

# TRI-CITIES HOME CONSORTIUM

KENNEWICK · PASCO · RICHLAND

## Pasco 2020-2024 Consolidated Plan

Draft Version: 9/19/2019

Consolidated Plan

PASCO

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# Contents

Executive Summary.....	3
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b) .....	3
The Process .....	6
PR-05 Lead & Responsible Agencies - 91.200(b).....	6
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	7
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) .....	18
Needs Assessment .....	22
NA-05 Overview .....	22
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f) .....	25
Housing Market Analysis.....	27
MA-05 Overview .....	27
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f) .....	29
MA-50 Needs and Market Analysis Discussion .....	36
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2) .....	38
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) .....	40
Strategic Plan .....	41
SP-05 Overview .....	41
SP-10 Geographic Priorities - 91.415, 91.215(a)(1).....	42
SP-25 Priority Needs - 91.415, 91.215(a)(2).....	43
SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) .....	58
SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) .....	59
SP-80 Monitoring - 91.230 .....	60
Expected Resources .....	61
AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2) .....	61
Annual Goals and Objectives .....	64
AP-35 Projects - 91.420, 91.220(d) .....	67
AP-38 Project Summary .....	68
AP-50 Geographic Distribution - 91.420, 91.220(f).....	74
AP-85 Other Actions - 91.420, 91.220(k) .....	75
Program Specific Requirements.....	77

# Executive Summary

## ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

*The 2020-2024 Tri-Cities Consortium Consolidated Plan* represents a continuing collaboration of the three principal cities in developing common goals and directions to meet affordable housing, infrastructure, community development, and public service needs. The Consolidated Plan provides the community with the following sections:

- Needs Assessment - An assessment of housing and community development needs with a focus on low- and moderate-income persons (defined as households with incomes falling below 80% of the HUD-defined Area Median Income, AMI)
- Market Analysis – A review of housing market conditions
- Strategic Plan - Established goals responding to priority needs and a basis for developing annual plans

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Three priority needs were identified with goals corresponding to those needs. The priority needs were determined by review of data, community meetings, public survey, and City staff consultations. The priority needs are bolded below.

**Affordable Housing** - There is a need for affordable housing creation and preservation. 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.

**Community Development** - 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 unstably housed and 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.

**Public Services** - Activities and projects will 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, such as seniors and disadvantaged youth. Activities and projects will 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**

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the last 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.

Kennewick, Pasco and Richland have made significant progress in achieving the goals outlined in the last Consolidated Plan. Over the course of past reporting year alone (2019), Neighborhoods have been improved with the addition of street lightings, curbs, gutters and sidewalks, along with improvements to meet ADA requirements. The potential for jobs and economic development is reflected in support provided for training and technical assistance, along with improvements to business districts. Accomplishments also include continued support for low-income populations in the form of services. Notably this includes support for senior citizens (meals and in-home chore services), disadvantaged youth, and persons with disabilities. A particular accomplishment was completion of a project to provide housing for persons with developmental disabilities. Projects also contributed to successful transition from homelessness and emergency relief to prevent homelessness.

### **4. Summary of citizen participation process and consultation process**

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 hearing, community meetings, public survey, and agency consultations. Public hearings were held to solicit input on needs and again to solicit input on the draft Consolidated Plan and Annual Action Plans. During the planning process, focus groups were held to gain input on types of needs related to specific populations. Finally, numerous reports and strategic plans were reviewed and incorporated into this Consolidated Plan.

**5. Summary of public comments**

No comments were received.

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

No comments were received.

**7. Summary**

# The Process

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

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

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

Each of the three cities receives an annual entitlement of CDBG funds for housing and community development activities within their jurisdiction. The staff of Kennewick and Pasco Departments of Community and Economic Development, and staff of the Richland Planning and Redevelopment Department, each administer CDBG funds for their individual cities.

The City of Richland has been the designated lead entity for the HOME consortium. The City of Richland Planning and Redevelopment Department administers the HOME Program for the consortium and is the legal entity for the Consolidated Plan. The City of Kennewick and the City of Pasco support the City of Richland in the administration of the HOME Program and in meeting the Consolidated Plan requirements.

### Consolidated Plan Public Contact Information

City of Pasco

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## **PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**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)).**

In the process of developing the 2020-2024 Consortium 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, fair housing, and emergency services/basic needs. In addition to targeted email invitations, notices were placed in local newspapers. Well attended, the meetings yielded valuable input.

These focused meetings had the intention of bringing together organizations at different administrative levels (government, non-profit, for-profit, etc.), including residents at-large, and create space for conversation around a single topic to enhance understanding of the issue at-hand from other perspectives. The Cities offered the use of government building space to ensure access to the meetings; meetings were held over two days at the Richland and Kennewick City Buildings.

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; and, community infrastructure needs, provision and opportunities. Each of the three cities worked with an advisory board in preparation of the Consolidated Plan: Housing and Community Development Advisory Committee, City of Richland; Community Development Block Grant Advisory Committee, City of Kennewick; and 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 (CoC), managed by Benton & Franklin Counties Department of Human Services. Each of the cities send staff to the regularly held CoC meetings, aimed to increase coordination and pool resources and knowledge across the human service system in the Tri-Cities. The CoC 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Benton & Franklin Counties Department of Human Services is an active member of the Washington Balance of State (BoS) Continuum (WA-501). The Emergency Shelter Grant (ESG) funds made available to the Tri-Cities are allocated from the Washington BoS. The ESG Program coordination is conducted through the Balance of State Steering Committee on a policy level and through the Department of Commerce for administrative procedures. The Department of Commerce also staffs the HMIS system which is essentially statewide. While staff at the local nonprofit and county Continuum level enters data in the HMIS, they also maintain the data and prepare periodic reports on program outcomes which are readily accessible to the Tri-Cities Continuum. At least once a year the Department consults with all ESG stakeholders to review performance standards and obtain their input on fund allocation proposals, policy plans and administrative procedures.



**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

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

1	<b>Agency/Group/Organization</b>	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Regional organization
	<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 Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
2	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Regional organization

	<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 Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
3	<b>Agency/Group/Organization</b>	TRI-COUNTY PARTNERS HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
4	<b>Agency/Group/Organization</b>	Housing Authority City of Kennewick
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups

5	<b>Agency/Group/Organization</b>	HOUSING AUTHORITY OF PASCO AND FRANKLIN COUNTY
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	documentation and housing plans
6	<b>Agency/Group/Organization</b>	BENTON FRANKLIN CONTINUUM OF CARE
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups and documentation

7	<b>Agency/Group/Organization</b>	Benton Franklin Counties Department of Human Services
	<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 Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
8	<b>Agency/Group/Organization</b>	DOMESTIC VIOLENCE SERVICES OF BENTON AND FRANKLIN COUNTIES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
9	<b>Agency/Group/Organization</b>	City of Pasco Planning Department
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups and interviews
10	<b>Agency/Group/Organization</b>	Greater Columbia Accountable Community of Health
	<b>Agency/Group/Organization Type</b>	Health Agency Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
11	<b>Agency/Group/Organization</b>	Kadlec
	<b>Agency/Group/Organization Type</b>	Health Agency Publicly Funded Institution/System of Care Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Community development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups
12	<b>Agency/Group/Organization</b>	City of Pasco Administrative and Community Services
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups and interviews
13	<b>Agency/Group/Organization</b>	City of Pasco Community and Economic Development
	<b>Agency/Group/Organization Type</b>	Other government - Local Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Individual interview
14	<b>Agency/Group/Organization</b>	Northwest Justice Project
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Focus groups

