

**9. PARTITION FRAMING:**  
 Studs: wood, grade, and species 92-5/8" DF Studs size and spacing 2 x 4 24" oc Other 2 x 6 16" oc  
 Additional information: N/A

**10. CEILING FRAMING:**  
 Joists: wood, grade, and species DF #2 btr Other N/A Bridging N/A  
 Additional information: N/A

**11. ROOF FRAMING:**  
 Rafters: wood, grade, and species DF #2 btr. Roof trusses (see detail): grade and species Engineered  
 Additional information: per HUD 4950.20 24" oc

**12. ROOFING:**  
 Sheathing: wood, grade, and species 7/16" OSB  solid  spaced 24" o.c.  
 Roofing Fiberglass; grade 28 Gauge; size N/A; type 30 Year 3-Tab, Architectural  
 Underlayment Black Roofing Felt; weight or thickness 15 lb; size 36"; fastening 1/2" staples  
 Built-up roofing N/A; number of plies N/A; surface material N/A  
 Flashing: material Galvanized / Stainless; gage or weight 28/30 Gauge  gravel stops;  snow guards  
 Additional information: Installed Per Manufacturers Specs.

**13. GUTTERS AND DOWNSPOUTS:**  
 Gutters: material Painted aluminum; gage or weight 28 ga.; size 5"; shape "K" style  
 Downspouts: material same; gage or weight same; size 2x3 or 3"; shape Rectangular; number N/A  
 Downspouts connected to:  Storm sewer;  sanitary sewer;  dry-well;  Splash blocks: material and size \_\_\_\_\_  
 Additional information: All downspouts connected to storm water outlets or area wells per plan spec.

**14. LATH AND PLASTER:**  
 Lath  walls,  ceilings: material N/A; weight or thickness N/A Plaster: coats N/A; finish N/A  
 Dry-wall  walls,  ceilings: material Gypsum Board; thickness 1/2"; finish walls/ceilings orange peel  
 Joint treatment Tape, Joint Compound

**15. DECORATING: (Paint, wallpaper, etc.)**

ROOMS	WALL FINISH MATERIAL AND APPLICATION	CEILING FINISH MATERIAL AND APPLICATION
Kitchen	1 coat PVA sealer & latex paint	1 coat PVA sealer & latex paint
Bath	same	same
Other living spc	1 Coat PVA sealer and Latex Paint	1 coat PVA sealer and latex paint

Additional information: all pint Pro Series 2000 with LOW-VOC

**16. INTERIOR DOORS AND TRIM:**  
 Doors: type pre-hung 6-panel; material wood; thickness 1 3/8"  
 Door trim: type sanitary; material wood; Base: type Gypsum; material N/A; size 2-3/8"  
 Finish: doors Paint Grade; trim Paint Grade  
 Other trim (item, Type and location) N/A  
 Additional information: N/A

**17. WINDOWS:**  
 Windows: type Thermal; make Plygen; material Vinyl; sash thickness N/A  
 Glass: grade Double Strength  sash weights;  balances, type N/A; head flashing N/A  
 Trim: type N/A; material vinyl; Paint N/A; number coats N/A  
 Weatherstripping: type nylon pile; material nylon; Storm sash, number N/A  
 Screens:  full,  half, type fixed; number all; screen cloth material vinyl  
 Basement windows: type N/A; material N/A; screens, number N/A; Storm sash, number N/A  
 Special windows N/A  
 Additional information: N/A

**18. ENTRANCES AND EXTERIOR DETAIL:**  
 Main entrance door: material Metal insulated; width 3'; thickness 1 3/4" Frame: material wood; thickness 1"  
 Other entrance doors: material same; width 3'; thickness 1 3/4" Frame: material wood; thickness 1"  
 Head flashing N/A Weatherstripping: type metal magnetic; saddles N/A  
 Screen doors: thickness 3/8"; number 1; screen cloth material Mesh Mtrl. Storm doors: thickness N/A; number N/A  
 Combination storm and screen doors: thickness N/A; number N/A; screen cloth material N/A  
 Shutters:  hinged;  fixed. Railings N/A; Attic louvers N/A  
 Exterior millwork: grade and species N/A Paint N/A; number coats N/A  
 Additional information: N/A

