



2017 ANNUAL PLAN

Supplement to the 2016-2017 CONSOLIDATED PLAN

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CITY OF PASCO, WASHINGTON

Executive Summary

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

1. Introduction

The activities proposed in the 2017 Annual Action Plan, which represents the third year supplement to the 2015-2019 Consolidated Plan, will be funded by CDBG allocations, program income, and unobligated prior year funds. The City of Pasco also wishes to exercise the option as an entitlement community to apply for a Section 108 Loan Guarantee in an amount not to exceed five times its current year annual CDBG allocation.

If the 2017 funding is above the anticipated amount below, the additional funds will be applied to eligible projects not funded, partially funded or underfunded according to the City's priority need. Alternatively, if CDBG funding is below the anticipated amount, the Public Service project awards will be reduced to no more than 15%, and Planning Administration will be reduced to no more than 20% of the entitlement. Thereafter, each project will be reduced proportionately.

The Cities of Richland, Kennewick and Pasco are entitlement communities under Title I of the Housing and Community Development Act of 1974. Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. At least every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. The City of Richland serves as the lead entity for the Tri-Cities HOME Consortium, and acts as the administrative, monitoring and reporting agency to HUD.

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared the 2015-2019 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans.

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.

Three priority needs were identified and goals were established corresponding to those needs. All three needs were given high priority. Needs were determined by review of data and available information, reference to applicable assessments and strategic plans, and from input from stakeholders, agencies and others consulted in the process of developing the plan.

The priority needs established are; (1) Need for affordable housing creation, preservation, access and choice. (2) Need for community, neighborhood and economic development and (3) Need for homeless intervention, prevention and for supportive services.

There is a need for affordable housing creation, preservation, access and choice. The corresponding goal is to increase and preserve affordable housing choices. Activities under this goal would include expanding the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Activities would also include providing financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Homeownership opportunities will be provided through such activities as gap financing, down payment assistance and infill ownership.

The second need is for community, neighborhood and economic development with a corresponding high priority goal of the same name. Activities would include support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Community infrastructure would be supported by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.

The third need is for homeless intervention and prevention, and for supportive services with a corresponding goal of the same name. Activities and projects under this goal would support public services that respond to the immediate needs of persons in crisis and support regional efforts to meet

the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Activities and projects would support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Projects could also support increased case management and a high degree of coordination among providers.

3. Evaluation of past performance

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

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the Consolidated Plan (2015-2019). This reflects strong relationships with community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing need and diminishing resources. These strong relationships are being carried forward with the current Consolidated Plan.

City of Pasco CDBG funds have been used to increase and preserve affordable housing choices, support community, neighborhood, and economic development efforts, and support homeless intervention and public service activities. The City has demonstrated measurable progress in all of the Consolidated Plan programs and projects. Highlights include:

Affordable housing activities sustain or improve the quality of existing affordable housing stock. Activities included rehabilitation of housing, eligible code enforcement tasks, energy efficiency/ weatherization improvements, removal of spot blight conditions, and ADA improvements. Activities increase community awareness of lead-paint hazards and assist with testing for lead hazards. HOME funded activities, reported by the City of Richland, provide homeownership opportunities through such activities as gap financing, down payment assistance and infill ownership.

Economic Development Activities support businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as facade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs.

Homeless interventions/public service activities support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households, homeless, at risk of homelessness, and individuals including persons with special needs, seniors, and disadvantaged youth.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Steps outlined in the Citizen Participation Plan for Housing and Community Development Programs provide opportunities for citizen involvement in the planning process and to assure that key organizations and agencies were consulted. The Citizen Participation Plan provides for broad involvement, public hearings, and opportunities to comment on needs and proposed plans. Public hearings were held to solicit input on needs and again to solicit input on the Consolidated Plan and Annual Action Plans. During the planning process, focus groups were conducted to gain input on types of needs. Individual stakeholders, agencies, and government representatives were consulted. Finally, numerous reports and strategic plans were reviewed and incorporated into the Consolidated Plan.