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

No 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. Similarly, those agencies that were unable to attend any in-person meeting were invited to hold individual interviews and/or submit any comments/feedback via email. Also, all stakeholders and organizations were invited to take part in the community-wide online survey.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Benton Franklin Counties Department of Human Services	
Comprehensive Plan	City of Pasco	

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



**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

Tri-Cities CDBG and HOME staff worked with a variety of nonprofit and governmental agencies during planning, proposal, and implementation of funded projects. While the City of Richland is the lead entity, it relies heavily on the staff in Kennewick and Pasco for support in implementing and reporting on HOME program activities. Each city is responsible for all functions of its CDBG program.

In addition to this and interdepartmental working relationships, Benton Franklin Community Action Connections (CAC), TRIDEC, Continuum of Care, Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The three cities are in close geographic proximity, sharing both issues and opportunities, despite sitting in two counties. Nonprofit organizations and agencies commonly provide services across the region and participate in committees crossing jurisdictional lines.

The Commissioners of the Housing Authorities are appointed by the City Councils. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for housing development activities and whose residents have benefitted from public services delivered by the area's nonprofit agencies.

**Narrative**

## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Cities have consistently used their relationships with faith-based and nonprofit organizations, and local coalitions to obtain input on needs in the community and proposed activities. Efforts to reach out, particularly to populations potentially served by CDBG and HOME programs, were made in several ways. Focused meetings were conducted to obtain input on needs and the strategic plan as it was developed. In addition to individual invitations, notices of meetings were publicized in advance and citizens with an interest in commenting were encouraged to attend. Notices of meetings were published in the *Tri-City Herald* and in Spanish in *Tu Decides*.

A community-wide survey, including all three cities was held open for two months through Survey Monkey. The survey was disseminated through online channels such as Facebook and City websites. The planning process also incorporated needs assessments and strategic plans of agencies, including the Housing Authorities and key implementing agencies, and local governments.

Citizens and agencies in each of the cities were encouraged to comment on needs including at public hearings held in each city. The community was notified through newspaper advertisements of the availability of the draft Tri-Cities Consortium Consolidated Plan for review. The draft Plan was distributed to the Kennewick Housing Authority and the Housing Authority of the City of Pasco and Franklin County, made available on the website of each city and at each City Hall, and made available at libraries in Kennewick, Pasco and Richland.

A total of six (6) focus groups were held on a variety of topics. The meeting locations were at the Richland City building as well as the Kennewick City Building. All invitees were also invited to participate in the online survey, as well as conduct an individual interview if they were unable to attend the meeting in-person. The meeting topics, dates, and locations are listed below:

- Community and Economic Development – June 26 @ Richland City Building
- Public Facilities/Public Works – June 26 @ Richland City Building
- Fair Housing & Housing Issues for At-Risk Populations – June 26 @ Richland City Building
- Homelessness & CoC – June 27 @ Kennewick City Building
- Public Housing – June 27 @ Kennewick City Building
- Homelessness & Social Services – June 27 @ Kennewick City Building

- Affordable Housing – June 27 @ Kennewick City Building

All meetings had targeted invite lists as well as being made available to the public.

**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 Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Some attendees received targeted email invites and the meeting was also made public via social media. All focus groups were well attended, with ten to twenty attendees per meeting.			

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	Internet Outreach	Non-targeted/broad community	The priority needs community survey was disseminated through online channels - social media and city websites.			
3	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public hearing on needs and goals			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	Public hearing on the proposed Consolidated Plan and Annual Action Plan.			

Table 4– Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment examines needs related to affordable housing, special needs housing, community development and homelessness for the Tri-Cities (Richland, Kennewick, and Pasco). The Needs Assessment includes the following sections:

- Housing Needs Assessment
- Disproportionately Greater Need
- Public Housing
- Homeless Needs Assessment
- Non-Homeless Special Needs Assessment
- Non-Housing Community Development Needs

The Needs Assessment identifies those needs with the highest priorities which form the basis for the Strategic Plan section and the programs and projects to be administered.

The housing portion of the needs assessment focuses largely on households experiencing a housing problem. HUD defines housing problems as:

- Units lacking complete kitchen facilities;
- Units lacking complete bathroom facilities;
- Housing cost burden of more than 30 percent of the household income (for renters, housing costs include rent paid by the tenant plus utilities and for owners, housing costs include mortgage payments, taxes, insurance, and utilities); and
- Overcrowding which is defined as more than one person per room, not including bathrooms, porches, foyers, halls, or half-rooms.

Two housing and community development entitlement programs, CDBG and HOME, operate under federally-established income limits.

Generally, very-low income refers to incomes at or below 30 percent of AMI; low-income refers to incomes between 31 and 50 percent of AMI; moderate-income refers to incomes between 51 and 80 percent of AMI; all adjusted for family size. The CDBG and HOME programs target low- and moderate-income beneficiaries; except that HOME rental activities can benefit those with income up to 60% of AMI. ESG activities are assumed to benefit low- and moderate-income persons.

The following table provides the current income limits subject to annual adjustments by HUD.

<b>HUD Income Limits: Kennewick-Richland, WA MSA</b>				
<b>Household Size</b>	<b>30% of Median Very Low Income</b>	<b>50% of Median Low Income</b>	<b>60% of Median</b>	<b>80% of Median Moderate Income</b>
<b>1</b>	\$16,400	\$27,300	\$32,760	\$43,700
<b>2</b>	\$18,750	\$31,200	\$37,440	\$49,950
<b>3</b>	\$21,100	\$35,100	\$42,120	\$56,200
<b>4</b>	\$23,400	\$39,000	\$46,800	\$62,400
<b>5</b>	\$25,300	\$42,150	\$50,580	\$67,400
<b>6</b>	\$27,150	\$45,250	\$54,300	\$72,400
<b>7</b>	\$29,050	\$48,400	\$58,080	\$77,400
<b>8</b>	\$30,900	\$51,500	\$61,800	\$82,400

*Source: U.S. Department of Housing and Urban Development (HUD), effective June 28, 2019*

**Tri Cities Income Limits**





## NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

1. **Renovation and upgrades to parks and playground facilities:** Benton-Franklin Community Health Alliance: *Community Health Needs Assessment for Benton and Franklin Counties 2012* identified obesity as a major health concern and made recommendations to improve community health. These include alternative transportation (bikes, walking) and safe environments in which to do so. This is consistent with plans in the Tri-Cities to install or improve paths and alternative transportation routes. A major asset of all three communities is the riverfront park area. All three communities are making efforts to greatly improve access and use this as a major urban community park system.
2. **Improvements to or expansion of facilities owned and/or operated by nonprofit organizations serving vulnerable populations:** While discussed in the section on homelessness, facilities to more appropriately prevent and intervene continue to be a high priority need in the Tri-Cities. These include homeless shelters, hygiene centers, crisis response facilities, day facilities and detoxification facilities.

