



# **PY2018 One-Year Consolidated Action Plan**

Prepared For:  
**U.S. DEPARTMENT OF HOUSING  
AND URBAN DEVELOPMENT  
GRANTS**

Annual Action Plan  
2018

1

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

In 2015, the City of Longview developed a five-year Consolidated Plan to serve as a general guide for the use of grant funds to be received from the U.S. Department of Housing and Urban Development (HUD). This is in compliance with HUD regulations and involves the following grants: Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). The City of Longview fiscal year begins October 1, and the Consolidated Plan covers fiscal years 2015-2016, 2016-2017, 2017-2018, 2018-2019, and 2019-2020.

#### **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.

The Community Development Office, a division of Community Services, insures that the City's Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grants are administered efficiently, effectively, and in compliance with applicable laws, in order to principally benefit low and moderate income persons. The funding levels shown are estimated amounts. All proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match the actual allocation levels.

#### **3. Evaluation of past performance**

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

The City of Longview has identified and given special attention to five affordable housing priorities in its Consolidated Plan. In previous years, approximately 20% of CDBG expenditures and 70% of HOME expenditures were targeted directly to priority affordable housing activities (i.e., rehabilitation/reconstruction/repair/adaptation/home ownership). Every effort is made to address households with worst case needs, unfortunately, due to the cost of lead based paint testing and removal, aging housing stock and reduced CDBG and HOME funding often the household maladies cannot be fully addressed with the grant assistance limits available. The City of Longview has developed

a rehabilitation program to meet this need. Additionally, public service expenditures were targeted toward priority non-housing community development activities, the majority of which were aimed at assisting facilities involved in activities identified as priority community development activities (i.e., child care, homeless prevention, job training). HOME expenditures were concentrated on affordable housing rehabilitation, new construction, and activities. In general, affordable housing activities met or exceeded projected goals.

#### **4. Summary of Citizen Participation Process and consultation process**

Citizens were encouraged to attend three (3) formal opportunities to provide input regarding community needs and resources prior to the development of the Consolidated Plan. Community Development (CD) staff held three citizen meetings in CDBG target areas in an effort to provide the greatest accessibility to local residents. Notice of the meetings was broadcast on the local cable Public Access Channel, posted in City facilities, and advertised in the Longview Website. CD staff briefed and led a discussion on past and current programs and issues of perceived interest to those present at the meetings. Citizens were requested to complete a Community Needs Survey to be used as part of the development process for the Consolidated Plan. The nonprofit agency/citizen survey results are attached. Minutes and citizen comments from the City Council Meetings and Public Hearings are included in the Appendix. The draft FY18 CDBG/HOME budgets were posted for availability to the public for comment on April 27, 2018. The draft budgets were also available for citizen comment in the Longview Housing and Community Development Department on April 27, 2018. Citizen comments were received by the City of Longview during the 30 day and longer comment period following the April 26, 2018 Council Meeting. There were no additional citizen comments at this Public Hearing. The Citizen Participation Plan is included in the Appendix. Accompanying newspaper articles and published/posted notices are available upon request.

#### **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.

Please see appendices

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

No comments were delivered. We believe the majority of results from the survey numbers received, in a part of one or more activities the City has available either administratively or by the sub-recipients.

#### **7. Summary**

The City of Longview has identified and given special attention to five affordable housing priorities in its Consolidated Plan. In previous years, approximately 20% of CDBG expenditures and 70% of HOME expenditures were targeted directly to priority affordable housing activities (i.e., rehabilitation/reconstruction/repair/adaptation/home ownership). Every effort is made to address households with worst case needs, unfortunately, due to the cost of lead based paint testing and removal, aging housing stock and reduced CDBG and HOME funding often the household maladies cannot be fully addressed with the grant assistance limits available. The City of Longview has re-developed a Full Rehabilitation program to meet this need. Additionally, public service expenditures were targeted toward priority non-housing community development activities, the majority of which were aimed at assisting facilities involved in activities identified as priority community development activities (i.e., child care, homeless prevention, job training). HOME expenditures were concentrated on affordable housing rehabilitation, new construction, and site/acquisition/clearance activities. In general, affordable housing activities met or exceeded projected goals. Exceptions are due primarily to activities (i.e., rehabilitation/ reconstruction) being carried over for completion.

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

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	LONGVIEW	Community Development Department
HOME Administrator	LONGVIEW	Community Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The Community Development Division is responsible for the administration of CDBG and HOME Funds and fund raising. Two full time staff is dedicated to administering and monitoring both programs.

**Consolidated Plan Public Contact Information**

Parker Harrison, Community Development Administrator

1202 North Sixth St.

Longview, Texas 75601

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Longview consulted with area agencies (health services, housing services, social services and homeless services), non-profit organizations, adjacent government jurisdictions, state and county representatives, financial institutions and citizens at-large as an integral part of the development of the City of Longview's Five Year Consolidated Plan. Many of these organizations were consulted independently. Local nonprofit organizations were surveyed collectively at a general needs assessment meeting to provide input regarding the needs of the nonprofit sector as well as of the City as a whole. The City consulted with the following organizations that provide housing and supportive services to special needs populations regarding the elderly, disabled, persons with HIV/AIDS and the homeless: Community Healthcore MHMR, Special Health Resources for Texas, the Salvation Army, Highway 80 Rescue Mission, Hope Haven, House of Hope and Eden Place.