The City of Pasco participated jointly and individually in the citizen participation process in the development of the Consolidated Plan and supplemental Annual Action Plans. Public notices were published in Tu Decides, and the Tri-City Herald. The City of Pasco's overall Citizens Participation Plan is in Appendix E of the Consolidated Plan.

5. Summary of public comments

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

The 14-day public review period for the Annual Action Plan expired on July 25, 2017, no comments were received.

See Participation (AP-12).

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

None. See Participation (AP-12).

7. Summary

The 2017 Annual Action Plan represents the third year of the 2015-2019 Consolidated Plan and summarizes the activities planned for the period January 1, 2017 to December 31, 2017 to meet community and economic development and housing needs identified in the five-year Consolidated Plan. The Annual Action Plan provides specific details of investments in activities, describes the geographic area in which the programs are available and the nature of the impact the City hopes to achieve through the programs.

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	PASCO	Community & Economic Development Department

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Michelle Burden, City of Richland, Community Development Services, P.O. Box 190, MS-19, Richland, WA 99352, 509-942-7580.

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

1. Introduction

The Tri-Cities Citizen Participation Plan for Housing and Community Development Programs guides the consolidated planning and citizen participation process, providing opportunities for citizens, agencies, governmental organizations, faith based organizations, and other interested parties to view, discuss, and comment on needs, performance, and proposed activities.

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

In the process of developing the 2015-2019 Consolidated Plan the Cities reached out to organizations and agencies in a number of ways. Focused meetings were held to gain input in identified areas, particularly housing, human services and emergency services/basic needs. In addition to targeted invitations, notices were placed in local newspapers inviting the community at large to attend the affordable housing and human services meetings. While sparsely attended, the meetings yielded valuable input and served as a framework for follow-up interviews with key housing providers, nonprofit organizations and agencies.

Focused scheduled meetings included:

- Affordable housing, including supportive housing
- Public, human services, including special and basic needs
- Code enforcement and emergency services, including first responders
- Community infrastructure needs, provision and opportunities

Each of the three cities worked with an advisory board in preparation of the Consolidated Plan:

- Planning Commission, City of Richland
- Community Development Block Grant Advisory Committee, City of Kennewick
- Planning Commission, City of Pasco

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.

Each of the cities works with and supports actions and priorities of the Continuum of Care and Benton and Franklin Counties Human Services. The Benton Franklin Housing Continuum of Care (“Continuum”)

has established three primary goals to pursue in coordinating the homeless provider community in its efforts to end homelessness in the two counties:

- To communicate, coordinate and collaborate among providers and others in development of the Benton and Franklin County 10-Year Homeless Housing Plan to work toward reducing homelessness. The Plan is used in securing resources and funding pertaining to the concerns of people who are without a safe, decent, and affordable place to live.
- To develop and recommend the Continuum’s objectives, projects and strategies to meet specific needs that will increase housing, decrease homelessness; alter the public’s perception of homelessness; provide education, training and technical assistance to advocates, providers and other Continuum members.
- To invite and encourage low-income/homeless individuals to participate in the planning process through public meetings held at Community Based Organizations and/or by any other means the Continuum may deem appropriate.

Phase II strategies of the Continuum’s Action plan include a focus on:

- Implementation of a Benton-Franklin County Coordinated Entry System
- Recognizing that homelessness results from a complex set of challenges, creating more linkages across community services, and providing comprehensive case management
- Improving outcomes and evaluating data to improve and determine effective services
- Encouraging flexibility in providing services and meeting housing needs
- Meeting the needs of currently underserved “special need” populations

Members of the Continuum meet frequently to work on these strategies and coordinate on a wide variety of issues facing the homeless in the area. In addition, members of the Continuum are currently active on the Steering Committee of the 33-county Balance of Washington State Continuum and are active in the subcommittee structure.

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

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Individual interview.

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

No major agencies involved in housing or community development were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

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	Benton Franklin Counties Department of Human Services	There is no overlap, Continuum of Care focuses on the public service end of the spectrum.
Capital Improvements Plan	City of Pasco	The Capital Improvement plan and CDBG annual action plan are prepared in tandem. Capital improvement projects are planned to work together with CDBG, HOME and NSP plans and goals.
Housing Authority of City of Pasco and Franklin Co	Housing Authority of City of Pasco and Franklin County	There is no overlap, the Housing Authority focuses on the multi-family and rental subsidy spectrum.