### How were these needs determined?

Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

### Describe the jurisdiction's need for Public Improvements:

1. **Park improvement and expansion:** Park improvements and facilities in lower income neighborhoods, particularly those which support youth activities, were identified as needs by those interviewed in developing this Consolidated Plan. Options for youth are needed, both programs and facilities, to engage in positive recreation and employment.
2. **Water/sewer improvements:** The Benton-Franklin County Health District consider environmental health problems in the region associated with nitrates in water, particularly well water.
3. **Street, sidewalk and curb improvements:** The Tri-Cities continue to identify street and sidewalk improvements as "high" priority needs. Streets in several areas of all three cities lack sidewalks, curbs and gutters, and adequate lighting. All three cities continue to upgrade the most critical neighborhood streets – those with safety issues, particularly for children, the elderly and people with disabilities. Cities are also working to improve accessibility by making street crossings/curbs fully accessible.

### How were these needs determined?

Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

### **Describe the jurisdiction's need for Public Services:**

1. **Mental Health:** continues to be among the top priority need in the Tri-Cities. The crisis response center at Lourdes Health Network
2. **Substance abuse:** Often aligned with mental health is the need for substance abuse services. Cycling persons with these needs in and out of courts and jails is not an effective or suitable plan of action.
3. **Job training** including training appropriate for trainees (job readiness). There is a need for additional job skills training for youth, for seniors still needing to work, for people with disabilities, for people marginally employed, for refugees with limited skills, and for people transitioning to self-sufficiency (victims of domestic violence, returning veterans, people released from institutions). It was suggested that job training be matched to current skills (e.g., farm tractor driving to equipment operator).
4. **Homeless supportive services:** Persons who were formerly homeless but are living in permanent supportive housing need robust social services to successfully remain in their housing.
5. **Senior Services:** Nutrition services are especially needed for seniors aging in-place.
6. **Language services** are needed by a growing Hispanic population; the presence of other cultures was noted as well.
7. **Public transportation:** Job training and other services can be inaccessible because of limited access to public transportation, especially given increasing regionalization of job training services. The region needs improved public transit routes and hours of service; in addition, there is a continuing concern for social isolation.
8. **Youth Services** is a high priority need in all three jurisdictions.

### **How were these needs determined?**

Existing local and regional plans helped identify needs and were complemented by resident surveys and stakeholder focus groups.

### **Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

In 2013-2017, the Tri-Cities had 70,819 housing units that were occupied or had people living in them, while the remaining 3,604 were vacant. The figure below highlights the owner occupancy rate for the HUD jurisdictions. Of the occupied housing units, the percentage of these houses occupied by owners (also known as the homeownership rate) was 64.6 percent while renters occupied 34.4 percent. The average household size of owner-occupied houses was 2.88 and in renter-occupied houses it was 2.82.

12.9 percent of householders of these occupied houses had moved into their house since 2015, while 4.0 percent moved into their house in 1979 or earlier. Households without a vehicle available for personal use comprised 5.4 percent and another 27.5 percent had three or more vehicles available for use.

There is still a lot of land available in the Tri-Cities despite the many new residential and commercial development in recent years. Pasco continues to lead with a considerable amount of diversified types of housing including single family homes. Single family homes continue to be the largest share of product in all three housing markets. A barrier to increased diversification in product type continues to be the lack of land zoned for multifamily units and land readily available and primed for such development in already developed areas. Extensions of infrastructure in new areas may offer more opportunities for such development. This will be key in meeting the need for targeting lower-income households seeking opportunities for residence in subsidized units.



## MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

### Introduction

The tables below reflect labor force data, including the number employed and the unemployment rate in the civilian labor force, and the number of people employed in various occupation sectors.

The tables also illustrate that most workers – 79% - commute less than 30 minutes to work daily. This is a quality of life factor that is an aspect of the growth trend of the region.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	3,347	1,244	16	7	-9
Arts, Entertainment, Accommodations	2,330	2,096	11	12	1
Construction	1,435	1,339	7	8	1
Education and Health Care Services	3,361	2,655	16	16	0
Finance, Insurance, and Real Estate	855	577	4	3	-1
Information	234	88	1	1	0
Manufacturing	2,768	2,369	13	14	1
Other Services	556	560	3	3	0
Professional, Scientific, Management Services	1,413	345	7	2	-5
Public Administration	12	0	0	0	0
Retail Trade	3,081	2,974	15	18	3
Transportation and Warehousing	802	1,143	4	7	3
Wholesale Trade	1,041	1,446	5	9	4
Total	21,235	16,836	--	--	--

**Table 5 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	31,470
Civilian Employed Population 16 years and over	29,145
Unemployment Rate	7.33
Unemployment Rate for Ages 16-24	19.02
Unemployment Rate for Ages 25-65	4.59

**Table 6 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	4,325	
Farming, fisheries and forestry occupations	2,040	
Service	3,495	
Sales and office	5,400	
Construction, extraction, maintenance and repair	5,955	
Production, transportation and material moving	2,220	

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	22,500	80%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
30-59 Minutes	4,140	15%
60 or More Minutes	1,365	5%
<b>Total</b>	<b>28,005</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	6,530	470	2,250
High school graduate (includes equivalency)	6,250	435	1,995
Some college or Associate's degree	6,970	350	2,285
Bachelor's degree or higher	4,140	245	770

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	<b>Age</b>				
	<b>18-24 yrs</b>	<b>25-34 yrs</b>	<b>35-44 yrs</b>	<b>45-65 yrs</b>	<b>65+ yrs</b>
Less than 9th grade	460	1,345	2,080	2,470	1,015
9th to 12th grade, no diploma	1,425	1,420	1,065	850	250
High school graduate, GED, or alternative	2,715	3,315	2,010	3,365	1,458
Some college, no degree	1,575	1,870	1,460	3,160	825
Associate's degree	505	980	880	1,290	294
Bachelor's degree	170	1,635	745	1,145	555

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Graduate or professional degree	25	475	530	650	325

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	46,363
High school graduate (includes equivalency)	62,335
Some college or Associate's degree	76,149
Bachelor's degree	109,323
Graduate or professional degree	108,555

**Table 11 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the Tri-Cities are Education and Health Care Services, retail trade, and professional, scientific, and management services.

Below are the thirteen employers with over 1,000 employees in the region:

1. Battelle/Pacific Northwest National Laboratory (4,500 employees)
2. Kadlec Regional Medical Center (3,532 employees)
3. Lamb Weston (3,000 employees)
4. Bechtel National (2,943 employees)
5. Kennewick School District (2,336 employees)



6. Washington River Protection Solutions (2,129 employees)
7. Pasco School District (2,015 employees)
8. Mission Support Alliance, LLC (1,902 employees)
9. CH2M (1,682 employees)
10. Richland School District (1,500 employees)
11. Tyson Foods (1,300 employees)
12. Trios Health (1,268 employees)
13. Energy Northwest (1,100 employees)

The three school districts combine to account for 5,851 jobs (6% of the entire labor force). The other big employers above are in the science, education, and health care services.

