

2020-2024 CONSOLIDATED PLAN & FIRST YEAR ANNUAL ACTION PLAN

City of Richland & Tri-Cities HOME
Consortium



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 Tri-Cities HOME Consortium has made significant steps towards accomplishing the goals outlined in the previous Consolidated Plan and Annual Action Plan. There continues to be strong relationships among community partners implementing projects, continuing to build capacity.

In the 2018 program year, the HOME downpayment assistance program supported the following number of households in each community in the purchase of their first home:

- Richland - Five (5) down payment assistance loans
- Kennewick - Four (4) down payment assistance loans
- Pasco - Seven (7) down payment assistance loans

Each community also further leveraged HOME funds from local lenders:

- Richland - \$724,674
- Kennewick - \$663,287
- Pasco - over \$2 million

Richland utilized CDBG funds to work towards those goals outlined. Some of those highlights from the 2018 program year are:

- 51,179 meals were served to 598 unduplicated Richland senior residents
- Renovation to sidewalks, curb cuts for ADA ramps
- Installation of acrylic surface basketball court at Columbia Playground
- The ARC of Tri-Cities offered 27 adults with developmental disabilities over 1,480 activity hours participating in community activities
- Forty-five (45) Richland parents and children recovering from substance abuse received case management and supportive services

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

No additional discussion, see above.

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 agencies/entities are 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	RICHLAND	Development Services
HOME Administrator	RICHLAND	Development Services

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 respective city.

The City of Richland is 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

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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, to create space for conversation around a single topic and to enhance understanding of the issue at-hand from other perspectives. Each city 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 sends 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 established three primary goals to pursue with the homeless provider community to support it’s 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 for 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 Homeless Management Information System (HMIS) which is essentially statewide. While staff at the local nonprofit and county Continuum level enter 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.

1	Agency/Group/Organization	BENTON FRANKLIN COMMUNITY ACTION COMMITTEE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
2	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Employment Service-Fair Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
3	Agency/Group/Organization	TRI-COUNTY PARTNERS HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
4	Agency/Group/Organization	Kennewick Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

5	Agency/Group/Organization	BENTON FRANKLIN CONTINUUM OF CARE
	Agency/Group/Organization Type	Housing Services-homeless Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
6	Agency/Group/Organization	Benton Franklin Counties Department of Human Services
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15

7	Agency/Group/Organization	Domestic Violence Services of Benton and Franklin Counties
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
8	Agency/Group/Organization	City of Richland Public Works Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
9	Agency/Group/Organization	Greater Columbia Accountable Community of Health
	Agency/Group/Organization Type	Health Agency Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Community development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
10	Agency/Group/Organization	Kadlec
	Agency/Group/Organization Type	Health Agency Publicly Funded Institution/System of Care Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Community development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The group participated in a focus group on the topics listed in PR-15
11	Agency/Group/Organization	City of Richland Community and Development Services
	Agency/Group/Organization Type	Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interviews and the group participated in a focus group on the topics listed in PR-15
12	Agency/Group/Organization	Northwest Justice Project
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The group participated in a focus group on the topics listed in PR-15</p>
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Table 2 – Agencies, groups, organizations who participated

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. Additionally, 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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Benton Franklin Counties Department of Human Services	
Comprehensive Plan	City of Richland	
Hazard Mitigation Plan	Benton County Emergency Services	

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 it’s 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, 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, 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.

An online survey was also made available, kept available for ten weeks. The survey focused on prioritization of needs, identifying changes and shifts within communities across the Tri-Cities.

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 *Service providers	Some attendees received email invites and the meeting was also made public via social media. All focus groups were well attended, with ten to twenty attendees at each meeting.	Key themes identified as needs within the focus groups were: *The need for additional affordable housing units, both rental and owner. *The need for services for those individuals and families experiencing homelessness. *Additional affordable housing units for those living with a disability.	Not applicable, all comments were accepted.	
2	Internet Outreach	Non-targeted/broad community	The priority needs community survey was disseminated through online channels - social media and city websites.	Similar to those themes identified during in-person meetings and focus groups, survey respondents indicated a need for affordable housing, supports for those experiencing homelessness, and additional economic opportunities.	Not applicable, all comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	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 needs and goals	No comments received	Not 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	No comments received	Not applicable, all comments were accepted.	

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.

Table 5, below, provides the current income limits subject to annual adjustments by HUD.

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

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

Table 5 - Tri Cities Income Limits

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Current needs in the Tri-Cities are influenced by the geography, regional and individual economics, and the history of the region. The Tri-Cities covers an area of over 100 square miles, in two counties (Benton and Franklin) in Southeast Washington. The cities are located at the confluence of the Columbia River and two of its major tributaries, the Snake and Yakima Rivers. The Tri-Cities, considered together, is a regional population, economic and transportation hub. However, the cities have unique origins and differences in industry and populations.

Construction of the Grand Coulee Dam in the 1930s and the Columbia Basin Irrigation Project and McNary Dam in the 1950s provided water for agriculture. Advances in agricultural chemistry increased the feasibility of dry-land farming, also in the 1950s, boosting agriculture and creating the agrichemical industry near Kennewick, which remains a major regional economic resource. The largest of the Tri Cities, Kennewick has an economy supported by light manufacturing, food processing, retail trade, and services.

Farms cover more than a million acres in Benton and Franklin Counties. Potatoes, wheat, apples, grapes, alfalfa, strawberries, asparagus, corn, and hops are its biggest income producers. In recent years, the Tri-Cities area has become increasingly known for its wine production and growth of a variety of world-class grapes. Much of this production is shipped from port facilities in the Tri-Cities. Pasco is the region's gateway to Columbia Basin agribusiness and is the center of food processing for the region. Downtown Pasco is flavored by its relatively large percentage of Hispanic residents and businesses.

Hanford, developed during WWII, resulted in the rapid growth of Richlands and to a highly technical economic base. Hanford continued to thrive after the war because of both military and civilian uses of

nuclear energy. While plutonium production ended in 1988, environmental cleanup continues today as does a thriving nuclear research industry. The smallest of the three cities, Richland is known for its resident scientists and technicians working in one of the country's most important nuclear research laboratories – the Department of Energy's Pacific Northwest National Laboratory (PNL) – which is the second largest high-tech company in the state behind Microsoft.

The Tri-Cities region is home to 296,841 people, comprised of 104,515 households. Compared to the State of Washington, the Tri-Cities region has experienced tremendous growth in the last 20 years.

The CHAS (Comprehensive Housing Affordability Strategy) tables are a special census tabulation generated for HUD to allow analysis of needs by range of income, household size and composition and race/ethnicity of the householder.

The term Area Median Income (AMI) and HUD Area Median Family Income (HAMFI) are interchangeable when the terms are being used to explain CHAS data derived from ACS data. For consistency throughout this document, only the term AMI will be used. Throughout this document data tables compare populations based on income ranges. These income ranges are categorized based on AMI and are used by HUD to determine eligibility to certain programs.

HUD defines the following income brackets as low-moderate income.

- Extremely Low Income = >30% AMI
- Low Income = 30-50% AMI
- Moderate Income 50-80% AMI

The following figures provide a more detailed profile of Richland, Kennewick, and Pasco.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	0	196,600	
Households	0	67,770	
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,735	8,045	11,485	7,010	33,495
Small Family Households	2,690	3,035	4,290	3,085	16,640
Large Family Households	1,010	1,210	1,940	1,190	3,320

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	1,225	1,235	1,640	1,275	6,825
Household contains at least one person age 75 or older	755	1,160	1,635	745	2,000
Households with one or more children 6 years old or younger	2,145	2,320	2,944	1,750	3,940

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Richland

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,575	2,030	3,020	1,890	12,275
Small Family Households	510	555	1,000	715	6,020
Large Family Households	105	205	260	235	800
Household contains at least one person 62-74 years of age	340	340	525	365	2,665
Household contains at least one person age 75 or older	170	335	530	245	925
Households with one or more children 6 years old or younger	340	385	579	375	1,645

Richland Housing Table

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	105	200	145	60	510	14	0	15	10	39
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	235	65	210	74	584	65	100	74	30	269
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	555	520	489	175	1,739	85	155	300	164	704
Housing cost burden greater than 50% of income (and none of the above problems)	3,180	1,330	160	10	4,680	1,120	715	550	135	2,520

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	510	2,195	1,890	265	4,860	355	625	1,755	840	3,575
Zero/negative Income (and none of the above problems)	450	0	0	0	450	200	0	0	0	200

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,075	2,115	1,010	315	7,515	1,295	970	940	335	3,540
Having none of four housing problems	1,030	2,905	4,550	2,170	10,655	685	2,055	4,995	4,185	11,920
Household has negative income, but none of the other housing problems	450	0	0	0	450	200	0	0	0	200

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

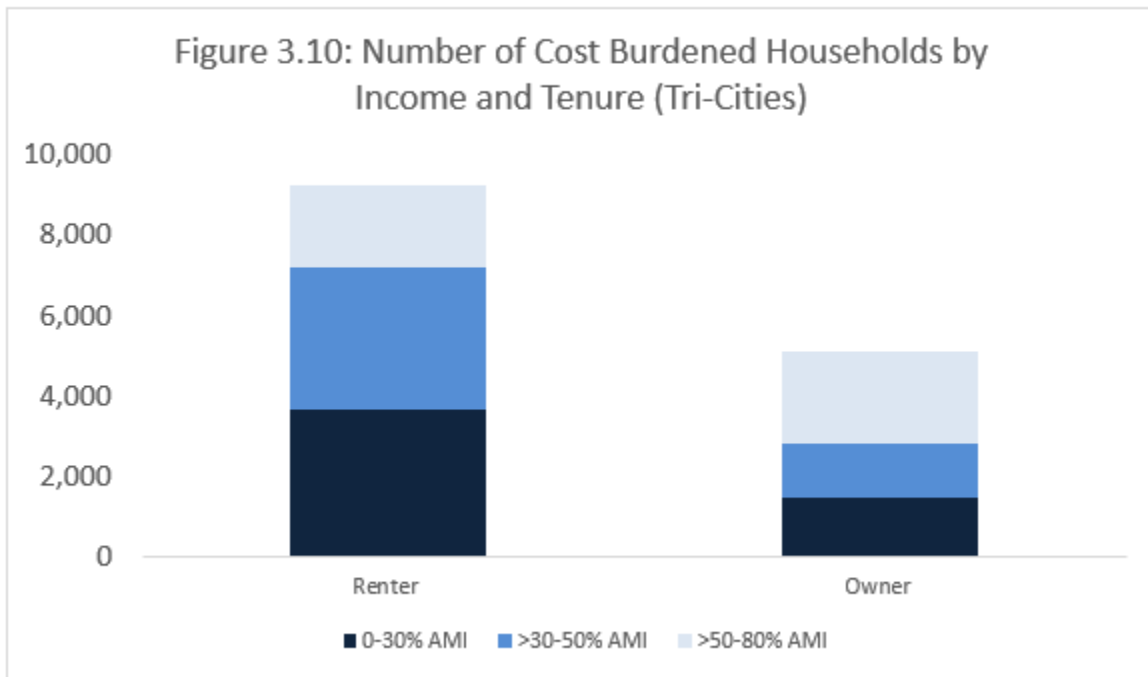
3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,870	1,675	885	4,430	380	525	1,170	2,075
Large Related	655	525	340	1,520	210	254	370	834
Elderly	679	714	355	1,748	705	454	390	1,549
Other	1,300	1,090	715	3,105	280	189	515	984
Total need by income	4,504	4,004	2,295	10,803	1,575	1,422	2,445	5,442

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

Tri-Cities



Source: 2011-2015 CHAS

Tri Cities Cost Burden by Tenure

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,555	610	75	2,240	290	305	210	805
Large Related	475	185	0	660	200	134	15	349
Elderly	569	290	40	899	485	225	180	890
Other	1,155	390	70	1,615	240	89	150	479
Total need by income	3,754	1,475	185	5,414	1,215	753	555	2,523

