2015-2019

TRI-CITIES CONSOLIDATED PLAN

(CONSOLIDATED COMMUNITY DEVELOPMENT AND AFFORDABLE HOUSING PLAN)

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EXECUTIVE SUMMARY

PURPOSE OF THE CONSOLIDATED PLAN

Local Planning (ES05)

The 2015-2019 Tri-Cities Consortium Consolidated Plan represents a continuing collaboration of the three principal cities in developing a common set of goals and directions to meet affordable housing, infrastructure, community development and other needs. The Consolidated Plan provides the community with: 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); reviews of housing market conditions; established goals responding to priority needs; and, a basis for developing annual plans to implement the Five-Year Strategic Plan.

Managing the Process (PR05)

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

Since 1995, when the three cities formed a consortium to obtain HOME Investment Partnership (HOME) Program funds, the City of Richland has been the designated lead for the consortium and the Consolidated Plan. 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.

Federal Program Objectives

The Consolidated Plan establishes local priorities consistent with national objectives and priorities established by HUD (US Department of Housing and Urban Development), to utilize funds allocated by the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Over the five-year period covered by the Consolidated Plan, almost $1.9 million is expected to be available through these programs with additional funds generated from program income. Match requirements of the HOME Program will be met from sources such as volunteer labor, land donations, material donations and fee waivers.

CDBG Program Objectives	HOME Program Objectives
Provide decent housing Create a suitable living environment Expand economic opportunities	Expand the supply of decent, safe, sanitary and affordable housing

SUMMARY OF NEEDS AND GOALS

Summary of Objectives and Outcomes (ES05)

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

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

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

The third need is for homeless intervention and prevention, and for supportive services with a corresponding goal of the same name. Activities and projects under this goal would support public services that respond to the immediate needs of persons in crisis and support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Activities and projects would support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Projects could also support increased case management and a high degree of coordination among providers.

Evaluation of Past Performance (ES05)

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the last Consolidated Plan (2010-2014). This reflects strong relationships with

community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing need and diminishing resources. One of the challenges faced by the cities of Richland, Kennewick and Pasco is limited staff available to administer and implement CDBG and HOME funded projects in these three rapidly growing communities.

Kennewick, Pasco and Richland have made significant progress in achieving goals. Certainly recognition of implementation capacity has helped with that achievement. Over the course of past reporting year alone (2013), 18 households have been helped to purchase homes for the first time, over 24,000 people have benefitted from code enforcement activities which resulted in mandatory improvements for many, and another three households have benefitted from grant-supported housing rehabilitation.

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

Consultation and Citizen Participation Critical Elements of the Plan

Summary of Citizen Consultation (ES-05)

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

Summary of Public Comments (ES05)

No comments were received.

Summary of Comments not Accepted (ES05)

No comments were received.

PUBLIC PARTICIPATION AND CONSULTATION

This section describes the community consultation process followed in developing the Consolidated Plan and the role and contribution of other local and regional policies and plans.

Citizen Participation and Consultation

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

Agency Consultation and Coordination

Summary of Coordination (PR10)

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

Focused scheduled meetings included:

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

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

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

Coordination with Continuum of Care (PR10)

Each of the cities works with and supports actions and priorities of the Continuum of Care and Benton and Franklin Counties Human Services. The Benton Franklin Housing Continuum of Care ("Continuum") has established three primary goals to pursue in coordinating the homeless provider community in its efforts to end homelessness in the two counties:

- To communicate, coordinate and collaborate among providers and others in development of the Benton and Franklin County 10-Year Homeless Housing Plan to work toward reducing homelessness. The Plan is used in securing resources and funding pertaining to the concerns of people who are without a safe, decent, and affordable place to live.

- To develop and recommend the Continuum's objectives, projects and strategies to meet specific needs that will increase housing, decrease homelessness; alter the public's perception of homelessness; provide education, training and technical assistance to advocates, providers and other Continuum members.
- To invite and encourage low-income/homeless individuals to participate in the planning process through public meetings held at Community Based Organizations and/or by any other means the Continuum may deem appropriate.

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

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

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

Coordination with Emergency Solutions Grant (PR10)

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

Summary of Agency Consultation (PR10)

Interviews were held with individual stakeholders and agencies, as well as advocates for program recipients. These interviews included government representatives from each of the three cities, the housing authorities, other providers of housing and social services, and agencies who could speak to the needs in the Tri-Cities and consult on opportunities to meet those needs.

Completed consultations included:

- Beacon Housing
- Benton Franklin Community Action Connections

- Benton Franklin Continuum of Care
- Benton Franklin Counties Department of Human Services
- Benton Franklin Health District
- Columbia Basin Veterans Coalition
- Domestic Violence Services of Benton and Franklin Counties
- Habitat for Humanity
- Housing Authority City of Pasco and Franklin County
- Housing Authority, City of Kennewick
- Kennewick Code Enforcement
- Kennewick Fire Department
- Kennewick Planning Department
- Kennewick Police Department
- Pasco Administrative and Community Services
- Pasco Community and Economic Development
- Pasco Code Enforcement (Rental Inspection Program)
- Pasco Downtown Development Authority
- Pasco Planning Department
- Pasco Public Works/Engineering Department
- Richland Community and Development Services
- Richland Fire Department
- Richland Police Department
- Richland Public Works Department
- Shalom Ecumenical Center/SEC Affordable Housing
- Tri-Cities Food Bank
- Tri-Cities Hispanic Chamber of Commerce
- United Way of Benton and Franklin Counties
- World Relief of Tri-Cities

Agencies not Consulted (PR10)

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

Plans Consulted and Regional Planning Efforts Considered (PR10)

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

The following list details plans and needs assessments consulted:

- Benton and Franklin Counties Department of Human Services, 10-Year Plan to End Homelessness, Phase Two, Update 2012
- Benton Franklin Council of Governments, Comprehensive Economic Development Strategy (CEDS) 2014
- Benton-Franklin Community Health Alliance, Community Health Improvement Plan for the People of Benton and Franklin Counties 2013-20174
- Benton-Franklin Community Health Alliance, Community Health Needs Assessment for Benton and Franklin Counties 2012
- City of Kennewick Capital Improvements Plan
- City of Kennewick Comprehensive Plan 2013
- City of Pasco Capital Improvements Plan
- City of Pasco Comprehensive Plan 2007-2027
- City of Richland Capital Improvements Plan
- City of Richland Comprehensive Land Use Plan
- Domestic Violence Services of Benton and Franklin Counties 2009-2010 Annual Report
- Downtown Pasco Development Authority 2013 Annual Report and Work Plan
- Housing Authority City of Kennewick, PHA 5-Year and Annual Plan
- Housing Authority City of Pasco and Franklin County, PHA 5-Year and Annual Plan
- South East Washington Aging and Long Term Care 2012-2015 Area Plan
- TRIDEC New Economy Target Industry Analysis, Parts I and II
- United Way of Benton and Franklin Counties Community Solutions, Asset Assessment Comprehensive Report 2007

Coordination with Public Entities in Implementation (PR10)

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

In addition to this and interdepartmental working relationships, Benton Franklin Community Action Connections (CAC), TRIDEC, Continuum of Care, Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The three cities are in close proximity, with many common 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. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could supplement HOME and CDBG funds.

Citizen Participation (PR15)

The Cities have consistently used their relationships with faith-based and nonprofit organizations, and local coalitions to obtain input on needs in the community and proposed activities. Efforts to reach out, particularly to populations potentially served by CDBG and HOME programs, were made in several ways. Focused meetings and individual interviews 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.*

Individual interviews were held with key informants who could speak to primary needs, barriers, underserved populations, activities currently effective in meeting needs, and those with potential to meet needs. The planning process also incorporated needs assessments and strategic plans of agencies, including the Housing Authorities and key implementing agencies, and local governments.

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

The following summarizes opportunities for citizen participation in development of the Tri-Cities Consortium Consolidated Plan 2015-2019:

- Focused meetings on housing and human services were held 6/17/14 and advertisements for those meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Public hearings on needs were held in Kennewick on 5/27/14, in Pasco on 6/24/14, and in Richland on 7/8/14. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Public hearings on the Consolidated Plan and Annual Action Plans were held in Kennewick on 10/21/14, in Pasco on 10/16/14, and in Richland on 10/21/14. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*

ASSESSMENT OF NEEDS

BACKGROUND (NA05)

Current needs in the Tri-Cities are influenced by the geography, regional and individual economics, and the history of the region. The Tri-Cities (Kennewick, Pasco and Richland) cover 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.[1]

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 Richland 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 (PNNL) – which is the second largest high-tech company in the state behind Microsoft.

POPULATION

Population Growth (NA05)

Compared to Washington, the Tri-Cities region has experienced tremendous growth in the last 20 years. At the county level, population in Benton County increased 56% between 1990 and 2010 and Franklin County population increased by 109%, compared to Washington's growth of 38% over the same 20-year

[1] Van Arsddol, T., "Tri-Cities: The Mid-Columbia Hub," in the *Tri-Cities Profile*, Washington State Employment Security. (April 2001).

period. The strong growth was evident in the last ten years as well – all locations shown in Table 1 exceeded the growth in Washington between 2000 and 2010.

