were made to community service providers and state agencies, but no response was provided. For this population we used a study from the Cowlitz County Health and Human Services Department. Cowlitz County Health and Human Services Department performed a study of local area homeless populations spanning over 12 months. Everyone was given an intake questionnaire and the County received 982 responses for 1,015 individuals. During that time 127 Transitional Aged Youth and 98 Parenting Transitional Aged Youth participated. The graph below shows the percentages of Transitional Age Youth and Parents of Transitional Age Youth in Cowlitz County that are homeless. The graph depicts the cause as to why these residents are lacking current stable housing.



Source: Cowlitz County Homeless Management Information System 2018

61 percent or 51 Parents of Transitional Age Youth are lacking housing due to an abusive relationship during that time. While a little over 40 percent or 43 of Transitional Age Youth are experiencing the same. 30 percent of youth and 27 percent of parents are fleeing other violence at home. These two demographics make up a large part of this qualifying population. Our consortium has access to several facilities to help this populations, but they are not large facilities.

In the year of 2020 there were 83 victims of sex or labor trafficking reported in Cowlitz County according to the Washington State Department of Commerce. The community partners that would take in these individuals are our domestic violence shelters. Beds are usually full at our community partners facilities especially housing for Women that are fleeing domestic violence, or sexual violence in the community. We have to create more obtainable housing or temporary

shelter space for victims of human trafficking.

Q4-Other populations requiring services or housing assistance to prevent homelessness and other populations of at greatest risk of housing instability. If a household does not qualify under one of the above populations, they may still be assisted if they: have previously been homeless, are currently housed due to temporary assistance and need additional assistance to stay housed; or earn at or below 30% of AMI and are severely cost burdened, OR have income at or below 50% AMI, and meet one of the conditions of “At risk.” Veterans and Families that meet the criteria for one of the qualifying populations described above are also eligible to receive HOME-ARP assistance.

The information in the tables below shows that housing affordability is a large issue in Cowlitz County. Several residents in the county are struggling with cost burden of their housing situation.

Housing Cost Burden Overview	Owner	% Total	Renter	% Total
Cost Burden <=30%	21,445	77%	7,465	52%
Cost Burden >30% to <=50%	3,675	13%	3,770	26%
Cost Burden >50%	2,420	9%	2,775	19%
Cost Burden not available	180	1%	225	2%
Total	27,720	100%	14,235	100%

22 percent of homeowners are cost burdened, and 45 percent of renters being cost burdened with housing. The cost burden numbers are a larger deterrent to the low-income families shown in the table below.

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	% Total	Cost burden > 50%	% Total
Household Income <= 30% HAMFI	3,900	31%	3,185	61%
Household Income >30% to <=50% HAMFI	4,065	32%	1,390	27%
Household Income >50% to <=80% HAMFI	2,725	22%	425	8%
Household Income >80% to <=100% HAMFI	970	8%	165	3%
Household Income >100% HAMFI	980	8%	30	1%
Total	12,640	100%	5,195	100%

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.

Analysis of current resources available to assist qualifying populations, including shelter, supportive services, TBRA, and affordable and permanent supportive housing.

We have several community partners that provide rental assistance, down payment assistance, utility payment assistance, and help families move into a more permanent housing situation. These community partners provide transitional housing with stays for a period of 90 days up to two years. All the community partners are listed below.

Table 8: 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 - HopeHouse	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

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 9: Permanent Housing Inventory, Cowlitz County

Intervention/Agency	Population	Specific Eligibility	Units	Beds	2016 # Served
Housing Opportunities of Southwest WA/Family	Pregnant or parenting	Substance Use Disorder - recently	20	40	76

Intervention/Agency	Population	Specific Eligibility	Units	Beds	2016 # Served
Health Center - Phoenix House	women	completed residential SUD treatment			
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 Developmentsubsidy	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 Developmentsubsidy	16		17
Kelso Housing Authority - Chinook/Columbia	Adults	Disability - Mental Illness	21	21	29
Lower Columbia Community ActionProgram	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

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Q-1 Homeless Population- Our homeless population is a group that is getting additional resources. The service providers in the city work closely together to provide a continuum of services in response to needs identified through surveys of homeless persons and general observations of the providers. Providers in the City are particularly strong in the areas of mental health services, employment training, and life skills training. Gaps exist in emergency shelter capacity especially during emergency weather situations. There are not enough beds on a typical night. Another gap is the coordination of service centers through the lack of universal participation of providers in the HMIS system. All homeless providers who participate in federal funding programs are enrolled in the HMIS system. Listed below are the short-term homeless service providers that the city uses.

Homeless Service Providers	Services
Salvation Army HOPE Village	Homeless Services
Housing Opportunities of SW Washington	Adult, Families, Woman and Children ES, Veterans, and Elderly Affordable housing/vouchers
Kelso Housing Authority	Affordable Housing
Community House on Broadway	Homeless Services
Family Promise	Families with Children
Emergency Support Shelter	Emergency services, Domestic violence
Lower Columbia Cap	Homeless Services

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.

Q-2 People at Risk of Homelessness- In our consultation with our local housing partners we had been told one of the largest issues with housing inventories was “Extreme demand for smaller unit housing, studios, 1-bedroom apartments.” Data shows that units that are available do not necessarily fit the needs of our residents. In Cowlitz County the size of housing units is larger than required for the people in our community based off the sizes of most households in the area. The charts below show that most of the units in the area contain more bedrooms than the number of people living in the households. Not only is the housing in-efficient, but the housing is more expensive.