**Describe the workforce and infrastructure needs of the business community:**

In late 2018, the Tri-Cities region experienced its lowest unemployment rate in 28 years at 4.1 percent. This extremely low rate comes with some economic realities, as explained by Carl Adrian, the President and CEO of TRIDEC (Tri-City Economic Development Council). Adrian indicates in the Tri-City Herald that this economic reality typically points to employers increasing wages in some areas while relaxing experience requirements in some areas. Because many sectors are growing, it is expected that the workforce will need to continue to keep pace with education and experience requirements to fill the job openings in the area. Often the risk of a hot job market is two-fold: increased housing costs and increased job competition as wages rise.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are a number of initiatives and programs to develop the workforce in the Tri-Cities and to prepare for changing industries. Washington State University, Tri-Cities (WSUTC) offers, in addition to 4-year degrees and professional programs, specialized course work at the Bio-Products, Science and Engineering Laboratory (BSEL) which was developed in partnership with the Pacific Northwest National Laboratory (PNNL). This is industry-targeted as are other programs offered, such as the program in viticulture and enology.

Columbia Basin College (CBC) in Pasco offers a number of workforce programs targeted to trades, business, health care, and public services. While programs are available and affordable, there is a need to reach out in a more coordinated way to potential students and the business community, as there is for a central information system. The High School Academy at CBC recruits youth ages 16 to 20 to achieve a high school diploma and advanced career training. The initiative is the result of a partnership with schools, the Fast Forward Program (Boys and Girls Club), the Benton Franklin Juvenile Justice Center and community agencies.

The Small Business Development Center (SBDC) at TRIDEC helps start-up companies and small businesses. The Center is a partnership with Columbia Basin College, WSUTC, US Small Business Administration, and local and regional governments in providing support and training for businesses. The Pasco Specialty Kitchen focuses on goods-based business development. The fully equipped and licensed kitchen, partially funded by the US Department of Commerce, Economic Development Administration, supports developing businesses and provides training and other support. The Specialty Kitchen and Farmer’s Market are projects supported by the Downtown Pasco Development Authority.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The CEDS was updated in 2017, it is managed by the Benton Franklin Economic Development District and the CEDS Committee. The participants, including all Tri-Cities HUD entitlement jurisdictions, will strive to:

- Encourage healthy growth of a resilient and diverse economy by providing family wage jobs through new business attraction and retentions and development of the infrastructure necessary to encourage and achieve this
- Nurture a thriving environment for entrepreneurial business creation through greater collaboration, innovation, and access to capital
- Support and protect the current industry clusters and their related natural and financial resources
- Expand educational and training opportunities and community amenities to attract, uplift, and retain families and youth

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are numerous sites with mobile homes in which conditions are poor. Older areas in the region contain housing built at the time of incorporation or shortly thereafter that undoubtedly present opportunities for rehabilitation. These may span entire neighborhoods, however, particularly in the eastern portions of the cities (those areas developed earliest). The cities have an eye on improving neighborhoods as resources allow.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to 2010 Census data, there are three (3) Racial/Ethnic Concentrated Areas of Poverty (R/ECAP) within the Tri-Cities region.

These R/ECAP census tracts are defined as: Census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area.

See the map attached to the last prompt on the MA-50 screen.

### **What are the characteristics of the market in these areas/neighborhoods?**

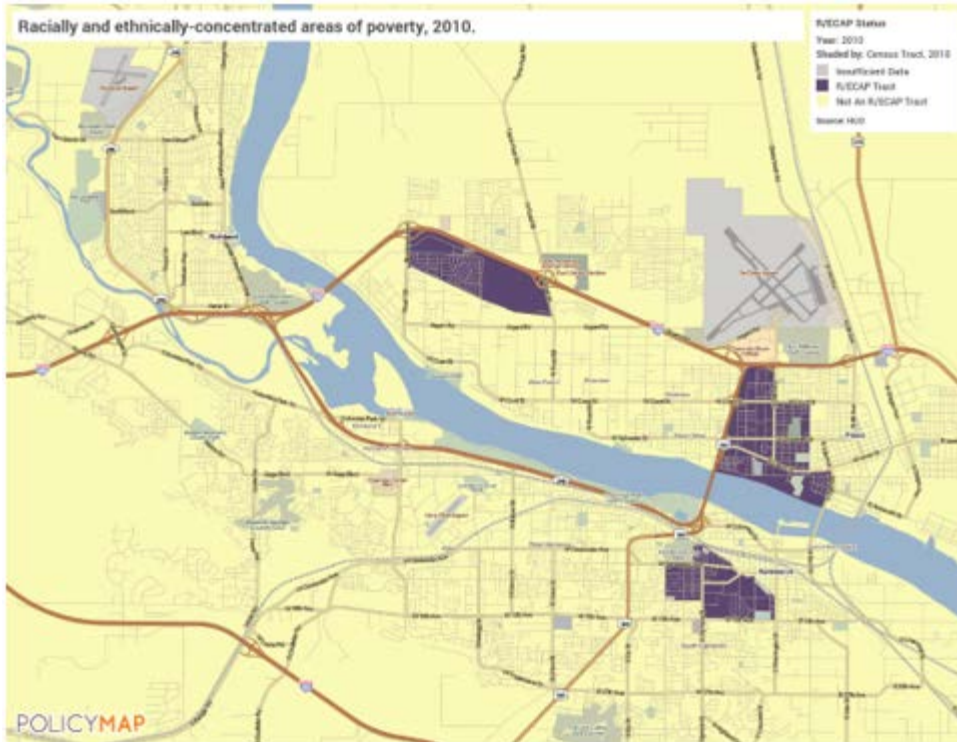
The markets in these areas are typically homes valued lower than the regional median. Similarly, the rent in these areas is less than areas with more immediate access to economic and educational opportunities.

### **Are there any community assets in these areas/neighborhoods?**

Community centers and faith-based places are community assets in neighborhoods across the Tri-Cities. These community assets are vitally important within market areas that have home values and rents below the regional median.

### **Are there other strategic opportunities in any of these areas?**

Leveraging community assets, encouraging the inclusive development in these areas will be important to the improvement of these areas. Each city has a Comprehensive Plan that addresses development in neighborhoods across the entire jurisdiction.



**Tri Cities RECAPS**

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet connection has become a critical asset in every community. It is utilized for education, communication, entertainment, financial management, etc. According to 2018 American Community Survey (ACS) data Tri-Cities households have the following access to broadband:

- Richland -> 88% of all households have an internet subscription plan
- Kennewick -> 81% of all households have an internet subscription plan
- Pasco -> 80% of all households have an internet subscription plan

The majority of those households without internet subscription are low-income households. ACS data identifies those households without an internet subscription by household income.

In Richland, of those households earning less than \$74,999 household income in a year, 18% (1,992) households do not have an active internet subscription.