Table 1: Population 1990-2014

Location	Census			Change	2014
	1990	2000	2010	2000-2010	Estimate
Kennewick	42,155	54,693	73,917	35%	77,700
Pasco	20,337	32,066	59,781	86%	67,770
Richland	32,315	38,708	48,058	24%	52,090
Tri-Cities	94,807	125,467	181,756	45%	197,560
Benton County	112,560	142,475	175,177	23%	186,500
Franklin County	37,473	49,347	78,163	58%	86,600
Washington	4,866,659	5,894,121	6,724,540	14%	6,968,170

Source: US Census; OFM population estimates

Natural increase in population accounted for well over half of the population increase between 2000 and 2010 – 63% of the increase in Benton County and 61% of the increase in Franklin County compared to 54% in the state. Franklin County was ranked first in Washington by percent change in population and Benton County was ranked 3rd.[2] A major impact has been the influx in population as a result of new jobs resulting from federal funding to expedite the Hanford cleanup. A new Vitrification Plant (which will convert some of the 450 million gallons of nuclear waste into glass) is due to be completed in 2019.

Annexations accounted for a substantial share of the growth over the last 20 years, particularly in Pasco and Kennewick. Each of the cities, particularly Pasco, has sections within the larger city boundaries that are not yet part of the city. Those areas ("doughnut holes") will likely be annexed in the future.

Table 2: Annexations April 1990-April 2013

Location	1990-2000		2000-2010		2010-2013	
	Units	Population	Units	Population	Units	Population
Kennewick	834	2,143	1,744	4,638	0	0
Pasco	1,268	3,453	690	1,810	533	1,454
Richland	313	721	16	45	7	14

Source: OFM

Age of Population

Of the three cities, the median age of the population was highest in Richland in 2010 at 39.4, which was above that in the United States (37.2) and Washington (37.3). The population in both Kennewick and Pasco was younger – the median age in Kennewick was 32.6 and Pasco substantially younger at 27.3.

Looking at the components of the population by age in 2010 (Table 4 and Figure 1), the differences in the three cities are apparent. Richland has a greater percentage of older workers (ages 45 to 64) and retirees

[2] Washington OFM, Population Trends 2013.

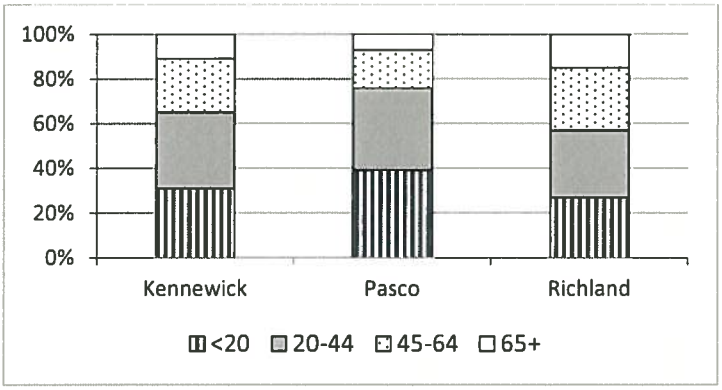
than Kennewick and Pasco. Pasco is distinguished in having 76% of the population under the age of 45, so a greater percentage of children and youth, and younger workers.

Table 3: Median Age 2000-2010

Location	Census	
	2000	2010
Kennewick	32.3	32.6
Pasco	26.6	27.3
Richland	37.7	39.4
Benton County	34.4	35.6
Franklin County	28.0	28.4
Washington	35.3	37.3
United States	35.3	37.2

Source: US Census

Figure 1: Population by Age Range 2010



Source: 2010 US Census

Table 4: Population by Age Range 2010

Location	<20	20-44	45-64	65+
Kennewick	31%	34%	24%	11%
Pasco	39%	37%	17%	7%
Richland	27%	30%	28%	15%
Benton County	30%	32%	27%	12%
Franklin County	37%	36%	19%	7%
Washington	26%	34%	27%	12%
United States	27%	34%	26%	13%

Source: US Census

Population 65 and Older

As of the 2010 census, 12% of the population in Washington was age 65 or older. Benton County as a whole mirrored this – 12% of the population was 65 or older. However, just 7% of the population in Franklin County was age 65 or older, which was also true of Pasco. The share of the population 65 plus in Kennewick was 11%, close to the state, but the share in Richland much higher (15% of the population in 2010 was 65 or older).

It is expected that the share of older people will grow as the "baby boomers" (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.[3] The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030.

The Tri-Cities, along with other locations in Washington, is increasingly becoming a retirement destination – a testament to its climate, pace of life, and more affordable housing. This may be a factor in the older population in Richland, coupled with choices made by employees in industries related to Hanford to retire in Richland or the Tri-Cities in general. Informants consulted during the planning process noted that some people coming to work at Hanford-related industries were encouraging their aging parents to move as well.

Life expectancy has increased. More people are living longer which, combined with the aging boomers, will likely impact demand for housing, services, transportation, health care and other amenities.

Race and Ethnicity

Table 5: Race and Ethnicity 2010

Race/Ethnicity Classification	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Race*						
White	79%	56%	87%	82%	60%	77%
Black/African American	2%	2%	1%	1%	2%	4%
AK Native/American Indian	1%	1%	1%	1%	1%	2%
Asian	2%	2%	5%	3%	2%	7%
Other race alone**	12%	37%	3%	9%	32%	6%
Two or more races	4%	3%	3%	4%	3%	5%
Ethnicity***						
Hispanic	24%	56%	8%	19%	51%	11%
Non-Hispanic	76%	44%	92%	81%	49%	89%
Race/ethnicity combined						
Minority******	31%	61%	17%	26%	57%	27%
Non-Hispanic white alone	69%	39%	83%	74%	43%	73%

*Race alone; may be Hispanic, **Includes Native Hawaiian and other Pacific Islander, ***May be of any race
****Hispanic and/or race other than white alone
Source: 2010 US Census

Pasco and all of Franklin County are more diverse than either of the partner cities of Richland and Kennewick and all of Benton County. Pasco and Kennewick were shown by the census to have a much higher percentage of Hispanic population than Richland and Washington. Looking at race alone, however, can be misleading. As Table 5 shows, where there is a high percentage of Hispanic population, "other

[3] Washington OFM Forecasting, May 2012.

race" is also high. Census research has demonstrated that Hispanic responders often identified race as "other" rather than white. The effect is to show more racial diversity than is actually the case.[4]

Using the definition of minority populations as being Hispanic and/or a race other than white alone, 61% of the population in Pasco could be considered minority, as could 31% of the population in Kennewick and 17% of the population in Richland. Hispanics make up by far the largest proportion of minority populations in each of the three cities. In fact, agriculture in the Tri-Cities has been a mainstay to migrant workers for generations who have stayed to make the Tri-Cities, particularly Pasco, their home.

Disproportionate Concentrations of Minority Populations (NA30)

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 a 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 Pasco, where 61% of the population was minority in 2010, disproportionate concentrations occur when 72% of more of the population is minority. This was the case of virtually all of Pasco east of Highway 395, which encompasses downtown Pasco and the immediately surrounding residential areas. These block groups contain the majority (51%) of the population of Pasco. Another 6% of the population live in block groups in which from 50% to 71% of the population was minority, 36% lived in block groups in which from 30% to 49% of the population was minority.

In Kennewick, where 31% of the population was minority in 2010, disproportionate concentrations occur when 42% of more of the population is minority. That was the case in 12 block groups dispersed throughout the City, which combined contained 24% of the population. Another 44% of the population lived in block groups with between 20% and 41% minority population and 32% of the population lived in block groups with between 10% and 19% minority population.

In Richland, where 17% of the population was minority in 2010, 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.

Immigration and Linguistic Diversity

While most residents of the Tri-Cities were native-born in the United States, a substantial share were not. Most of the foreign-born residents were from a Latin-American country, followed by Asia. Twenty-seven percent of Pasco residents were estimated to have been foreign-born (Table 6), mostly from a Latin

[4] Cohn, D'Vera, "Millions of Americans changed their racial or ethnic identity from one census to the next," PewResearch Center, May 2014 (pewreserach,org/author/dcohn).

American country. This is consistent with agricultural workers who for years have been coming to Eastern Washington and the Tri-Cities and settled to make it their home.

Table 6: Place of Birth 2008-2012 Estimates

Place of Birth	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Native	89%	73%	92%	91%	75%	87%
Foreign born	11%	27%	8%	9%	25%	13%
Region of birth*						
Latin America	64%	91%	18%	57%	90%	31%
Asia	21%		46%	23%	5%	40%
Europe			23%	12%	3%	17%
Other	15%	9%	13%	8%	2%	12%

*Of foreign-born.
Source: 2008-2012 ACS

There are also a number of refugees coming into the Tri-Cities each year. World Relief Tri-Cities estimates that the agency resettles about 200 people a year, including children. The agency focuses on seeing to immediate needs of refugees, including short-term housing, access to services and benefits, enrolling children in school, ESL classes for parents, employment and immigration services. The array of services and assistance, however, are of short duration. Most refugees are able to overcome the substantial difficulties such immigration entails and resettle successfully.