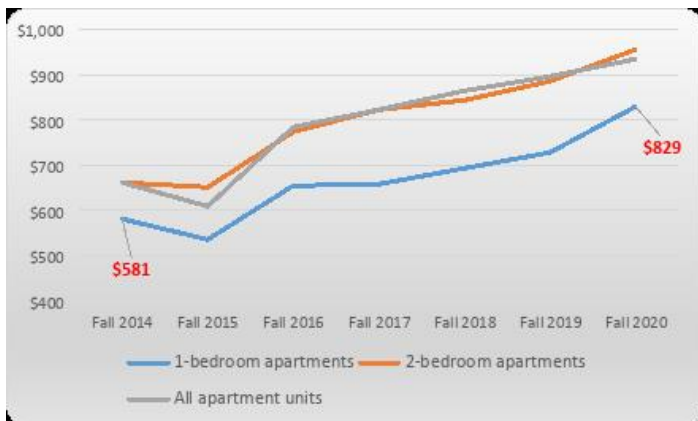
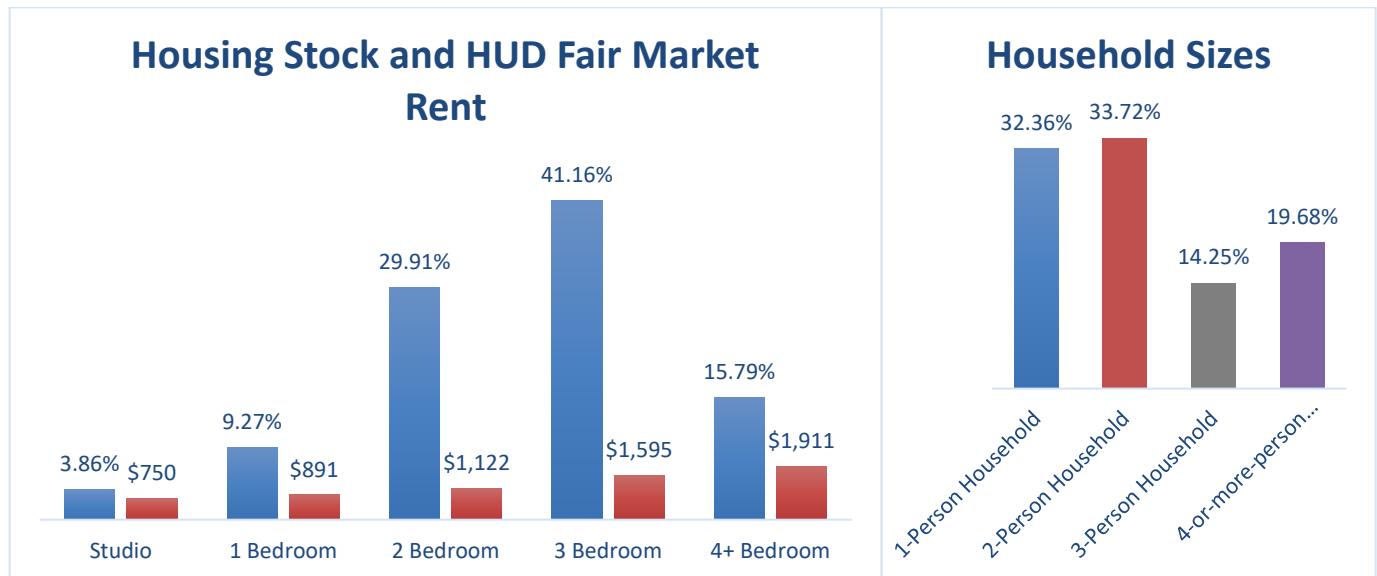


Figure 3: Apartment Market Survey, Fall (Cowlitz County)
 SOURCE: WASHINGTON STATE APARTMENT MARKET REPORT, WASHINGTON CENTER FOR REAL ESTATE RESEARCH

The Fall 2020 market report shows a **1.3% vacancy rate** for all apartment units and **0.5%** for 1-bedroom apartments in the Cowlitz County market area, a rate generally agreed to being very unhealthy. With a lack of inventory families in the area are priced out of affordable housing. The city needs to devote more resources to smaller housing units studio, 1-Bedroom, or 2-Bedroom units for low-income tenants.

QP#3-Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.

People fleeing domestic violence, dating violence, and sexual assault make up the smallest amount of homeless community members, excluding veterans. While the county does have housing and emergency shelter options for these community members, it is one of the areas that is lacking beds. Our shelters have small capacities and allow for longer stays before these individuals are transferred to more permanent housing. The coordinated entry system does help these individuals find immediate housing, if possible, but the transition to more stable housing needs to be made faster to clear out beds for people in need.

Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Famil y HH (at least 1 child)	Adul t HH (w/o child)	Vets	Victim s of DV	Family		Adults Only	
	# of Beds	# of Unit s	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Unit s
Emergency Shelter	93	65	56	16	0								
Transitional Housing	60	20	16	8	19								
Permanent Supportive Housing	40	72	27	229	20								
Other Permanent Housing	0	0	0	0	0								
Sheltered Homeless						30	167	16	16				
Unsheltered Homeless						6	113	8	3				
<i>Current Gap</i>										193	157	99	253

Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	11,418		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	529		
Rental Units Affordable to HH at 50% AMI (Other Populations)	1,372		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2,475	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		2,770	
Current Gaps			26,943

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Q4-Other populations requiring services or housing assistance to prevent homelessness and other populations of at greatest risk of housing instability.