**19. CABINETS AND INTERIOR DETAIL:**  
 Kitchen cabinets, wall units: material Oak Fronts; lineal feet of shelves 24.5; shelf width 12"  
 Base units: material Oak Front/Fiberboard; counter top high press laminate; edging same  
 Back and end splash High Press Laminate Finish of cabinets Oak wood grain; number coats N/A  
 Medicine cabinets: make N/A; model N/A  
 Other cabinets and built-in furniture N/A  
 Additional information: N/A

**20. STAIRS:**

STAIR	TREADS		RISERS		STRINGS		HANDRAIL		BALUSTERS	
	Material	Thickness	Material	Thickness	Material	Thickness	Material	Thickness	Material	Thickness
Basement										
Main	<u>OSB</u>	<u>5/4"x12</u>	<u>DF</u>	<u>2x12</u>			<u>Hemlock</u>	<u>1 1/2x2x1/2</u>		
Attic										

Disappearing: make and model number N/A  
 Additional information: N/A

**21. SPECIAL FLOORS AND WAINSCOT: (Describe carpet as listed in Certified Products Directory.)**

Floors	Location	Material, Color, Border, Sizes, Gage, Etc.	Threshold Material	Wall Base Material	Underfloor Material
	Kitchen		Sheet vinyl per HUD NPS 4910.1 App. C	Aluminum	Vinyl
Bath	Same				
	Carpet	Per HUD NPS 44D			7 lb. Pad
Wainscot	Location	Material, Color, Border, Sizes, Gage, Etc.	Height	Height Over Tub	Height in Showers (From Floor)
	Bath	N/A			

Bathroom accessories:  Recessed; material N/A; number N/A;  Attached; material N/A; number N/A  
 Additional information: N/A

**22. PLUMBING**

Fixture	Number	Location	Make	Mfr's Fixture Identification No.	Size	Color
Sink	1	kitchen	Silvercrest	MC933224	32x22	stainless
Lavatory	2	baths	Gerber	PE Viper HE 1.28 qpf	18"	white
Water closet	2	baths	Gerber	LAVATORY	12-14 diameter	white
Bathtub						
Shower over tub	1	baths	Bath-tub Maxx	Tub/Shower unit	5"	white
Stall shower						
Laundry trays						

A  Curtain rod A  Door  Shower pan: material N/A  
 Water supply:  public;  community system:  individual (private) system \*  
 Sewage disposal  public;  community system:  individual (private) system.\*  
 \* Show and describe individual system in complete detail in separate drawings and specifications according to requirements.  
 House drain (inside):  cast iron;  tile;  other SCH 40 ABS House sewer (outside):  cast iron;  tile;  other SCH 40 ABS  
 Water piping:  galvanized steel;  copper tubing;  other PVC Still cooks, number 2  
 Domestic water heater: type Electric; make and model EnERGY St BMC2HE506DS; heating capacity 50 Gallons  
N/A gph. 100' rise. Storage tank: material Glass Lined; capacity 50 gallons.  
 Gas service:  utility company;  liq. pet. gas;  other N/A Gas piping:  cooking;  house heating.  
 Footing drains connected to  storm sewer;  sanitary sewer;  dry well. Sump pump; make and model N/A  
N/A; capacity N/A; discharges into N/A