In Kennewick, of those households earning less than \$74,999 household income in a year, 27% (4,961) households do not have an active internet subscription.

In Pasco, of those households earning less than \$74,999 household income in a year, 26% (3,365) households do not have an active internet subscription.

In summary, the data shows that the majority of those households without an internet subscription earn less than \$74,999 per year. Further, of those households earning less than \$20,000 each year, the percentage of those households without internet is higher.

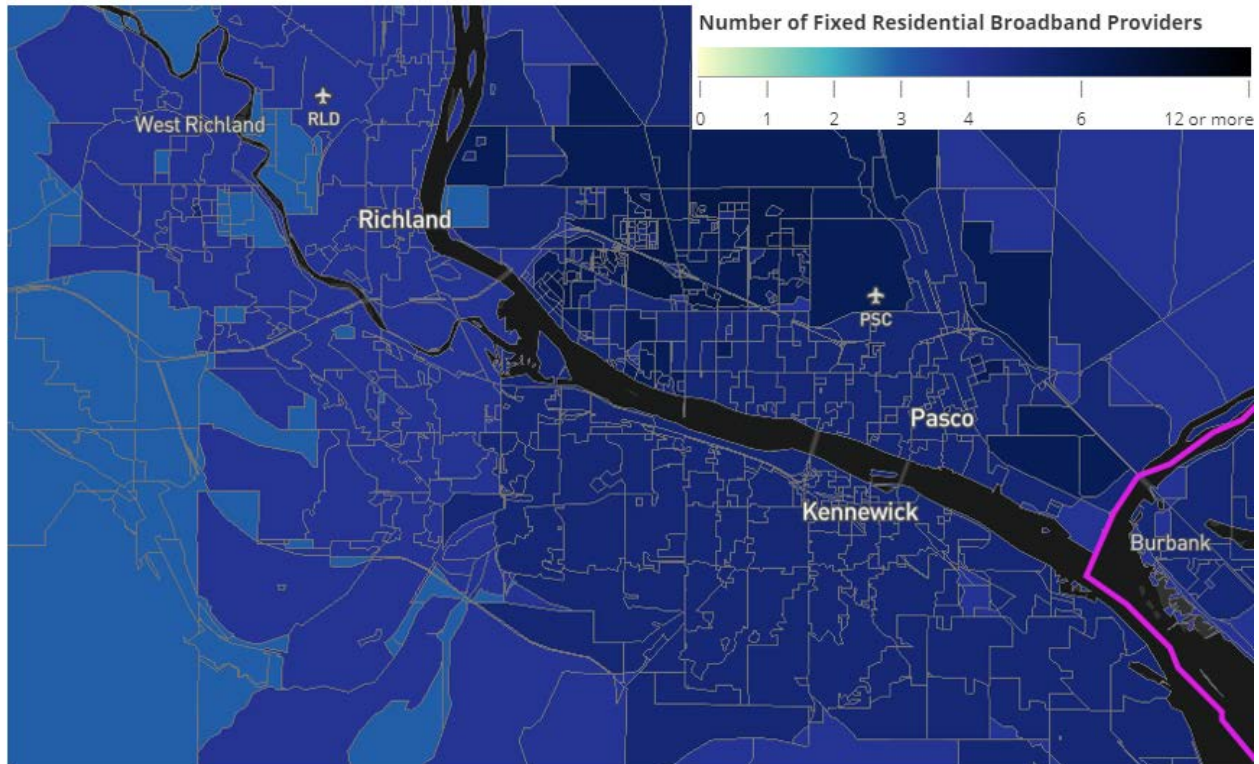
Of those households earning less than \$20,000 each year in Richland, 30% do not have an internet subscription. In Kennewick, 38%, and in Pasco, 45% respectively.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Below is a map outlining Tri-Cities access to providers offering broadband services. The speeds identified are 25Mbps download and 3Mbps upload – the minimum speeds to be considered broadband.

The Tri-Cities compares above its immediate neighbors in access to broadband and well above the national average. Lack of broadband provider competition leaves room for market rigidity – allowing

providers to not offer affordable options for low- or moderate-income families. Ultimately, the lack of market options when considering broadband access disproportionately impacts low- and moderate-income households because they often have few financial resources to spend on what may be deemed non-essentials, such as broadband services. However, the Tri-Cities has relatively high broadband coverage with multiple providers. For those households that do struggle for broadband access, all city libraries offer free internet access.



Source: [broadband.fcc.gov](http://broadband.fcc.gov)

### Broadband map

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Benton County Emergency Services (BCES) is governed by the BCES Executive Board, which consists of representatives from Benton and Franklin Counties, the cities of Kennewick, Richland, Pasco, Prosser, West Richland, Benton City, Benton County Fire Protection Districts 1,2, and 4, and the Public Utility District #1 of Benton County (Benton PUD).

As part of the Tri-Cities hazard mitigation plan - a 2017 BCES Hazard Mitigation Plan identified risks and ways to minimize damage by natural and manmade disasters. The document outlines threats of natural hazards and their proximity to the region. A link to the entire plan is located here: <https://drive.google.com/file/d/1Vy4B7SALzTHyyB158DrIHHKWAhnZgJdl/view>

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Also, the Benton County Emergency Services (BCES) has a *2015 Benton County Comprehensive Emergency Management Plan (CEMP)* that outlines roles, responsibilities, and specific procedures to follow in the event of a natural disaster. This plan has specific procedures as it pertains to mass sheltering, which would encompass all households displaced by any given event. A link to the entire plan is located here: [https://drive.google.com/file/d/16da6mwTaHytzwUnyTr45YVd4GX6Lmbq\\_/view](https://drive.google.com/file/d/16da6mwTaHytzwUnyTr45YVd4GX6Lmbq_/view)



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

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 2020-2024 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, set goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans. The City anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2019 levels. However, this is difficult to project as the past several years have seen major funding reductions in these two federal programs.

This five-year strategic plan sets the framework for projects and activities in the Tri-Cities over the next five years. Three priority needs were determined:

- The need for affordable housing creation, preservation, access and choice
- The need for community, neighborhood and economic development
- The need for homeless intervention and prevention, and supportive public services

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

#### **Table 12 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

There are no specific geographic priority areas established in this Consolidated Plan. All funds will be utilized in eligible areas city-wide.

The cities will also continue to take advantage of opportunities to improve downtown areas, particularly in deteriorated areas, to attract and promote businesses that will potentially result in jobs for lower income residents. Each city is concerned with the vitality and viability of their downtowns, including promoting mixed-use development and mixed-income housing. All three cities have and will continue to focus local and other resources on rebuilding the downtown areas.

A priority for all three cities is building the infrastructure in low- and moderate- income neighborhoods, focusing on sidewalks, curbs and gutters, park improvements and improvements to bring neighborhoods into ADA compliance.