### **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(I))**

The City of Longview works closely with local non-profits through an exchange of information regarding HUD applications for funds, grant information and training programs offered by other social service agencies. Longview also cooperates with the East Texas Council of Governments and the City of Marshall, Texas in developing funding applications and in the exchange of information regarding state policies and funding. The City has partnered with Gregg County to facilitate improvement of the tax structure and share funding information. The Longview I.S.D. and the City of Longview combined efforts, which resulted in a park at a school in a CDBG target area. The City cooperated with local medical providers, financial institutions and the United Way to fund a survey/study of community needs. Summary brochures are available upon request or a complete copy of the study is available for viewing at the Longview Public Library.

### **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 Northeast Texas Homeless Consortium and the Longview Housing Authority Board meet regularly to discuss homeless issues and develop a cohesive Continuum of Care strategy to address the issues associated with the Homeless and Special Needs population. The City of Longview along with many other organizations and interested individuals dedicate many hours to helping with the Point In Time.

### **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. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	LONGVIEW
	<b>Agency/Group/Organization Type</b>	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy



	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Longview and the Longview Housing Authority work closely throughout the year to support each other to help meet the goal set.
2	<b>Agency/Group/Organization</b>	COMMUNITY HEALTHCORE (FORMERLY SABINE VALLEY)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Services - Victims Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	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 Economic Development Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Healthcore receives Public Service funding from the City to help support their mission. They are also in many of the community groups we also attend that has helped in forming our strategies for this year.
3	<b>Agency/Group/Organization</b>	LONGVIEW HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Longview Habitat for Humanity serves as the CHDO for the City of Longview. Through the coordination of the two Longview Habitat will continue to build new homes for Low Income Homeowners and support our efforts in Critical Home Repair.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Regional Community Connections One, Inc.</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Services-Health  Services-Education  Services-Employment  Service-Fair Housing  Services - Victims  Regional organization  Planning organization</p>

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Economic Development  Anti-poverty Strategy</p>
<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Regional Community Connections serves as a one stop shop for many families and persons looking for assistance in many ways. Throughout the year the various agencies that utilize the Community Connections Facility will help more than just one agency could alone.</p>

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

The City of Longview did not consult with all local non-profits but works closely with these local non-profits through an exchange of information regarding HUD applications for funds, grant information and training programs offered by other social service agencies.

Longview also cooperates with the East Texas Council of Governments and the City of Marshall, Texas in developing funding applications and in the exchange of information regarding state policies and funding. The City has partnered with Gregg County to facilitate improvement of the tax structure and share funding information. The Longview I.S.D. and the City of Longview combined efforts, which resulted in a park at a school in a CDBG target area. The City cooperated with local medical providers, financial institutions and the United Way to fund a survey/study of community needs. Summary brochures are available upon request or a complete copy of the study is available for viewing at the Longview Public Library.

**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	City of Longview Housing Authority	The City of Longview Housing Authority and the Community Development work diligently to complement each other in the goals and planning of those goals each year.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

In March 2017 the City of Longview, Mayor Andy Mack, created the homelessness task force. For more than three months, members met in group settings with an overall mission to determine what the community can do collectively to address homelessness and reduce the area's homeless population. Members were divided into two groups: one focused on shelters and direct care and another group on health, business and other services.

## **AP-12 Participation – 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**

Citizens were encouraged to attend three (3) formal opportunities to provide input regarding community needs and resources prior to the development of the Consolidated Plan. Community Development (CD) staff held three citizen meetings in CDBG target areas in an effort to provide the greatest accessibility to local residents. Notice of the meetings was broadcast on the local cable Public Access Channel, posted in City facilities, and advertised in the Longview News Journal. CD staff briefed and led a discussion on past and current programs and issues of perceived interest to those present at the meetings. Citizens were requested to complete a Community Needs Survey to be used as part of the development process for the Consolidated Plan. The draft FY16 CDBG/HOME budgets were posted for availability to the public for comment on April 14, 2017. The draft budgets were also published for citizen comment in the Longview News Journal on March 7, 2017. Citizen comments will be received by the City of Longview during the 30 day comment period following the April 13, 2017 Council Meeting. On July 13, 2017 the approval by City Council for the FY17 Consolidated Plan unanimously. There were no citizen comments at three Public Hearing. The Citizen Participation Plan is included. Accompanying newspaper articles and published/posted notices are available upon request. With a separate article written by the Longview News Journal on the public hearing and need for citizen comments.