Table 10 – Cost Burden > 50%

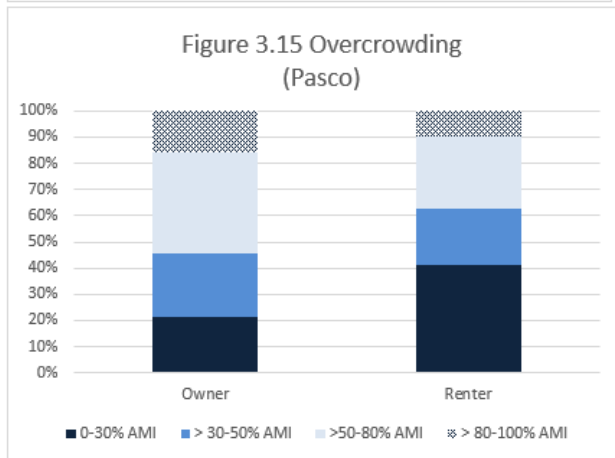
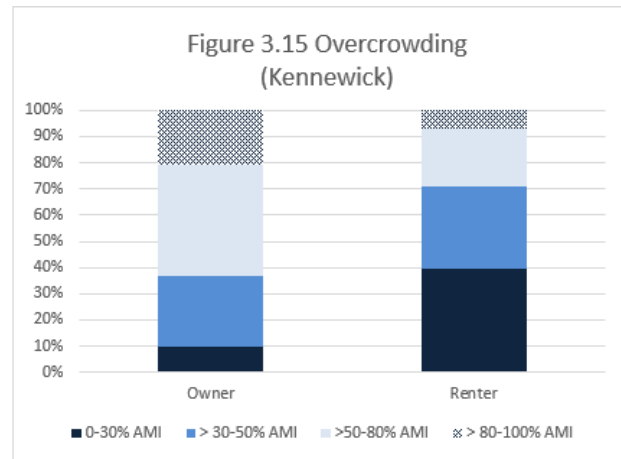
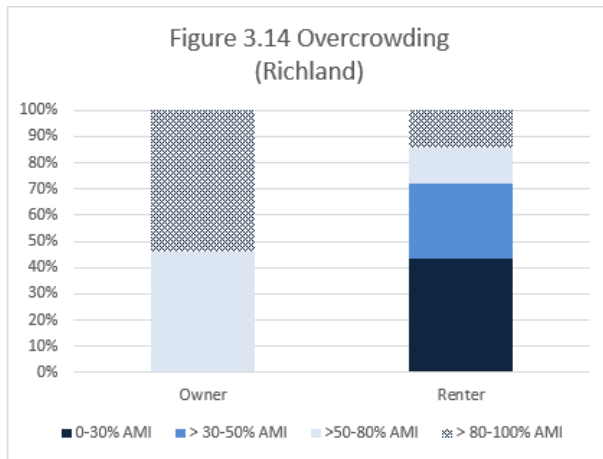
Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	709	615	524	235	2,083	150	250	274	169	843
Multiple, unrelated family households	70	0	110	14	194	0	4	90	20	114
Other, non-family households	10	0	64	0	74	0	0	10	0	10
Total need by income	789	615	698	249	2,351	150	254	374	189	967

Table 11 – Crowding Information - 1/2

Data 2011-2015 CHAS
Source:



Overcrowding by City

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to 2017 ACS data, there are an estimated 17,630 single person households (householder living alone) in the Tri-Cities. That is equal to 26% of the population in Kennewick, 28% in Richland and 20% in Pasco. Of the people living alone, 38% were 65 and older. A growing elderly population will represent needs for housing and other assistance. It is not possible to estimate with certainty the number and type of single person households that will need assistance, but there is concern that there is already an unmet need and the need will grow.

The Point-in-Time count of homelessness in the Tri-Cities (January 2019) found 222 homeless individuals. This most assuredly underestimated the housing and service needs of this hard-to-serve population. Stakeholders contributing to this Plan noted a number of vulnerable populations (many likely to be single individuals) in need of housing assistance: elderly, people with disabilities, veterans, people with substance abuse disorders, people with mental illness, and victims of domestic violence.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

There is no sure way to estimate the true extent of the population in need. Adequately addressing the housing needs of persons with disabilities, including the need for affordable, accessible housing, remains a challenge. In general, renter households that include members with disabilities are more likely than all other households to have very low incomes, experience worst-case housing need, pay more than 50% of their income for rent, and have other housing problems such as living in accessible or overcrowded housing. National American Community Survey (ACS) data show that 33% or more of people 65 and older have one or more disabilities. There is unmet need for supportive housing for persons with disabilities, including individuals who are homeless, including veterans. Notably the most frequent qualifying disability (federally for SSI) among working age persons (18-64) is mental illness. Domestic violence is not always (even usually) reported. Victims served by Domestic Violence Services of Benton and Franklin Counties is one way to estimate a need for housing support – in 2018, there were 216 clients served.

What are the most common housing problems?

Lower income households have higher rates of housing problems. Housing problems are defined as houses: 1) Lacking complete kitchen facilities; 2) Lacking complete plumbing facilities; 3) Cost burden greater than 30 percent (share of income devoted to housing costs); and 4) More than one person per room (overcrowding).

In the Tri-Cities, 11,055 households experience a housing problem. The most prevalent housing conditions for both renters and owner households are cost in relation to income. The 2015 ACS (CHAS) estimates showed that at least 4,860 renter households and 3,575 owner households were paying more than 30% of income for housing costs. At least 2,323 renter households and 973 owner households were living in overcrowded conditions. Over 549 households were living in housing without complete plumbing or kitchen facilities.

Nearly half of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data. Note that selected conditions include cost-burden and overcrowding, so “condition” is not primarily a matter of housing quality. Housing problems were more frequently a matter of housing costs

in relation to income than because of overcrowding or lack of complete plumbing or kitchen facilities. Nearly one-quarter of owner households also had at least one housing problem.

CHAS data also provide an estimate of households with severe housing problems. Severe problems include lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income. Households with lowest incomes were more frequently burdened by severe housing problems.

The following figures combine data from CHAS tables showing problems (severe and moderate) for renters and owner by income range to 100% of AMI. Each column is the total of the estimated renters or owners in each income range for each of the Tri-Cities.

The most common housing problem for both owners and renters in the Tri City region is cost burden. Cost burden is paying more than 30% of household income towards housing costs; therefore, the poorest households were most burdened by cost. Of the 4,680 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 67% had incomes at or below 30% of AMI. Of the 2,520 owner households with severe cost burdens, 44% had incomes at or below 30 % of AMI. Across all cities, renter households are significantly more likely to experience cost burden than are owner households. According to CHAS, 46% of all renters are cost burdened, whereas, just 17% of all owners are cost burdened.

Given the high rate of cost burden and severe cost burden in the Tri Cities, the following figures provide greater detail on the share of households experiencing cost burden by income level and housing tenure for each jurisdiction.

- Richland: 41% renter / 13% owner
- Kennewick: 49% renter / 18% owner
- Pasco: 46% renter / 20% owner

Are any populations/household types more affected than others by these problems?

- The most common housing problem for both owners and renters in the Tri-City Region is cost burden.
- Across all cities, renter households are significantly more likely to experience cost burden than are owner households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

- According to the ACS, 16 percent of individuals and 11 percent of families live below the poverty level.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

- The households most susceptible to becoming homeless are households with income less than 30 percent of the AMI that are severely cost-burdened (paying more than 50 percent of their income for rent).
- Other populations disproportionately at risk of becoming homeless are victims of domestic violence, substance abuse, those with severe mental health problems and people exiting incarceration.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

- Among specific characteristics that can help identify if households lack housing stability and have increased risk of homelessness are overcrowding, living in substandard housing, paying more than 50% of household income for rent, unaffordable mortgage costs, and inability to pay utilities. Other factors not related directly to housing include unemployment or underemployment, poor health, high medical expenses, high childcare expenses, family instability, domestic violence, and substance abuse.

Discussion

According to the CHAS data, there were 18,367 low- and moderate-income households (incomes below 80% of AMI) in the Tri-Cities – the number of renters (12,239) nearly doubled the owners (6,128) at low-mod income levels. In addition, there were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.

- The majority of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems – 54% of renters and 36% of owners. By far the greatest factor was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems, although fewer severe problems

While all three cities share the finding that lowest income households, both renters and owners, have housing problems including severe housing problems, a greater number of renter households, than owner households in each city is burdened by severe housing problems.

NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four housing problems. The four housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than one person per room (overcrowded); and 4) Household is cost burdened (between 30 and 50 percent of income is devoted to housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more housing problems from each race/ethnicity and comparing that figure to the share of all Richland, Kennewick, and Pasco households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more housing problem / total # of households for that race/ethnicity.)

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,230	855	650
White	3,505	570	300
Black / African American	155	0	145
Asian	78	15	4
American Indian, Alaska Native	15	50	0
Pacific Islander	0	0	0
Hispanic	2,290	220	159

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,905	2,145	0
White	3,430	1,405	0
Black / African American	40	0	0
Asian	80	30	0
American Indian, Alaska Native	110	39	0
Pacific Islander	0	0	0
Hispanic	2,145	565	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,595	5,885	0
White	3,440	3,830	0
Black / African American	185	125	0
Asian	110	110	0
American Indian, Alaska Native	4	25	0
Pacific Islander	0	10	0
Hispanic	1,770	1,705	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,750	5,255	0
White	950	3,760	0
Black / African American	70	40	0
Asian	114	230	0
American Indian, Alaska Native	0	8	0
Pacific Islander	4	4	0
Hispanic	570	1,050	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Most Tri-City households (81 percent) in the 0-30 percent AMI bracket experience at least one housing problem.

Over 6,000 households with incomes between 0 and 30 percent of AMI experience a housing problem. The shares for each race/ethnicity are not greater than ten percentage points above the total share and therefore do not represent a disproportionate greater need at this income level.

The share of households in the Tri-Cities at 30-50 percent AMI experiencing at least one housing problem is 71 percent.

African-Americans (100%) experiencing one or more housing problems is 29 percentage points over the total need. Therefore, they represent a disproportionately greater need for this income category in the Tri-City Region.

The share of households in the Tri-Cities at 50-80 percent AMI experiencing at least one housing problem is 50 percent.

The share of total households at 80-100 percent AMI experiencing at least one housing problem is 25 percent. Both African-Americans (64%) and Pacific Islanders (50%) experience a disproportionately greater need for 80-100 percent AMI households in the Tri-City region.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The tables below indicate the share of households by race/ethnicity and income level experiencing one or more of the four severe housing problems. The four housing problems are: 1) Housing unit lacks complete kitchen facilities; 2) Housing unit lacks complete plumbing facilities; 3) More than 1.5 person per room (overcrowded); and 4) Household is severely cost burdened (greater than 50 percent of income is devoted to housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of households with one or more severe housing problems from each race/ethnicity and comparing that figure to the share of all Kent County households at that income level that experience the problem. (Share of Race/Ethnicity = “# of households for that race/ethnicity with one or more severe housing problem / total # of households for that race/ethnicity.)

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,370	1,715	650
White	2,960	1,110	300
Black / African American	140	15	145
Asian	78	15	4
American Indian, Alaska Native	15	50	0
Pacific Islander	0	0	0
Hispanic	1,990	510	159

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,085	4,960	0
White	1,760	3,085	0
Black / African American	25	20	0
Asian	60	50	0
American Indian, Alaska Native	35	109	0
Pacific Islander	0	0	0
Hispanic	1,205	1,505	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,950	9,545	0
White	830	6,435	0
Black / African American	40	265	0
Asian	60	159	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	10	0
Hispanic	990	2,485	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	650	6,355	0
White	245	4,460	0
Black / African American	30	80	0
Asian	39	309	0
American Indian, Alaska Native	0	8	0
Pacific Islander	0	10	0
Hispanic	315	1,305	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The share of total households in the Tri-City Region at 0-30 percent AMI experiencing at least one severe housing problem is 69 percent. More than 5,370 households in the region experience at least one severe housing problem at this income level.

The data indicates that the share of a Asians in the Tri-Cities is 11 percentage points above the total need and therefore shows a disproportionate greater need at this income level.

The share of total Tri-City households at 30-50 percent AMI experiencing at least one severe housing problem is 38 percent. More than 3,085 households have at least one severe housing problem at this income level.

Both African-Americans and Asians represent a disproportionate greater need when compared to the region as a whole for the 30-50 percent AMI level.

The share of total households in the Tri-Cities at 50-80 percent AMI experiencing at least one severe housing problem is 17 percent. Just under 2,000 households at this income level experience at least one severe housing problem.

The data indicates that Hispanics are 11 percentage points above the total need and therefore the shares show a disproportionate greater need at this income level.

The share of total households in the Tri-Cities at 80-100 percent AMI experiencing at least one severe housing problem is 9 percent (650 households).