**23. HEATING**

Hot water.  Steam.  Vapor.  One-pipe system.  Two-pipe system.  
 Radiators.  Convectors.  Baseboard radiation. Make and model N/A  
 Radiant panel:  floor;  wall;  ceiling. Panel coil: material N/A  
 Circulator.  Return pump. Make and model N/A; capacity N/A gpm.  
 Boiler: make and model N/A Output N/A Btuh; net rating N/A Btuh.  
 Additional information: N/A  
 Warm air:  Gravity.  Forced. Type of system Mitsubishi ductless heat pump  
 Dust material: supply N/A return N/A Insulation N/A; thickness N/A  Outside air intake.  
 Furnace: make and model N/A Input N/A Btuh; output N/A Btuh.  
 Additional information: N/A  
 Space heater;  floor furnace;  wall heater. Input see plans Btuh; output N/A Btuh; number units 2  
 Make, model Cadet w/separate thermostat Additional information: N/A  
 Controls: make and types N/A  
 Additional information: Cadets in Bedrooms only, per code for backup heat  
 Fuel:  Coal;  oil;  gas;  liq. pet. gas;  electric;  other N/A; storage capacity N/A  
 Additional information: N/A  
 Firing equipment furnished separately:  Gas burner, conversion type.  Stoker: hopper feed  bin feed   
 Oil burner:  pressure atomizing;  vaporizing N/A  
 Make and model N/A Control N/A  
 Additional information: N/A  
 Electric heating system: type N/A Input N/A watts; @ N/A volts; output N/A Btuh.  
 Additional information: N/A  
 Ventilating equipment: attic fan, make and model N/A; capacity N/A cfm.  
 Kitchen exhaust fan, make and model Hotpoint JV221 or equivalent  
 100 CFM ventilation fans with 1 timer in main bath  
 Other heating, ventilating, or cooling equipment 100 CFM ventilation fans with 1 timer in main bath

**24. ELECTRIC WIRING:**

Service:  overhead;  underground. Panel:  fuse box;  circuit-breaker; make Cutler Hammer AMP's 200 No. circuits 36  
 Wiring:  conduit;  armored cable;  nonmetallic cable;  knob and tube;  other N/A  
 Special outlets:  range;  water heater;  other GFI duplex receptacles where indicated on plan  
 Doorbell  Chimes Push-button locations Front door Additional information:

**25. LIGHTING FIXTURES:**

Total number of fixtures 24 Total allowance for fixtures, typical installations, \$ 1,000.00  
 Non-typical installation All fixtures to be surface mounted except recessed cans  
 Additional information:

**26. INSULATION:**

Location	Thickness	Material, Type, and Method of Installation	Vapor Barrier
Roof		N/A	
Ceiling	16"	Fiberglass R-49	6 mil poly
Wall	5 1/2"	Fiberglass R-21	6 mil poly
Floor	10"	Fiberglass R-30	6 mil poly
Complies with minimum Washington State Energy Code (WSEC) req.			

**27. MISCELLANEOUS:** (Describe any main dwelling materials, equipment, or construction items not shown elsewhere; or use to provide additional information where the space provided was inadequate. Always reference by item number to correspond to numbering used on this form.)

17. Windows Vinyl (PVC) window units shall be in conformance with the Department of HUD, use of materials Bulletin No. 85a and shall be approved and listed by an approved administrator.

**HARDWARE:** (make, material, and finish.) Quikset "polo" design US 15 finish typical

**SPECIAL EQUIPMENT:** (State material or make, model and quantity. Include only equipment and appliances which are acceptable by local law, custom and applicable FHA standards. Do not include items which, by established custom, are supplied by occupant and removed when he vacates premises or chattels prohibited by law from becoming realty.)

Electric Range: Frigidaire free standing

Range Hood w/fan: Frigidaire

Dishwasher: Frigidaire

**PORCHES:**

Concrete, front and rear, see plans for specs and sizes

PT 2 x 6

**TERRACES:**

N/A

**GARAGES:**

2 car garage, 480 sq. ft. or larger 4" concrete floor with 3" aggregate base. 1/2" and 5/8" drywall, taped and textured.

**WALKS AND DRIVEWAYS:**

Driveway: width 20'; base material 5/8" gravel; thickness 2"; surfacing material Concrete; thickness 4"

Front walk: width 3'; material Concrete; thickness 4"; Service walk: width 3'; material Concrete; thickness 4"

Steps: material Concrete; treads 12"; risers 5/8"; Check walls N/A

**OTHER ONSITE IMPROVEMENTS:**

(Specify all exterior onsite improvements not described elsewhere, including items such as unusual grading, drainage structures, retaining walls, fence, railings, and accessory structures.)