**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)
1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No response was received	Non were received during the public hearing meeting.		<a href="https://www.longviewtexas.gov/AgendaCenter/ViewFile/Agenda/_03072017-570">https://www.longviewtexas.gov/AgendaCenter/ViewFile/Agenda/_03072017-570</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)
2	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Non were received	Non were received	N/A	<a href="https://www.news-journal.com/news/2017/mar/07/input-sought-on-use-of-cdbg-other-funds/">https://www.news-journal.com/news/2017/mar/07/input-sought-on-use-of-cdbg-other-funds/</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)
3	Speak at the Housing Authority Briefing Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	No Comments made during public hearings or on surveys	The city of Longview believes we are for addressing the majority of these comments either directly or indirectly with services the Community Development is Administering or by those sub-recipients we fund with CDBG and HOME Funds.	No Comments made during public hearings or on surveys	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The development and implementation of the plan is a coordinated effort with neighborhood groups, private sector contractors, developers, non-profit organizations, city departments, neighboring jurisdictions, and regional planning groups. The funding levels shown are estimated amounts. All proposed activity budgets will be proportionally increased or decreased from the estimated funding levels to match the actual allocation levels.

#### 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	606,177	0	0	606,177	0	Longview's grant funds will be used to address priorities such as affordable housing, home ownership, public facility projects and public service activities.

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	223,353	0	0	223,353	0	Concentrations of low/moderate income households are found predominately in the older areas south of, and adjacent to, Marshall Ave. (US Hwy 80). An additional concentration of low/moderate households is also found in both northwest and northeast Longview. These low/moderate income areas are also found to have the highest incidence of substandard structures and housing in need of substantial rehabilitation and in-fill housing.

Table 5 - 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**

The City of Longview provides HOME matching funds through waiving permit fees and charges for HOME Rehabilitation/Reconstruction grants and CHDO activities. Longview Habitat for Humanity (CHDO) provides HOME-matching funds through the costs of donated construction materials and volunteer labor associated with its new construction activities. To date, the combination of these sources has proven to be more than adequate in meeting the City’s matching funds requirement.

The City of Longview is helping local businesses in eligible areas improve their curb appeal with the store front/Facade Improvement Program.

The City of Longview provides money through this grant process to commercial property owners or business owners (with property owner approval) to encourage restoration projects of building facades and to enhance the building and overall exterior appearance. The grants are funded by the City of Longview Community Development using Community Development Block Grant money. The money is from federal funds made possible through the U.S. Department of Housing and Urban Development (HUD). Only properties located in South Longview Initiative Program (SLIP) area as shown on the attached map will be eligible for incentives under this program. Its purpose is to facilitate and providing funding assistance to improve and rehabilitate building facades in the SLIP area. Grant funds will be made available on a reimbursement basis with original proof of payment(s). Funds will be released upon satisfactory completion, inspection, and acceptance of all work. Work must begin within 30 days and be completed within 180 days from date of agreement. The total reimbursement per application and project will not exceed 50% of the total project cost up to a maximum of \$10,000.00 or as otherwise noted. The grant cannot pay for work that is currently in progress or has been completed.

**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 City has created programs, such as the South Longview Incentive Program. This is intended to encourage the redevelopment of blighted and neglected residential properties in the City. The City created programs for recycling or placing residential lots or parcels of real property which have been foreclosed for delinquent and ad valorem taxes or for other reasons and have not been redeemed by their owners in accordance with state law. These lots have been into a pool for use by designated home building entities for the construction or rehabilitation of single family residential houses, thereby alleviating said blight, removing said property from the pool of properties maintained by the City and enhancing the tax base for the Taxing Entities by fostering the construction and rehabilitation of single family residential homes, and generally improving the health, safety, and welfare of the citizens of the City.

**Discussion**

Other funding opportunities are continuously being explored and when appropriate applied for.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2018	2019	Affordable Housing	SLIP City of Longview	Affordable Housing	CDBG: \$160,000 HOME: \$132,000	Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 27 Household Housing Unit Direct Financial Assistance to Homebuyers: 4 Households Assisted
2	Community Development	2018	2019	Affordable Housing Non-Housing Community Development	SLIP City of Longview	Community Development	CDBG: \$30,000 HOME: \$55,000	Facade treatment/business building rehabilitation: 4 Business Other: 100 Other
3	Public Services Activities	2018	2019	Affordable Housing Non-Housing Community Development	SLIP City of Longview	Public Service Activities	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 156 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facility	2018	2019	Non-Housing Community Development	SLIP City of Longview	Public Facilities	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 29 Households Assisted Businesses assisted: 3 Businesses Assisted
5	Special Needs/ Homeless	2018	2019	Homeless Non-Homeless Special Needs	SLIP City of Longview	Special Needs/Homeless	CDBG: \$11,000	Public service activities other than Low/Moderate Income Housing Benefit: 14 Persons Assisted Homelessness Prevention: 6 Persons Assisted

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	Every effort is made to address households with worst case needs, unfortunately, due to the cost of lead based paint testing and removal, aging housing stock and reduced CDBG and HOME funding often the household maladies cannot be fully addressed with the grant assistance limits available. The City of Longview has developed a reconstruction program to meet this need.
2	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	Expenditures were targeted toward priority housing and non-housing community development activities, the majority of which were aimed at assisting facilities involved in activities identified as priority community development activities (i.e., South Longview Initiative Facade Program, Lead Based Paint Testing and Information Assistance Program)