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing Choice
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase and Preserve Affordable Housing Choice

	<b>Description</b>	<p>Affordable housing is a priority need in the Tri-Cities, particularly for lower-income households who may be at-risk of homelessness, living in unsafe or overcrowded conditions, or struggling to make ends meet. The majority of renter and owner households with incomes at or below 30% of Area Median Income (AMI) were burdened by housing costs, most frequently costs in excess of 50% of household income. There is a growing population of seniors in the cities who will be looking for housing that can accommodate their changing needs, including lower cost housing. Stakeholders and others interviewed for this Consolidated Plan identified lack of affordable housing as a significant barrier to self-sufficiency for several populations. The waiting lists maintained by Housing Authorities are another indication of the need for affordable housing.</p> <p>While housing in the Tri-Cities is relatively more affordable than many other areas in Washington, it is not the case for households with low-incomes. Maintenance of units can be a challenge for owner-households and landlords may lack the incentive to maintain units, which, without intervention, would necessitate tenants living in substandard conditions. Neighborhoods are changed for the worse by deteriorating conditions.</p>
	<b>Basis for Relative Priority</b>	<p>Increasing and preserving affordable housing was a seminal outcome of public outreach for this Consolidated Plan. This is particularly true for those households at or below 80% AMI.</p> <p>Safe and affordable housing is a high need for all residents, particularly as the City's population continues to grow. The Needs Assessment and Market Analysis show that many Tri-City residents are cost burdened, in particular renters and elderly. Overcrowding has also been identified as a problem. Maintaining and improving existing affordable housing helps to minimize sharing of dwelling units by multiple families and assists efforts to prevent homelessness.</p>
2	<b>Priority Need Name</b>	Community and Economic Development
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Community, Neighborhood, and Economic Development
	<b>Description</b>	There is a substantial need for continued revitalization of older neighborhoods and downtown spaces in each of the cities, including the removal of architectural barriers. Public parks continue to see increased use and demand, and therefore require maintenance and upkeep support.
	<b>Basis for Relative Priority</b>	During public outreach for this Consolidated Plan, public infrastructure and public facilities were identified as critical needs behind affordable housing. As the cities continue to grow, there is increased pressure on infrastructure and to keep pace with economic growth, the cities must invest in these non-housing community development projects to attract new businesses and maintain a high quality of life for residents.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

<b>Population</b>	<p>Extremely Low  Low  Large Families  Families with Children  Elderly  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	Homeless Intervention and Public Services
<b>Description</b>	<p>There are many more individuals and families at risk of homelessness because of lack of affordable housing and support services that would help them toward self-sufficiency. Lack of mental health support services was noted as a significant problem in the Tri-Cities, particularly for those with untreated serious mental illness. Services for vulnerable non-homeless populations are also critical, to maintain self-sufficiency and wellbeing.</p>
<b>Basis for Relative Priority</b>	<p>Public outreach identified homelessness as closely linked to affordable housing, often intertwining the two issues. Social services for individuals and families experiencing homelessness is a high need. Often, social service providers are struggling to stay financially stable while still trying to meet the increasing demands for their services.</p>

**Narrative (Optional)**

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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 the 2020-2024 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, set goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans. The City anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2019 levels. These funding projections are difficult to make given the fluctuations of funding for both the CDBG and HOME programs over the past several years.

**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	738,042	202,882	226,189	1,167,113	2,817,360	CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.

**Table 14 - Anticipated Resources**



**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 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 state that may be used to address the needs identified in the plan**

Not applicable

**Discussion**

**SP-40 Institutional Delivery Structure - 91.415, 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pasco Community and Economic Development	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

**Table 15 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Tri-Cities CDBG and HOME staff works with a variety of nonprofit and governmental agencies during the planning, project proposal, and implementation stages of the programs. While the City of Richland is the lead entity, it relies heavily on the staff of the other two cities for support in the HOME program. Each city is responsible for all functions of its CDBG Program. A primary strength of the Tri-Cities consortium is the close working relationship between the cities as well as between the departments charged with administering the HUD programs. In turn, agencies such as Benton Franklin Community Action Connections, TRIDEC, the Benton Franklin Continuum of Care, Benton Franklin Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The fact that the three cities are in close proximity, with common issues and opportunities, provides a basis for cooperation and shared understanding.

Staff of the cities and representatives of nonprofit services and housing agencies participate on committees crossing jurisdictional lines. This includes the Continuum of Care and the Benton Franklin Human Services Department. Staff of the three cities have developed and coordinated standardized reporting forms to reduce administrative burdens placed on recipients.

The Commissioners of each of the Housing Authorities are appointed by the City Councils of each of the cities. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for assisted housing development activities and whose residents have benefitted from public services delivered by the area’s nonprofit agencies. A limitation on cooperative efforts is the

lack of new federal resources available to the Housing Authorities that could be used to supplement HOME and CDBG funds.

The cities have consistently used their relationships with local groups that include representatives of faith-based organizations, nonprofit organizations and local coalitions to obtain input on needs in the community and proposed activities. The overarching challenge is lack of resources, including limited staffing and administrative capacity to take on responsibilities that are required of handling federal funds.

Nonprofit agencies, the Housing Authorities, and other providers are facing the same challenges. Still, steps have been taken to coordinate services, increase efficiencies, and reduce duplication. This is becoming increasingly important as the Tri-Cities are continues to grow substantially in all areas and economic brackets. A significant step for providers is the Coordinated Entry System (CES), an effective tool in appropriate connection of homeless persons with housing and services in the Tri-Cities. Although the CES is still somewhat new to the CoC, it is taking the responsibility seriously and working on relationships with community partners to enhance its effectiveness.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X

Supportive Services			
Transportation	X	X	X
Other			
	X	X	X

**Table 16 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

There is an array of services available throughout the Tri-Cities, with most service providers' service area being the Tri-Cities as a whole and not a single city within the Consortium.

The exception is street outreach services from law enforcement and mobile clinics. Most of these services are targeted to people who are homeless or at-risk of homelessness.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strength of the service delivery system is the close relationship between providers and funders, particularly in addressing homelessness and those at risk of being homeless. The Coordinated Entry System, with shared data, is a substantial achievement in improving services and cross-system efficiencies. Housing First and a focus on a systems approach to case management reduces and works to minimize returns to homelessness for families and individuals.

Given the Tri-Cities region substantial growth and thus increased demand for services, service providers are often spread thin. The gaps noted in the update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identified three major gap areas, these gaps were also identified in stakeholder meetings and consultations for this plan. In the area of services, there is an increased demand for case management and rental assistance. Rental assistance was often cited as an unmet need; however, a similar need of security deposit and first/last month's rent was noted as a significant barrier to those households that may have income but not enough cash on hand to get into a stable housing situation. In relationship to housing, there is a need for additional transitional housing for all homeless populations with intense case management, shelter for youth, and for affordable permanent housing at all income levels. Looking at the system as a whole, there is need for a centralized client intake, assessment and referral system for all homeless populations. Progress has been made toward meeting this gap. There is a Coordinated Entry System (CES) in place, and it is continuing to develop relationships and trust with its partners.

In addition, stakeholders interviewed in the planning process for this Consolidated Plan identified needs for services and housing for persons with serious mental illness; persons with substance abuse; persons with developmental disabilities; ex-felons; families and homeless teens; and, for the full range of

services for seniors from housing through nursing care. Stakeholders also identified the need to increase/improve coordination among housing and service providers. Given that there is a single point of entry to the CES, additional coordination and communication among organizations will work to increase the effectiveness of providing services to those special needs populations throughout the Tri-Cities.