Table 3 - Other local / regional / federal planning efforts

Narrative

In addition to direct consultation with agencies and key stakeholders, numerous local and regional plans outlining needs and strategies were considered in preparation of this Consolidated Plan. It is important to note that needs assessments conducted by providers included direct consultation with recipients and members of the communities served in projects funded using CDBG and HOME grant funds.

See Consolidated Plan (PR10) for full list.

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

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

The City of Pasco participated in a joint and individual city citizen participation process in the development of the Consolidated Plan and Annual Action Plans. Public notices were published in Tu Decides, and the Tri-City Herald. The City of Pasco's overall Citizens Participation Plan is in Appendix E of the Consolidated Plan.

A display ad was published in the Tri-City Herald announcing the availability of 2017 CDBG applications on June 19, 2016 and June 26, 2016 and in Spanish in Tú Decidés on June 16, 2017.

The CDBG Request for Proposals and application packet was mailed directly to all prior year applicants on June 15, 2016 and made available via Pasco's website at <http://www.pasco-wa.gov/143/Community-Development-Block-Grants-CDBG> on June 13, 2016.

The City of Pasco received eleven (11) applications; requests for funding totaled \$902,086.00. The amount available for distribution to projects in 2017 is \$695,709 with a restriction that no more than 15 percent of the anticipated 2017 CDBG award plus prior year program income will be available for public service projects.

Planning Commission conducted public hearings July 21, 2016 and August 18, 2016 and heard oral presentations from applicants for 2017 CDBG funds. Discussions for action were held at the August 18, 2016 Planning Commission meeting and recommendations forwarded to Pasco City Council. Notice of the hearings was published in the Tri-City Herald and Tu Decides Hispanic newspapers.

Pasco City Council conducted a workshop on September 12, 2016 to consider the Planning Commission's recommendations for 2017 CDBG allocations and annual work plan. At the September 19, 2016 regular meeting Council approved the 2017 CDBG Annual Work Plan as recommended.

A display ad published in the Tri-City Herald on July 11, 2017 and on July 14, 2017 in Tú Decidés in both Spanish and English in accordance with the Citizen Participation Plan. This initiated the 15-day review public review period of the Annual Action Plan. The 2017 Annual Action Plan was made available on the City of Pasco website <http://wa-pasco.civicplus.com/263/Annual-Action-Plan>. The 15-day public review period expired on July 25, 2017. No comments were received.

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	Non-targeted/broad community	There were 3 in attendance, one representative from YMCA and two from Downtown Pasco Development Authority.	No comments were received.	Non-applicable.	
2	Internet Outreach	Non-targeted/broad community	No response.	No comments were received.	Non-applicable.	http://wa-pasco.civicplus.com/263/Annual-Action-Plan

Table 4 – Citizen Participation Outreach.

Expected Resources

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

Introduction

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared a 2015-2019 Tri-Cities Regional Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures to serve as a basis for developing Annual Action Plans.

The City Planning Commission is the advisory committee responsible for reviewing and evaluating proposals for CDBG funding and making a recommendation for City Council action. Local needs identified through community meetings, result in needs and goals identified in the Tri-Cities Regional 2015-2019 Consolidated Plan. Various methods were used to aid in the development of the 2017 Annual Action Plan. These included public hearings, advertisements in local newspapers in both English and Spanish languages, and direct mailings to agencies and organizations that serve under-represented and lower income populations. In addition, existing and prior community plans, studies, and resources were utilized. Information is gathered during the biennial Citizen's Forum, conducted in even numbered years, and neighborhood meetings.

Plans are underway at the present time to apply for a Section 108 loan in an amount not to exceed five years of anticipated CDBG funds. This plan is contingent upon final approval of the Community Development Block Grant entitlement award from the U.S. Department of Housing and Urban Development (HUD). The City reserves the right to make adjustments necessary to reduce, increase or add projects in accordance with the requirements of the approved Citizen Participation Plan. City projects that have been evaluated and approved as a current or contingent project may be increased or decreased depending on need, availability of funds, feasibility for completion, and timeliness.