African-Americans (27%) and Pacific Islanders (75%) represent a disproportionate greater need when compared to the region as a whole for the 80-100 percent AMI level. Hispanics (19%) are close with just being 10 percentage points over the total need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a particular income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying between 30-50 percent of household income for housing costs) and severe cost burden (paying more than 50 percent of household income for housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all Kent County households. (Share of Race/Ethnicity = "# of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	48,470	10,300	8,305	680
White	36,575	6,580	5,225	320
Black / African American	600	230	195	145
Asian	1,400	229	139	4
American Indian, Alaska Native	249	80	50	0
Pacific Islander	18	19	0	0
Hispanic	8,660	2,960	2,495	174

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Table 3.20: Cost Burdened by Race/Ethnicity

Any Cost Burden (> 30%)	Cost Burdened (30-50%)	Severely Cost Burdened (>50%)
<ul style="list-style-type: none"> • All: 28% • White, Non-Hispanic: 24% • Black/African American: 41% • Asian: 21% • American Indian, Alaska Native: 34% • Pacific Islander: 51% • Hispanic: 39% 	<ul style="list-style-type: none"> • All: 15% • White, Non-Hispanic: 14% • Black/African American: 22% • Asian: 13% • American Indian, Alaska Native: 21% • Pacific Islander: 51% • Hispanic: 21% 	<ul style="list-style-type: none"> • All: 13% • White, Non-Hispanic: 11% • Black/African American: 19% • Asian: 8% • American Indian, Alaska Native: 13% • Pacific Islander: 0% • Hispanic: 18%

Source: 2011-2015 CHAS Data

Cost burden by race and ethnicity

Discussion

In the Tri-City Region, 28 percent of households are considered to have any cost burden because they pay more than 30 percent of income for housing. 15 percent of total households are “cost burdened” (30-50 percent income spent on housing costs), and 12 percent of total households are “severely cost burdened” (more than 50 percent of income spent on housing costs). The share for each race/ethnicity follows: see the image attached to the above table.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges at relatively similarly levels in the Tri-Cities. A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. Several CHAS tables show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic households, the numbers of minority households are small and associated with large margins of error because of American Community Survey sampling. Hispanic households are the primary minority population and there were no income ranges in which the percentage of Hispanic households with one or more housing problems was greater than ten percentage points of the jurisdiction as a whole. Similarly, in examining data for severe housing problems by race and ethnicity, the numbers of minority households, with the exception of Hispanic householders, are small and associated with large margins of error. Detailed analysis of non-Hispanic minority households was not considered reliable for purposes of determining need.

In examining severe housing problems, again looking at Hispanic householders, there was no disproportionality between the jurisdiction as a whole and Hispanic householders, except in one instance and that is for households with incomes between 50% and 80% of AMI. Seventeen percent of households in the jurisdiction had one or more severe housing problems. In comparison, 28% of Hispanic householders had one or more severe housing problems. The percentage difference was just over 10%, so the need is considered to be disproportionate.

Looking at housing cost burden alone, overall 28% of households in the Tri-Cities paid 30% or more of their income for housing costs, and 12% paid 50% or more of their income for housing, which is a severe cost burden. Hispanic households disproportionately experienced cost burdens – 38% paid 30% or more of household income for housing costs and 18% paid 50% or more of their income for housing (severe cost burden). While the number of other minorities is small, and data particularly subject to error, CHAS estimates also suggested that Black/African American householders were disproportionately cost-burdened – 41% of households were estimated to spend more than 30% of their income for housing and 19% were estimated to spend 50% or more of their income housing costs.

If they have needs not identified above, what are those needs?

Per the Comprehensive Housing Affordability Strategy (CHAS) estimates used for the development of this Consolidated Plan, the needs for races/ethnicities are indicated above. Income categories have other, more general needs, as described in the Housing Needs Assessment and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The Housing Needs section above provides an overview of demographic conditions and housing problems in Richland, Kennewick and Pasco.

For purposes of this Consolidated Plan, disproportionate concentrations are assumed to exist in block groups in which the percentage of minority populations is greater than ten percentage points of the percentage of minority populations in the jurisdiction as a whole. Minority is defined here as Hispanic and/or race other than white alone. Given the differences between the three cities, disproportionality is considered within each city rather than across the region as a whole.

In Richland, where 17% of the population was minority in 2015, disproportionate concentrations occur when 28% or more of the population is minority. That was the case in just one block group containing 4% of the population in 2010. Eighty percent of the population of Richland lived in block groups with between 10% and 19% minority population and 16% lived in block groups with between 20% and 27% minority populations.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

There are a variety of assisted affordable housing options available in the Tri-Cities. HUD and the State of Washington (Washington State Housing Trust Funds and Washington State Housing Finance Commission Tax Credits) subsidized housing programs have generated an inventory of housing, primarily in Kennewick and Pasco. The vast majority are family units with several projects with both family and disabled units.

There are two housing authorities in the Tri-Cities. The Kennewick Housing Authority (KHA) has recently taken over the assets of the dissolved Richland Housing Authority. The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates housing programs on the north side of the Columbia River. Together they provide over 1,900 lower income households with affordable housing assistance, including project-based and tenant-based programs.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	124	459	1,166	6	1,107	0	23	28

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	8	115	262	3	258	0	0
# of Disabled Families	0	19	126	423	3	385	0	7
# of Families requesting accessibility features	0	124	459	1,166	6	1,107	0	23
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	118	423	1,066	6	1,011	0	19	28
Black/African American	0	5	12	85	0	81	0	4	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	1	20	9	0	9	0	0	0
American Indian/Alaska Native	0	0	3	2	0	2	0	0	0
Pacific Islander	0	0	1	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	20	266	242	0	228	0	11	3
Not Hispanic	0	104	193	924	6	879	0	12	25

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The need for rental assistance is clear from the number of people applying for assistance and wait lists.

The Kennewick Housing Authority (KHA) is a Public Housing Agency in Kennewick, WA, that participates in the Section 8 Housing Choice Voucher (HCV) and Public Housing programs. As of July 2019, KHA has one open waiting list for the Public Housing program in which they are accepting public housing waiting list applications for families and senior/disabled individuals. The estimated waiting period for this program ranges from 6 months to 2 years after submitting a completed application. The Section 8 HCV wait list is currently closed. The KHA wait list does not reflect the needs of the population at large in that the population with disabilities is larger than one might expect in the general population needing accessible units.

The Housing Authority of the City of Pasco and Franklin County wait list for Public Housing was open in the summer months of 2019. There are no data available at the writing of the plan. As of July 2019, the Section 8 Housing Choice wait list was closed. It is anticipated to reopen Fall of 2019.

How do these needs compare to the housing needs of the population at large

Discussion

No additional discussion, see above.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

There were 222 persons estimated to have experienced homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. On a single day in January 2019 a total of 222 persons were found to be homeless, with all but 47 sheltered in housing within the Continuum’s resources. However, volunteer organizers of the annual count stated that, as in previous counts, the numbers of homeless found on the streets or in vehicles did not fairly reflect the total number of persons without housing on that one day in winter – but represented a significant undercount.

Those categorized as “chronically homeless” are persons who are homeless, disabled and who have either been on the streets or in shelters for a year or who have had four episodes of homelessness in the past three years. Many of these, and others who are homeless but not “chronically homeless,” also suffer from severe mental illness or substance abuse. While the number of veterans and chronically homeless persons found was small, they were more likely to be unsheltered on the day of the count. This is probably a function of their disability and an unwillingness or fear of living in organized housing.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	93	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	47	74	0	0	0	0
Chronically Homeless Individuals	23	22	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments: Source of data in the table is the 2019 PIT Count.

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The 2019 Point-In-Time (PIT) report for Benton and Franklin Counties indicated more than zero but less than ten veterans experiencing homelessness in each County. The 2019 PIT report for each County also indicated no families with children experiencing unsheltered homelessness, and a total of 93 individuals part of families with children experiencing sheltered homelessness. Of those 93 individuals, there are an estimated 25 to 32 households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Benton and Franklin County PIT report did not indicate homelessness data based on race and/or ethnicity.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A majority of homeless individuals in the Tri-Cities region are sheltered. Of the 222 counted in the 2019 PIT count, 27% were unsheltered.

Discussion:

There may be multiple causes for homelessness for individuals and families in the Tri-Cities. High housing costs, lack of affordable housing and stagnant income are three of the most significant factors, which might be exacerbated by one or more of those listed below.

- *Domestic violence* – many homeless women and children left an abusive situation. Lack of affordable housing and limited shelter space leave individuals experiencing violence few choices; many will stay in unsafe situations for lack of other options.
- *Mental illness and physical disabilities* are the root of the inability to retain housing. Lack of residential stability makes healthcare delivery more complicated. Health conditions that require ongoing treatment such as diabetes, HIV, addiction, and mental illness are difficult to treat when people are living in a shelter or on the streets. Homeless individuals often lack access to preventative care and wait for a crisis or a trip to the emergency room for treatment. Overall, as many as 30% of homeless individuals self-report a health-related problem.
- *Drug and alcohol abuse* are significant contributors to homelessness because of the impact on health, family, finances, and the ability to obtain and retain employment. It is estimated that as many as 12% of homeless individuals self-report a substance abuse problem.
- *Generational poverty* is also a contributing factor to homelessness. Research indicates that the longer people are in poverty the less likely they are to escape it – 25% of those consistently poor before age 17 were still poor at age 26 (John Iceland, *Poverty in America 2003*).

Loss of system support for people leaving jails, prisons, hospitals, foster care, or treatment facilities can lead to homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

The Washington State Department of Social and Health Services published a report in 2014 (*What Do Older Adults and People with Disabilities Need*) summarizing findings of a survey of potential clients and their families and service professionals that addressed the needs of older adults and people with disabilities. The results painted a not surprising picture of people wanting to live as part of communities and families, with access to in-home supports and accommodations to enable them to live safely. There was concern about running out of money, of being isolated, and being a burden on care-givers and families. Access to community services, including recreation, was emphasized by both potential clients/family caregivers and providers. These findings are a useful framework for understanding the needs discussed in this section.

Describe the characteristics of special needs populations in your community:

Special needs populations include frail and non-frail elderly, persons with physical disabilities, persons with mental or behavioral disabilities, persons with HIV/AIDS, persons with alcohol and drug addictions, and victims of domestic violence.

Elderly

Needs of Elderly include increasing accessibility of housing and public spaces to accommodate wheelchairs and other physical disabilities, need for meals on wheels or other meal services, and need for transportation services. Statewide, more than one in five people will be elderly by 2030 and, as that cohort ages, they will be increasing frail. After retirement, household income is reduced for most elderly households. Seniors are also more likely to have a disability, most frequently an ambulatory difficulty. One-third and more of people 65 and over (not living in institutions) had a disability – 33% in Richland to 37% in Pasco.

Disability

Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties. Statewide, the employment rate of working age people with disabilities was 37%, compared with 77% for persons without disabilities (2012 Disability Status Report). About 18% were receiving SSI and 26% were living in poverty (compared with 11% of working-age adults without a disability). The Washington Department of Social and Health Services (DSHS) served 1,911 clients with developmental disabilities in Benton and Franklin Counties, including 1,448 in the Tri-Cities, between July 2012 and June 2013. Declining funding from government sources, uncertainty about funding, and competition among agencies, weakens the service delivery system.

Mental illness ranges from mild and short-term to chronic, lifetime conditions. Publicly funded services tend to focus on people whose illness affects their ability to work and live in the community independently. The Washington DSHS served 6,566 lower-income qualifying clients with mental illness in Benton and Franklin Counties, including 5,305 in the Tri-Cities (2012-2013). Mental illness is the primary disabling condition (about 47%) among Washington’s SSI recipients (clients age 18-64) followed by developmental disabilities (about 16%).

Domestic Violence

Victims of domestic violence, including dating violence, sexual assault, and stalking, are a special needs population. Domestic Violence Services of Benton and Franklin Counties provides an array of services for victims including emergency shelter, crisis intervention, counseling and advocacy. While services are offered, they are not sufficient to meet demand. The average number of clients served annually (over the last 8 years) is:

- 330 domestic violence survivors and their children (155 women, 170 children, 4 men).
- Provided 5,300 bed nights
- Answered 11,000 calls on 24-hour crisis
- Provided legal advocacy to 1,000 clients and assisted with 320 protection orders

What are the housing and supportive service needs of these populations and how are these needs determined?

The aging population will need supportive services. Outreach for this plan identified a current and anticipated need for additional housing for the elderly with an array of choices – modifications in current housing to stay safely in place; in-home support services; different housing choices, including apartments and smaller units closer to services and recreation; meals and nutrition programs; transportation options; assisted living; and, nursing facilities.