Limited English can be a barrier in access to services and doing business in the Tri-Cities. In Pasco, 32% of the population over the age of five spoke English less than very well (Table 7). In each of the cities there is a portion of the population potentially isolated by lack of English skills. World Relief also identified lack of access to phone translation as isolating to refugees accessing services.

Table 7: Language Spoken at Home 2008-2012 Estimates*

Language	Kennewick	Pasco	Richland
English only	79%	48%	88%
Spanish	17%	49%	4%
Other	4%	3%	8%
Speak English less than very well	10%	32%	3%

*By population 5 years and older.
Source: 2008-2012 ACS

Households

There were a total of 64,956 households in the Tri-Cities as of the 2010 census, of which 70% were family households and 30% nonfamily. Pasco had a larger percentage of family households and a larger percentage of families with their own children under 18 than was true of Kennewick and Richland. Over 7,500 households (7,694 or 12% of total households) were single parents (no spouse present) with children. This is significant in that single parents, particularly women raising children alone, are more frequently living in poverty than 2-parent households. As of the 5-year 2012 American Community Survey,

one-third of children under age 18 in the Tri-Cities were living in single-parent households (no spouse present). The majority (78%) were female heads of household (no husband present).

Table 8: Households 2010

Type of Household	Kennewick		Pasco		Richland		Tri-Cities	
	Number	%	Number	%	Number	%	Number	%
Total households	27,266		17,983		19,707		64,956	
Family households	18,528	68%	13,863	77%	12,974	66%	45,365	70%
With own children <18	9,444	35%	8,398	47%	5,654	29%	23,496	36%
Male householder**	1,554	6%	1,275	7%	827	4%	3,656	6%
With own children <18	958	4%	734	4%	478	2%	2,170	3%
Female householder**	3,532	13%	2,678	15%	1,972	10%	8,182	13%
With own children <18	2,409	9%	1,875	10%	1,240	6%	5,524	9%
Nonfamily households	8,738	32%	4,120	23%	6,733	34%	19,591	30%
Householder living alone	7,005	26%	3,049	17%	5,559	28%	15,613	24%
Male	3,320	12%	1,528	8%	2,533	13%	7,381	11%
65 and over	664	2%	308	2%	525	3%	1,497	2%
Female	3,685	14%	1,521	8%	3,026	15%	8,232	13%
65 and older	1,736	6%	639	4%	1,464	7%	3,839	6%
Average household size	2.67		3.30		2.42			

*All percentages are of total households
**No spouse present
Source: 2010 US Census

Across the Tri-Cities, 24% of all households were comprised of people living alone. This was much more the case in Kennewick (26% living alone) and Richland (28% living alone) than Pasco (17% living alone). As a comparison, 27% of households in Washington in 2010 consisted of single individuals. Eight percent of all households were single individuals age 65 and older – almost three times as many women as men.

The average size of households in 2010 ranged from 2.42 in Richland to 3.30 in Pasco. The average sizes have been relatively stable since 1990. The size of households in owner-occupied units in 2010 was somewhat higher than in renter-occupied units in each of the three cities.

Group Quarters

In each of the cities, 99% of the population in 2010 lived in households and just 1% lived in group quarters. Group quarters are defined by the census as places where people live or stay in a group situation which is generally owned or managed by an entity providing housing and/or services. Institutional group quarters include facilities such as correctional, nursing/skilled nursing, inpatient hospice, mental (psychiatric) hospitals, and group homes or residential treatment centers for juveniles. Noninstitutional group quarters include facilities such as college housing, residential treatment centers for adults, workers living centers, and religious group quarters.

Table 9: Group Quarters 2010

Group Quarters	Kennewick	Pasco	Richland
Population in group quarters	1,081	385	285
Institutionalized	930	276	163
Noninstitutionalized	151	109	122

Source: 2010 US Census

ECONOMY AND EMPLOYMENT

The Bureau of Labor Statistics[5] estimated that there were 132,600 civilians in the labor force in the Tri-Cities MSA (Benton and Franklin Counties). The Tri-Cities MSA is the fourth largest in Washington, after Seattle, Spokane and the Washington portion of the Portland MSA. About 72% of the Tri-Cities MSA civilian labor force resides in the cities of Kennewick, Richland and Pasco.

Table 10: Occupations of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

Occupation	Kennewick	Pasco	Richland	Benton County	Franklin County
Civilian employed*	33,766	25,077	23,259	80,582	32,867
Management, business, science, arts	29%	22%	49%	37%	24%
Service	18%	20%	15%	16%	18%
Sales and office	24%	20%	21%	22%	19%
Natural resources, construction, maintenance	15%	21%	7%	13%	21%
Production, transportation, material moving	13%	18%	7%	11%	17%

*Civilian employed population age 16+
Source: 2008-2012 ACS

Table 11: Industries of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

Occupation	Kennewick	Pasco	Richland	Benton County	Franklin County
Civilian employed*	33,766	25,077	23,259	80,582	32,867
Agriculture, forestry, fishing/hunting, mining	4%	14%	1%	4%	17%
Construction	11%	6%	8%	10%	6%
Manufacturing	7%	12%	5%	6%	12%
Wholesale trade	3%	4%	2%	3%	4%
Retail trade	13%	11%	11%	12%	10%
Transportation/warehousing, utilities	6%	5%	6%	7%	6%
Information, finance/insurance, real estate	6%	4%	7%	6%	4%
Professional services**	13%	11%	22%	17%	10%
Educational services, health care, social assistance	20%	16%	21%	20%	16%
Arts, entertainment***	7%	9%	8%	7%	8%
Other services, public administration	9%	8%	9%	9%	8%

*Civilian employed population age 16+
**Professional, scientific, and management, and administrative and waste management services
***Arts, entertainment, and recreation, and accommodation and food services
Source: 2008-2012 ACS

[5] (www.bls.gov/eag/eag.wa.htm)

Major Employment Sectors (MA45)

The major employment sectors in the Tri-Cities are agriculture (production, processing and distribution), science and research (particularly related to Hanford), energy production, education and health care and government services. By industry, Pasco and Franklin County dominate in agriculture and manufacturing, compared to the other locations. Richland, in particular, has the highest percent of persons employed in professional and scientific industries.

Employers with 600 or more employees are shown in Table 12. The US Department of Energy (DOE) and its contractors dominate, accounting for 11,455 jobs in the region, including those shown. Most of these jobs are related to Hanford and many to mitigation activities. The largest single employer is Battelle/PNNL, employing 4,723 in research and development. Industries and employers working in agriculture and agricultural products employed 8,259 persons. Education accounted for 5,929 jobs in schools from kindergarten to higher education and 4-year colleges (Pasco, Kennewick and Richland School Districts plus Columbia Basin College and Washington State University). Health care is a substantial employer as well, with 3,990 positions. Finally, city and county governments were important employers with a combined 2,055 positions.

Table 12: Major Employers Tri-Cities (Benton and Franklin Counties)

Employer	Products/Services	Employees
Battelle/ Pacific Northwest Laboratories (PNNL)	Research/national laboratory	4,723
CH2M Hill	DOE contractor	3,081
ConAgra (Lamb Weston)	Food processor (potatoes)	2,735
Bechtel National	DOE contractor	2,300
Pasco School District	K-12 education	2,065
Kadlec Medical Center	Hospital	2,016
Washington River Protection Solutions	DOE contractor	1,482
Kennewick School District	K-12 education	1,473
Richland School District	K-12 education	1,400
Washington Closure Hanford	DOE contractor	1,370
Tyson Foods	Meat packing	1,300
Energy Northwest	Electric utility	1,200
Mission Support Alliance	DOE contractor	1,178
Wal-Mart	Retail	1,175
Broetje Orchards	Agricultural products grower/distributor	1,060
Kennewick General Hospital	Hospital	1,017
Adams Enterprises (dba McDonald's)	Restaurant	1,000
Lourdes Health Network	Hospital	807
Wyckoff Farms	Agricultural producer/distributor	800
Columbia Basin College	Community college	766
URS	DOE contractor	755
Tri-Cities Airport	Regional airport	714
Benton County	County services	673
AREVA	Nuclear fuel fabricator/contractor	662
Apollo Inc./Apollo Sheet Metal	Construction contractor/fabricator	625

Source: Tri-Cities Washington, Tri-City Development Council (TRIDEC)

Changes with Economic Impact Potential (MA45)

The economy in the Tri-Cities is changing and expected to change more in the future, which will impact jobs. The significant driver is the Hanford Nuclear Reservation. Cleanup of the facility and nuclear wastes has brought significant employment, boosted by the 2009 federal American Recovery and Reinvestment (ARRA) funds. With expiration of funds and completion of activities at Hanford, job loss is anticipated, according to the Benton-Franklin Council of Governments CEDS 2014 (Comprehensive Economic Development Strategy) – 4,000 due to Sequestration and furloughs and another 450 expected.[6] Another potential development that would have significant impact in the region is the possibility of breaching the Snake River dams to enhance endangered salmon and steelhead species. Should that occur, there would be heavy impact on barges and shipping between the Tri-Cities and Lewiston (Idaho).