N/A

**LANDSCAPING, PLANTING, AND FINISH GRADING:**

Topsoil 4" thick:  front yard;  side yards;  rear yard to lot finish feet behind main building.

Lawns (seeded, sodded, sprigged):  front yard seeded;  side yards seeded;  rear yard seeded

Planting:  as specified and shown on drawings;  as follows:

4 Shade trees, deciduous, 1" caliper. 2 Evergreen trees \_\_\_\_\_, to \_\_\_\_\_', B & B.  
 Low flowering trees, deciduous, \_\_\_\_\_, to \_\_\_\_\_' Evergreen shrubs \_\_\_\_\_ to \_\_\_\_\_', B & B.  
 High-growing shrubs, deciduous, \_\_\_\_\_, to \_\_\_\_\_' Vines, 2-years  
 Medium-growing shrubs, deciduous, \_\_\_\_\_, to \_\_\_\_\_'  
 Low-growing shrubs, deciduous, \_\_\_\_\_, to \_\_\_\_\_'

**IDENTIFICATION.** This exhibit shall be identified by the signature of the builder, or sponsor, and/or the proposed mortgagor if the latter is known at the time of application.

Date \_\_\_\_\_ Signature \_\_\_\_\_  
 Signature \_\_\_\_\_

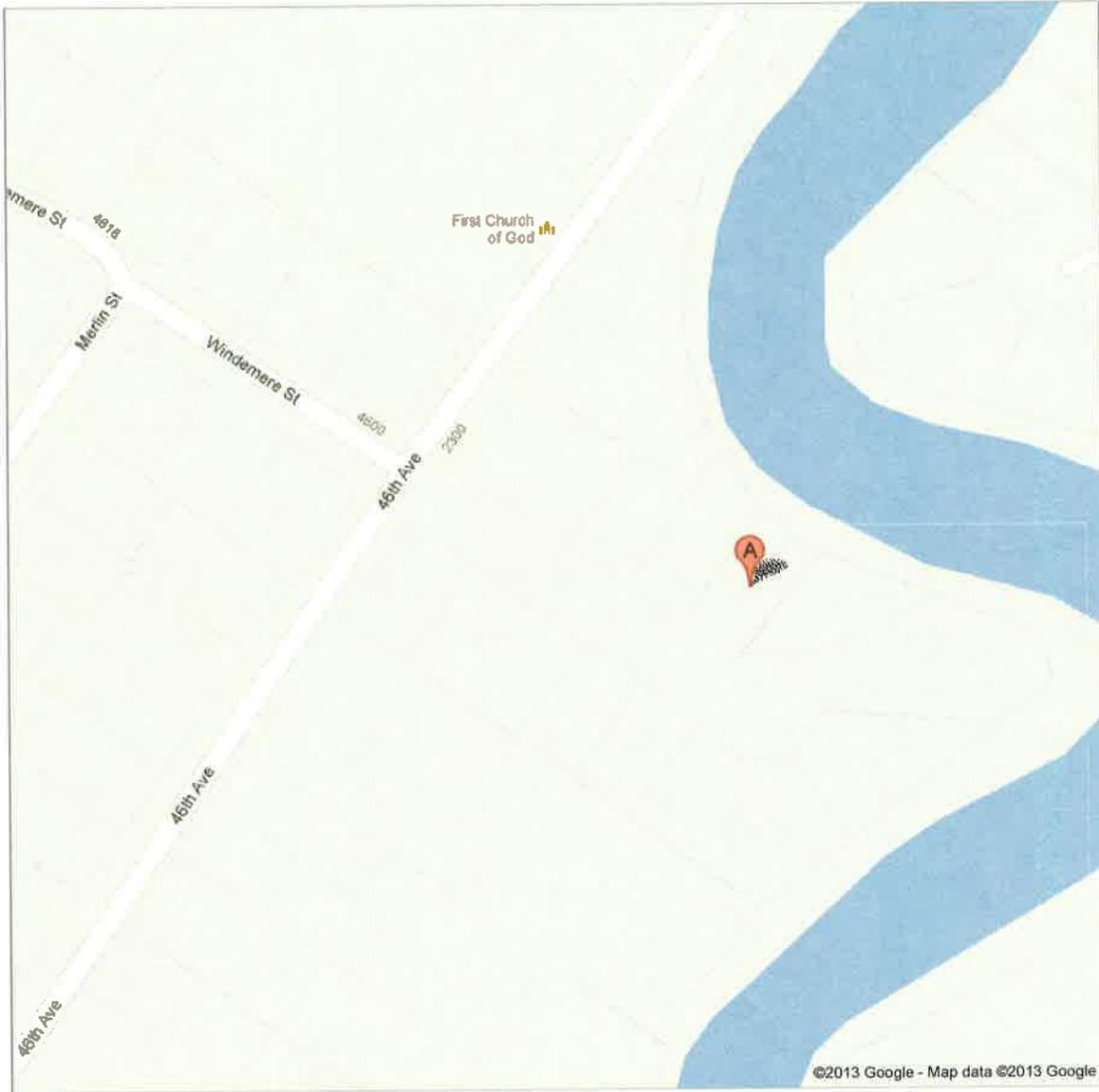
Item	Cost	Sub	Labor	Description of 235 Douglas St House
Utility Connect	\$3,000	X		Sewer, water to site, misc labor
Debris Removal	\$2,000	X		Concrete pad, brush, dump, misc labor
Permits	\$9,500			Permits, Water, Sewer, Power, misc. labor
Approach	\$190		\$200	Repair concrete approach and sidewalk
Demolition	\$100		\$400	Remove existing shed at back of property
Excavation	\$2,900	X	\$300	Foundation, backfill, rock approach and labor
Concrete	\$6,000			Foundation, sidewalks, driveway, patio, misc labor
Fill	\$1,000			any fill needed for site and labor
Utilities	\$300	X		Temp Power, water, labor
<b>Total</b>				
Project Management			\$2,505	1st Draw for Project Management Time
	<b>\$24,990</b>		<b>\$3,405</b>	<b>Draw 1 total= \$28,395</b>