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	695,709	0	107,356	803,065	1,995,309	

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

CDBG and HOME funds are important resources in the community and used in conjunction with local, state, other federal and private funds to support housing and other projects. Each of the cities is supportive of efforts by other organizations to obtain funding for projects to address needs and goals outlined in this plan and in meeting needs in the Tri-Cities. Cities also assist community organizations in strategizing, applying for, accessing, and developing new resources and partnerships. CDBG and HOME funds are frequently used to leverage local, state and federal funds such as United Way, Washington State Housing Trust Funds, Emergency Solutions Grant, housing and homeless funds generated by recording fee and county or city general funds.

Each of the cities also has the option of applying for a Section 108 loan in an amount not to exceed five years of the anticipated CDBG funds. The City is currently making plans to submit application for Section 108 funds in the near future.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds, land made available at reduced cost (below appraised value), in the form of reduced financing fees from lenders and appraisers, grants for affordable housing from nonfederal sources, donated construction/housing materials and volunteer labor.

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

Not applicable.

Discussion

The City of Pasco receives entitlement funds from the CDBG program and from the HOME program through cooperative agreement with the Tri-Cities HOME Consortium. In addition, the City has an NSP program income reuse plan with Washington State Department of Commerce. The majority of activities proposed in the 2017 Annual Action Plan will be funded by CDBG annual entitlement grants, reallocations, and program income when received. CDBG, NSP and HOME funds are vital funding resources in the community that are used in conjunction with local, state, and other federal funds.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choices	2015	2019	Affordable Housing		Affordable Housing Choice	CDBG: \$48,000	Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Community, neighborhood and economic development	2015	2019	Non-Housing Community Development		Community, Neighborhood & Economic Development	CDBG: \$623,895	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 23535 Persons Assisted Jobs created/retained: 12 Jobs
3	Homeless interventions and public services	2015	2019	Homeless Non-Homeless Special Needs		Services and Homeless Interventions/Prevention	CDBG: \$90,000	Public service activities other than Low/Moderate Income Housing Benefit: 72610 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and preserve affordable housing choices
	Goal Description	Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, downpayment assistance and infill ownership.
2	Goal Name	Community, neighborhood and economic development
	Goal Description	Support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Improve community infrastructure by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.
3	Goal Name	Homeless interventions and public services
	Goal Description	Funds will be used to support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Annual Action Plan provides descriptions of how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen, many through a competitive process, to ensure the maximum effectiveness in the use of these funds.

#	Project Name
1	PROGRAM ADMINISTRATION
2	PUBLIC SERVICES
3	ECONOMIC OPPORTUNITIES
4	DECENT HOUSING
5	PUBLIC FACILITY IMPROVEMENTS
6	CODE ENFORCEMENT
7	COMMUNITY INFRASTRUCTURE