Economic development and job diversification are at the forefront of planning by the Benton-Franklin Council of Governments (BFCOG), individual cities, TRIDEC (Tri-Cities Development Council), Pasco Downtown Development Authority, institutions of higher education (Washington State University Tri-Cities and Columbia Basin College)and industries in the region. The plans look to existing strengths in the region (abundant power, existing technical skills and facilities, diversified agricultural industry, healthcare system, university and community college targeting education to local industry, diverse transportation system, and quality of life) as a basis on which to move forward. TRIDEC, in addition to supporting efforts in other directions, is promoting the Mid-Columbia Energy Initiative which would focus on sustainable energy (alternatives to carbon-based production) and industries that could take advantage of those power sources, many of which are already present in the Tri-Cities.

Workforce and Infrastructure Needs of Business Community (MA45)

TRIDEC (Tri-Cities Development Council), in Part I of the New Economy Target Industry Analysis, identified an uneven "spread of worker capabilities and availability." Input from local employers revealed gaps in many areas from jobs in middle management to entry level positions. The 2014 CEDS observed that there is a continuing need to improve the region's education and training capacity, particularly in light of potential industrial and business activity.

Each of the cities has focused in the past and presently on improving the downtown areas, which are the older and more dilapidated sections, to make downtown more attractive to residents and visitors, and to attract new businesses. Taking advantage of the Columbia River, which runs directly through the Tri-Cities, each city has an eye on developing recreation as a major factor in drawing tourists and increasing the attraction of living and working in the Tri-Cities. These improvements are being done in tandem with transportation plans focusing on multimodal forms of transportation, including pedestrian and bike paths, bringing new thought to street safety. Infrastructure goals outlined in the 2014 CEDS include wastewater and solid waste collection, treatment and disposal facilities.

[6] Benton Franklin Council of Governments, *Comprehensive Economic Development Strategy (CEDS)*, 2014.

Commuting to Work

Most Tri-Cities civilian workers age 16 and older have modest commute times – the average time was estimated at about 20 minutes. While long commutes are not the norm, workers do not necessarily work in the place or county of residence. Almost half (47%) of Pasco residents worked in another county (presumably Benton County); 24% of Kennewick and 13% of Richland residents worked in another county (presumably Franklin County). A surge in new industries and jobs might encourage workers from outside the region to commute longer distances to take advantage of employment.

Table 13: Mean Commute Travel Time 2008-2012 ACS Estimates

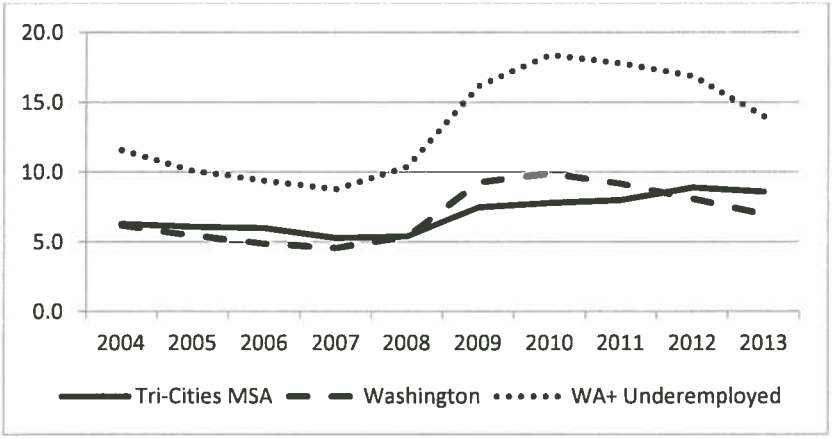
Travel Time	Kennewick	Pasco	Richland	Benton County	Franklin County
Mean (minutes)	21.6	20.5	19.3	21.3	20.7
<15 minutes	33%	33%	39%	33%	33%
15-29 minutes	42%	45%	43%	44%	43%
30-59 minutes	19%	18%	15%	18%	19%
60+ minutes	6%	5%	3%	5%	5%

Source: 2008-2012 ACS

Unemployment

The 2008-2012 ACS estimated that 7% of the civilian labor force was unemployed, 6% in Kennewick and Richland and 9% in Pasco. The Bureau of Labor Statistics (bls.gov) estimated was at 8.6 in 2013 in the Tri-Cities MSA (which includes all of Benton and Franklin Counties). This rate was a slight decrease since the estimate of 8.9 in 2012. However, unemployment steadily increased between 2007 (rate of 5.3) and 2012 (rate of 8.9). While unemployment estimates in the Tri-Cities MSA were lower than the state between 2009 and 2011 that reversed beginning in 2012.

Figure 2: Unemployment Estimates 2004-2013



Notes: Tri-Cities MSA includes Benton and Franklin Counties; rates are not seasonally adjusted. WA+ is the estimate of total unemployment plus those marginally or underemployed (U6 rates), based on annual averages.
Source: Bureau of Labor Statistics and the Current Population Survey (CPS)

Unemployment measures are estimated in several ways. The official rate is the total number of unemployed as a percent of the labor force. This excludes discouraged seekers, marginally attached workers (those who could only find part-time positions or positions beneath their level or expertise). Discouraged workers would not be included as unemployed if they had not actively been seeking work during the last year. While not shown in the official estimates of unemployment, a substantial share of the workforce is underutilized. Figure 2 compares the highest estimate of underutilization in Washington (U6) with the official rates (U3) for both Washington and the Tri-Cities MSA. In 2013 the U6 estimate for the state was 14%, which was twice the official rate (7%).

Educational Attainment

The level of educational attainment varies considerably by location. Both Pasco and Kennewick have higher percentages of population 25 and older without a high school diploma or equivalency than Washington State. This is especially notable in Pasco – 34% of the population had not completed high school. In contrast, 42% of the population in Richland had a 4-year degree or higher. This corresponds to the highly technical and scientific jobs associated with Hanford activities and industries.

Table 14: Educational Attainment 2008-2012 ACS Estimates*

Educational Attainment	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than high school graduate	14%	34%	5%	11%	30%	10%
High school graduate (includes equivalency)	28%	24%	19%	24%	25%	24%
Some college or associate's degree	36%	28%	34%	36%	30%	35%
Bachelor's degree	14%	10%	24%	18%	10%	20%
Graduate or professional degree	8%	5%	18%	11%	5%	11%

*Population age 25 and above
Source: 2008-2012 ACS

Table 15: Median Earnings in Past 12 Months 2008-2012 ACS Estimates*

Educational Attainment	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than HS graduate	$19,101	$18,114	$21,161	$19,111	$19,382	$20,615
HS graduate (includes equivalency)	$27,504	$26,221	$31,929	$30,369	$26,285	$30,752
Some college/associate's degree	$33,559	$35,916	$37,409	$35,807	$36,703	$36,576
Bachelor's degree	$57,805	$44,655	$62,750	$60,922	$49,476	$52,916
Graduate or professional degree	$65,022	$54,330	$82,401	$74,380	$54,975	$66,413

*Population 25 and older with earnings; 2012 inflation-adjusted dollars
Source: 2008-2012 ACS

With the exception of Richland, median earnings of workers with a high school diploma or less education were lower in the Tri-Cities than Washington State. Earnings for people with some college or an associate's degree were more on a par with the state although median earnings in Richland were higher. Earnings associated with a bachelor's degree or higher were substantially different from city to city and compared with the state. Certainly the type and level of degree as well as profession impacted earnings. Not only do

earnings vary by educational attainment, so does the unemployment rate as is demonstrated in Table 16, which is based on national data.

Table 16: National Earnings and Unemployment Rates by Educational Attainment 2013

Unemployment Rate 2013 (%)	Educational Attainment	Median Weekly Earnings
2.2	Doctoral degree	$1,623
2.3	Professional degree	$1,714
3.4	Master's degree	$1,329
4.0	Bachelors' degree	$1,108
5.4	Associate's degree	$777
7.0	Some college, no degree	$727
7.5	High school diploma	$651
11.0	Less than HS diploma	$472

*Data are for persons age 25 and over; earnings are for full-time wage and salary workers.
Source: Current Population Survey, US Bureau of Labor Statistics, US Department of Labor

Workforce Development

Skills and Education of Workforce in Relation to Employment Opportunities (MA45)

As observed in the TRIDEC March 2014 report (New Economy Target Industry Analysis) there are gaps in workforce availability in several areas from middle management positions to entry level. Interviews supported a mismatch in some areas. 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, identified in the 2014 Comprehensive Economic Development Strategy (CEDS), 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.

Current Workforce Training Initiatives (MA45)

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 age 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.

Comprehensive Economic Development Strategy (CEDS) (MA45)

The Benton Franklin Council of Governments prepared the 2014 Comprehensive Economic Development Strategy (CEDS). Goals include supporting a diversified economy, maintaining and improving environmental quality, developing the region's capacity to attract businesses and residents, and workforce training.