To help the low-income population in Cowlitz County new construction of affordable housing is needed. Less than 50 percent of the residents of Cowlitz County work in Cowlitz County introducing more competition in an already competitive housing market. According to HUD CHAS data 2018, there were 2,810 households earning over 80 percent AMI while living in housing that could serve lower-income households. Low-income residents do not have the funds to compete or inventory of housing available to rent or buy. “Households earning less than 30 percent of the median income need twice as much affordable housing units as the County has in stock” (Cowlitz County Housing Opportunities Assessment).

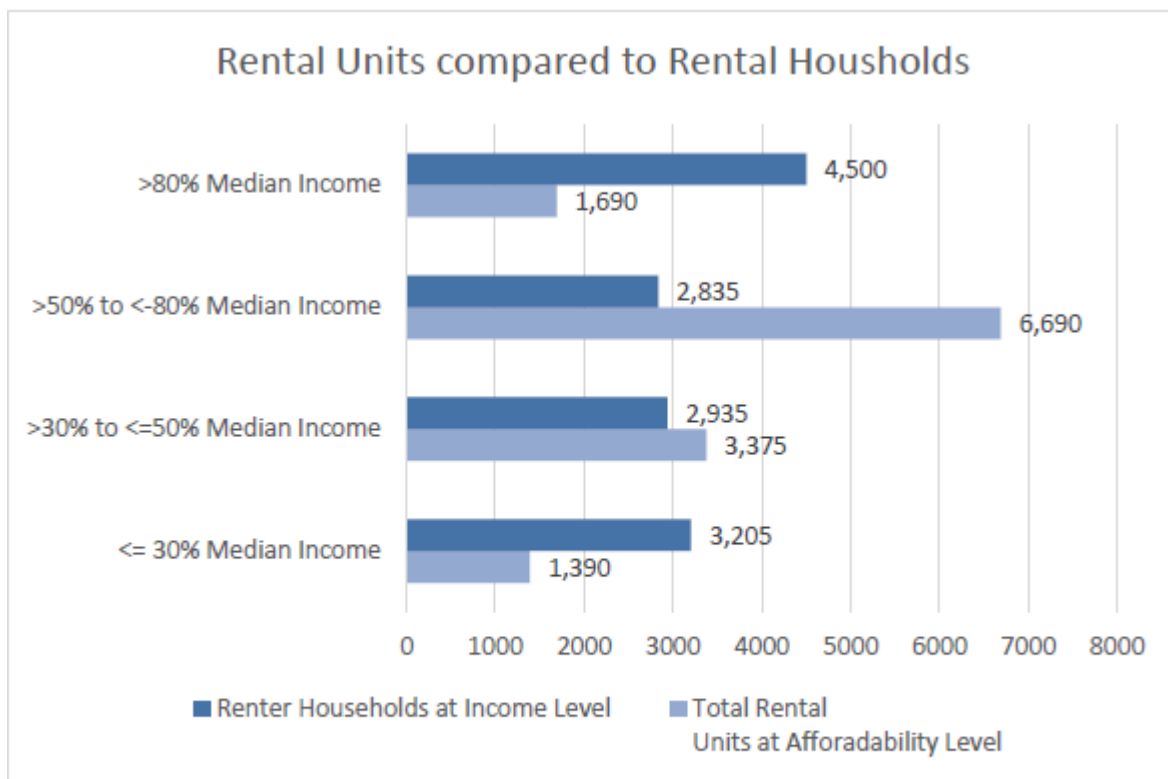


Figure 19

*Source: HUD Comprehensive Housing Affordability Strategy

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The number one indicator of households falling into homelessness from a place of housing instability is a previous history of homelessness. Homeless assistance is the last resort

for households in extreme poverty with few resources of their own and limited connections to others who could offer temporary, emergency support. Additionally, when other systems of care, like hospitals, behavioral health settings, child welfare, and criminal justice systems, are unable to address the reasons why people cannot stay housed, people have no alternative other than turning to the homeless response system.

Additionally, families with children, or unaccompanied youth who are unstably housed and likely to continue in that state, including those people who are doubled up in other people's homes because they lack a home of their own, are not considered to be experiencing homelessness by the U.S. Department of Housing and Urban Development (HUD) and are not eligible for its homeless assistance. These same families are, however, considered to be experiencing homelessness by the U.S. Department of Education and are eligible for additional educational services and supports. People are "at risk of homelessness" if they are losing their primary nighttime residence, which may include a motel or hotel or a doubled-up situation, within the next 14 days and lack resources or support networks to remain in housing.

Identify priority needs for qualifying populations:

Q-1 Homeless Population

Provide safe affordable permanent housing for homeless individuals. The Consortium lacks enough affordable housing units for our homeless populations. Emergency shelters are another need for our homeless population, but the lack of housing inventory makes permanent supportive housing a higher priority need.