Southeast Washington Aging and Long-Term Care (SE/ALTC) is the designated Area Agency on Aging. Priority needs recommended in the SE/ALTC plan by contributing stakeholders for both Benton and Franklin Counties include: services related to aging and disability resource center (referrals, assistance, outreach and navigation), senior nutrition, bathing programs, foot care, adult day care and dental. While the counties were not identical, they had these recommendations in common. The SE/ALTC plan calls for collaboration to advocate for more affordable, safe housing for the elderly and people with disabilities. The need for an array of housing choices for seniors was echoed by stakeholders interviewed for this Consolidated Plan.

The needs are mirrored in other populations with special needs with the overriding understanding that self-sufficiency and independence are primary goals, while being connected to the community and family. Supportive services and case management are necessary during crisis intervention and stabilization and, or some, on an ongoing basis. For victims of domestic violence and persons with

disabilities, the needs go beyond crisis and short-term intervention. A flexible system of support is required to assist the individual or family to achieve self-sufficiency. Contributors to the development of this Consolidated Plan consistently mentioned the need for crisis intervention, housing and supportive services for persons with mental illness. Mental illness is a primary factor in homelessness, including homeless veterans.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2019 Washington State HIV Surveillance Report, there are 232 individuals living in Benton and Franklin Counties with HIV. Of those 232 individuals, 148 are actively engaged in care. Between 2014-2018 there were 32 new HIV cases in Benton and Franklin Counties, averaging six new cases each year.

Discussion:

National priorities for homeless veterans (housing and services targeted to sustained self-sufficiency including employment) are mirrored in the Tri-Cities. While transitional housing beds are available, there is a wait list for limited VASH vouchers. Homeless veterans and those at risk of homelessness are hard pressed to find affordable housing with limited or no income. Long waits (up to two years) for housing and other assistance could be alleviated with additional service officers to get veterans qualified as having a service-related disability, which would open doors for them. Ready access to legal services would go a long way to preventing a downward spiral in already vulnerable veterans many of whom end up losing families and end up in debt and without resources. Immediate needs also include the basics – transportation (bus vouchers), hygiene, food and other necessities.

There is a need for affordable housing or ways to make housing affordable to victims of domestic violence. Domestic Violence Services is able to provide some rental assistance for a few months, there is a need for longer support. Priority needs also include a source of funds that can be used flexibly to meet individual needs – deposits, longer rental assistance, car repair, job readiness development, counseling and the number of other forms of assistance transitioning victims and families need to be successful. More advocates are badly needed to provide help in crises and with civil and legal matters. Finally, a focus on prevention is important, including community education about domestic violence and the need for perpetrator accountability.

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:

Public service needs were identified through outreach to agencies and stakeholders in the Tri-Cities. As discussed in the section on homelessness and the section on persons with special needs, while actual gaps in the continuum of services are rare, services are not available in sufficient quantity and duration. These services include, but are not limited, to the following:

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 affective 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.

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-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

In 2013-2017, Tri-Cities had a total of 74,423 housing units. Of these housing units, 73.5 percent were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as “townhouses” or “row houses”). 18.3 percent of the housing units were located in multi-unit structures, or those buildings that contained two or more apartments. 7.9 percent were mobile homes, while any remaining housing units were classified as “other,” which included boats, recreational vehicles, vans, etc.

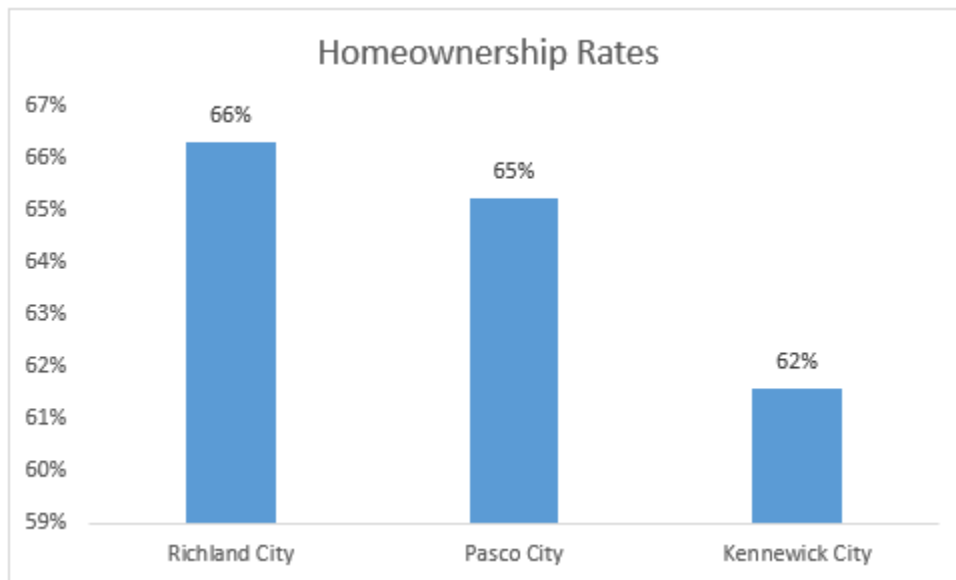
See the graph attached to the table below for homeownership rates across the Tri Cities.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	44,940	63%
1-unit, attached structure	2,160	3%
2-4 units	6,620	9%
5-19 units	7,755	11%
20 or more units	5,535	8%
Mobile Home, boat, RV, van, etc	4,775	7%
Total	71,785	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS



Homeownership rates by City

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	125	0%	1,250	5%
1 bedroom	430	1%	5,695	23%
2 bedrooms	5,235	12%	9,665	39%
3 or more bedrooms	37,325	87%	8,045	33%
Total	43,115	100%	24,655	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Table 4.1: Public Housing Program Type and Number

	Program Type							
	Mod-Rehab	Public Housing	Vouchers					
			Total	Project - Based	Tenant-Based	Special Voucher Program		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Units/Vouchers Available								
Kennewick Housing Authority	138	190	1,152					
Housing Authority of the City of Pasco and Franklin County	126	280	318					
Total	126	470	1,293	4	971	0	484	376
# of Accessible Units								
Kennewick Housing Authority								
Housing Authority of the City of Pasco and Franklin County								
Total								

*Number of accessible units cannot be determined for tenant-based vouchers, which are not tied to a specific unit
Sources: Local housing commissions and HUD Public and Indian Housing Information Center Data

Public Housing Program Type and Number

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Tri-Cities is served by two Public Housing Authorities (PHAs):

- Kennewick Housing Authority
- Housing Authority of the City of Pasco and Franklin County

The supply of public housing units across the two public housing authorities in the Tri-Cities area is presented above in the attached image titled "Public Housing Program Type and Number". These public housing units are displayed by PHA and program.

The Kennewick Housing Authority (KHA) provides long-term subsidized rental assistance to approximately 1,313 eligible households in its operational jurisdiction, including the Cities of Kennewick and Richland. KHA owns and manages two facilities which total 190 units in the city of Kennewick. KHA has six (6) Section 8 Project-Based Voucher units at one (1) housing development in Kennewick. Units are 2 bedrooms, 100% ADA accessible and allocated to “disabled households only”. KHA’s Section 8 Moderate Rehabilitation Program has one hundred thirty-eight (138) units at one (1) housing development in Richland, WA. Units are 1-,2-,3-, and 4-bedrooms. The Housing Authority has one waiting list for each program that is actively open.

The Housing Authority of the City of Pasco and Franklin County (HACPFC) provide housing and housing assistance to more than 600 families. HACPFC owns and manages 280 units located throughout the City of Pasco and vary in size from one to six-bedrooms and are found in single family dwellings, duplexes, four-plexes, row housing, and a six-story high rise. Public Housing is limited to extremely low-income families and individuals. HACPFC owns and serves as landlord for 68 units not subsidized by HUD. The rent is kept affordable for families earning between 50% and 80% of median income for the Tri-Cities area. HACPFC administers 318 Housing Choice Vouchers, which provides rental assistance to extremely low-income individuals and families who rent from local landlords in the Tri-Cities area.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

No loss in KHA’s portfolio. No Section 8 contracts under HUD Multi-Family. The KHA anticipates additional vouchers may be ported to their community via the VASH program in future months. KHA anticipates a change in ownership at Columbia Park Apartments in Richland. The impact of this change is not presently known. All units are affordable and currently under a Mod-Rehab HAP contract. In the past, KHA have been awarded tenant protection vouchers when other entities have opted out of a Section 8 contract.

Does the availability of housing units meet the needs of the population?

The Tri-Cities provides an adequate number of small and large units for its growing population. However, there is growing demand for affordable large units for families and small units for single households. The occupancy of smaller rental units in the Tri-Cities tend to be lower income households with large families, likely finding it a challenge to find affordable units with enough bedrooms to avoid overcrowding. Smaller units were more frequently occupied by renters and larger units by owners.

Demographic changes and population growth will continue to apply pressure on housing demand for larger units.

Describe the need for specific types of housing:

Demographic changes will continue to apply pressure on demand for smaller units. As families tend to seek larger units, single households including seniors are seeking smaller units.

Discussion

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction

In 2013-2017, the median property value for owner-occupied houses in the Tri-Cities was \$195,333.

Of the owner-occupied households, 67 percent had a mortgage. 33 percent owned their houses “free and clear,” that is without a mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,386 and for owners without a mortgage it was \$439

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	0	0%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,185	17.0%
\$500-999	16,120	65.4%
\$1,000-1,499	3,445	14.0%
\$1,500-1,999	520	2.1%
\$2,000 or more	394	1.6%
Total	24,664	100.1%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,155	No Data
50% HAMFI	5,215	2,550
80% HAMFI	16,260	9,080
100% HAMFI	No Data	13,999
Total	22,630	25,629

Table 31 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	577	708	874	1,196	1,539
High HOME Rent	577	708	874	1,192	1,310
Low HOME Rent	577	680	816	942	1,051

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

How is affordability of housing likely to change considering changes to home values and/or rents?

Cost-burdened households in the Tri-Cities accounted for 22.4 percent of owners with a mortgage, 7.7% owners without a mortgagee, and 48.1 percent of renters. Increased home values and/or rents will have an impact on the Tri-Cities housing affordability increasing cost-burdened households and creating barriers to homeownership.

Housing Affordability

The figures below illustrate the number of “potentially affordable” units that are part of the overall housing inventory in each of the Consolidated Plan jurisdictions. In each case, the total number of units from the Units Size by Tenure tables above is used to show the proportion of units in the total inventory that are potentially affordable. When reviewing these data consider the following factors:

- The potentially affordable units listed on the table include units that would not be affordable under the definitions used elsewhere in this plan, including (a) rental units affordable to households between 60-80 percent of AMI, and (b) owner units between 80-100 percent of AMI.
- Few owner units are affordable to households under 30 percent of AMI, so the lack of data would not have a substantial impact on the overall proportions.
- Rental units affordable between 80-100 percent of AMI, for which there no data, are appropriately included in the “unaffordable” group.
- With only 41 percent of housing units affordable to households under 100 percent of AMI, homeownership is out of reach for many low and moderate income families.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Actual rents charged in the market are outpacing HUD-established fair market rents. Since the HUD FMR is the chief factor in determining rent standard paid to landlords in the Housing Choice Voucher (HCV) program, housing rented at higher than the FMR becomes effectively unavailable to persons with HUD rent assistance.

HUD FMRS have remained between \$770-\$821 per month for a 2-bedroom apartment since 2013. Since median rents have risen, PHAs have been effective in partnering with property managers willing to accept a voucher to accommodate low-income residents.

Cost of Housing: Contract Rents

The table below shows the number and percentage of rental units within each jurisdiction that are available at various rent levels, provides context for understanding rental demand and the affordable rental housing changes in the Tri-Cities area.

- These data are rendered without a unit size breakdown; as a result, use of these data also involves making a relevant inference; that is, the lowest rent units are typically efficiencies and 1-bedroom units. This inference is supported by comparing the data below with the “Unit Types by Tenure” table in the previous section; in those tables, the typical rental units is a 2-bedroom unit (2-bedroom units comprising 38 percent of all rental units in the Tri-Cities). Similarly, in the tables below, 59-80 percent of rents in all jurisdictions are between \$500 and \$999/month; since rents vary primarily by number of bedrooms, we can infer that while this rent band will include units of all sizes, many of these units will be 2-bedroom units.
- Since the 2-bedroom fair market rent has ranged from \$770-\$821/month since 2013, and HUD rental assistance vouchers may typically be used only for units renting at or near this amount, households using a voucher had a reasonable prospect of finding a suitable 2-bedroom unit during 2015.