Coordination with Consolidated or Other Plans (MA45)

Each of the cities supports activities and projects that will enhance business development and provide jobs. While resources are limited, improvements to the central business districts and older neighborhoods help to make the areas more attractive and safer. The cities also support business incubators, such as the Pasco Specialty Kitchen.

HOUSEHOLD INCOME

Measures of Income

With the exception of Richland, median household income in the Tri-Cities is lower than in Washington – considerably so in the case of Pasco. Median earnings for workers (Table 17) are lower than earnings for full-time workers, which suggests that some of the workforce was employed part-time or for less than a full year. Median earnings for women working full-time, year-around are lower than for men work full-time, year-around. This may be in part due to career or job choice differences or educational attainment, among the possibilities.

Some levels of income are important to keep in mind when considering housing and services for low-income persons and families.

- Individuals eligible for SSI (2014) would receive up to $721 per month. Eligible couples could receive up to $1,062 per month.
- Temporary Assistance for Needy Families (TANF) benefits have fallen in recent years.[7] In Washington TANF benefit levels for a single-parent family of three was $478 in July 2013, which was a 41% reduction since 1996 (in inflation adjusted dollars).
- Washington minimum wage was set at $9.32 an hour as of January 2014.

[7] Floyd, I. and Schott, L. *TANF Cash Benefits Continued to Lose Value in 2013.* Center on Budget and Policy Priorities. October 2013. (www.cpbb.org)

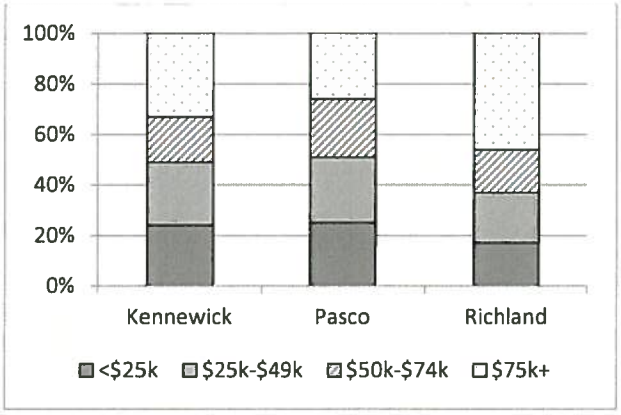
Table 17: Measures of Income Past 12 Months 2008-2012 ACS Estimate

Income Measures*	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Median household	$51,581	$49,220	$68,744	$60,300	$51,770	$59,374
Median family	$61,913	$52,949	$84,296	$73,036	$55,468	$71,939
Median earnings male**	$49,648	$41,008	$73,243	$60,671	$41,742	$54,594
Median earnings female**	$34,831	$28,546	$45,779	$39,660	$30,613	$41,377
Median earnings workers	$28,703	$22,788	$41,250	$32,307	$24,588	$32,583
Per capita	$24,088	$17,353	$35,119	$28,171	$19,073	$30,661

*Income in the last 12 months; 2012 inflation-adjusted dollars
Source: 2008-2012 ACS

Ranges of income are illustrated in Figure 3. Twenty-five percent of households in Pasco and 24% of households in Kennewick had annual incomes below $25,000. In Richland, 17% of households had incomes below $25,000. In total, about 14,000 households were living on $25,000 a year or less. Just about 3,800 households in the three cities had incomes below $10,000 a year.

Figure 3: Household Income Range 2008-2012 ACS Estimate*



*Income in the last 12 months; 2012 inflation-adjusted dollars
Source: 2008-2012 ACS

Poverty

Almost one-quarter of Pasco residents lived in poverty according to 2008-2012 ACS estimates, as did 17% of Kennewick residents. Only Richland had lower percentages of people in poverty than did Washington. Female householders with children had the highest estimates of poverty – nearly half in Pasco (47%) and 40% in Kennewick. Federal poverty levels vary by household size and number of related children under the age of 18. The threshold in 2013 for a family of three with two related children under the age of 18 was $18,769. For a single person under 65 years of age the threshold was $12,119.

Table 18: Percent of Population Living in Poverty in Past 12 Months 2008-2012 ACS Estimate

Population/Household	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Individuals (all)	17%	23%	9%	9%	21%	13%
Families	13%	19%	7%	13%	18%	9%
Female householder (family)*	40%	47%	26%	35%	49%	28%

*No husband present
Source: 2008-2012 ACS

Low-Moderate Income Areas

Low-moderate income block groups in Kennewick and Pasco are those in which 51% or more of the population lives in households with incomes below 80% of Area Median Income (AMI). In Richland, the CDBG eligible block groups include those in which 44% (actually 44.46%) of the population lives in households with incomes below 80% of AMI.

In Kennewick, an estimated 44% of the population lives in households with low-moderate qualifying incomes. There are 25 block groups that qualify as low-moderate (51% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 28% of the population. It is generally the case with all three cities that qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the cities, those areas east of US Highway 395 and north of 10th Avenue.

In Pasco, an estimated 54% of the population lives in low-mod households. There are 18 block groups that qualify as low-moderate (51% of more of the population live in low-mod households). These qualifying block-groups contain an estimated 39% of the population. Most of the qualifying block groups are in east and central Pasco – east of US Highway 395 and south of I-182. There are some qualifying block groups north of I-182, but many contain few households.

In Richland, an estimated 30% of the population lives in low-mod households. There are nine block groups that qualify as low-moderate (44% of more of the population live in low-mod households). These qualifying block-groups contain an estimated 11% of the population. The qualifying block groups are in south-central Richland and Island View.

Food Insecurity

Households have "food insecurity" when they are "financially stretched to the point where they cannot be certain that all household members will not go hungry."[8] Washington ranks 15th in the United States, according to estimates prepared by the US Department of Agriculture, 6% of Washington households struggle with hunger. SNAP (Supplemental Nutrition Assistance Program) benefits were cut nationally in November 2013 after the scheduled end of the temporary boost provided by the 2009 Recovery Act. Current maximum monthly benefits range from $189 for a single person to $632 for a family of four.

[8] Children's Alliance. *Hungry in Washington September 2013.*

School children are eligible for food assistance. According to May 2014 estimates, 33% of students in Richland School District, 59% of students in the Kennewick School District, and 75% of students in the Pasco School District were eligible for free and reduced-cost meals. For comparison, 46% of students in the Washington State were eligible.

The Tri-Cities Food Bank provides food for families as often as once every two weeks and attempts to provide a week's supply of groceries. The food bank reports an increased demand – 31% increase in clients served between the first quarter of 2011 and first quarter of 2014. A noticeable part of the new demand is due to underemployed or unemployed young people, some in college. Many young people, including recent college graduates, cannot get jobs in their field and are working for low wages. Like others, they are employed but do not make enough money to live on. St. Vincent de Paul operates a food bank in Pasco and food is also distributed through Second Harvest and Golden Age Food Share.

Living Wage

The *Self-Sufficiency Calculator* (thecalculator.org) is sponsored by Workforce Development Councils of Washington State and provides information about the amount of money needed to be self-sufficient, without public assistance, based on family size, composition and ages of children. Table 19 gives examples of resources required for a modest standard of living.

Table 19: Self-Sufficiency Calculation Benton and Franklin Counties

Income and Expenses	Household Composition and County					
	1 adult with children 2 & 6		2 adults with children 7 & 14		Single adult	
	Benton	Franklin	Benton	Franklin	Benton	Franklin
Monthly income						
Hourly wage*	$18.96	$18.24	$8.44	$8.11	$8.48	$7.99
Monthly wage	$3,337	$3,210	$2,970	$2,854	$1492	$1,407
Annual wage	$40,048	$38,520	$35,638	$34,249	$17905	$16,881
Monthly expenses						
Housing	$776	$698	$776	$698	$618	$556
Child care	$975	$994	$325	$344	$0	$0
Food	$460	$460	$711	$711	$205	$205
Transportation	$251	$250	$480	$477	$243	$242
Health care	$398	$398	$483	$483	$114	$114
Miscellaneous	$286	$280	$277	$271	$118	$112
Taxes	$484	$455	$327	$306	$194	$178
Subtotal monthly expenses	$3,630	$3,535	$3,379	$3,290	$1,492	$1,407

*Working 40 hours per week (per working adult)
Source: Workforce Development Councils of Washington (thecalculator.org)

HOUSING UNITS

Number and Types of Housing (MA20)

The most recent (April 2014) OFM estimates place the number of housing units in the Tri-Cities at 73,919 units, which is 74% of the estimated 99,796 units in the two counties. The majority of housing is single family. Mobile homes, many in poor condition, are still a substantial part of the housing. This is especially true in the counties outside the three main cities. In Franklin County, 14% of housing is mobile homes, boats or RVs (mostly mobile homes).

There is ample land available in the Tri-Cities. New developments in recent years, particularly in Pasco, have added considerably to the stock of single family and other types of housing. The cities are extending infrastructure (utilities, roads, etc.) into the new areas and, when complete, will offer even more development opportunities. Still, one of the barriers noted by providers and housing developers that target lower-income households including subsidized units was the lack of land zoned for multifamily units and lack of available land in already developed areas.