<b>Lumber</b>	<b>\$12,000</b>	<b>X</b>	<b>\$4,500</b>	<b>Building materials and labor</b>
Windows	\$2,200	X		All windows and labor to install
Trusses	\$2,250		\$650	All trusses and labor to install
Roofing	\$4,500	X		Weatherguard roofing and misc labor
Siding	\$4,500		\$1,700	Bevel siding, corner board and labor
Exterior Doors	\$1,000		\$206	Entry, man-door, patio door and labor
Plumbing	\$5,000	X		Plumbing and misc labor
Electrical	\$5,000	X		Electrical and misc labor
Insulation	\$2,500	X	\$300	Insulation and misc labor
Project Management			\$1,505	2nd Draw Project Management Time
	<b>\$38,950</b>		<b>\$8,861</b>	<b>Draw 2 total= \$47,811</b>
Drywall	\$4,500	X	\$300	Drywall and misc labor
Int Paint	\$500		\$500	Interior paint and labor
Ext Paint	\$500		\$500	Exterior paint and labor
Garage Door	\$550	X	\$200	Garage door and labor
Gutters	\$550	X		Gutters and misc labor
Int Trim Package	\$4,000	X	\$1,000	Interior doors, interior trim and misc labor
Underlayment	\$800		\$500	Underlayment and labor
Floor Coverings	\$5,000	X	\$300	Carpet, vinyl, cove base, misc labor
Cabinets	\$3,000	X	\$750	Cabinets and labor
Countertops	\$700	X	\$200	Countertops and labor
Lighting & Fixtures	\$800		\$200	Lights, fans, shower & towel rods, etc.) and labor
Appliances	\$1,000			All appliances and labor
Grade/Yard	\$3,000	X		Grade, rake and hydroseed and misc labor
Project Management			\$2,000	3rd Draw Project Management Time
	<b>\$24,900</b>		<b>\$6,450</b>	<b>Draw 3 total= \$31,350</b>
<b>Sub-Totals=</b>	<b>\$88,840</b>		<b>\$18,716</b>	
<b>Total Cost=</b>	<b>\$107,556</b>			<b>\$107,556</b>

Detailed cost estimates: Actual draw down schedule of home built using same plans as 4570 Windemere Street + est. 13% materials cost increase since 235 Douglas was constructed in early 2012.