Q-2 At risk of Homelessness

With so many families in the area struggling with cost burden of housing it shows that continuing to work with community partners on rental and down payment assistance is a pressing need. We need to be able to work with CHDO's and other organizations to keep providing these essential services to keep people sheltered and break the cycle of homelessness.

Q-3 Fleeing/Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking.

As stated previously there is a lack of housing for this population in our community. The agencies that are providing this housing do not have enough space available. We need to create more beds and affordable safe housing for these victims.

Q-4 In need of services that would prevent homelessness

To prevent people from falling into homelessness, public systems for justice, anti-poverty, prevention, health (including behavioral health), child welfare and affordable housing must use

data to identify how people are falling into homelessness and target prevention strategies and policies to address these areas. All the data in our community is showing the lack of housing options for any individuals or families suffering from low-income. We also need to evaluate the size and efficiency of our housing units. Any upcoming development of rental units needs to have low-income units at the forefront.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The gaps in services and programs need to provide shelter, housing, and services were determined using data from multiple sources, including stakeholder and public engagement. The level of need for unsheltered and shelter households experiencing homelessness was determined by evaluating the number of unsheltered households and the level of resources available to adequately house the families or individuals with permanent supportive housing and critical long-term supportive services to achieve housing stability. For households that are currently housed but have challenges maintaining their home, the level of need was measured by the amount of inventory that had affordable, safe, and adequate living conditions and the number of renter households that are experiencing severe housing cost burdens. These households need housing outcomes that help them stay housed without incumbering them with the cost of their home.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

Pending HUD approval of its HOME-ARP allocation, the City will issue a Request for Proposals (RFP) for interested homeless service agencies, housing authorities, affordable housing developers and experienced developers of permanent supportive housing and/or affordable housing. In addition, there will be a posted public notice in the local newspaper as well as on the City's website and social media accounts.

Opportunities to comment on the process to allocate the funds:

1. Stakeholder input meeting July 27, 2022
2. Request for Proposals: August 1- September 6, 2022.
3. Public Review and Comment Period on the draft HOME-ARP allocation Plan: August 8th, August 23rd, 2022.
4. City of Longview Allocation Public Hearing: August 23, 2022, 6pm, Longview City Hall, 1525 Broadway St.
5. Public Review and Comment Period on the updated draft HOME-ARP allocation Plan: September 6th- September 20th, 2022
6. City of Kelso Allocation Public Hearing: September 20, 2022, Kelso City Hall, 203 S. Pacific.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all the PJ's HOME-ARP program:

The city expects to receive \$ 1,326,277 from HUD for HOME ARP. The city through a competitive RFP process will determine the individual activity and amount for each category of funding listed in the HOME ARP Allocation Table below. The city plans to allocate funding in the following way, \$994,707.75 will go to the development of new affordable rental housing. Administration and planning will receive an allotment of 15% or \$198,941.55 of the funding. The remaining 10% of funds will go to Non-Profit operating expenses and Non-Profit capacity building allowing our community partners to help all the qualifying populations. The city funding that is planned for each eligible HOME-ARP activity type will demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs are within HOME-ARP limits. The following table will be used to meet this requirement.

Describe whether the PJ will administer eligible activities directly:

The City will not be administering any of the eligible activities directly. Our subrecipients that receive funding will be leading the projects. The city will monitor and receive the documentation that is required with our projects and within the project's scope.

Use of HOME-ARP Funding (*To be filled out after review of applications)

Categories of Activities	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 994,707.75		
Non-Profit Operating	\$ 66,313.85	5%	5%
Non-Profit Capacity Building	\$ 66,313.85	5 %	5%
Administration and Planning	\$ 198,941.55	15 %	15%
Total HOME ARP Allocation	\$ 1,326,277		

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The city of Longview has been able to identify, with the development of the gap analysis and stakeholder meetings, activities that will assist the qualified populations in Longview. The results of the gap analysis shows that there is a need for an expansion of affordable rental housing as the city does not have enough units. The city has such a large gap in affordable rental housing the

city must be vigilant in producing more units to help emergency shelters and non-profits respond to families and individuals of the most vulnerable qualified populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

To be determined based on the competitive RFP process allocating funding to specific projects after HUD approval of the HOME ARP Allocation Plan. The city has a goal of 6-8 units of non-congregate or affordable rental housing to be supported through rehabilitation funding.

If city councils of the consortium fund new rental housing construction, HOME ARP funds could contribute to the creation of 6-8 units out of larger housing trust fund and affordable housing bond projects.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The city has a goal of rehabilitating 6-8 units of non-congregate or affordable housing to be supported through rehabilitation funding. All the units will conform to HUD standards for livability and low-income tenants. As previously stated in the Longview-Kelso consortium there is a severe shortage of affordable housing units. More than half of the households in the consortium are one- or two-person households. There is a large demand for affordable one- or two-bedroom units within the PJ, especially for households below 30% AMI. The city has goals to build 10-20 units of new affordable housing units for low-income residents. Having more housing units for low-income community members will address the needs of our qualifying populations.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

Response to this question will depend on the applications received. All applicants have been informed of the specific HOME-ARP use of preference and waitlist requirements.

1. Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
2. PJs are not required to describe specific projects to which the preferences will apply.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

The city has determined that low-income affordable housing is needed and will invest most HOME-ARP funds into affordable housing. One of the projects that has been proposed has units that will meet the needs of all qualifying populations. Providing units that will be specifically for qualifying populations. The units that are subsidized with HOME-ARP will not show any preferences to tenants.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

Response to this question will depend on the applications received. All applicants have been informed of the specific HOME-ARP use of preference and waitlist requirements.