3	<b>Goal Name</b>	Public Services Activities
	<b>Goal Description</b>	Public service expenditures were targeted toward priority non-housing community development activities, the majority of which were aimed at assisting facilities involved in activities identified as priority community development activities (i.e., child care, job training)
4	<b>Goal Name</b>	Public Facility
	<b>Goal Description</b>	Continue to provide, maintain, support, and expand the necessary infrastructure and capital improvement efforts, such as solid waste disposal, flood plain management, water improvements, and ADA accessibility.
5	<b>Goal Name</b>	Special Needs/ Homeless
	<b>Goal Description</b>	In an effort to end chronic homelessness, the City of Longview continues to administer the Shelter Plus Care program which makes rental assistance available to persons in eligible categories who are homeless and have a mental disability or HIV diagnosis as identified by the service providers. In addition, Wellness Pointe administers the Project Success transitional housing program (part of Continuum of Care SHP). The project serves women who are heads of a household that have come from family violence shelters, inpatient and residential substance abuse treatment programs, area homeless shelters and from the streets, and chronically homeless women. The goal is to help them become self-sufficient, employable, and obtain permanent housing. Funding accommodate eight (8) rental units, four units for single homeless women and four for women with one or two children. Collaboration between Community Healthcore Center, Special Health Resources for Texas, Inc., Wellness Pointe and Newgate United Methodist Mission implemented the Piney Woods project to address the needs of chronically homeless persons by providing wrap around treatment services for homeless persons with co-occurring disorders and at high risk due to chronic homelessness; repeated state hospital admissions; and HIV/AIDS, and by providing comprehensive assistance in obtaining SSI disability benefits and other mainstream assistance.



# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Upon completion of a thorough analysis of the housing market, the severity of the housing problems and the housing needs of very low/low/moderate income persons, the City of Longview has assign priorities for allocating investment in the Action Plan based on several major points. These projects for allocating investment are based previously discussed priorities.

### Projects

#	Project Name
1	CDBG Admin
2	HOME Admin
3	Fair Housing
4	Elderly/Disabled/Mental Health Public Service
5	Child Care- Public Service
6	Technical Job Training
7	First Time Homebuyer Program
8	Public Works
9	Public Facilities
10	Critical Home and Emergency Repair
11	Habitat Operating (CHDO Administration)
12	Habitat Construction (CHDO Set aside)
13	HOME Rehab

**Table 7 - Project Information**

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

There is a need for activities to provide financial assistance in the form of grants to small and minority businesses to create opportunities for business growth and new business start-ups. The following obstacles could exist in meeting underserved needs: It is often difficult for small businesses to secure financing. Funding for developing businesses, expansions and capital for new business start-up is considered risky and the availability is limited. The ability to provide business grants to small and minority businesses for working capital and technical assistance to support business development is essential to support small and Micro-Enterprise businesses and revitalize South Longview an area of the city that has been experiencing economic decline for many years.



## AP-38 Project Summary

### Project Summary Information

Organization Name	Application Title	Allocated Amount
City of Longview - Community Development Department	CDBG ADMIN	\$120,000.00
City of Longview - Community Development Department	COL-First Time Home Buyer Grant	\$35,000.00
City of Longview - Community Development Department	Emergency Rehab	\$20,000.00
City of Longview - Community Development Department	Home ADMIN	\$22,000.00
City of Longview - Community Development Department	Home Rehab 18/19	\$132,000.00
City of Longview -	Rehab Admin 17/18	\$40,000.00

<b>Community Development Department</b>		
<b>City of Longview - Community Development Department</b>	<b>SLIP Facade</b>	<b>\$20,000.00</b>
<b>City of Longview - Community Development Department</b>	<b>TTSB</b>	<b>\$9,000.00</b>
<b>City of Longview, Public Works</b>	<b>CDBG Water Improvements at Hailey Drive</b>	<b>\$180,000.00</b>
<b>D.O.R.S. Community Services</b>	<b>CDBG 2018-2019</b>	<b>\$5,000.00</b>
<b>Longview Child Development Center, Inc.</b>	<b>Child Care Scholarships for Low-Income, At-Risk Families with Children 6 weeks to 5 years of age</b>	<b>\$31,000.00</b>
<b>Longview Habitat for Humanity</b>	<b>Critical Repair Program</b>	<b>\$75,000.00</b>
<b>Longview Habitat for</b>	<b>Program Operating</b>	<b>\$11,000.00</b>

<b>Humanity</b>	<b>Funds</b>	
<b>Longview Habitat for Humanity</b>	<b>Self Help Home Ownership Program</b>	<b>\$55,000.00</b>
<b>Regional Community Connections One, Inc.</b>	<b>Downstairs HV/AC Replacement</b>	<b>\$20,000.00</b>
<b>Sabine Valley Regional Mental Health and Mental Retardation Center dba Community Healthcore</b>	<b>Pegues Place</b>	<b>\$11,000.00</b>
<b>SeeSaw, Inc.</b>	<b>Keeping Our Children Safe</b>	<b>\$18,000.00</b>
<b>The Arc of Gregg County</b>	<b>We Can Too! The Downtown Coffee Shop</b>	<b>\$16,000.00</b>