Address **4570 Windemere St**  
**Longview, WA 98632**

**Get Google Maps on your phone**  
Text the word "GMAPS" to 466453





To see all the details that are visible on the screen, use the "Print" link next to the map.



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# Development Capacity Certification

List your Project 4570 Windemere

Project Name: 4570 Windemere  
Address: 4570 Windemere Street  
City: Longview, WA 98632

Owner, **Developer**, Sponsor (circle or bold all that apply)  
Rental, Homeownership, Lease-to-Own, **Self-Help** (circle or bold one)  
**New Construction** or Rehabilitation (circle or bold one)

Pre-development Start Date 2/1/2014  
Construction Start Date 4/01/2014  
Expected Construction Completion Date 8/18/2014

Total Project Units: 1

## Financial Capacity

Project Budget from all sources: \$ **157,000** Are all sources committed? Yes **No**  
HOME dollars \$ **157,000**

Do you have funds available for pre-development expenses, capital advances required for development, and to cover internal costs until fees are earned? **Yes** No

## Note additional project information here:

This proposed Affordable Housing (ownership) Project supports construction of one single family unit located at 4570 Windemere Street. The unit will be a three bedroom, 1-1/2 bath, home with garage, built on individual lot, designated Residential Single Family.

## Current Projects which will be underway at the same time::

- Cowlitz Cottages, 1124 N. Pacific Avenue, Kelso, WA 98626 (8 Units)
- Castle Rock III, Phase 2, Lois Dye Estates (5 Units)

I certify that Lower Columbia CAP has the personnel and financial capacity to develop this project as noted on these forms:

Signed  Agency Director.

Date 04/09/13

## **Developer Staff Capacity**

**List all Staff and contracted employees who will be involved in this project:**

Name and job title: Michael A. Torres, Programs Director

**Full-time** or part-time employee (circle or bold one)

Number weekly hours to be dedicated to this project: 5

*(If new staff member under 1 year attach resume, or experience, skill or training of tasks to be fulfilled.)*

Responsibilities/capacity for project:

Michael Torres, Programs Director; 360-425-330 x242; [michaelt@lowercolumbiacap.org](mailto:michaelt@lowercolumbiacap.org).

Michael provides the administration and direct oversight of grants, contracts, programs, and staff related to this project. He has been with CAP since 2009, during which time, he has led implementation of the Homeless Prevention and Rapid Rehousing Program (HPRP) for Cowlitz County, served as a key member of the "Ten Year plan to End Homelessness Update Committee", and its "Project Review Criteria Committee". Prior to CAP, Michael previously served as Executive Director of Northwest Service Academy, at the time one of the largest AmeriCorps programs in the country; and also served 12 years in the U.S. Navy. Michael will oversee the project and supervise the hiring of any program staff required for this project.

Name and job title: Marie Robbins, Administrative Manager

**Full-time** or part-time employee (circle or bold one)

Number weekly hours to be dedicated to this project: 8

*(If new staff member under 1 year attach resume, or experience, skill or training of tasks to be fulfilled.)*

Responsibilities/capacity for project:

Marie will oversee the staff that will market the property and screen/qualify applicants, as well as the Construction Supervisor and timely submission of permits/certifications. She has been with CAP since 1990, and has extensive experience in Program Management, and administering projects related to housing.