Table 20: Residential Properties

Property Type	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Total units	29,924	21,233	22,762	73,186	26,610	
1-unit detached structure	60%	66%	63%	63%	66%	63%
1-unit attached structure	2%	2%	6%	3%	2%	4%
2-4 units	9%	6%	7%	7%	5%	6%
5 or more units	21%	17%	20%	16%	14%	19%
Mobile home, boat, RV, etc.*	8%	8%	4%	12%	14%	7%

Source: OFM estimated total units (April 2014); 2008-2012 ACS (types of units)

Permits, Building/Acquisition and Planned Development

While applications for new permits declined somewhat during the housing slump between 2007 and 2009, applications for building permits in the Tri-Cities did not decline precipitously. In the 10-year period from 2004 and 2013, permits were issued in the combined three cities for 14,195 units.[9] Most (79%) were for single family units, followed by 16% larger multifamily (5 plus units) and the remainder duplexes to 4-plexes. Permits in Pasco accounted for nearly half of all the permits issued, the largest number issued between 2004 and 2005.

Tenure

About two-thirds of housing units are occupied by owners, slightly more in Richland than Kennewick and Pasco. The majority of single family units are owner-occupied, although single family units are a rental option for many households. Not surprisingly most multifamily units are occupied by renters, but owners occupy some, particularly those in smaller complexes (like duplexes). Mobile homes can be an affordable

[9] US Census Bureau, building permits for privately owned buildings (censtats.census.gov)

housing option, although condition of older units is often an issue. Mobile homes are more frequently owned than rented, although that does not generally apply to the land.

Looking at tenure by number of bedrooms, not unexpectedly smaller units were more frequently occupied by renters and larger units by owners. Two concerns are possible – the first that lower income households with large families, or doubled-up families, would have difficulty finding affordable units with enough bedrooms to avoid overcrowded conditions.

The second potential concern is lack of smaller units to accommodate demographic changes, particularly the expected growth in seniors. As the seniors age and downsize, there may be a demand for smaller units. Stakeholders interviewed for this Consolidated Plan noted that there was not enough housing for the elderly. That concern included the full range of housing from full independent living to assisted living and nursing facilities.

Table 21: Tenure Occupied Units by Type of Unit 2008-2012 ACS Estimates

Property Type	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
All units	63%	37%	63%	37%	67%	33%
Single family*	89%	11%	84%	16%	87%	13%
2-4 units	10%	90%	1%	99%	13%	87%
5 or more units	3%	97%	1%	99%	4%	96%
Mobile homes, other	66%	34%	52%	48%	86%	14%

*Detached and attached
Source: 2008-2012 ACS

Table 22: Tenure Occupied Units by Number of Bedrooms 2008-2012 ACS Estimates

Property Type	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
No bedroom	6%	94%	9%	91%	19%	81%
1 bedroom	7%	93%	5%	95%	7%	93%
2 bedrooms	32%	68%	25%	55%	38%	62%
3 bedrooms	82%	18%	80%	20%	81%	19%
4 or more bedrooms	88%	12%	86%	14%	94%	6%

Source: 2008-2012 ACS

HOUSING CONDITION

Age of Housing

Housing developed differently in the three cities. Pasco has seen a recent surge in new housing – an estimated 37% of units have been built since 2000, much of it recent construction. A substantial share of housing in Richland (23%) was built before 1950, much of the development related to work at Hanford. Richland was granted historic status for "alphabet housing" built for Hanford employees in the 1940s and 1950s because the housing provides a look into the remarkable culture, scientific achievements and community of activities during WWII and the Cold War.

The post-war building boom is reflected in all three cities. Over half of housing in Kennewick was built between 1950 and 1979. In each of the three cities, a greater share of rental housing than owner-occupied units was built prior to 1980, although new multifamily units have recently been completed or permitted.

Table 23: Year Structure Built by Tenure 2008-2012 ACS Estimates*

Year Built	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
2000 or later	19%	11%	44%	27%	24%	21%
1980-1999	26%	20%	16%	15%	21%	18%
1950-1979	48%	64%	31%	49%	33%	38%
Before 1950	7%	5%	8%	8%	22%	23%
Estimated units	17,034	9,866	10,909	6,476	12,943	6,496

*Occupied units
Source: 2008-2012 ACS

Definitions of Substandard and Suitable for Rehabilitation (MA20)

For purposes of this Consolidated Plan, units are in standard condition if they meet HUD Housing Quality Standards. Those that are substandard but suitable for rehabilitation are units that do not meet one or more of HUD housing quality standards. These units may have deferred maintenance, have inadequate insulation, modest structural problems, or other problems that can be reasonably repaired. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally and financially feasible to rehabilitate.

Need for Housing Rehabilitation (MA20)

Given the age of units in the cities, a need for continued rehabilitation is warranted. Common problems in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based solders on utilities pipes, and on occasion wood and timber treatments with toxic components. Deferred or absent maintenance can result in loss of housing, including older, more affordable housing. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of the neighborhood. Windshield surveys conducted in 2004 and again in 2009 in the process of developing the Consolidated Plans identified conditions in several neighborhoods in each of the three cities. Some of the areas identified, for example a portion of the Bridge-to-Bridge neighborhood in Kennewick, have been improved since the first surveys.

Mobile homes are housing for a good many residents in the three cities and offer an affordable, although frequently unsafe, housing option. Condition concerns include hazardous electric or heating systems. It is not always possible or feasible to address more than immediate health and safety issues on the units. About 130 households were living in recreational vehicles, boats, and similar housing according to the most recent (2008-2012) American Community Survey estimates. American Community Survey data also showed that close to 500 units in the three cities were lacking complete kitchen and/or plumbing facilities.

Each of the cities supports 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 also 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.

Lead-Based Paint and Lead Hazards

Table 24: Risk of Lead-Based Paint Hazard Tri-Cities

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total number of units built before 1980	20,814	52%	13,547	62%
Housing units built before 1980 with children present	4,055	10%	2,330	11%

Source: 2007-2011 ACS (total units) 2007-2011 CHAS (units with children present)

Estimated Units with Lower Income Households with Children (MA20)

ACS and CHAS estimates place the number of housing units built prior to 1980 at 34,361 units – 61% owner-occupied and 39% renter occupied. The estimate of 10% of owner-occupied housing (4,055 units) and 11% of renter-occupied units (2,330) with children present and vulnerable to lead-based paint hazards is an appropriate default estimate for planning purposes barring a better method of estimating risk and hazards. However, all units constructed before 1978 have the potential for lead-based paint and, therefore, the potential for hazard.

The condition of the unit, particularly chipped or poorly maintained surfaces, is a factor in determining risk. The age of the unit is also important. Lead was banned from residential paint in 1978, but use of lead paint had declined prior to that time.[10] The national survey found that 67% of housing built before 1940 had significant LBP hazards, declining to 51% of houses built between 1940 and 1959 and 10% of houses built between 1960 and 1977.

Benton-Franklin Public Health District reports that there is no longer universal testing for blood lead in children, such as was the case with Head Start in the past. The Public Health District educates families on what they can do to test risks in their homes and recommends testing in children and siblings where a risk is determined. The Washington State Department of Health no longer recommends universal screening but encourages testing when risks are present or the child exhibits signs consistent with lead overexposure (e.g., anemia, failure to thrive). While cases of reported lead poisoning have been relatively rare, it appears that the elevated lead levels often are from children who have moved into the area from industrial communities with smelter plumes. The majority of the few cases found are the result of lead-based pottery or candy from Mexico. Another rare source of lead contamination in the Tri-Cities is from pesticides that were used in older orchards.

Washington Department of Health records blood-lead testing results. Note that testing results are reported by location of testing facility and not the address of the child. Between 2008 and 2012, 3,969

[10] Clickner, Robert et al. (2001). National Survey of Lead Allergens in Housing, Final Report, Volume I: Analysis of Lead Hazards. Report to Office of Lead Hazard Control, US Department of Housing and Urban Development.

children to age six were tested in the Tri-Cities (accounting for most of the 4,076 children tested in Benton and Franklin Counties). Of those tested, 86 children in the Tri-Cities (93 in all of Benton and Franklin Counties) were found with elevated blood levels, which was defined as 5mcg/dL or higher. (The definition of elevated was 10mcg/dL before 2012, but the current definition – now termed "level of reference" – applied to data included here.)

The Tri-Cities has proposed a regional approach to ensure that owner-occupants and renters have access to information about identification of lead-based paint conditions and ways to address hazards.