Discussion

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this Plan, each jurisdiction provides the following definitions:

Standard Condition: A housing unit is considered to be in standard condition if they meet HUD Housing Quality Standards (HQS). "Substandard condition but suitable for rehabilitation" when it does not meet HUD Housing Quality Standards (HQS). Further, a housing unit is in standard condition when it does not have any critical or major structural defects, has adequate plumbing facilities, and its appearance does not create a blighting influence. This condition requires no more than observable, normal maintenance; dwelling units which are in standard condition have no observable deficiencies, or only slight deficiencies.

Substandard Condition but Suitable for Rehabilitation: A housing unit is considered to be in substandard condition but suitable for rehabilitation if units do not meet one or more of HUD HQS. These units may have deferred maintenance, inadequate insulation, modest structural problems, or other problems that can be reasonably repaired.

Substandard Condition and not suitable for Rehabilitation: A housing unit is considered to be in substandard condition and not suitable for rehabilitation are units that are in poor condition and not structurally and financially feasible to rehabilitate.

Condition of Units

The graph below indicates the share of households (by tenure) experiencing at least one condition. Conditions include:

- Lacking complete plumbing facilities
- Lacking complete kitchen facilities
- Overcrowding (more than 1 person/room)
- Cost-burden of at least 30 percent

As indicated in the data, more renters than owners experience at least one housing condition. As discussed in the Needs Assessment, the most prevalent housing condition is cost burden for both renter and owner-occupied households in all jurisdictions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,115	19%	11,170	45%
With two selected Conditions	355	1%	1,645	7%
With three selected Conditions	4	0%	30	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	34,635	80%	11,815	48%
Total	43,109	100%	24,660	100%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	13,940	32%	5,025	20%
1980-1999	8,760	20%	4,190	17%
1950-1979	15,855	37%	12,535	51%
Before 1950	4,560	11%	2,890	12%
Total	43,115	100%	24,640	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	20,415	47%	15,425	63%
Housing Units build before 1980 with children present	7,045	16%	4,670	19%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Considering the age of units in the cities, continued rehabilitation is required. Common problems in older units range from unreliable parts and wiring, toxic components, and structural issues. Deferred or absent maintenance may result in loss of more affordable older housing. Mitigating the risk of fluctuations in lower values and neighborhood desirability, resolving rehabilitation needs is a priority.

Mobile homes continue to house a sizeable number of residents in the three cities, as this is a housing solution that is affordable, despite safety concerns. Concerns with mobile housing include electric and heating systems that may create health and safety issues for residents residing in units. About 4,253 households were living in a mobile home, boat, RV, van, or similar housing according to the most recent American Community Survey estimates. The ACS data also showed that close to 805 units in the Tri-Cities were lacking complete kitchen and/or plumbing facilities.

Each of the three cities supports ongoing rehabilitation of owner-occupied units, weatherization programs, and provides additional assistance to partners to improve the availability and quality of owner-occupied and rental units. The City of Pasco has a rental licensing program requiring landlords to keep units in repair to meet minimum housing quality standards in the interior and on the exterior of buildings.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

ACS and CHAS estimate the number of housing units built prior to 1980 at 35,385 units – 58% owner occupied, and 42% renter occupied. An estimate of 43% of owner-occupied housing (3275 units) and 57% of renter-occupied units (4379) with children present and vulnerable to lead-based paint (LBP) hazards. According to the State of Washington, all units constructed before 1978 have the potential for lead-based paint, therefore, having the potential for LBP hazards. The condition of the units is a factor in determining risk. As well as the age of the unit.

Discussion

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction

The Tri-Cities is served by two Public Housing Authorities (PHAs):

- Kennewick Housing Authority (Serving the cities of Kennewick and Richland) (*KHA*)
- Housing Authority of the City of Pasco and Franklin County (Serving the city of Pasco) (*HACPFC*)

There are currently 470 Public Housing units operated by the two housing authorities (280 by HACPFC and 190 by KHA).

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	126	470	1,293	4	971	0	484	376
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Keewaydin Plaza: 66 Units. 1-bedroom units. Seven story high-rise available for seniors and disabled households.

DV Duplex: 6 Unit. A duplex unit to provide housing for victims of domestic violence. Preference for families.

Mitchell Manor: 6 Unit. 2-bedroom units. 100% fully ADA accessible allocated for disabled.

Nueva Vista:

Columbia Park: 138 Units. 1-bedroom to 4-bedroom units.

Units are in satisfactory to good condition. KHA is planning a HUD conversion action to move the entire 190-unit portfolio to the HCV (Section 8) platform and closeout the public housing program. This will generate funds for rehabilitation/modernization of existing units and underlying infrastructure and potentially allow development of additional units of affordable housing within Kennewick in the future. KHA will work with an experienced development consultant on the scope of work, feasibility, timing, and financing.

Housing Authority of the City of Pasco and Franklin County

Agate Street: 60 Units. Two developments with bedroom sizes ranging from 1-bedroom to 6-bedroom units and vary between 1 and 2 level apartments. Recreation Center and playground on-site. Constructed in 1968.

Alderwood Square: 47 Units. Two developments with bedroom sizes ranging from 2-bedroom to 4-bedroom units and vary between 1 and 2 level apartments.

Beechwood Square: 47 Units. Two developments with bedroom sizes ranging from 2-bedroom to 5-bedroom units and vary between 1 and 2 level apartments. Properties includes handicap accessible units.

Birchwood Square: 47 Units. Two developments with bedroom sizes ranging from 2-bedroom to 5-bedroom units and vary between 1 and 2 level apartments. Properties includes handicap accessible units.

Rosewood Park: 168 Units. Four developments with bedroom sizes ranging from 1-bedroom and 2-bedroom units. Includes handicap accessible apartments.

Maplewood Square: 47 Units. Scattered site properties consisting of two developments with bedroom sizes ranging from 2-bedroom to 5-bedroom units and vary between 1 and 2 level apartments.

Sprucewood Square (N. 3rd Ave): 60 Units. Two developments with bedroom sizes ranging from 1-bedroom to 6-bedroom units and vary between 1 and 2 level apartments.

Oakwood Square: 47 Units. Scattered Site properties consisting of two developments with bedroom sizes of 2-bedroom to 5-bedroom units and vary between 1 and 2 level apartments.

Octave Street: 168 Units. Four developments with bedroom sizes of 1-bedroom and 2-bedroom units. Includes handicap accessible apartments.

Sagewood Square: 47 Units. Two developments with bedroom sizes of 2-bedroom to 5-bedroom units and vary between 1 and 2 level apartments. Includes handicap accessible units.

Rosewood Park (W. Margaret Street): 168 Units. Four developments with bedroom sizes of 1-bedroom and 2-bedroom units. Includes handicap accessible apartments.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Infrastructure, especially at Sunnyslope requires rehabilitation and/or replacement of a portion of the underground water/sewer systems. The interior of units require modernization, at a minimum painting and new cabinetry; some units may require new appliances or more work. A unit by unit assessment will be done in the near future. The scope of work has not yet been fully developed for this conversion.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

KHA continues to explore ways to improve the living environment for their families including: creating a “Book Rich Environment” at Sunnyslope Homes, developing a computer lab and lending library, exploring ways to motivate their youthful tenants to utilize these services. KHA has explored scholarships or transportation to the local Boys & Girls Club. A Scholarship program awards multiple scholarships each year for adults or children. KHA is exploring ways to motivate seniors to become more fit.

KHA has a Family Self-Sufficiency Coordinator that provides services to disabled and individuals who previously were homeless. There is also space available for caregivers and/or service providers to meet with their clients on-site at Nueva Vista.

REACH Program: KHA serves households through the Regionally Assisted Collaborative Housing Project (REACH). REACH Program provides long-term housing assistance (subsidy) with supportive services to eligible low-income households living with HIV or AIDS only and is a subsidized housing program by HUD.

The Master Gardner’s Association developed two garden sites at Sunnyslope Homes and assisted Keewaydin Plaza Residents with gardening activities. KHA received a grant from the Master Gardener’s Association which allow gardeners to build an additional ten garden beds at Sunnyslope Homes. This is a community garden activity.

KHA is working with Columbia Park Apartment owner to facilitate a RAD Component II conversion for this complex which will facilitate the ability to rehabilitate the 138 units in the development which will improve the quality of life for residents. KHA has been working in collaboration with the Benton/Franklin County Coordinated Entry System to place homeless individuals into KHA housing units. Nueva Vista has 16 set-aside units for persons who were previously homeless.

KHA also administers the Housing Choice Voucher Homeownership program which is an option under the voucher program. KHA has 12 families who have purchased homes. Some participants partner with the Tri-Cities HOME Consortium to obtain down payment assistance. KHA also partners with Community Action Connections who provides \$5,000 of down payment/closing cost assistance to eligible participants. This program won a national NAHRO Award of Merit in 2018. The program further enhances choices for families. KHA hope to expand the program once the KHA conversion is complete. Lastly, KHA feels that with a portfolio conversion of their public housing units, that will enhance tenant choice in where they want to live, the schools they want their children to attend, and coupled with unit upgrades will improve the overall living environment of all their families as well as increase the possibility of having funds to develop additional units of affordable housing for additional families.

Discussion:

The supply of public housing units across the two public housing authorities in the Tri-Cities area is presented above in the above table.

The Kennewick Housing Authority (KHA) provides long-term subsidized rental assistance to approximately 1,313 eligible households in its operational jurisdiction, including the Cities of Kennewick and Richland. KHA owns and manages two facilities which total 190 units in the city of Kennewick. KHA has six (6) Section 8 Project-Based Voucher units at one (1) housing development in Kennewick. Units are 2 bedrooms, 100% ADA accessible and allocated to “disabled households only”. KHA’s Section 8 Moderate Rehabilitation Program has one hundred thirty-eight (138) units at one (1) housing development in Richland. Units are 1-,2-,3-, and 4-bedrooms. The Housing Authority has one waiting list for each program that is actively open. Kennewick has two developments: Sunnyslope Homes, a family development which consists of 124 units, all are one story duplexes, built in 1952. KHA’s administrative offices are located in the middle of this development. Keewaydin Plaza, a development for the elderly, 62 and over, and persons with disabilities. This community is a seven-story high-rise building in the heart of downtown Kennewick near the police department, city hall, a grocery store, and other amenities. There are 66, one-bedroom units in this community. This community was developed circa 1986. Both properties offer computer labs, small libraries and community gardens.

The Housing Authority of the City of Pasco and Franklin County (HACPFC) provide housing and housing assistance to more than 600 families. HACPFC owns and manages 280 units located throughout the City of Pasco and vary in size from one to six-bedrooms and are found in single family dwellings, duplexes, four-plexes, row housing and six-story high rise. Public Housing is limited to extremely low-income families and individuals. HACPFC owns and serves as landlord for 68 units not subsidized by HUD. The rent is kept affordable for families earning between 50% and 80% of median income for the Tri-Cities area. HACPFC administers 318 Housing Choice Vouchers, which provides rental assistance to extremely low-income individuals and families who rent from local landlords in the Tri-Cities area.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

Homeless Facilities and Services are managed and provided through the Continuum of Care agencies and Special Needs Services agencies.

These agencies provide several types of housing including:

- Emergency Shelter for families, mixed populations, adult individuals, and youth
- Transitional Housing for families, mixed populations, and adult individuals
- Permanent Supportive Housing for adult individuals
- Rapid Re-Housing for families and adult individuals

Housing and shelter resources are summarized in the table below and listed in detail in the following figure. Additional housing resources include 29 Oxford Houses that provide housing for recovering addicts, several programs offering short-term vouchers, and the Benton Franklin Community Connection’s units of Tenant Based Rental Assistance.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	22	0	24	38	0
Households with Only Adults	113	0	0	93	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	10	0	0
Unaccompanied Youth	12	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Substance abuse assessment and treatment services are available through the Action Chemical Dependency Center, Benton Franklin Detox Center, Central Washington Comprehensive Mental Health and Dependency Health Services, and First Step Community Counseling Services.

Mental health services are available through Catholic Family and Child Services, Central Washington Comprehensive Mental Health and Dependency Health Services, Lourdes Counseling Center, and Therapeutic Innovations and Recovery.

Training, job preparation and employment services are available through Columbia Basin College, Columbia Industries, Goodwill Industries, Goodwill Industries, Work Source, Community Action Connection's Adult Literacy Program, and other training and literacy programs. Veteran's services are available through the Columbia Basin Veterans Coalition and Catholic Family and Child Services.