Appendices

APPENDIX A: HOME-ARP NEEDS ASSESSMENT SURVEY

APPENDIX B: HOME-ARP NEEDS ASSESSMENT SUMMARY OF RESPONSES

APPENDIX C: STAKEHOLDER MEETING PRESENTATION

APPENDIX D: STAKEHOLDER INPUT MEETING SUMMARY

APPENDIX E: PUBLIC HEARING NOTICE

APPENDIX F: PUBLIC HEARING

COMMENTSAPPENDIX G: SF-424S AND
CERTIFICATIONS

APPENDIX A: HOME-ARP NEEDS ASSESSMENT SURVEY

1. Given your experience of gaps in housing and services, do you think there should be a priority or preference given to any of the qualifying populations? Please explain your answer.
☐ Yes
☐ No
2. If you answered yes in the last question, please check which qualifying population you believe should be ranked highest in priority.
☐ Homeless
☐ At-risk of Homeless
☐ Fleeing/Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking
☐ Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability
☐ Veteran households who meet one of the other qualifications
3. Which qualifying population would you rank Second?
☐ Homeless
☐ At-risk of Homeless
☐ Fleeing/Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking
☐ Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability
☐ Veteran households who meet one of the other qualifications
4. Please choose the use you believe is the greatest need. Please explain if you would like.
☐ Production/Preservation of affordable units
☐ Development of non-congregate shelter
☐ Tenant-Based Rental Assistance (TBRA)
☐ Supportive services
5. Please choose the use you believe is the second greatest need.
☐ Production/Preservation of affordable units
☐ Development of non-congregate shelter
☐ Tenant-Based Rental Assistance (TBRA)

☐ Supportive services

6. Is anyone participating in this focus group working on developing or expanding programs/projects that meet an eligible funding use? If so, which ones? Please explain as much as you can.

☐ Production/Preservation of affordable units

☐ Development of non-congregate shelter

☐ Tenant-Based Rental Assistance (TBRA)

☐ Supportive services

APPENDIX B: HOME-ARP NEEDS ASSESSMENT SUMMARY OF RESPONSES

**Section to be further completed after August 23rd Public hearing. For summary of stakeholder input meeting please reference Appendix D. For summary of current needs assessment, reference the Needs assessment survey results on page 11.*

APPENDIX C: STAKEHOLDER MEETING PRESENTATION



HOME-ARP Program

Stakeholder Input Session



Presented by: Planning Staff, City of Longview WA
McAllister Kosar, Planner; Adam Trimble, Planning Manager

July 2022

1



OVERVIEW OF FUNDING

- Qualifying Populations
- Eligible Uses
- Identify Priority Needs/Gaps for Special Populations
- Learn What Programs/Projects are Currently in Development

All comments will be recorded and submitted to HUD.

2

TODAY WE WILL BE ASKING FOR:

- YOUR INPUT:** On unmet needs and gaps in the current system.
- SUPPORT:** Identifying priority needs.
- INFORMATION:** On projects in development that may benefit from HOME-ARP funding.

3

ABOUT THE FUNDING

American Rescue Plan (ARP) provides \$5 billion for homelessness assistance and assistance to other vulnerable populations to:

- Provide capital investment for permanent rental housing;
- Upgrade available stock of shelter to include non-congregate shelter; and
- Provide tenant-based rental assistance and supportive services.

Consortium allocation: \$1.3 Million

"This is an unprecedented investment in long-term housing for your homeless. Use it."
- Dept. of Housing and Urban Development (HUD)

4

QUALIFYING POPULATIONS

Homeless
(McKinney-Vento definition)

At-risk of homelessness
(McKinney-Vento definition)

Fleeing/attempting to flee:

- Domestic violence
- Dating violence
- Sexual violence
- Trafficking

Other populations
for whom supportive services would prevent homelessness or serve those at greatest risk of housing instability.

Veterans and families with a veteran member
that meet one of the other criteria.

5

QUALIFYING POPULATIONS

Homeless Definition:

An individual or family who lacks a fixed, regular, and adequate nighttime residence.

- An individual or family who will imminently lose their primary nighttime residence and meet the criteria noted at 24 CFR 91.5.
- Unaccompanied youth under 25 years of age, or families with children and youth who would not otherwise qualify under the criteria above but meet the definition of homeless under other federal statutes as identified in 24 CFR 91.5.

6

QUALIFYING POPULATIONS
7

At-Risk of Homelessness Definition:

An individual or family who:

1.

Is extremely low-income
(under 30% AMI)

2.

And does not have support networks
to prevent them from moving into shelter

3.

And meets one of these conditions.
(next slide)

AT-RISK OF HOMELESSNESS DEFINITION:
8

- Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- Is living in the home of another because of economic hardship;
- Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care, etc.)
- Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;

DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL VIOLENCE, STALKING OR HUMAN TRAFFICKING DEFINITION:
9

An individual or family who:

- Is fleeing, or is attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.*
- Has no other residence.
- Lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent housing.

*Including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence.

OTHER POPULATIONS: REQUIRING SERVICE OR HOUSING ASSISTANCE TO PREVENT HOMELESSNESS
10

Households (either individuals and families):

Who have previously been qualified as "homeless" as defined in 24 CFR 91.5.