HOUSING COSTS

Current Costs by Tenure

Table 25: Cost of Housing

Owner/Renter	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Median home value	$163,700	$151,700	$194,400	$174,800	$158,200	$272,900
Median gross rent	$748	$712	$875	$779	$708	$951

Source: 2008-2012 ACS

Table 26: Range of Owner Costs*

Range	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than $1,000	23%	20%	18%	21%	21%	11%
$1,000-$1,499	44%	54%	33%	38%	49%	23%
$1,500-$1,999	22%	20%	29%	25%	21%	25%
$2,000 or more	12%	6%	19%	16%	9%	41%

*Households with a mortgage; includes mortgage, taxes, insurance, condo fees and utilities
Source: 2008-2012 ACS

Table 27: Range of Rents*

Range	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than $500	11%	21%	7%	10%	20%	10%
$500-$749	40%	35%	25%	35%	35%	19%
$750-$999	34%	20%	40%	35%	21%	26%
$1,000 or more	15%	25%	28%	21%	23%	45%

*Includes contract rent and utilities; excludes no cash payment
Source: 2008-2012 ACS

Changes in Affordability Considering Current Costs (MA15)

Housing costs in the Tri-Cities are considerably lower than in Washington as a whole and higher in Richland than in Pasco and Kennewick. Owner estimated values in the three cities are between 60% and 70% of the estimates statewide. Rents are lower, too, but not to the same extent – between 75% (Pasco) and 92% (Richland) of statewide reported gross rents. The rental market in Benton and Franklin Counties (the

Tri-Cities Housing Market Area) was tight due to high demand and low vacancies, according to the 2011 *Comprehensive Housing Market Analysis.*[11] Part of that demand was satisfied when new multifamily units came on line in the region. Still, the report projected a demand of 1,300 units with 440 new units projected.

Vacancy rates in the Tri-Cities varied over the last ten years, from an estimated high of 11.2% in the fall of 2005 to a low of 1.2% in spring 2010.[12] The average rent rose with declining vacancies. The vacancy rate as of the fall 2013 survey of apartments with five or more units was 4.7%. The average rent was $770. Rents are also dependent on new construction and size of units. For example, the July 2011 *Washington Comprehensive Market Analysis* observed that the newly constructed Island View Apartments in Richland began leasing in June 2011 with rents for 1-bedroom units from $825 to $865 and 2-bedroom units for $995. While more rental units have become available and satisfied pent-up demand, the units are not necessarily lower cost or available to lowest-income households. The need for housing priced for lower-income households, including those working for low wages, was a repeatedly stated need during outreach for this plan.

Washington Center for Real Estate Research found (in the first quarter 2014 *Housing Market Snapshot*) that the median housing resale price in Benton and Franklin Counties was $178,900, which was up 1.7% from the previous year. The affordability of housing for homebuyers was reflected in the Housing Affordability Index of 196.1 in both counties, which measures the degree to which a household with median income could buy a median-priced home. This means that a household with median income had 96% more income than the minimum required to buy a median-priced home. The all-buyer index (HAI) in Washington was 153.3.

A second index applies to first-time buyers and assumes a lower-priced unit (85% of median), lower income (70% of median), lower downpayment, and possible assistance with the downpayment or other favorable terms. The first-time HAI in Benton County in the first quarter of 2014 was 128.7, meaning housing (at 85% of median) was affordable to first-time buyers (earning 70% of median). The first-time HAI in Franklin County was 88.2 meaning that housing was not affordable to first-time buyers. The first-time buyer index (HAI) in Washington State was 85.7.

The affordability of housing in the Tri-Cities has contributed to the success of downpayment assistance programs and other efforts to secure homeownership for lower-income households. Buyers helped by these programs have even been placed in newly constructed market-rate units.

[11] US Department of Housing and Urban Development, Office of Policy Development and Research. *Tri-Cities, Washington Comprehensive Housing Market Analysis.* (July 2011).
[12] Washington Center for Real Estate Research at Runstad Center for Real Estate Studies, University of Washington (wcrer.be.washington.edu)

Table 28: 2014 HUD Fair Market Rents (FMR) and HOME Rents Tri-Cities*

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$515	$589	$754	$1,007	$1,299
High HOME Rent	$515	$589	$754	$1,007	$1,220
Low HOME Rent	$515	$589	$754	$881	$983

*Kennewick-Pasco-Richland MSA
Source: HUD

HOME and Fair Market Rents Compared to Area Costs (MA15)

HUD Fair Market Rents (FMR) for 2014 were lower by 2% than the previous year (2013) which, while seemingly small, had an impact on the ability to find suitably priced units with Section 8 Certificates. The 2-bedroom FMR in 2014 was $754, which was higher than the median gross rent estimated by the ACS in Kennewick and Pasco, but decidedly lower than the median gross rent estimate in Richland. Providers interviewed in development of the Consolidated Plan commented on the lower FMR and noted the difficulty. Proposed 2015 fair market rents are between 9% and 10% higher than those in 2014, which reflects higher rental costs (including utilities) in the region.

Housing Affordability

Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income. Housing choice and access to opportunities is largely a function of income (as represented below).

Highest Income	• Wide selection of housing types and locations • Affordability more a matter of choice: choice of spending more than 30% of income • High access to opportunities
Middle Income	• More limited selection of housing types and locations • Affordability: may need to spend more than 30% of income (market provided) • Commute: cost of commute may offset housing savings • More limited access to opportunities
Low Income	• Little selection of housing types and locations • High competition for market-provided, quality affordable housing • Affordable may mean subsidized, or publicly assisted • Limited access to opportunities • Commute costs high related to wages/housing costs
Lowest Income	• Limited or no choice in housing types and locations • Affordable housing = subsidized housing (kept available) • May receive additional public support (food stamps, health, income)

For lowest income households affordable housing may be difficult to find and maintain. The National Low Income Housing Coalition publishes annual reports (*Out of Reach*) comparing the cost of housing, a housing wage (30% of the cost of housing and utilities) and comparing that to minimum wages.

Table 29: Housing Costs, Income and Affordability Kennewick-Pasco-Richland MSA 2014

Housing/Income Factor	Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR) 2014	$515	$589	$754	$1,007	$1,299
Annual income to afford	$20,600	$23,560	$30,160	$40,280	$51,960
Hourly wage to afford* (housing wage)	$9.90	$11.33	$14.50	$19.37	$24.98
Minimum wage Washington 2014	$9.32	$9.32	$9.32	$9.32	$9.32
Housing wage compared to minimum wage	106%	122%	156%	208%	268%

Source: National Low Income Housing Coalition (www.nlihc.org)

As an example, fair market rent for a 2-bedroom unit in 2014 in the Kennewick-Pasco-Richland MSA in 2014 was $754 per month. To afford this rent (at 30% of income) a household would have to earn $14.50 an hour ($30,160 annually). The "housing wage" is 156% of minimum wage in Washington.

Table 30: AMI and Housing Affordability Kennewick-Pasco-Richland MSA 2014

Income Range	Annual Income	Monthly Income	Affordable Monthly Housing
Area median (AMI)	$66,900	$5,575	$1,673
30% AMI*	$20,070	$1,673	$502
50% AMI*	$33,450	$2,788	$836
80% AMI*	$53,520	$4,460	$1,338

*Based on the top of the range, calculated for 4-person household
Source: National Low Income Housing Coalition (www.nlihc.org)

Availability of Housing Compared to Needs (MA10)

Considering the disparity in income between lowest earners and the cost of housing in the Tri-Cities there is an ongoing need for affordable housing, including subsidized housing. A household with a single wage-earner at minimum wage ($9.32 in 2014) would not be able to afford the average (median) rents in any of the cities, and in fact would not be able to afford even the 2014 HUD-established fair market rent for a studio apartment ($515) without a subsidy or other assistance.

Housing Availability Compared to Income Levels (MA15)

Even though housing is more affordable in the Tri-Cities than is true of most other metropolitan areas in Washington, there is a lack of housing for individuals and households at the lowest income levels. Input received during the planning process in developing this Consolidated Plan expressed concern about affordable housing. Housing costs are just one part of the household budget as is demonstrated by the National Low Income Housing Coalition and the Self-Sufficiency Calculator. Households at lowest income levels often have to choose between food, medicine, utilities and other expenses in addition to housing. High costs make them vulnerable to homelessness.

At the lowest income levels, housing subsidies are essential. There are long wait lists for subsidized housing in the Tri-Cities. People with special needs, who are also low income, may need temporary or permanent supportive housing. There is an insufficient supply of both housing for these populations and

support services. People with barriers such as poor rent history, poor credit, or felony convictions have even greater challenges finding affordable housing open to them.

Table 31 combines average wage information for the Kennewick-Richland-Pasco MSA compare that to HUD fair market rents and median rents in the Tri-Cities. It illustrates the gap between housing costs and wages for the lowest-income earners. Even though housing is more affordable in the Tri-Cities, many households, even working households, struggle with housing costs.