## **AP-50 Geographic Distribution – 91.220(f)**

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

Many older neighborhoods in south Longview or other CDBG target areas have become predominately rental. Historically, 75% of the First Time Home Buyer program participants have purchased homes in these areas. Home ownership stabilizes these neighborhoods and encourages new businesses in the areas. Approximately 1,250 substandard houses have been demolished in south Longview since 1985, the majority of which were in the area now identified as the SLIP area. Some of the vacant lots resulting from the demolitions have become code enforcement problems with high grass, brush, litter, and rodent infestation. There is a need to build in-fill housing on these lots, and concurrently provide additional affordable home ownership opportunities. In order to encourage new construction in the SLIP area, development of additional CHDOs and continued support for Habitat for Humanity.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
SLIP	75
City of Longview	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The Housing Assistance can be used anywhere within the City of Longview and the extraterritorial jurisdiction which extends two (2) miles beyond the city limits, but not into another jurisdiction. New construction of affordable rental housing can be anywhere within the city limits of Longview. The City of Longview will utilize Land Bank property to the greatest extent feasible for new construction. The rehabilitations/reconstructions can be performed anywhere, with the exception of a floodplain, within the City of Longview if the owner meets the CDBG/HOME income guidelines. FTHB assistance will be available to low/moderate income households purchasing homes within the Longview city limits or building new infill housing in the SLIP area. The tenant-based rental assistance may be used anywhere within the City of Longview and extending into the extraterritorial jurisdiction. This means that participants in the rental assistance programs are not restricted to reside in specific areas.

### **Discussion**



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

This section contains an analysis of the affordable housing needs in Longview. Strategies are presented for each of the following affordable housing needs, as identified by the City: rental housing, reconstruction, housing rehabilitation, housing repair, home ownership and the identification of additional Community Housing Development Organization.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	170
Special-Needs	20
Total	196

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	3
Rehab of Existing Units	34
Acquisition of Existing Units	0
Total	37

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **Discussion**

The Community Development Department will continue to be responsible for the administration of the rehabilitation/reconstruction/new construction program. The City will support any organization wishing to apply for funds toward this priority.

The City of Longview will be responsible for administering the HOME Full Rehab Program.

The City of Community Development Department will continue the administration of its First Time Home Buyers (FTHB) grant programs. The City will support Federal Home Loan Bank grant applications for eligible affordable housing activities; such as home ownership activities to assist qualifying first time homebuyers and construction of new affordable housing. The City will support organizations applying for funds toward this priority. The SLIP program is administered through the City of Longview Building Inspection Department.

In order to encourage new housing construction (in-fill) the City of Longview supports qualified nonprofit agencies in becoming locally certified as Community Housing Development Organizations (CHDOs). In addition the City will work with local contractors to build affordable houses in the SLIP area for the sale to approved Low/ Mod First Time Home Buyers. The City intends to continue to support the activities of Longview Habitat for Humanity.

The City of Longview Housing Department will continue with the assistance for any Shelter Plus Care, CoC and FSS funds that become available. The City will support any organization wishing to apply for funds toward this priority.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Longview recognizes that with apartment complexes almost fully leased, rental property owners are able to demand premium prices for their units. For outreach to families who might not otherwise apply, the Housing and Community Development Division uses various means to advertise the availability of grants and rental assistance. The means undertaken include notices in the local newspaper, public service announcements on radio and television, and speaking engagements by staff members. Applications and forms are available in both Spanish and English.

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

Continue to actively conduct outreach efforts to attract new potential voucher landlords. Continue to work with Habitat for Humanity, non-profit and for-profit builders to produce new affordable housing. Continue to promote and encourage new affordable housing construction in the Slip Area (South Longview). Continue to focus funding toward the maintenance/reconstruction of affordable housing in Longview. Continue to work with the four Independent School Districts and the County to provide tax lien properties to non-profit/for-profit builders interested in building affordable housing. Support the City's One-Stop Shopping Program, created to consolidate the building permit/inspection requirements to make it easier for developers and builders to do business in Longview.

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

The Housing and Community Development Divisions furnishes educational materials in both English and Spanish for First Time Home Buyer program. Written information concerning the FTHB assistance is also furnished to members of the Longview Board of Realtors. The City utilizes all types of community meetings and event booths to provide information regarding rehabilitation/reconstruction grants including, but not limited to, the City Celebration of Excellence; Unity Day; Job Fairs; Cinco de Mayo; Special Health Resources of Texas Information Day; Martin Luther King, Jr. Celebration; All in the Family Health Fair; Net and Non-Profit Coalition meetings; Housing briefings and landlord meetings; and first time homebuyers and lenders meetings.

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

N/A

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Longview lacks supportive housing for individuals with special needs and their families; There are 1,093 elderly owner-occupied households that are low/very low income. Fifty-one percent have a cost burden of at least 30%. An alternative to a long-term care facility is remaining at home, however, their houses need modifications to make them more accessible to elderly/disabled homeowners.