Are currently housed due to temporary or emergency assistance.*

Who need additional housing assistance or supportive services to avoid a return to homelessness.

*Including financial assistance, services, temporary rental assistance, or some type of other assistance to allow the household to be housed.

QUALIFYING POPULATIONS
11

OTHER POPULATIONS: At Greatest Risk of Housing Instability

Households (either individuals and families):

Annual income is ≤30% AMI and experiencing severe cost burden.
(i.e., is paying more than 50% of monthly household income toward housing costs)

OR

Annual income is ≤ 50% AMI and meets one of the conditions in paragraph (iii) of "At risk of homelessness" definition at §91.5.

POLL: QUALIFYING POPULATIONS
12

Q1: Given your experience of gaps in housing and services, do you think there should be a priority or preference given to any of the qualifying populations?

☐ Yes

☐ No

<p>Q2 IF YOU ANSWERED YES IN THE LAST POLL, PLEASE CHECK WHICH QUALIFYING POPULATION YOU BELIEVE SHOULD BE RANKED <u>HIGHEST IN PRIORITY</u>?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Homeless <input type="checkbox"/> At-risk of Homeless <input type="checkbox"/> Fleeing Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking <input type="checkbox"/> Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability <input type="checkbox"/> Veteran households who meet one of the other qualifications 	<p>POLL: QUALIFYING POPULATIONS</p> <p>Q3 Which qualifying population would you rank <u>second</u>?</p> <ul style="list-style-type: none"> <input type="checkbox"/> Homeless <input type="checkbox"/> At-risk of Homeless <input type="checkbox"/> Fleeing Attempting to flee DV, dating violence, sexual violence, stalking or human trafficking <input type="checkbox"/> Other populations for whom supportive services would prevent homelessness of serve those with the greatest risk of housing instability <input type="checkbox"/> Veteran households who meet one of the other qualifications
<p>HOME-ARP FUNDS CAN BE USED FOR FOUR ELIGIBLE USES:</p> <div> <div>Production or Preservation of Affordable Housing</div> <div>Tenant-Based Rental Assistance (TBRA)</div> <div>Purchase and/or Development of Non-Congregate Shelter</div> <div>Supportive Services, Homeless Prevention Services, and Housing Counseling</div> </div>	<p>ELIGIBLE USES</p> <p>PRODUCTION / PRESERVATION OF AFFORDABLE HOUSING</p> <ul style="list-style-type: none"> Construction of new rental housing units; Acquisition of existing housing units; Re-investment/refinancing of existing affordable housing with the goal of serving lower incomes. 
<p>ELIGIBLE USES</p> <p>Non-Congregate Shelter (NCS): One or more buildings that provide private units or rooms for temporary shelter.</p> <p>Eligible Activities: Acquisition of structures to be used as NCS (such as hotels)</p> <ul style="list-style-type: none"> Rehabilitation not required because structure is in standard condition New Construction of structures to be used as NCS Rehabilitation of existing structures (such as motels, nursing homes, or other facilities) to be used as NCS 	<p>ELIGIBLE USES</p> <p>TENANT BASED RENTAL ASSISTANCE (TBRA): To assist qualifying households with payments for housing related costs.</p> <ul style="list-style-type: none"> Assist qualifying households with payments for housing related costs. A Participating Jurisdiction may provide assistance to cover the entire cost or insufficient amounts that the qualifying household cannot pay This assistance is attached to the household and not a particular rental unit. The unit must meet applicable property standards. <p>Eligible Costs include:</p> <ul style="list-style-type: none"> Rental assistance Security deposit payments Utility payments, as part of rental assistance Utility deposit payments, as part of rental assistance or security deposit assistance HOME-ARP TBRA sponsors Higher subsidy amounts PJ chooses term of contract If used in HOME or HOME-ARP rental unit, inspections deferred Cannot be used in connection with homebuyer programs
<p>SUPPORTIVE SERVICES IN COMPLIANCE WITH THE FOLLOWING:</p> <ol style="list-style-type: none"> Qualifying individuals or families Separate activity or in combination with other HOME-ARP activities. Not already receiving these services through another program. <p>There are three categories of eligible supportive services under HOME-ARP:</p> <ul style="list-style-type: none"> McKinney-Vento (homeless/at-risk of homeless) Homelessness Prevention Housing Counseling 	<p>ELIGIBLE USES</p> <p>MCKINNEY-VENTO SUPPORTIVE SERVICES</p> <ul style="list-style-type: none"> Childcare Education Services Employment Assistance & Job Training Food Housing Search & Counseling Services Legal Services Life Skills Training Mental Health Services Outpatient Health Services Outreach Services Substance Abuse Treatment Services Transportation Case Management Mediation Credit Repair Landlord/Tenant Liaison Financial Assistance Costs 

21

Q4 PLEASE CHOOSE THE USE YOU BELIEVE IS THE GREATEST NEED.

- ☐ Production/Preservation of affordable units
- ☐ Development of non-congregate shelter
- ☐ Tenant-Based Rental Assistance (TBRA)
- ☐ Supportive services

21

22

Q5 PLEASE CHOOSE THE USE YOU BELIEVE IS THE SECOND GREATEST NEED.