Table 7 – Project Information

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

AP-38 Project Summary

Project Summary Information

1	Project Name	PROGRAM ADMINISTRATION
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices Community, neighborhood and economic development Homeless interventions and public services
	Needs Addressed	Affordable Housing Choice Community, Neighborhood & Economic Development Services and Homeless Interventions/Prevention
	Funding	CDBG: \$131,170
	Description	PROGRAM ADMINISTRATION FOR CDBG AND HOME
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds provides \$131,170 for salary and benefits for the Block Grant Administrator to plan, administer and provide for the successful delivery of housing, community development and economic activities. The City receives funds for CDBG, HOME and NSP activities. The Block Grant Administrator ensures compliance with local, state and federal rules, regulations and laws for programs that primarily benefit low to moderate income people in Pasco.
2	Project Name	PUBLIC SERVICES
	Target Area	
	Goals Supported	Homeless interventions and public services
	Needs Addressed	Services and Homeless Interventions/Prevention
	Funding	CDBG: \$90,000
	Description	PUBLIC SERVICE ACTIVITIES
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds are requested to provide recreation and other services to the general public at public facilities in priority neighborhoods and senior citizens.
3	Project Name	ECONOMIC OPPORTUNITIES
	Target Area	
	Goals Supported	Community, neighborhood and economic development
	Needs Addressed	Community, Neighborhood & Economic Development
	Funding	CDBG: \$57,750
	Description	ECONOMIC OPPORTUNITY ACTIVITIES
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Pasco Specialty Kitchen estimates 12 new jobs will be created by new businesses (micro and small business enterprises) through Technical Assistance Programs the commercial incubator kitchen.
4	Project Name	DECENT HOUSING
	Target Area	
	Goals Supported	Increase and preserve affordable housing choices
	Needs Addressed	Affordable Housing Choice
	Funding	:
	Description	DECENT HOUSING ACTIVITIES
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	If funds should become available from repayment of rehabilitation loans, two owner-occupied rehabilitations will be completed.
5	Project Name	PUBLIC FACILITY IMPROVEMENTS
	Target Area	
	Goals Supported	Community, neighborhood and economic development
	Needs Addressed	Community, Neighborhood & Economic Development
	Funding	CDBG: \$476,145
	Description	PUBLIC FACILITY IMPROVEMENT ACTIVITIES FOR PARKS AND BUILDINGS
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	CDBG funds are request for renovation Peanuts Park Phase 2 of a multi-year project.
6	Project Name	CODE ENFORCEMENT
	Target Area	
	Goals Supported	Community, neighborhood and economic development
	Needs Addressed	Community, Neighborhood & Economic Development
	Funding	CDBG: \$48,000
	Description	CODE ENFORCEMENT ACTIVITIES
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	CDBG funds provide a portion of the salary and benefits for one of four code enforcement officers to help bring approximately 500 properties into compliance with City codes. Code enforcement encourages property owners to maintain housing units to adopted property standards, improve neighborhood appearances, and discourage crime. (Census tracts 201, 202, 203, and 204 ~29295 people).
7	Project Name	COMMUNITY INFRASTRUCTURE
	Target Area	
	Goals Supported	Community, neighborhood and economic development
	Needs Addressed	Community, Neighborhood & Economic Development
	Funding	:
	Description	EXPAND OR IMPROVE BASIC COMMUNITY INFRASTRUCTURE IN LOWER INCOME NEIGHBORHOODS WHILE MINIMIZING COSTS TO HOUSEHOLDS BELOW 80% OF AREA MEDIAN INCOME
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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

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

The total land area of the Kennewick-Pasco-Richland metropolitan statistical area (MSA) spans a total area of 2,945 square miles and had a population of 192,696 in the year 2000. The population of this metro area increased to 253,340 in the year 2010 and was estimated at 275,740 in 2015. The population in Pasco increased from 32,066 in the year 2000 to 59,781 in the year 2010. In the year 2015, the population of Pasco was estimated at 68,240.

Priority is given to low mod income census tracts and local target neighborhoods primarily south of I-182, north of the Columbia River and east of US395 (low income census tracts 201, 202, 203 and 204). Pasco intends to use CDBG funds for community and economic development activities in the downtown revitalization and central core neighborhoods (Longfellow and Museum Districts). HOME dollars will be used city-wide to assist the first time homebuyer purchasing their first home. NSP funds will be used for acquisition and rehabilitation or down payment assistance loans for low-middle income households to purchase foreclosed properties.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Revitalization efforts remain a priority in central Pasco where most of the aging housing stock is located. Pasco's CDBG and HOME funds will be used to assist lower income residents of Pasco, with priority placed on those activities that provide a benefit in the oldest sections of Pasco. This geographic area is primarily located in central Pasco (Census Tracts 201, 202, 203 and 204), and is characterized by a high percentage of families living at or below poverty level.

Discussion

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

Introduction

The purchase price and down payment of a home generally serves as a significant barrier to affordable homeownership opportunities, particularly for lower income households. Local HUD-funded housing programs provide affordable housing opportunities for lower-income households by financing down payment assistance. Affordable housing opportunities are also available through programs for minor home repairs and weatherization upgrades to existing homes, decreasing energy costs for low income households.