### **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**

The City of Longview will support/assist in planning and development of a centralized resource center that could provide onsite and mobile intake and assessment on a 24/7 basis; and could make referrals either through a networked computer system or by telephone to all homeless and allied service organizations.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will support emergency shelter providers in developing the ability to provide access to an array of employment services/supports including but not limited to the following: Job readiness and job search skills, job placement services, mentor services and vocational skills training. The City intends to provide technical assistance to nonprofit organizations for applications funding transitional living facilities for persons with special needs. The City will support Community Healthcore and Wellness Point efforts to develop and maintain transitional housing in Longview.

#### **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 plans to advise non-profits of available funding from Federal, State, and local sources. Persons with mental disabilities have substantial supportive housing needs. They need to be stabilized with medication and/or counseling. They also need training to care for themselves and job skills to achieve complete self-sufficiency. If skills do not yield ample income, rental assistance may be needed to prevent a severe cost burden.

**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.**

Support the provision of temporary emergency assistance, such as, but not limited to utility and rental assistance, medical services and prescriptions, meals-on-wheels to low-income families citywide, as well as, budget counseling and additional resource identification to help these families in crisis situations, such as job loss, recent disability, illness, divorce, stretch their limited budgets.

Promote and support the use/operation of neighborhood/community centers serving low-income neighborhoods as well as, the citizens of the Greater Longview area, and to provide the needs of economically disadvantaged citizens. Support citywide provision of job placement, job-skills/life-skills programs, computer training, literacy and English as a 2 language, math/writing instruction to low income, homeless and welfare recipients.

## **Discussion**

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Housing Choice Rental Assistance can be used anywhere within the City of Longview and the extraterritorial jurisdiction which extends two (2) miles beyond the city limits, but not into another jurisdiction. The City does not intend at this time to dedicate a percentage of funds to any certain target area(s). The Housing Program will continue to be responsible for administering tenant-based rental assistance. The new vouchers will be initially leased according to the HUD approved schedule submitted with the application. The City will support any organization wishing to apply for funds toward this priority.

### **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 of Longview recognizes that with apartment complexes almost fully leased, rental property owners are able to demand premium prices for their units. For outreach to families who might not otherwise apply, the Community Development Division uses various means to advertise the availability of grants and rental assistance. The means undertaken include notices in the local newspaper, public service announcements on radio and television, and speaking engagements by staff members. Applications and forms are available in both Spanish and English. The Housing and Community Development Division furnishes educational materials in both English and Spanish for the First Time Home Buyer program. Written information concerning the FTHB assistance is also furnished to members of the Longview Board of Realtors. The City has created programs, such as the South Longview Incentive Program, intended to encourage the redevelopment of blighted and neglected residential properties in the City. The City further intends to create programs for recycling or placing residential lots or parcels of real property which have been foreclosed for delinquent ad valorem taxes or for other reasons and have not been redeemed by their owners in accordance with state law, into a pool for use by designated home building entities for the construction or rehabilitation of single family residential houses, thereby alleviating said blight, removing said property from the pool of properties maintained by the City. Enhancing the tax base for the Taxing Entities by fostering the construction and rehabilitation of single family residential homes, and generally improving the health, safety, and welfare of the citizens of the City.

### **Discussion:**

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Longview will continue to make contacts within other agencies, both public and private, to facilitate a user-friendly social service network. The Community Development Department is a member of the North East Texas Homeless Consortium and the Longview Nonprofit Coalition, organizations of over fifty nonprofit entities that are designed to encourage networking and training. The City will also assist non-profits and public agencies to access funding sources outside of Longview. The City will consider joint applications between itself and mental health, social service, and special needs providers.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Longview is committed to providing technical assistance to these agencies in identifying and pursuing available funds. The City of Longview is currently accepting applications for rental assistance from only the elderly and handicapped that live and/or working in Longview. The current backlog of other applications demonstrates the need for additional rent assistance and affordable housing. The City of Longview recognizes that with apartment complexes almost fully leased, rental property owners are able to demand premium prices for their units. For outreach to families who might not otherwise apply, the Housing and Community Development Division uses various means to advertise the availability of grants and rental assistance. The means undertaken include notices in the local newspaper, public service announcements on radio and television, and speaking engagements by staff members. Applications and forms are available in both Spanish and English. The Housing and Community Development Division furnishes educational materials in both English and Spanish for the First Time Home Buyer program. Written information concerning the FTHB assistance is also furnished to members of the Longview Board of Realtors. The City utilizes all types of community meetings to provide information regarding rehabilitation/reconstruction grants. Information concerning the grants is also included at community event booths; such as the Celebration of Excellence, Unity Day, Alley Fest, Special Health Resources of Texas Information Day, Martin Luther King, Jr. Celebration, Net Meetings, Housing Briefings, Landlord Meeting, First Time Homebuyers and Lenders Meeting, The City of Longview, coupled with local non-profits, intends to provide avenues for individuals to improve their education and employ-ability, access jobs at a livable wage, access transportation to get to the jobs, access sound affordable housing and provide social and educational enhancements for their children.