- ☐ Production/Preservation of affordable units
- ☐ Development of non-congregate shelter
- ☐ Tenant Based Rental Assistance (TBRA)
- ☐ Supportive services

22

23

Q6 IS ANYONE PARTICIPATING IN THIS FOCUS GROUP WORKING ON DEVELOPING OR EXPANDING PROGRAMS/PROJECTS THAT MEET AN ELIGIBLE FUNDING USE? IF SO, WHICH ONES?

- ☐ Production/Preservation Of Affordable Units
- ☐ Development of Non-Congregate Shelter
- ☐ Tenant-Based Rental Assistance (TBRA)
- ☐ Supportive Services

23

HOME-ARP ALLOCATION PLAN TIMELINE 24

Date (subject to change)	Activity / Deliverable	Details
July 14- August 8, 2022	Stakeholder outreach Stakeholder meeting July 27th, 10am City Hall Training Room/Zoom option	<ul style="list-style-type: none"> Initial stakeholder outreach Needs Assessment & Gap Analysis Data collection Summarize and draft feedback
July 25 - August 16	Request for Proposals	<ul style="list-style-type: none"> Applications for funding sought
August 8-23 2022	Public Notice of Draft Allocation Plan	<ul style="list-style-type: none"> 15-Day Public Notice of Allocation Plan Revisions based on public participation and feedback
August 23, 2022 September 20, 2022	Longview City Council Public Hearing on Allocation Plan Kelso City Council Public Hearing on Allocation Plan	<ul style="list-style-type: none"> Proposed distribution across eligible activities Not anticipated to be project specific
October 2022	Allocation Plan Certification and submission to HUD	

24

25

COMMENTS & QUESTIONS
All comments will be recorded and submitted to HUD.

25

26

THANKYOU!



For More Information, Visit
<https://www.longview.wa.gov/cDBG-HOME-DOC/Fees>
 As we have updates we will post on our website.



26

Appendix D: Stakeholder input Meeting Summary

Summary of July 27th Stakeholder input meeting

Extreme demand for smaller unit housing, studios, 1-bedroom apartments

40 units of affordable housing

High level of funding for rental assistance but very little units available

Voucher program can't sustain with number of units available

Low-income population housing development

Does HUD HOME set aside apply to all units or just HOME units?

Huge waitlists for studios, 1 bedroom, alongside the already huge demand of general inventory

Must defer weatherization efforts

Roof projects being denied

Huge demand for smaller units

Tons of funding for rental assistance but very little units available

Fixing units that need repairs

Lots being used for development of affordable permanent housing.

(Temporary vs Permanent affordable housing) (Ownership vs rental) Hotels don't displace the permanent needs of people, but they do disrupt temporary funding that could be used to aid permanent needs

We need more units

Uptick in family programs, elderly families, veterans' programs to the point people are being displaced for their lapse/lack in funding/payment

Idea for a van that provides food/hygiene items for homeless

Appendix E: Public Notice, Legal Notice/Newspaper ad



22-62

Date: August 2, 2022
Contact: McAllister Kosar, Planner
McAllister.Kosar@ci.longview.wa.us
Phone: 360.442.5083

For Immediate Release

Cities of Longview & Kelso begin process of allocating 1.3 million in federal funding to reduce homelessness and increase housing stability.

The cities of Longview & Kelso have received a special allocation of the federal HOME Investment Partnership Program through the 2021 American Rescue Plan in the amount of \$1,326,274. The cities cooperate as the Longview-Kelso HOME Consortium to receive federal housing grants from the U.S. Department of Housing and Urban Development (HUD).

The public will have multiple opportunities to comment on the process to allocate the funds.

1. Public Review and Comment Period on the draft HOME-ARP allocation Plan: August 8th, August 23rd, 2022.
2. City of Longview Allocation Public Hearing: August 23, 2022, 6pm, Longview City Hall, 1525 Broadway St.
3. Public Review and Comment Period on the updated draft HOME-ARP allocation Plan: September 6th- September 20th, 2022.
4. City of Kelso Allocation Public Hearing: September 20, 2022, Kelso City Hall, 203 S. Pacific.

Written comments on the HOME-ARP program and projects can be directed to McAllister Kosar, Community Development, Longview City Hall, PO Box 128/1525 Broadway, Longview, Washington, 98632-7080 or e-mailed to mcallister.kosar@ci.longview.wa.us.

Copies of the draft allocation plan, applications for funding and more information is available online on the City of Longview webpage: <https://www.mylongview.com/682/HOME->

22-62

[American-Rescue-Plan](#) or in person at Community Development Department, 1525 Broadway St, Longview, and on city council agendas at mylongview.com.

Notice of Request for Proposals

The City of Longview is currently seeking proposals from qualified nonprofit organizations for the following activities eligible under HOME-ARP:

- Tenant-Based Rental Assistance (TBRA)
- Supportive Services
- Acquisition and Development of Non-Congregate Shelter
- Acquisition and Development of Affordable Rental Housing

The goal of these activities is to provide stable, affordable housing in Longview & Kelso.

Note that in addition to the limited eligible activities, projects must serve HOME-ARP eligible populations and follow all eligibility and selection rules contained in the HOME ARP guidance.

Selected proposals will be included in the City's HOME-ARP allocation plan submission to HUD. Grant awards will be made, and funding will be available upon HUD approval of the Consortium's allocation plan.