Members of the two-county Continuum have focused on assuring that persons eligible for mainstream services are advised and assessed as to their eligibility and are assisted to obtain services for which they are eligible. The Coordinated Entry System, maintained by Benton and Franklin Counties Department of Human Services, includes a review of individual's needs and a match to potential resources. Providers of homeless housing and services periodically review all participants to determine their need for mainstream and other services and their progress in moving toward self-sufficiency.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The 2015 Housing Inventory Count which lists the facilities and housing units dedicated to homeless persons is located at:

https://files.hudexchange.info/reports/published/CoC_HIC_CoC_WA-501-2015_WA_2015.pdf

The Washington Balance of State Continuum of Care has identified several projects within the community with a number of beds which serve people experiencing homelessness.

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

HUD defines elderly as age 62 and older and frail elderly as those requiring assistance with three or more activities of daily living (bathing, walking, light housework, etc.). It is expected that the share of older persons (those born between 1946 and 1964) will continue to grow in the Tri-Cities area. The projection is still on par that approximately 18% of Benton and Franklin County will be older than 65, compared to the estimated 20% of the state of Washington. Recognizing this special population will require planning, outreach, housing and support services for aging seniors to age in place. Both the Benton and Franklin Counties offer services targeting the special population. Access to in home support services and accommodation to enable a safe living environment is a desire of many families and caregivers.

Other populations with special needs include persons with mental or physical disability and developmental disabilities, veterans, persons with substance abuse, and domestic violence survivors, and persons living with HIV/AIDS.

The Tri-Cities work closely with the Continuum of Care, Benton and Franklin Counties to meet the needs of special needs persons in the community through provision of housing options and supportive services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/Frail elderly are seeking aging and disability resource centers that provide support services for seniors to age in place. Calls for more affordable, safe housing and access to recreation facilities for the elderly and people with disabilities are still ongoing. Lastly, a variety of housing choices for seniors including efficiencies and one-bedrooms are echoed in the market.

Physical disability and developmental disabled are seeking increased funding and increased resources as well as support for crisis intervention, housing and supportive services for persons with mental illness.

Veterans are seeking for supportive services and resource identification to increase access to transitional housing and services, guidance to a path toward education and jobs, and legal services.

Persons with substance abuse are in need of services for outpatient treatment and assessments. In the Tri-Cities there's often a likelihood of substance abuse disorders linked to a mental illness and are often co-occurring disorders. Mental illness and substance abuse disorders are factors in homelessness in the Tri-Cities.

Domestic violence survivors are seeking affordable housing or way to make housing affordable to victims. Services in place are limited to a few months of support in rental assistance, however, there is a need for longer support. Victims are also in need of sources of funds that can be used flexibly to meet their individual needs as they are transitioning, including legal and civil support, crisis support, to other needs such as rental assistance, counseling, etc.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Members of the homeless Continuum have, over the years, worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care and corrections facilities) being released into homelessness. Members are currently meeting to develop specific procedures and protocols to improve release planning from health care facilities and to see that supportive services and housing are part of discharge plans. Homeless service and housing providers have been working with counselors and release agents from Eastern Washington Mental Health Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See Projects and associated activities within the Annual Action Plan

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See Projects and associated activities within the Annual Action Plan

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment

The cost of housing in the Tri-Cities, for both rental and homeownership, is more affordable than Washington State as a whole. Lower housing costs and costs of living are a benefit in attracting new businesses and new residents to the area. Still, the cost of housing is out of reach of lowest-income households, both renters and owners. Land use policies in the cities encourage a range of housing type and cost. The City of Kennewick housing policies (*City of Kennewick Comprehensive Plan 2017-2037: A 20 Year Plan for a Connected and Sustainable Future*) encourage infill; allow manufactured homes; provide for higher densities around shopping, transit, schools, public facilities and arterials; allow innovative housing; and, promote affordable housing. New development plans in an area of the Bridge-to-Bridge/River-to-Rail area calls for promoting affordable housing (to households earning 80% or less of area income) through mixed use zoning, height and parking inducements, deferred fees and other steps to increase workforce housing.

That process is underway and will continue with new demand. The City of Pasco has annexed significant parcels of land specifically to make room for new development, and as it did so, it insured infrastructure was in place to support new housing.

The City of Pasco (*City of Pasco Comprehensive Plan 2007-2027*) likewise has policies to encourage a variety of housing types and infill, transit-oriented density, but to avoid concentrations of high density housing, consistent with the nature of housing in the three cities. Policies in Pasco specifically call for support of organizations and programs involved in affordable housing development, repair and rehabilitation. Pasco, through the rental licensing program, actively works to maintain the quality of existing housing and neighborhoods throughout the City.

The City of Richland (*City of Richland Comprehensive Plan 2017*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including “Alphabet Housing” built during the 1940s and 1950s, which provide affordable and modestly priced housing for residents. The City encourages a range of housing types and promotes policies to encourage them, including accessory dwelling units, cluster development, single room occupancy units, zero lot line and other provisions that provide flexibility in meeting housing needs and demand.

Despite housing policies in each of the cities promoting affordable housing, infill, and a mix of housing types, costs are high in comparison with what is affordable to households at the lowest levels of income. This high need for housing affordable to households below 80% AMI is indicated in both the Needs Assessment and Market Analysis within this plan. Nonprofit and other providers stretch funds to provide housing and other assistance at this level. There is a lack of lower-cost land in already-developed areas in the cities, particularly in the central cores, and there is a lack of land zoned for higher density

multifamily development with infrastructure in place for ready development. Still, more multifamily units are being constructed and amount to nearly a quarter of permitted units over the last ten years.

Antiquated building codes can also create cost barriers to new construction; however, the three cities have updated their codes, having adopted codes that were developed by the industry to decrease the impact of codes on housing costs. The cities are committed to continually update the codes to reduce barriers to affordability.

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	992	239	6	1	-5
Arts, Entertainment, Accommodations	2,235	3,174	13	12	-1
Construction	1,225	1,808	7	7	0
Education and Health Care Services	3,255	6,286	18	24	6
Finance, Insurance, and Real Estate	839	989	5	4	-1
Information	222	87	1	0	-1
Manufacturing	1,279	1,472	7	6	-1
Other Services	551	688	3	3	0
Professional, Scientific, Management Services	3,345	7,818	19	30	11
Public Administration	4	0	0	0	0
Retail Trade	2,604	2,638	15	10	-5
Transportation and Warehousing	487	221	3	1	-2
Wholesale Trade	625	437	4	2	-2
Total	17,663	25,857	--	--	--

Table 40 - Business Activity

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

Labor Force

Total Population in the Civilian Labor Force	25,865
Civilian Employed Population 16 years and over	24,370
Unemployment Rate	5.76
Unemployment Rate for Ages 16-24	22.64
Unemployment Rate for Ages 25-65	3.27

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	8,500
Farming, fisheries and forestry occupations	790
Service	2,000
Sales and office	4,780
Construction, extraction, maintenance and repair	1,738
Production, transportation and material moving	1,115

Table 42 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,190	79%
30-59 Minutes	3,980	17%
60 or More Minutes	840	4%
Total	23,010	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	490	75	380

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,065	180	1,275
Some college or Associate's degree	6,595	445	1,970
Bachelor's degree or higher	10,215	170	1,910

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	135	165	120	65	315
9th to 12th grade, no diploma	445	240	130	230	340
High school graduate, GED, or alternative	1,435	1,470	805	2,245	1,900
Some college, no degree	1,515	1,630	1,265	2,900	1,565
Associate's degree	415	925	705	1,600	450
Bachelor's degree	470	1,435	1,935	4,170	1,630
Graduate or professional degree	0	975	1,115	2,675	1,720

Table 45 - 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	29,000
High school graduate (includes equivalency)	31,808
Some college or Associate's degree	34,715
Bachelor's degree	70,339
Graduate or professional degree	78,860

Table 46 – 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. Batelle/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 to 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?

There are some gaps in workforce availability in several areas from middle management positions to entry level. There are highly skilled and trained people who are unable to find work and are

underemployed. At the same time, there are people who lack transferrable skills for entry level positions. There is also a need for training to assist Spanish-speaking business owners and workforce alike. There is a need to recruit and train young people who fail to complete high school to obtain skills that are employable in the region.

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 TriCities 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 oppoirtunities and community amenities to attract, uplift, and retain families and youth

Discussion

No additional discussion, see above.

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?

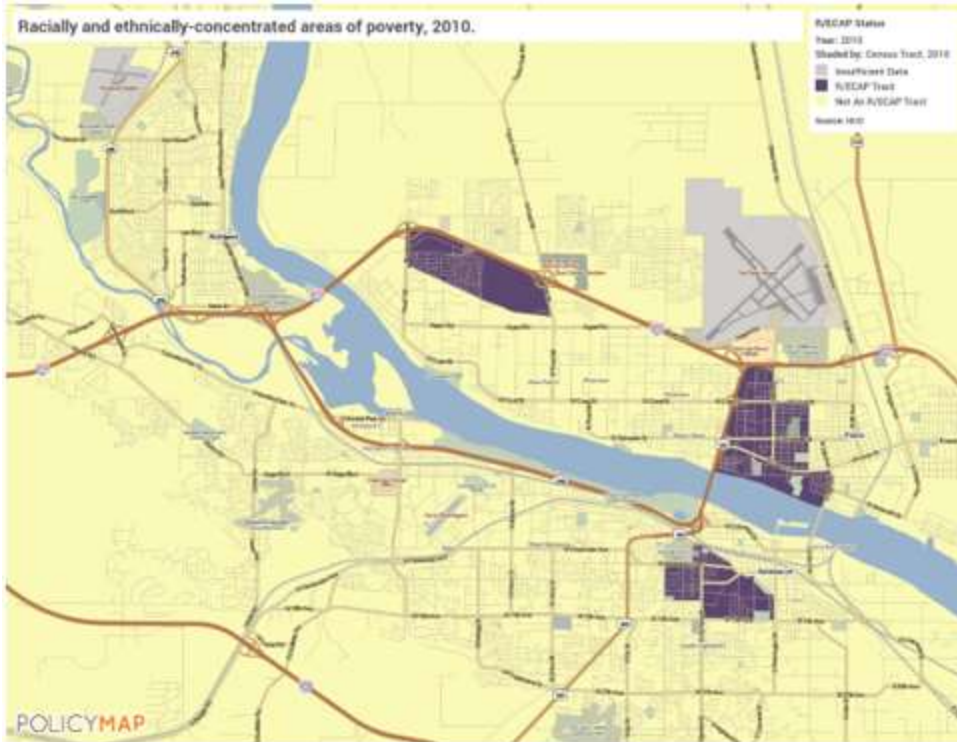
The markets in these areas are typically homes valued lower than the regional median. Similarly, the rent in these areas is less than areas with more immediate access to economic and educational opportunities.

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.

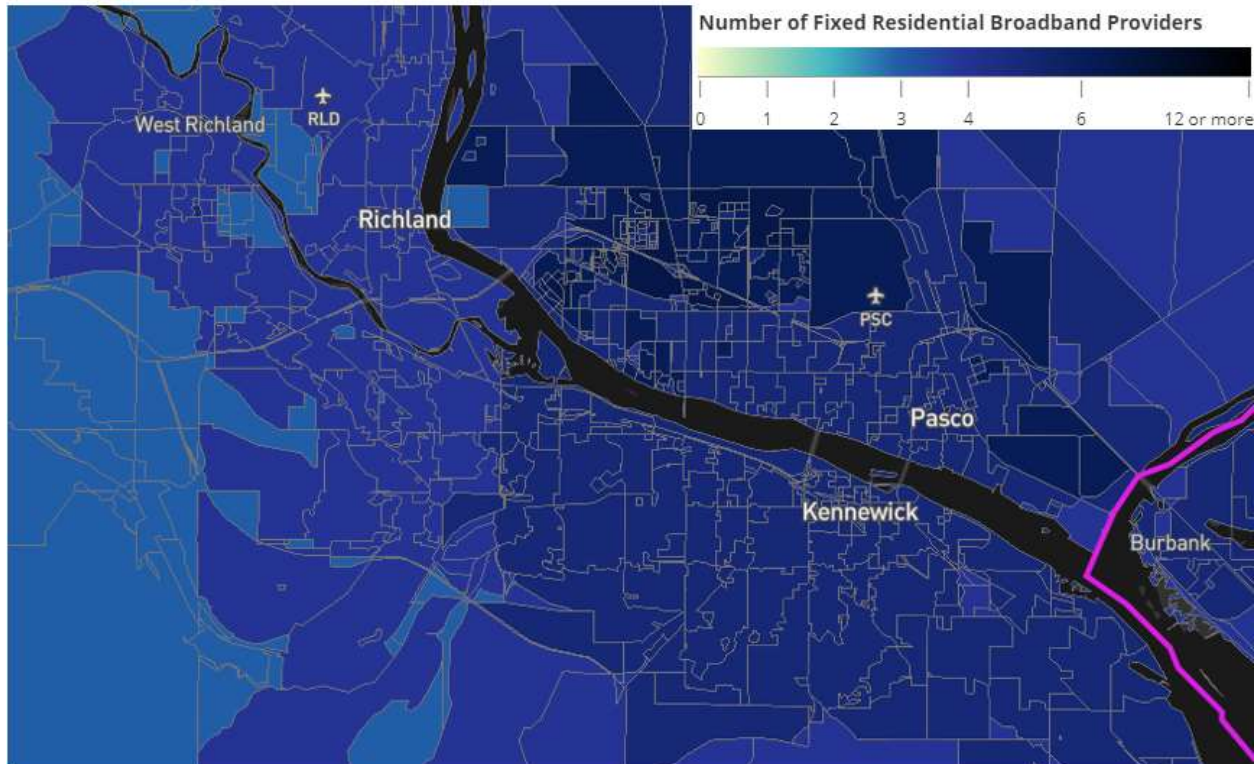
Of those households earning less than \$20,000 each year in Richland, 30% do not have an internet subscription. In Kennewick, 38%, and in Pasco, 45% respectively.