Name and job title: Juanita Burnham, Housing Projects Coordinator

**Full-time** or part-time employee (circle or bold one)

Number weekly hours to be dedicated to this project: 6

*(If new staff member under 1 year attach resume, or experience, skill or training of tasks to be fulfilled.)*

Responsibilities/capacity for project:

Juanita will order materials for the homes, obtain bids and prepare contracts for sub-contractors. She will also have the critical role of outreach, screening, and qualification for an eligible household to purchase the home and participate in the Self-Help Housing program. Finally, Juanita will ensure the home meets Period of Affordability Requirements. She is a Certified

Educator in Personal Finance; teaches Pre and Post Homeownership training, 1<sup>st</sup> Time Home Owners class and Asset Building Skills classes.

Name and job title: Butch Ellis, Construction Supervisor

**Full-time** or part-time employee (circle or bold one)

Number weekly hours to be dedicated to this project: 40

*(If new staff member under 1 year attach resume, or experience, skill or training of tasks to be fulfilled.)*

Responsibilities/capacity for project:

Butch will oversee all aspects of construction. Paul has been with CAP since 2003, and has over 30 years of experience in construction.

*Complete additional staff sheets as needed.*



Ilona A. Kerby  
Executive Director

**PROGRAMS:**

- Basic Food Card (Food Stamps)
- Child Care Resource & Referral
- Community Jobs
- Emergency Services
- Employment Assistance
- Energy Assistance
- Family Asset Building
- Job Training
- My Favorite Place Thrift Store
- Help Warehouse
- In-Home Care Services
- Home Care Equipment Bank
- Housing Rehabilitation
- Individual Development (Savings) Accounts
- Long Term Care Ombudsman (Advocacy)
- Meals on Wheels
- Medicaid Rides
- Rental Housing
- Respite Care
- RSVP/Volunteer Services
- RUOK? – Daily check-in service
- Rural Public Transit – Daily I-5 Van Service
- Self-Help Housing
- Senior Community Lunches
- Senior Rides
- Statewide Health Insurance Benefit Advisors (SHIBA)
- Transitional Housing
- USDA Surplus Commodities
- Weatherization
- WorkSource

April 9, 2013

Community Development Department  
Longview City Hall  
1525 Broadway  
Longview, WA

Dear Longview City Council,

As required in the 2013 HOME Project Design Proposal, I certify that the following funding sources will be used in the “Affordable Homeownership 4570 Windemere Street” proposal for construction of one single family unit located at 4570 Windemere Street. The unit will be a three bedroom, 1-1/2 bath, home with garage, built on individual lot, designated Residential Single Family:

Source and Type	Proposed Funding	Committed/ Conditional Funding	Application Date	Award Date	Total Funding
<b>Residential</b>					
HOME 2013 (Federal)	\$144,000		3/1/2013	11/30/2013	\$144,000
HOME 2004 (Federal)	\$13,000	\$13,000 Committed			\$13,000
<b>Total Residential Development Cost</b>	<b>\$157,000</b>	<b>\$13,000</b>			<b>\$157,000</b>

If there is any additional information I can provide, please let me know.

Sincerely,

Ilona Kerby  
Executive Director

4570 Windemere Street, Longview

## **Market Analysis for the HOME Program Rental and Homebuyer**

### ***Consolidated Plan Market Analysis***

***Year: 2009-2013***

#### **Project Type**

DH-1.5 Expand homeownership opportunities for persons of low and moderate income and to promote neighborhood stability.

#### **Need (Number of units)**

1 additional unit.

#### **Target Demographics**

Households and Individuals making less than 80% Area Median Income.

### ***Project Description/Structure and Analysis***

#### **Project Need/Demand**

3 Bedroom, 1-1/2 bath single family unit for affordable homeownership.

#### **Project Affordability for participant**

\$765 per month, including PITI and Utilities.

#### **Project Design (number of units, unit types, sizes, amenities, and services)**

One unit, three bedroom, 1-1/2 bath, home with garage, built on individual lot, designated Residential Single Family, located at 4570 Windemere Street.

This project increases this critically-needed affordable housing stock. As can be seen in the provided ProForma, this HOME Project ensures homeownership is affordable to a Low and Very Low Income household.