Tri-Cities residents who are most vulnerable are those with income below 50% AMI. Without sufficient income to absorb unexpected costs, what most may view as a minor setback may become critical for those households with very low income. For the working poor, childcare, health costs, transportation, food and housing/utilities compete for scarce dollars. Violence in the home, untreated serious mental illness and untreated substance abuse are circumstances demanding focused and sustained support which is not universally available.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The cities will continue to participate in cross-jurisdictional efforts to improve the institutional structure and reduce gaps in the service system. This includes participation in the Benton Franklin Continuum of Care, Benton Franklin Human Services Department, involvement with Housing Authorities, and continued efforts to foster cooperation and focused coordination of funding and administrative efforts.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**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 Choice	2020	2024	Affordable Housing		Affordable Housing Choice		Homeowner Housing Rehabilitated: 5 Household Housing Unit  Housing Code Enforcement/Foreclosed Property Care: 2500 Household Housing Unit
2	Community, Neighborhood, and Economic Development	2020	2024	Non-Housing Community Development		Community and Economic Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5030 Persons Assisted  Facade treatment/business building rehabilitation: 2 Business  Jobs created/retained: 75 Jobs
3	Homeless Intervention and Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 382500 Persons Assisted

**Table 17 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Increase and Preserve Affordable Housing Choice
	<b>Goal Description</b>	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, down payment assistance and infill ownership.
2	<b>Goal Name</b>	Community, Neighborhood, and Economic Development
	<b>Goal Description</b>	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 streetlights. 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	<b>Goal Name</b>	Homeless Intervention and Public Services
	<b>Goal Description</b>	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.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**







## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

A substantial share of housing in each of the three cities is older and more at risk of having lead-paint hazards, which is particularly true of older units in poor maintenance, such as those in lower-income neighborhoods. The *Market Analysis* shows that nearly half of renter and owners in each city are currently living in homes built before 1980.

Each city will continue to create community awareness as an important component of reducing lead hazards. Education efforts focus on actions to take when rehabilitating or remodeling a home and steps to take if exposure to lead hazards is suspected. Each city will make those materials easily available in pamphlet form, via available links on websites, and in planning and building departments. All materials may be made available in several languages. The cities actively promote safe work practices and information for residents and contractors.

### **How are the actions listed above integrated into housing policies and procedures?**

The cities use Lead-based Paint (LBP) Safe Checklists to evaluate applicability of the lead safe housing rule to projects funded with CDBG and HOME funds. The cities work with approved contractors to perform testing to identify lead based-paint hazards and will assure compliance after remediation work through risk assessments and clearance exams.

The City of Pasco reduces the cost burden to lower income households by paying for extensive testing to identify lead hazards and assure compliance after remediation work. This will be accomplished by granting the costs of lead-based paint inspections, risk assessments, and one clearance exam for persons assisted by the Rehabilitation Program using CDBG funds.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Each of the three Consolidated Plan goals has the aim to reduce the number of households in poverty, in addition to providing relief from the financial burdens of poverty. The goal to increase and preserve affordable housing choices (particularly rental housing) will remove some of the burden of cost, increase housing safety, and result in housing stability for some Tri-Cities households. Assisting households in meeting their housing needs, it often frees up that household to focus energy and resources on job skills, work opportunities, and educational opportunities.

To the extent physical environments are improved, streets and roads made safer and more amenable to multiple modes of transportation, and people feel safer on their streets and downtown, the community is more attractive to new residents and new businesses/workers. The three cities have in the past and will continue to explore ways to use CDBG funds to support programs that help employ persons in poverty, such as the Pasco Specialty Kitchen, and to invest in training and support for new and existing businesses that provide quality jobs to the region. Supportive services offer the opportunity to make choices about self-sufficiency and a way out of poverty and the contributing circumstances (e.g., domestic violence, mental illness, loss of employment, illness).

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Tri-Cities Consolidated Plan focuses on meeting the needs of lower-income persons and neighborhoods. The Consortium will use HOME and CDBG funds to support low and moderate income families while supporting broader community-wide strategies to increase self-sufficiency and increase economic opportunities.

The CDBG program staff are active participants in CoC meetings, where needs, resources, and strategies are regularly discussed and coordinated. Each of the three cities has their own Comprehensive Plan, those plans each consider their own cities as part of the region as a whole. Both Benton and Franklin counties continue to expand their housing, behavioral health, and supportive serve systems. Notably, this includes continues work on the Coordinated Entry System (CES) that works to increase efficiencies and outcomes of the CoC in the region.

The cities will continue to coordinate with the Housing Authorities to support opportunities to expand voucher programs and maintain capacity to assist lowest income households. Over the years, a close, cooperative relationship between the Benton Franklin Community Action Committee (CAC) allows the cities to support a coordinated effort to reduce burdens for those living in poverty.

## **SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Richland is responsible for monitoring Richland CDBG and HOME Consortium program subrecipients. The Cities of Kennewick and Pasco are responsible for their respective CDBG program subrecipients. All are responsible to ensure compliance with all federal, state, and local rules, regulations and laws.

Monitoring is accomplished through on-site monitoring, desk monitoring, written correspondence, and phone conversations. Technical assistance is offered throughout the year, both to new sub-recipients and existing subrecipients. Subrecipients are required to provide written quarterly reports to identify progress made in the program and how funds have been used.

Housing projects funded by CDBG or HOME Programs are typically made as loans documented by recorded deeds of trust, promissory notes, and other contractual loan agreements. These documents establish the obligations for compliance with CDBG or HOME regulations. All housing projects are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected and corrections are required to meet building codes as part of the permitting process. HOME funded projects to purchase existing units receive an on-site housing quality standards (HQS) inspection and visual paint inspection. Specific language is in the written contractual agreement and Deeds of Trust to assure the assisted unit complies with affordability requirements.

A performance measurement system to determine the impact federal dollars are making in the community assists in monitoring program and subrecipient performance. These actions identify potential areas of concern and assist in making necessary changes to ensure programs operate efficiently and effectively. The cities do not monitor grants or loans awarded directly to other entities by HUD or other Federal or non-Federal agencies.

## 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 the 2020-2024 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, set goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans. The City anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2019 levels. These funding projections are difficult to make given the fluctuations of funding for both the CDBG and HOME programs over the past several years.

#### 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	738,042	202,882	226,189	1,167,113	2,817,360	CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.