Documents including applications related to this solicitation, including any addenda, will be posted to the webpage at: <https://mylongview.box.com/v/CDBG-HOME-DOCFeas> under 'HOME ARP'.

###

NOTICE OF PUBLIC HEARING

City of Longview HOME American Rescue Plan (ARP) Home Fund Allocation
August 23, 2022

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Longview City Council, in Longview City Hall, 1525 Broadway Street, Longview, Washington, at 6:00 p.m. August 23, 2022, to hear public comments in consideration of projects for 2022 funding under the HOME-ARP program within the Longview City limits. To attend the meeting virtually please use the zoom.us virtual platform and the link published with the City Council agenda at <https://www.mylongview.com/129/Agendas-Minutes>.

Zoom meeting link: <https://us02web.zoom.us/j/82144269625>

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

Dial any of the following numbers:
1 253 215 8782
1 346 248 7799 1 408 638 0968
1 669 900 6833 1 301 715 8592
1 312 626 6799 1 646 876 9923

Webinar ID: 821 4426 9625

The purpose of the Public Hearing is to present project design proposals for competitive funding of eligible HOME-ARP projects and to hear public comment, particularly from eligible persons or groups regarding allocation of funding. The HOME-ARP Program is funded by the Federal Department of Housing and Urban Development through the Longview-Kelso HOME Consortium.

2022 Longview HOME-ARP funds can be used for four eligible activities:
The Production or Preservation of Affordable Housing, Tenant-Based Rental Assistance (TBRA), Supportive Services, Homeless Prevention Services, and Housing Counseling, Purchase and/or Development of Non-Congregate Shelter.

In 2022 the Longview HOME-ARP funding is \$746,030. For Community Housing Development Organizations (CHDO's) there is \$132,627 in funding.

Anyone interested may appear in person or virtually and be heard regarding this public hearing. Longview City Hall is accessible for persons with disabilities. Please let us know 24 hours in advance if you will need any special accommodations to attend the meeting or an interpreter.

Public Review and Comment Period: August 8th, 2022, August 23rd, 2022. Written comments on the HOME-ARP program and projects can be directed to McAllister Kosar, Community Development, Longview City Hall, PO Box 128/1525 Broadway, Longview, Washington, 98632-7080 or e-mail mcallister.kosar@ci.longview.wa.us. Copies of the draft allocation plan are available online <https://mylongview.box.com/v/CDBG-HOME-DOCFeas> & at City of Longview Community Development Department, 1525 Broadway St, Longview or on the city council agenda at mylongview.com.

DATED at Longview, Washington, this 1st day of August 2022. Published: August 7, 2022

Appendix E Cont.: Stakeholder outreach mailing



Longview/Kelso HOME Consortium Special HOME ARP allocation outreach

Dear Stakeholders,

As a HOME program grantee, the Longview/Kelso HOME Consortium received \$1,326,277 from HUD to benefit our community's most vulnerable members. These funds are known as HOME-ARP funds and the Longview/Kelso HOME Consortium is required to craft a plan with public input on how to spend it. The Longview/Kelso HOME Consortium will conduct multiple public engagement activities to include in the Allocation Plan submitted to HUD later this year, which will detail the priorities for use of the funding. Consultation provides an opportunity to understand which activities can be most impactful based on your community's specific needs and resources.

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and/or Development of Non-Congregate Shelter

What we need from Stakeholders:

- Input on unmet needs and gaps in the current system
- Information on any projects in development that may benefit from HOME-ARP funding
- Support in identifying priority needs

The Consortium identified the following priority needs to be addressed as a part of the 2020-2024 Consolidated Housing & Community Development Plan:

- 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

Comments can be emailed to

mcallister.kosar@ci.longview.wa.us.

Written comments can be delivered or made in person at 1525 Broadway St, Longview WA 98632, or PO box 128 for mailing. **Please provide comments by August 8th, 2022.**

A Stakeholder input meeting will take place July 27th, 2022, at 10:00am, in the Training room of Longview City Hall, 1525 Broadway St, Longview, WA 98632. A virtual option to attend the Stakeholder input meeting is available via Zoom at <https://us02web.zoom.us/j/89660871212?pwd=TzNwRGk3UkFnODIEVDh0ZGtsOXE0QT09>

Meeting ID: 896 6087 1212

Passcode: 1923

For any questions, comments, or concerns, please don't hesitate to reach out to McAllister Kosar at mcallister.kosar@ci.longview.wa.us, or 360-442-5083.

Thank you for your input,

McAllister Kosar

Planner,

City of Longview

Date (subject to change)	Activity / Deliverable	Details
July 14 – August 8, 2022	Stakeholder Consultation Stakeholder input meeting July 27 th , 10am City Hall Training Room or Zoom	-Initial stakeholder outreach, Data collection -Needs Assessment & Gap Analysis, Summarize and draft feedback
July 25 – August 16	Request for Proposals	Consultation and public participation
August 8-23, 2022	Public Notice of Allocation Plan	-15 Day Public Notice of Allocation Plan -Revisions based on public participation/feedback
August 23, 2022	Longview City Council Public Hearing on Allocation Plan	-Proposed distribution across eligible activities
September 20, 2022	Kelso City Council Public Hearing on Allocation Plan	-Not anticipated to be project specific
September 2022	Allocation Plan Certifications and Submission to HUD	