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

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

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 47 - 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 48 – Priority Needs Summary

1	Priority Need Name	Affordable Housing Choice
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Increase and Preserve Affordable Housing Choice

	Description	<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>
	Basis for Relative Priority	<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	Priority Need Name	Community and Economic Development
	Priority Level	High

Population	<p>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</p>
Geographic Areas Affected	
Associated Goals	Community, Neighborhood, and Economic Development
Description	<p>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. As the 2020-2024 Consolidated Plan was being finalized, the economic impacts of the COVID-19 outbreak are just being realized. These impacts will have great effects on all residents and businesses, but particularly those low- and moderate-income households and business owners. Richland will address Community and Economic Development needs throughout city limits. Associated goals will be to ensure the financial viability of for-profit small businesses within city limits, as well as activities that prioritize job opportunities, and job placement/retention.</p>
Basis for Relative Priority	<p>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.</p>

3	Priority Need Name	Public Services
	Priority Level	High
	Population	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
	Geographic Areas Affected	
	Associated Goals	Homeless Intervention and Public Services

Description	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. As the 2020-2024 Consolidated Plan was being finalized, the economic impacts of the COVID-19 outbreak are just being realized. These impacts will have great effects on all residents, but particularly those low- and moderate-income households who were more vulnerable before the COVID-19 outbreak. Associated goals will work to address the basic needs of those experiencing housing instability.
Basis for Relative Priority	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.

Narrative (Optional)

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is linked to the availability of units in the area. As the Tri-Cities has grown rapidly over the past ten years, this has put a great deal of stress on the housing market, seeing it tighten evidenced by very low vacancy rates. TBRA funds are a need for those households that need stability in the current housing market. The primary market characteristic that will impact the use of TBRA funds will be the ability to find available and suitable rental units.
TBRA for Non-Homeless Special Needs	Similar to above, the housing market in Tri-Cities is extremely tight with a vacancy rate well below 5%.
New Unit Production	For both new unit production and rehabilitation, the cost of labor in the area will increase slightly along with the cost of living as the are continues to grow in population and economic opportunities. This increased labor cost will impact the feasibility of certain projects and the quantity possible.
Rehabilitation	For both new unit production and rehabilitation, the cost of labor in the area will increase slightly along with the cost of living as the are continues to grow in population and economic opportunities. This increased labor cost will impact the feasibility of certain projects and the quantity possible.
Acquisition, including preservation	The demand for housing and land in the region continues to increase, this demand will drive prices upward.

Table 49 – Influence of Market Conditions

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.

Due to a HUD formula calculating error the City was notified on October 22, 2020 that the CDBG and HOME awards had been decreased.

The CDBG award was reduced by \$47.00 and the HOME award was decreased by \$158.00. Per our Citizen Participation Plan, neither required a substantial amendment.

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	305,160	100,000	165,421	570,581	1,620,828	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.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	700,209	100,000	1,105,194	1,905,403	3,201,468	HOME 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. HOME funds require a match

Table 50 - 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 jurisdiction 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
RICHLAND	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 51 - 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
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			
Other			

Table 52 - 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, services 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	CDBG: \$498,700 HOME: \$4,581,754	Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 60 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 200 Households Assisted
2	Community, Neighborhood, and Economic Development	2020	2024	Non-Housing Community Development		Community and Economic Development	CDBG: \$1,014,001	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 16625 Persons Assisted Jobs created/retained: 16 Jobs
3	Homeless Intervention and Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$273,550	Public service activities other than Low/Moderate Income Housing Benefit: 3855 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and Preserve Affordable Housing Choice
	Goal Description	Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, down payment assistance and infill ownership. Provide Tenant Based Rental Assistance (TBRA) through the use of HOME funds.
2	Goal Name	Community, Neighborhood, and Economic Development
	Goal Description	Support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Improve community infrastructure by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and 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	Goal Name	Homeless Intervention and Public Services
	Goal Description	Funds will be used to support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers.

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)

An estimated twelve (12) households will be assisted in the 2020 program year in the homebuyer assistance program. Four (4) households from each Kennewick and Pasco, and four (4) Richland households. One (1) homeowner rehabilitation is targeted for the 2020 program year. Forty (40) households from Kennewick, Pasco and Richland will be served with the TBRA program.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Activities to Increase Resident Involvements

The Housing Authority of the City of Pasco and Franklin County is exempt from the requirement for resident representation on the Governing Board. However, the Housing Authority annually sends notices to the appointing local governments indicating their desire for appointments of residents who may apply. The Housing Authority advertises in the local paper and its website for resident candidates. Despite these efforts, no residents have applied. In the coming year, a major effort will be made to encourage tenant involvement in management, including the reinstatement of the resident/tenant councils.

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

The cost of housing in the Tri-Cities, for both rental and homeownership, is more affordable than Washington State as a whole. Lower housing costs and costs of living are a benefit in attracting new businesses and new residents to the area. Still, the cost of housing is out of reach of lowest-income households, both renters and owners. Land use policies in the cities encourage a range of housing type and cost. The City of Kennewick housing policies (*City of Kennewick Comprehensive Plan 2017-2037: A 20 Year Plan for a Connected and Sustainable Future*) encourage infill; allow manufactured homes; provide for higher densities around shopping, transit, schools, public facilities and arterials; allow innovative housing; and, promote affordable housing. New development plans in an area of the Bridge-to-Bridge/River-to-Rail area calls for promoting affordable housing (to households earning 80% or less of area income) through mixed use zoning, height and parking inducements, deferred fees and other steps to increase workforce housing.

That process is underway and will continue with new demand. The City of Pasco has annexed significant parcels of land specifically to make room for new development, and as it did so, it insured infrastructure was in place to support new housing.

The City of Pasco (*City of Pasco Comprehensive Plan 2007-2027*) likewise has policies to encourage a variety of housing types and infill, transit-oriented density, but to avoid concentrations of high density housing, consistent with the nature of housing in the three cities. Policies in Pasco specifically call for support of organizations and programs involved in affordable housing development, repair and rehabilitation. Pasco, through the rental licensing program, actively works to maintain the quality of existing housing and neighborhoods throughout the City.

The City of Richland (*City of Richland Comprehensive Plan 2017*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including “Alphabet Housing” built during the 1940s and 1950s, which provide affordable and modestly priced housing for residents. The City encourages a range of housing types and promotes policies to encourage them, including accessory dwelling units, cluster development, single room occupancy units, zero lot line and other provisions that provide flexibility in meeting housing needs and demand.

Despite housing policies in each of the cities promoting affordable housing, infill, and a mix of housing types, costs are high in comparison with what is affordable to households at the lowest levels of income. This high need for housing affordable to households below 80% AMI is indicated in both the Needs Assessment and Market Analysis within this plan. Nonprofit and other providers stretch funds to provide housing and other assistance at this level. There is a lack of lower-cost land in already-developed areas in the cities, particularly in the central cores, and there is a lack of land zoned for higher density multifamily development with infrastructure in place for ready development. Still, more multifamily units are being constructed and amount to nearly a quarter of permitted units over the last ten years.

Antiquated building codes can also create cost barriers to new construction; however, the three cities have updated their codes, having adopted codes that were developed by the industry to decrease the impact of codes on housing costs. The cities are committed to continually update the codes to reduce barriers to affordability.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Expansion of infrastructure and services in all three cities is expected to result in new buildable lots, which will help meet the demand for housing, including affordable housing. Housing costs are lower in the Tri-Cities than in many other metropolitan areas, which is an advantage in attracting new businesses and residents.

To reduce the cost barrier and make housing more affordable to first-time buyers, the cities will provide down payment assistance, which in some cases can lower the mortgage payment to the same level that the household was paying for rent. There is typically a shortage of low-cost land suitable for development in the central areas of the cities. All three cities encourage infill development to preserve older neighborhoods and support an increase of housing densities in areas with adequate public facilities where services (police and fire protection, schools, water, sewer and drainage) are in place or can easily be provided.

Cities will continue to look for opportunities to overcome barriers. Richland has updated and modified four single-family residential “alphabet” floor plans to meet current code requirements and made the plans available to the public. The floor plans are well suited for development on small lots and for use in infill projects. Streamlined permitting processes in Pasco and Kennewick reduce delays and costs.

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Each of the cities supports and participates in the Benton Franklin Continuum of Care (CoC) and supports implementation of goals and strategy areas identified by the CoC. The cities encourage cooperation in sharing information and coordination among agencies and nonprofit providers. A representative from each city attends the regularly scheduled CoC meetings. The cities also participate in and support the annual Point-in-Time Count (PIT).

In 2013, the Continuum, with the assistance of the Department of Commerce, began working toward the development a Coordinated Entry System (CES). The purpose of the system was to create a more coordinated outreach and placement effort to improve the speed and quality of assessment and placement. This system is now fully in place and homeless persons seeking housing are now referred through a single point of entry into the CES. Those service providers that participate in the CES are now more fully capable of coordinating efforts to improve outcomes for clients served by multiple organizations.

Addressing the emergency and transitional housing needs of homeless persons

The CoC has been working to develop a more effective housing and services delivery system to assist individuals and families to more quickly transition to independent living. Providers of transitional housing and shelter programs have been focusing on providing households with case management and needed services to assist them in gaining self-sufficiency. To facilitate the move of homeless persons to affordable housing in the community, ongoing efforts are made to strengthen ties with a small group of landlords who will take referrals out of sheltering and transitional housing programs. Upon entry in the transitional program, participants are assisted to apply for Public Housing and/or Section 8 Vouchers. The community is also now using Rapid Rehousing (RRH) resources provided by the State to quickly house persons in appropriate housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The CoC has recently begun using the HMIS performance measures created by the Federal Hearth Act to track progress in reducing the period of time people experience homelessness and to prevent persons in

programs from returning to homelessness. This has provided them with an opportunity to assess current program efforts to develop better coordination and services delivery to impact those two performance areas. These data elements shine light on effective interventions and those programs whose outcomes contribute to fewer homeless families and individuals returning to homelessness in the area.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Members of the homeless Continuum have worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care, and corrections facilities) are not released into homelessness.

Discharge from Health Care Facilities: Several of the community's homeless providers are currently meeting to develop specific procedures and protocols to improve release planning and coordination in the delivery of supportive services and housing resources for persons identified as being at risk of homelessness upon their discharge from hospitals. This was a topic of discussion in several community meetings in the development of this plan. Those with the most housing needs and service supports are often also the families and individuals who are in need of the most medical care. There is a high need for a low-barrier shelter that can take individuals leaving hospital care, and close coordination with those health care facilities and the CoC in discharge planning.

Aging out of Foster Care: The Young Adult Center provides six beds for 18 to 19-year old persons still in high school. Independent Living Skills are provided by Catholic Family and Child Services to help youth effectively transition from foster care to independence. Transitions of youth from foster care are also facilitated by State law which provides rental assistance and a small stipend to youth aging out who are continuing their education.

Release from Corrections: Agencies in the Continuum participate in planning for releases of persons from prison and provide both housing search and services to assist in their successful reintegration into the community. Persons exiting jails and other corrections facilities who are residents of the counties, are assisted by the H-GAP Program (BFDHS Jail Release Program). "Home Base Connections" annually provides 68 persons with transitional housing assistance and wraparound case management services to help them successfully transition to community living. In addition, several religious organizations provide counseling and assist with transition support groups for persons released from correctional institutions.

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 related to the extent of lead poisoning and hazards?