All three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and public transit) are in place or can easily be provided.

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

Excessive development costs and associated fees, recent increases in costs for energy, and rising housing prices are all potential barriers to affordable housing. In the Tri-Cities community, Pasco is the entry-level residential growth center. Housing in Pasco is influenced by a variety of public policies and actions that can either have short-term impacts or long-term implications for affordable housing. Pasco regularly monitors available land, zoning, land use, permitting processes, utilities and transportation to accommodate projected population increases and housing requirements of all income groups.

The City encourages infill development and increased housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

Regulations should provide for adequate land for all types of development including single family, multi-family, commercial, industrial, and open space. When sufficient land is neither available nor allocated for appropriate residential development, speculation enters the market, drives up prices, and ultimately increases the price of housing, making housing less affordable to low and moderate-income households.

Pasco is sensitive to the issue of processing time. The permitting process is continuously reviewed and improvements are made when appropriate. The intake and fast-track processes are two processes that help developers identify assets, requirements and possible constraints to proposed projects. Pasco's permitting fees are comparable to Kennewick and Richland.

The City's plans to extend major utility service lines which will have a direct bearing on when and where

homes are built. How those extension costs are allocated can have an impact on the price of homes built in areas where the services are extended.

Utilities in the City of Pasco are offered to income-eligible senior citizens and disabled at discounted rates from Franklin PUD (electricity), City of Pasco (water), and Basin Disposal (refuse). The City participates with Benton Franklin Community Action Committee (CAC) to make housing affordable for low to moderate income persons with energy efficient home improvements.

Discussion

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

Introduction

Because of the layout of the Tri-Cities, Benton and Franklin Counties are taking a more regional approach for addressing obstacles to underserved needs. One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. By maintaining open communication, collaboration, and partnering efforts among all groups, and reducing duplication of effort, more needs of lower income people can be met.

Actions planned to address obstacles to meeting underserved needs

Decent housing can be made available to those below 30% median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention rapid rehousing programs and state and local housing trust funds. The City supports the efforts of local non-profit agencies to meet needs of underserved populations.

Actions planned to foster and maintain affordable housing

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity, and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

Actions planned to reduce lead-based paint hazards

The City will undertake the following actions in program years 2015-2019 to increase community awareness of lead based paint and its hazards: provide education on lead based paint including information on Safe Work Practices; actions to take when rehabbing or remodeling a home; and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by

Washington Department of Commerce and Environmental Protection Agency (EPA) will be distributed to all potential housing clients, and be available via online links from the City's website.

In compliance with Program Update 05-11, the Lead Based Paint (LBP) Safe Checklist is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects. The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards, and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions planned to reduce the number of poverty-level families

Several activities may be undertaken to decrease cost-burdens for lower income people such as the various housing programs offered by the City and the Tri-Cities HOME Consortium, Local Improvement District (LID) Assistance Programs, life skills training, and the various public/social service programs offered. The Cities support economic development projects that create jobs or provide education or training to enable people to become self-sufficient and have an opportunity to work at living wage jobs. Neighborhood improvement plans inventory and designate neighborhoods for revitalization. Targeted revitalization of neighborhoods should increase the ability to impact the lives of lower income residents who reside there, and promote these areas as a desirable place to live with connectivity to other desirable neighborhoods.

Actions planned to develop institutional structure

The City will pursue various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and Continuum of Care providers to meet the needs of the homeless. Richland staff will participate in the Point-in-Time Count of the homeless, used to measure community trends. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers.

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

The City supports efforts by other agencies to apply for, or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that meet a Housing and Community Development need as identified in the 2015-2019 Consolidated Plan, and will assist other organizations to apply for funds from other local, state or federal resources within staff capacity.

Discussion

Program Specific Requirements

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	40,100
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	40,100

Other CDBG Requirements

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

Discussion

Program income received from pre-2000 rehabilitation program repayments is planned to be reallocated to continue the Community Housing Improvement Program for minor rehabilitation, emergency repairs, etc. with the emphasis on elderly and disabled households less than 50%.