**Table 18 - 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 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**

## 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 Choice	2020	2024	Affordable Housing		Affordable Housing Choice	CDBG: \$172,882	Homeowner Housing Rehabilitated: 3 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 500 Household Housing Unit
2	Community, Neighborhood, and Economic Development	2020	2024	Non-Housing Community Development		Community and Economic Development	CDBG: \$727,189	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10760 Persons Assisted Jobs created/retained: 15 Jobs
3	Homeless Intervention and Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$89,000	Public service activities other than Low/Moderate Income Housing Benefit: 76500 Persons Assisted

**Table 19 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Increase and Preserve Affordable Housing Choice
	<b>Goal Description</b>	<p>CDBG funds provide minor rehabilitation, emergency repairs and/or construction of wheelchair ramps or bathroom accessibility remodels for very low to low income households. This population includes frail, elderly and disabled (City-wide).</p> <p>CDBG funds provide a portion of the salary and benefits for one of five code enforcement officers to help bring approximately 500 properties into compliance with City codes. Code enforcement encourages property owners to maintain housing units to minimum property standards and improves neighborhood appearance in primarily low to moderate income neighborhoods (Census Tracts 201, 202, 203, 204).</p>
2	<b>Goal Name</b>	Community, Neighborhood, and Economic Development
	<b>Goal Description</b>	<p>CDBG funds provide for wages, salaries and benefits for Technical Assistance at the Pasco Specialty Kitchen, a certified commercial incubator kitchen. By providing technical assistance to small startup food-related businesses the Pasco Specialty Kitchen improves their success rate by helping them to establish and achieve their goals. In consideration for technical assistance, the startup businesses agree to create and/or make jobs available to 15 low-to-moderate income persons.</p> <p>Additional CDBG funds are requested for pedestrian safety and disability access improvements to downtown Pasco Neighborhood Business District in the Vicinity of 4th and Lewis Streets between 2nd and 5th Avenues, and Clark and Columbia Streets.</p>
3	<b>Goal Name</b>	Homeless Intervention and Public Services
	<b>Goal Description</b>	<p>CDBG funds provide a portion of the salary and benefits for recreation specialists at the Civic Center, Martin Luther King Center and Pasco Senior Center. The facility's' programs provide recreation programs for at risk youth and families in the service areas, and seniors.</p> <p>CDBG funds provide scholarship funds to help low-income youth and disabled adults participate in recreation programs.</p>



## 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
8	SECTION 108 GUARANTEED LOAN PROGRAM

Table 20 – Project Information

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

Funding priorities are consistent with those stated in the Strategic Plan. The City of Pasco intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, bricks and mortar projects resulting in visual physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

Whenever feasible, projects that leverage additional funds and/or are coordinated with community partners are emphasized and given priority. The City does not anticipate obstacles to meeting the underserved needs addressed in the projects.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	PROGRAM ADMINISTRATION
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	PROGRAM ADMINISTRATION FOR CDBG AND HOME
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds provide 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 and HOME 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.
<b>2</b>	<b>Project Name</b>	PUBLIC SERVICES
	<b>Target Area</b>	
	<b>Goals Supported</b>	Homeless Intervention and Public Services
	<b>Needs Addressed</b>	Public Services

	<b>Funding</b>	CDBG: \$89,000
	<b>Description</b>	PUBLIC SERVICE ACTIVITIES
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	<p>CDBG funds provide a portion of the salary and benefits for recreation specialists at the Pasco Civic Center, Martin Luther King Center and Senior Center. The programs provide recreation programs for at risk youth, families and seniors in the service area.</p> <p>The Arc of Tri-Cities provide scholarships for disabled adults living in Pasco and Pasco Recreation Department provides scholarships for low-income children to participate in recreational activities.</p>
<b>3</b>	<b>Project Name</b>	ECONOMIC OPPORTUNITIES
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community, Neighborhood, and Economic Development
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$167,500
	<b>Description</b>	ECONOMIC OPPORTUNITY ACTIVITIES
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	CDBG funds provide for wages, salaries and benefits for Technical Assistance at the Pasco Specialty Kitchen, a certified commercial incubator kitchen. By providing technical assistance to small startup food-related businesses the Pasco Specialty Kitchen improves their success rate by helping them to establish and achieve their goals. In consideration for technical assistance, the startup businesses agree to create and/or make jobs available to low-to-moderate income persons.
4	<b>Project Name</b>	DECENT HOUSING
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$102,882
	<b>Description</b>	DECENT HOUSING ACTIVITIES
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds provide minor rehabilitation, emergency repairs and/or construction of wheelchair ramps or bathroom accessibility remodels for very low to low income households. This population includes frail, elderly and disabled (City-wide).
5	<b>Project Name</b>	PUBLIC FACILITY IMPROVEMENTS
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community, Neighborhood, and Economic Development
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	:

	<b>Description</b>	PUBLIC FACILITY IMPROVEMENT ACTIVITIES FOR PARKS AND BUILDINGS
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	CODE ENFORCEMENT
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	CODE ENFORCEMENT ACTIVITIES
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds provide a portion of the salary and benefits for one of five code enforcement officers to help bring approximately properties into compliance with City codes. Code enforcement encourages property owners to maintain housing units to minimum property standards and improves neighborhood appearance in primarily low to moderate income neighborhoods.
<b>7</b>	<b>Project Name</b>	COMMUNITY INFRASTRUCTURE
	<b>Target Area</b>	

	<b>Goals Supported</b>	Community, Neighborhood, and Economic Development
	<b>Needs Addressed</b>	Community and Economic Development
	<b>Funding</b>	CDBG: \$398,126
	<b>Description</b>	Expand or improve basic community infrastructure in lower income neighborhoods while minimizing costs to households below 80% of area median income.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	CDBG funds are requested for pedestrian safety and disability access improvements to downtown Pasco Neighborhood Business District in the Vicinity of 4th and Lewis Streets between 2nd and 5th, and Clark and Columbia.
8	<b>Project Name</b>	SECTION 108 GUARANTEED LOAN PROGRAM
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase and Preserve Affordable Housing Choice
	<b>Needs Addressed</b>	Affordable Housing Choice
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Section 108 Guaranteed Loan Program Activities to include finance fees, public facility/infrastructure construction, economic development, and administration. In 2019, \$200,000 will be used for finance fees/debt service.
	<b>Target Date</b>	



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	

**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**

No specific geographic target areas have been identified. Pasco's CDBG funds will be available to assist lower income residents within Pasco city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Pasco.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 21 - Geographic Distribution**

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

**Discussion**

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

### **Introduction**

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 (CoC), an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. The CoC has established a Coordinated Entry System (CES) that is fully implemented that aims to create efficiencies in the service provider network by not duplicating services and matching those in need of services to those organizations most suited to meet those needs.

### **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 through the use of CDBG and HOME funds. 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 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**

The activities outlined in this plan will work to increase economic opportunities in the Tri-Cities area. Through working with local businesses and, creating needed infrastructure and facilities updates/maintenance, the cities are working to increase the number of opportunities for financial security in the area.

Also, each city funds public services that increase capacity for local non-profit service organizations that work directly with low-income households with the aims of first creating stability and then working to identify opportunities to transition out of poverty.

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

The City will pursue various activities outlined in the 2020-2024 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 homeless individuals and families. Richland staff will participate in the Point-in-Time Count, used to measure community trends and shifts that are impacting those individuals and families experiencing homelessness.

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

The City supports efforts by agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide some technical assistance support of projects that meet a Housing and Community Development need as identified in the 2020-2024 Consolidated Plan and will assist 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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### 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

## Appendix - Alternate/Local Data Sources