Information is made available to the community, being distributed to all city contractors and planning and building departments. Applicants for down-payment assistance programs and housing renovation are provided the materials and given counseling on lead-safe practices and hazards.

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 Richland 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.

Due to a HUD formula calculating error the City was notified on October 22, 2020 that the CDBG and HOME awards had been decreased.

The CDBG award was reduced by \$47.00 and the HOME award was decreased by \$158.00. Per our Citizen Participation Plan, neither required a

substantial amendment.

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	305,160	100,000	165,421	570,581	1,620,828	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.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	700,209	100,000	1,105,194	1,905,403	3,201,468	HOME 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. HOME funds require a match

Table 54 - 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 feed 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: \$99,740 HOME: \$1,800,506	Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 12 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
2	Community, Neighborhood, and Economic Development	2020	2024	Non-Housing Community Development		Community and Economic Development	CDBG: \$335,137	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3327 Persons Assisted Jobs created/retained: 16 Jobs
3	Homeless Intervention and Public Services	2020	2024	Homeless Non-Homeless Special Needs		Public Services	CDBG: \$54,710	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 771 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Increase and Preserve Affordable Housing Choice
	Goal Description	Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, down payment assistance and infill ownership. Provide Tenant Based Rental Assistance (TBRA) through the use of HOME funds.
2	Goal Name	Community, Neighborhood, and Economic Development
	Goal Description	In response to the economic and housing impacts caused by COVID-19, the City of Richland will address Community and Economic Development needs throughout the city limits. Richland will work to support businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs.
3	Goal Name	Homeless Intervention and Public Services
	Goal Description	Funds will be used to support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers.

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Annual Action Plan describes 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. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in use of federal grant funds.

#	Project Name
1	CDBG Planning & Administration
2	CDBG Owner Occupied Rehabilitation Program
3	Public Facilities/Improvements
4	Public Service
5	HOME Administration
6	Richland HOME First Time Homebuyer Assistance Program
7	Kennewick HOME First Time Homebuyer Assistance Program
8	Pasco HOME First Time Homebuyer Assistance Program
9	Tri-Cities HOME Consortium TBRA

Table 56 – 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 Richland 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

1	Project Name	CDBG Planning & Administration
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice Community, Neighborhood, and Economic Development Homeless Intervention and Public Services
	Needs Addressed	Affordable Housing Choice Community and Economic Development Public Services
	Funding	CDBG: \$81,032
	Description	Fund necessary for staff to administer, manage and monitor the implementation of CDBG funds and associated federal regulations. Administration funding will include 20% of eligible program income, estimated \$20,000. (amended decrease 9.40)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	625 Swift Blvd., MS19, Richland, WA 99352
	Planned Activities	CDBG funding will be provided to support administration, management, and monitoring. Responsibilities include, but are not limited to activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included. Should program income be generated through the program year, the City will apply 20% of the amount to address administrative expenses incurred through program year. Any unspent CDBG administrative funds will be used to cover HOME administrative expenses during program year.
2	Project Name	CDBG Owner Occupied Rehabilitation Program
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice
	Needs Addressed	Affordable Housing Choice
	Funding	CDBG: \$99,740

	Description	Use existing revolving loan funds including PI in current year to support health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery of program. \$19,740 PY RL balance and \$80,000 estimated 2020 RL PI
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	one (1)
	Location Description	TBD
	Planned Activities	Staff support including marketing efforts application intake, review and assess required repairs from eligible homeowners, implement qualifying minor repairs, repairs that will be necessary to maintain occupancy health and safety, maintaining good supply of housing for CDBG eligible population.
3	Project Name	Public Facilities/Improvements
	Target Area	
	Goals Supported	Community, Neighborhood, and Economic Development
	Needs Addressed	Community and Economic Development
	Funding	CDBG: \$335,099
	Description	Support costs including project delivery of public facility and infrastructure improvements FY EN \$188,217.90, PY PI \$5,000 Removal of Architectural Barriers:\$193,218.00, National Objective: LMC, Matrix Code: 03Z
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3327 low and moderate income persons will be served.
	Location Description	Scattered

	Planned Activities	Activities include a Small Business Stabilization program with the creation/retention of LMI jobs and public facility improvement of accessibility to neighborhoods with the removal of architectural barriers of mobility or accessibility of elderly persons or of “severely disabled” adults, including staff costs for project delivery.
4	Project Name	Public Service
	Target Area	
	Goals Supported	Homeless Intervention and Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$54,710
	Description	Public Service funded activities to carry out opportunities to low income clientele, including City staff costs for program delivery, FY 2020 15% Cap \$45,774, plus 15% PY PI \$8,936. Sr. Life Resources: \$9,400, National Objective: LMC, Matrix Code: 05A. The Arc Tri-Cities: \$12,880, National Objective: LMC, Matrix Code: 05B, Elijah Family Homes Transition to Success: \$24,730, National Objective: LMC, Matrix Code: 05F, Elijah Family Homes Transition to Success Youth Program:\$3,200, National Objective: LMC, Matrix Code: 05D, CBC Foundation: \$4,500, National Objective: LMC, Matrix Code: 05M (amended decreased 15% award by 7.05, increased PI by \$7.05)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	771 low and moderate income persons will be served.
	Location Description	Scattered
Planned Activities	Administration, project delivery, monitoring, reporting and management of contract and activity.	
5	Project Name	HOME Administration
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice Community, Neighborhood, and Economic Development Homeless Intervention and Public Services

	Needs Addressed	Affordable Housing Choice Community and Economic Development Public Services
	Funding	HOME: \$105,031
	Description	Support costs of staff involved in the administration of the HOME grant. Increased to 15% of Grant Award to prepare and respond to COVID-19 as approved with HOME Waiver Administration funding will include 10% of eligible program income. (amended decreased by \$22.70)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	625 Swift Blvd., MS19, Richland, WA 99352
	Planned Activities	HOME funding will be provided to support administration, management, and monitoring responsibilities include activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included. The budget is adjusted to offset an increase cost of administering HOME related activities to address effects of COVID-19, including attempts to prevent the spread of the virus as allowed by the memorandum of available waivers and suspension. Excess HOME admin funds will continue to be carried forward for future use. The HOME regulations allow for admin carryforward. Should program income be generated in program year 2020, the City will apply 10% of that amount to address administrative expenses incurred throughout the program year.
6	Project Name	Richland HOME First Time Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice
	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$82,500

	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers, including project delivery. Funding will include 2020 award \$50,000, and any prior year entitlement and program income generated in 2020 estimated \$32,500.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four low and moderate income families assisted
	Location Description	Scattered and within Richland city limits
	Planned Activities	Up to \$10,000 down payment and closing cost assistance and related costs including project delivery. Forgiven after the Period of Affordability.
7	Project Name	Kennewick HOME First Time Homebuyer Assistance Program
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice
	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$75,000
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers, including project delivery. Funding will include 2020 award \$40,000, and any prior year entitlement and program income generated in 2020 estimated \$35,000
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four low and moderate income families assisted.
	Location Description	Scattered. Within Kennewick city limits
	Planned Activities	Up to \$10,000 down payment and closing cost assistance and related costs including project delivery. Forgiven after the Period of Affordability.
8	Project Name	Pasco HOME First Time Homebuyer Assistance Program
	Target Area	

	Goals Supported	Increase and Preserve Affordable Housing Choice
	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$132,500
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers, including project delivery. Funding will include 2020 award \$100,000, and any prior year entitlement and program income generated in 2020 estimated \$32,500.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Four low and moderate income families assisted
	Location Description	Scattered. Within Pasco city limits
	Planned Activities	Up to \$10,000 down payment and closing cost assistance and related costs including project delivery. Forgiven after the Period of Affordability.
9	Project Name	Tri-Cities HOME Consortium TBRA
	Target Area	
	Goals Supported	Increase and Preserve Affordable Housing Choice
	Needs Addressed	Affordable Housing Choice
	Funding	HOME: \$1,510,372
	Description	2020 Emergency TBRA program and Regular TBRA program, includes PY HOME unspent consortium member allocations, PI, partial 2020 Consortium member allocations and 2020 CHDO Set-aside of \$105,031.35 (HUD waiver) in response COVID and to address the immediate housing needs. (amended decrease by \$135.30)
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Number of families - TBD, 90% tenants will be at or below 60% of AMI.
	Location Description	Scattered, within City limits of Richland, Kennewick and Pasco

	Planned Activities	Provide TBRA through an approved provider(s) for low and very low income households, including disabled, at risk of becoming homeless and homeless individual and families.
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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. Richland’s CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland.

Geographic Distribution

Target Area	Percentage of Funds

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

The goal numbers represented below reflect activities that will be funded with federal funds through the Tri-Cities HOME Consortium and Richland’s CDBG allocation.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	0
Total	16

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
The Production of New Units	0
Rehab of Existing Units	1
Acquisition of Existing Units	15
Total	76

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

A goal of the three Cities is to provide decent affordable housing for its residents. To support this effort each city has programs to address this need. The following provides a general overview of the types of programs and projects that supports this effort.

- HOME – Down Payment Assistance Program. Each City provides a down payment program, providing funds for low and moderate income first time homebuyers.
- HOME – CHDO. Support efforts of a CHDO to develop single family homeownership units.

Using CDBG funds, the City of Richland provides an Owner-Occupied Rehabilitation Loan Program supporting the revitalization of existing neighborhoods by providing minor home repairs and weatherization improvements for low income homeowners.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

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

The City of Richland will help address the needs of public housing and activities in 2020 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority.

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

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

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

Not applicable

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The three cities will continue to be involved in the Benton Franklin Human Services planning efforts (BFHS). The BFHS developed a plan to address homelessness in the region, with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow. The plan is a concerted effort by numerous agencies, including the three cities, to develop a common understanding of the needs of those individuals and families experiencing homelessness and to agree upon a coordinated plan to improve services and housing. The goal of the plan is to move individuals and families experiencing homelessness through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Richland CDBG funds are being dedicated in the current year to providing case management services at Elijah Family Homes, which supports individuals recovering from substance abuse. Supportive services and supportive housing are essential in preventing homelessness and transitioning to self-sufficiency.

Richland, Kennewick, and Pasco will continue to be active participants in the Continuum of Care (CoC) and encourage cooperation in sharing information to identify existing resource that might be available to meet community needs. Staff from the Cities have and will continue to participate in and support the annual Point-in-Time Count in Benton and Franklin counties scheduled for January 2020.

Addressing the emergency shelter and transitional housing needs of homeless persons

Each city funds public services that contribute to the strength of services offered by organizations operating shelter beds in the region. Also, CDBG and HOME funds are utilized to offer affordable housing options for those individuals and families transitioning out of a homeless situation.

Through involvement with Benton Franklin Community Action Committee (BFCAC) and Benton Franklin Human Services, the three cities will continue to support the development of housing and services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

Each city contributes the maximum amount of CDBG funds towards public services that provide critical resources to organizations that operate shelter beds in the area. These organizations work closely with the CoC and organizations at varying levels of the CoC to provide the right services to give those families and individuals experiencing homelessness the opportunity to transition out of a homeless situation and into a stable housing situation. Further, each city works diligently with the two local housing authorities to continue the development of affordable housing opportunities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The three Cities don't provide direct assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies. Each city does participate in regularly scheduled CoC meetings where the issue of assisting those individuals being discharged from medical facilities is a frequent topic. These meetings coordinate resources and evaluate potential solutions, creating partnerships where possible.

Discussion

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

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The Tri-Cities is in the process of updating its 2011-2015 Analysis of Impediments to Fair Housing Choice. With this work and analysis is done to identify zoning/building/policy issues that may contribute to fair housing concerns. All cities allow the building of accessory unit dwellings, structure requirements vary by city, however each city does allow for these buildings that contribute to affordable housing.

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

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

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.

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	28,321
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	28,321

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%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Tri-Cities HOME Consortium will utilize the recapture option in its HOME programs. The Consortium reserves the right to use the resale option at its discretion or when it is required. Prior to utilizing the resale option, the Consortium will take the necessary steps to formulate required documentation and notify the HUD Field Office.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To ensure affordability, the Consortium adheres to recapture requirements as set forth in 24 CFR 92.254(a)(4), and 24 CFR 92.254(a)(5)(ii)(A)(1) and (A)(2), and (A)(5). Homebuyer direct assistance including Down Payment, closing costs and other direct subsidies such as principal reduction, interest buy-downs, etc. are subject to recapture provisions. It also includes any HOME investment that reduced the initial purchase price from fair market value to an affordable price (Direct Subsidy), principal and interest balance (but excludes the amount between the initial cost of producing the unit and the market value of the property). Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