#### **Income range of participants (example: 16,000-40,000)**

\$27,000 per year - \$33,720 (\$2,810 per month)

#### **Income eligibility requirement(s)/restrictions for project**

LCCAC will identify an interested household whose total gross annual household income for all persons aged 18 or older to reside in the home as identified by IRS Form 1040, Definition of Adjusted Gross Income, must equal to or be less than 60 percent of median adjusted for household size within six months of loan closing, and as established annually by HUD.

**Timing for Rental Lease-up or Home ownership transfer  
September 2014**

Within 6 months of construction. Estimated by 9/1/2014.

***Market Area Definition:***

**Name of Neighborhood/ Boundaries of Market Area**  
City of Longview

***Market Area:***

**Demographic Profile/Socio-Economic Trends (population, number of households, age profile, household incomes)**

2011 American Community Survey: Housing: 56.9% of Longview residents own homes. 3,513 report paying more than 35% (53.7%) of their income in housing costs. 2,049 males live alone, and 3,092 females live alone.

**Physical Condition: (Age of Buildings, Blighting influences, Attractive aspects)**

Buildings in the neighborhood project vicinity area are new or updated. Manly single-family homes are in the neighborhood. CAP has previously developed 9 Affordable Housing homes in the neighborhood.

**Address of Project**

4570 Windemere Street, Longview

**Site Advantages**

Parking Garage with additional parking in front.

**Site Disadvantages**

No sidewalks on 46<sup>th</sup> Ave. for pedestrians. If the resident does not have a car walking must be on the shoulder. The bus stop is on the corner of Ocean Highway and 46<sup>th</sup>, ½ mile away.

***Demand Analysis:***

**Characteristics of households likely be attracted to development**

According to the 2012 ACS, 46.6% of Longview residents rent a home. 3,513 report paying more than 35% (53.7%) of their income in housing costs.

Zillo Home Value index for Longview, WA is \$138,600. Projected mortgage cost for this project is \$50,000.

**Target population pool for participants**

2011 US Census Population estimate for the City of Longview was 36,672. Approximately 34.3% of this population makes an income below 80% Area Median Income.

***Supply Analysis***

**Characteristics, prices, sales activity trends in the target market area**

Number of Housing Units in 2010 was 16,380. Homeownership percentage is 56.9%, well below the WA State average of 64.4%. In Longview, 67.4% of homeowners are paying a mortgage, of which 75.5% pay more than \$1,000 per month in housing costs.

Zillo Home Value index for Longview, WA is \$138,600. Projected mortgage cost for this project is \$50,000.

**Characteristics, prices, sales activity in other local areas where potential buyers could purchase housing or renters could rent housing.**

City of Kelso currently lists approximately 217 homes for sale. During the past year, approximately 574 homes have sold. Medial list price is \$139,000. Median sale price is \$152,000. Zillo home value index for Kelso is \$126,300. There are no new construction homes on the market.

***Analysis of Unit Absorption  
Example on Next Page***

- Number of units in HOME project 1
  - Total number of Market Area households (2012) 15,281
  - Number of rental households 7,122
  - Number of homeowner households 8,159
  - Number of households with income of \$27,000-\$34,000  
(enter your income range from your project description)  
who can afford the monthly housing costs in this project  
1,885
  - Estimated number homes currently for sale in Longview: 375
  - Homes sold in past 12 months in Longview: 1,172
  - Market penetration by number of 1 HOME project units 0.0025%  
(Divide HOME project units by Estimated Number of Households in Income Group to get percentage.  
The above percentage-should be 5% or less)
  - Number of permits issued for similar projects not yet constructed
- Info provided on page 2 under supply.
- For Rental Buildings: Complete the "Supply Analysis Characteristics of Comparisons Properties. "

Compare market rate and subsidized properties together:

Property, Year Rehabbed, unit configuration (bed/bath), rents per unit, increases planned date, new rent, occupancy percentage, utilities included, change in rent (range for varying rents, comments explaining amenities, landscaping, maintenance, occupancy by of Sec 8 tenants