### **Actions planned to foster and maintain affordable housing**

A major obstacle to meeting the housing needs of the undeserved continues to be insufficient Housing Choice Vouchers. With an extensive waiting list, it is impossible to provide subsidized housing to all in need. The City of Longview is currently accepting applications for rental assistance from only the elderly and handicapped that live and/or working in Longview. The current backlog of other applications demonstrates the need for additional rent assistance and affordable housing. The City of Longview is actively working with and finding more way to combine public/ private partnerships to better our

community.

### **Actions planned to reduce lead-based paint hazards**

A possible hindrance to the effectiveness of the aforementioned policies might be that members of the community might continue to be unaware of their existence. The City intends to continue to educate the community about policies such as these that could enhance their way of life. The City continues Lead Based Paint risk assessment and clearance testing activities, awareness of LBP, and technical assistance/training for contractors to be certified in abatement techniques. Participants in the home buyers assistance and housing rehabilitation programs are provided with information as well as results of lead based paint risk assessments, and clearance testing. Staff will continue to attend environmental training and EPA workshops to learn additional methods and procedures to reduce lead-based hazards. The City contracts with a certified Lead Based Paint contractor for risk assessments and clearance testing. Lead based paint testing and interim controls or abatement (if required) must be satisfactorily completed prior to approval of applications for home ownership grant funds.

### **Actions planned to reduce the number of poverty-level families**

The City of Longview supports the Technical Job Training Scholarships helping applicant secure a certification or training that will develop skills to enter the work force. The City offers the Family Self Sufficiency Program to fifty-five Housing Choice Voucher Rental recipients. Participants are provided life skills training to help them become independent of the welfare system. The City is in support of efforts such as that of Kilgore College and the East Texas Literacy Council to provide pre-certified CNA (nursing) training, ultimately allowing ESL students to attend Kilgore College Nursing School. The City supports Region VII Education Center in its efforts to provide Head start to low-income children in Longview and Gregg County. The City supports local nonprofit organizations providing services that facilitate employment such as the following: low income childcare, job skills training, and elderly/disabled support. The city works closely with Partners in Prevention and their supportive anti-poverty programs

### **Actions planned to develop institutional structure**

Two major gaps in intergovernmental and institutional cooperation are the lack of knowledge regarding functions of locally based state agency offices and the lack of cooperation by private industry. State agencies with offices in Longview offer many services to the community including child protection and food stamps. A volunteer effort by the private sector has provided services for specially planned events. However, there has not been an ongoing commitment to improve other local conditions. The City of Longview cooperates with nonprofit and other governmental agencies to prepare grant applications. The City will continue to gather information about other public offices in Longview, leading to an improved and more efficient service system. The City will encourage input from local industry. One way to accomplish this will be to communicate with the business community regarding the strategic intent of the City and how it will affect them. In addition, the City will continue to make contacts within other



agencies, both public and private, to facilitate a more user-friendly social service network. The City will also continue to assist non-profits and public agencies to access funding from outside of Longview. The City will continue to initiate joint applications between itself and mental health, social service, and special needs providers.

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

The City will continue to provide information through various departments to non-profits regarding grant information and training programs. This information enables organizations to apply for, and receive, program funding. The City works closely with non-profits in their application process to HUD for funds. Due to the Consolidated Plan certification requirement, non-profits now inform the City of their future plans, thus allowing the City to better prepare for upcoming developments in the community.

**Discussion:**

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

## **Introduction:**

The City of Longview administers an Owner-Occupied Housing Rehabilitation Assistance Program that is available to very low- to moderate- income homeowners who live within the city limits of Longview. The City also support the SLIP Program to Encourage New Construction in South Longview; (SLIP Area): In an effort to stem the population outflow, which is diminishing the market size for area businesses, quality housing in a mixture of price categories must be developed. New construction of low/moderate income affordable housing as well as middle and upper income housing is essential to reverse the aforementioned trend. There is an adequate supply of suitable land for infill housing in the area A Community Housing Development Organization CHDO will be eligible for the City of Longview 15% mandatory CHDO set aside provided they obtain and maintain the following: Legal status: CHDO must possess a tax exempt ruling for the IRS under Section 501(c) of the Internal Revenue Code of 1986. Organizational Structure: Board must be composed as follows: 1/3 low-income resident or representative. 1/3 unrestricted (ex. Business professional, lenders, service providers, etc.) 1/3 public officials or employees of the PJ. CHDO must have at least one year experience serving the community. CHDO must be committed to housing. CHDOs must have the capacity to undertake and complete projects within 12 months of the HOME project commitment. The City of Longview is committed to providing technical assistance to these agencies in identifying and pursuing available funds. The City of Longview, Public Housing Authority is currently accepting applications for rental assistance from only the elderly and handicapped that live and/or working in Longview. The current backlog of other applications demonstrates the need for additional rent assistance and affordable housing. The City of Longview recognizes that with apartment complexes almost fully leased, rental property owners are able to demand premium prices for their units. For outreach to families who might not otherwise apply, the Housing and Community Development Division uses various means to advertise the availability of grants and rental assistance. The means undertaken include notices in the local newspaper, public service announcements on radio and television, and speaking engagements by staff members. Applications and forms are available in both Spanish and English. The Housing and Community Development Division furnishes educational materials in both English and Spanish for the First Time Home Buyer program. Written information concerning the FTHB assistance is also furnished to members of the Longview Board of Realtors. The City utilizes all types of community meetings to provide information regarding rehabilitation/reconstruction grants. Information concerning the grants is also included at community event booths; such as the Celebration of Excellence, Unity Day, Alley Fest, Special Health Resources of Texas Information Day, Martin Luther King, Jr. Celebration, Net Meetings, Housing Briefings, Landlord Meeting, First Time Homebuyers and Lenders Meeting, The City of Longview, coupled with local non-profits, intends to provide avenues for individuals to improve their education and employability, access jobs at a livable wage, access transportation to get to the jobs, access sound affordable housing and provide social and educational enhancements for their children.

**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:

Not Applicable –the city of Longview does not engage in any form of HOME funds investment that is not described 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:

Recapture Provisions: The city is offering homeowner rehabilitation assistance in the form of a 0% deferred payment loan. As part of the Program, the city places a lien on the property (as a “soft second” lien) that is released upon maturation of the loan.

Homeowners receiving assistance from the City are required to have the home remain their principal place of residence for not less than five (5) years from the date of the loan. If the homeowner(s) no longer occupies the home as their principal residence during the five-year loan term, the homeowner(s) will be obligated to pay the City the prorated amount of the loan. The deferred payment loan will be forgiven at a rate of 20% per year or 1/60 per month. Any outstanding balance would be subject to recapture. A lien will be filed listing the City as a subordinate lien holder.

Change of Title-Owner/Occupants: In the event that an owner occupant sells, transfers title, or discontinues residence in the rehabilitated or purchased property for any reason, the loan becomes immediately due and payable.

If the owner occupant sells or otherwise transfers title of the property to a qualifying income group household, the City will consider subordinating the loan and continuing all or part of the lien as a deferred loan.

If the owner occupant dies, and if the heir to the property lives in the house and is income eligible, the heir may be permitted, upon approval of the City, to assume the loan at the rate and terms the heir qualifies for under current participation guidelines. If the owner occupant dies and the heir is not income eligible, the loan becomes immediately due and payable.

In cases where more than one owner occupant is listed on the title and deed of trust, if one of the owner occupants ceases to live at the property for any reason, then the HOME loan is assumable if the other owner-occupant who is vested in title provides documentation that he will continue to occupy the home as his principal residence and that the new household continues to be income eligible for the Program. If the new owner-occupant and household are not income eligible for the

Program, then the HOME loan becomes immediately due and payable.

If an owner wants to convert the rehabilitated property to any commercial or non-residential use or a rental unit, the loan becomes immediately due and payable.

All income received from recapture of HOME deferred payment loans made by the City will be known as HOME Program Income and will be returned to the City for use on HOME eligible activities.

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:

Homeowners receiving assistance from the City are required to have the home remain their principal place of residence for not less than five (5) years from the date of the loan. If the homeowner(s) no longer occupies the home as their principal residence during the five-year loan term, the homeowner(s) will be obligated to pay the City the prorated amount of the loan. The deferred payment loan will be forgiven at a rate of 20% per year or 1/60 per month. Any outstanding balance would be subject to recapture. A lien will be filed listing the City as a subordinate lien holder.

Change of Title-Owner/Occupants: In the event that an owner occupant sells, transfers title, or discontinues residence in the rehabilitated or purchased property for any reason, the loan becomes immediately due and payable.

If the owner occupant sells or otherwise transfers title of the property to a qualifying income group household, the City will consider subordinating the loan and continuing all or part of the lien as a deferred loan.

If the owner occupant dies, and if the heir to the property lives in the house and is income eligible, the heir may be permitted, upon approval of the City, to assume the loan at the rate and terms the heir qualifies for under current participation guidelines. If the owner occupant dies and the heir is not income eligible, the loan becomes immediately due and payable.

In cases where more than one owner occupant is listed on the title and deed of trust, if one of the owner occupants ceases to live at the property for any reason, then the HOME loan is assumable if the other owner-occupant who is vested in title provides documentation that he will continue to occupy the home as his principal residence and that the new household continues to be income eligible for the Program. If the new owner-occupant and household are not income eligible for the Program, then the HOME loan becomes immediately due and payable.

If an owner wants to convert the rehabilitated property to any commercial or non-residential use or

a rental unit, the loan becomes immediately due and payable.

All income received from recapture of HOME deferred payment loans made by the City will be known as HOME Program Income and will be returned to the City for use on HOME eligible activities.

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:

The City of Longview does not use HOME funding for multifamily units.

**Additional HOME Required Narratives:**

24 CFR 91.220 (2) (iv): Purchase Price Limits

The City uses the HOME affordable homeownership (95% purchase price) limits for the City of Longview provided by HUD.

24 CFR 91.220 (I) (2) (vi)d

The City of Longview policy for allocation of HOME funds emphasizes three program types currently:

1. Revitalization of neighborhoods through construction of new affordable single family homes through the City of Longview CHDO Set Aside Funding
2. Single Family Rehabilitation.