Table 31: Income by Occupation/Source and Affordable Housing Costs

Job/Income Type (Wage/Earnings*)	Affordable Housing/ Actual Cost	Housing Type/Allowance
Nuclear engineers ($50.69/hour)	$2,636	
Registered nurse ($32.99/hour)	$1,715	
Middle school teachers (not special ed) ($59,230/year)	$1,481	
Postal service mail carrier ($25.89/hour)	$1,346	
HUD AMI top of range at 80% ($53,520/year)***	$1,338	
	$1,299	FMR 2014 (4-bedroom)
Machinist ($22.85/hour)	$1,188	
	$1,007	FMR 2014 (3-bedroom)
Dental assistant ($18.86/hour)	$981	
	$875	Median rent Richland**
HUD AMI top of range at 50% ($33,450/year)***	$836	
School bus driver ($16.04/hour)	$834	
Customer service representative ($14.36/hour)	$747	
	$754	FMR 2014 (2-bedroom)
	$748	Median rent Kennewick**
Office clerks, general ($14.84/hour)	$772	
	$712	Median rent Pasco**
Retail sales ($12.33/hour)	$641	
Cashiers ($11.35/hour)	$590	
	$589	FMR 2014 (1-bedroom)
Hotel, motel, resort desk clerks ($10.86/hour)	$565	
Child care worker ($10.40/hour)	$541	
	$515	FMR 2014 (0-bedroom)
HUD AMI top of range at 30% ($20,070/year)***	$502	
Minimum wage full-time job 2014 ($9.32/hour)	$485	
SSI income ($721/month 2014 single person)	$216	

*Except where otherwise noted wages are from the Washington State Employment Security Department's Occupational Employment and Wage Estimates (2013) for Kennewick-Richland-Pasco MSA
**2008-2012 ACS
***2014 4-person households
Sources: 2008-2012 American Community Survey; HUD; WA Employment Security Department

CHAS Tables and Analysis of Housing Need

Table 32: Number of Households by Type and Income

Household Type	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total households (HH)	7,645	7,535	10,415	6,295	29,975
Small family HH	2,875	2,895	4,200	2,825	16,235
Large family HH	955	950	1,675	740	2,550
HH with 1+ persons 62-74 years old	915	1,049	1,320	1,075	5,314
HH contains at least one person age 75+	745	1,135	1,490	809	1,835
HH with 1+ children 6 years old or younger	2,565	2,293	2,989	1,745	2,830

*HUD adjusted median family income
Source: 2007-2011 CHAS (CHAS Table 6, IDIS NA 10)

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. Detailed tables and analysis are provided in the appendix of this Plan.

Most Common Housing Problems (NA10)

CHAS data estimate that about 40% of households in the Tri-Cities are low to moderate income, that is, they have earnings at or below 80% of Area Median Income (AMI). Over 15,000 households have earnings below 50% of AMI and about 7,600 households have earnings below 30% of AMI. In addition to examining household types and incomes, CHAS data look at cost in relation to income, overcrowding and lack of complete plumbing and/or kitchen facilities.

The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Populations/Households most Affected by Housing Problems (NA10)

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

Nearly half (49%) 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 or complete plumbing or kitchen facilities. Nearly one-quarter (21%) of owner households also had 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.

According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, 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 – 72% of renters and 59% 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 – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

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.

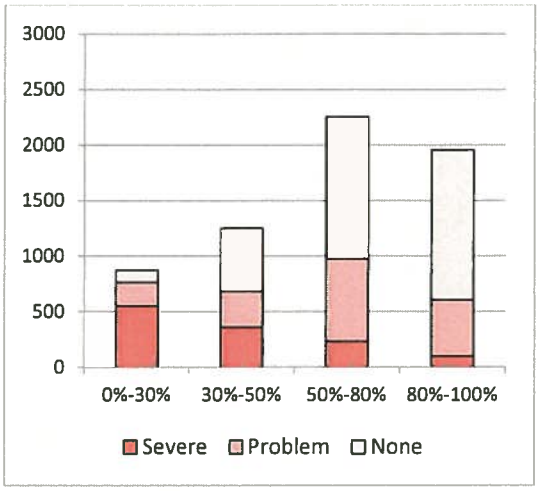
Single-Person Households with Needs (NA10)

There were 15,163 people living alone in the Tri-Cities as of the 2010 census. That was equal to 26% of the population in Kennewick, 28% in Richland and 17% in Pasco. Of the people living alone, 34% 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 that need will grow.

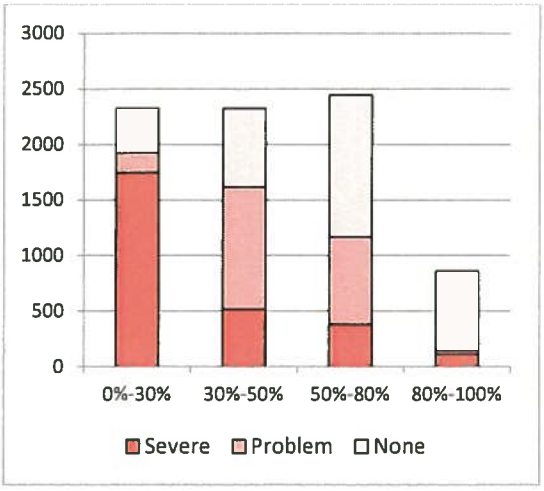
The Point-in-Time count of homelessness in the Tri-Cities (January 2014) found 125 chronically homeless individuals. This most assuredly underestimated the housing and services needs of this hard-to-serve population. Stakeholders contributing to this Plan noted a number of vulnerable populations (many 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.

Figure 4: Owner and Renter Households with Housing Problems by Income Range

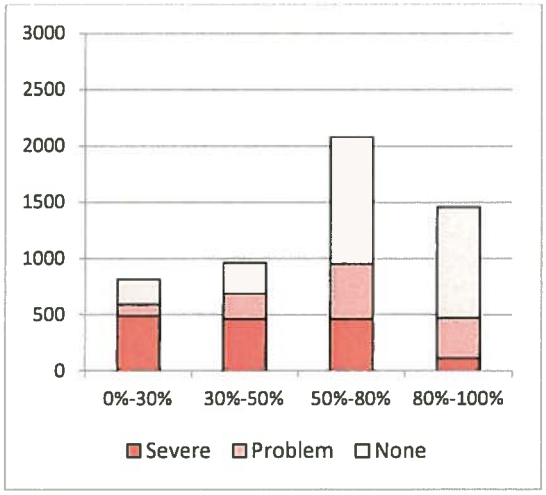
Kennewick Owner Households



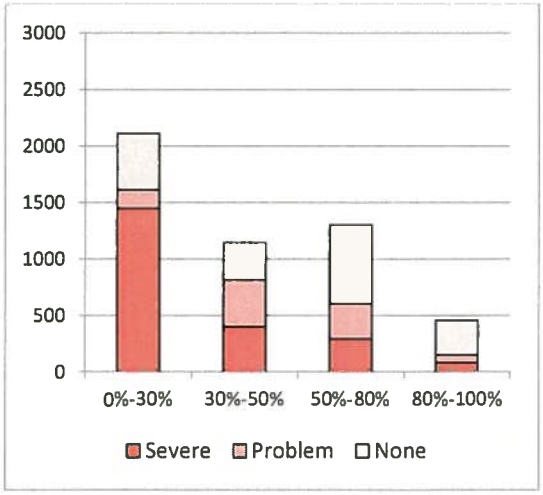
Kennewick Renter Households



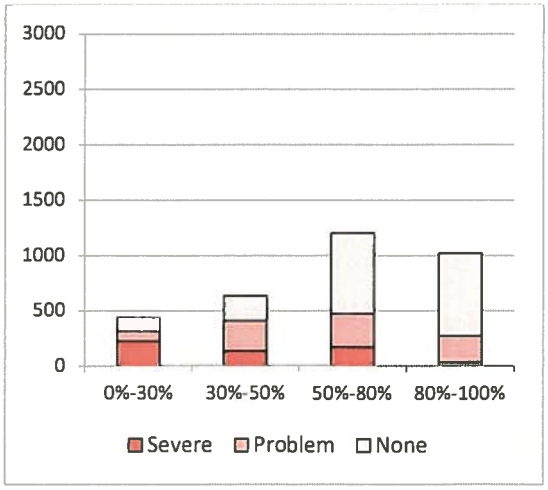
Pasco Owner Households



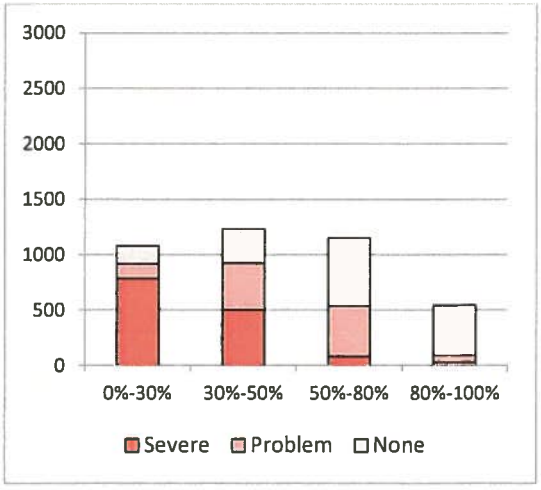
Pasco Renter Households



Richland Owner Household



Richland Renter Households



Source: 2007-2011 CHAS data

Disproportionate Need by Race/Ethnicity (NA30)

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). Several CHAS tables show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling. Hispanic householders are the primary minority population and there were no income ranges in which the percentage of Hispanic householders 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 householders 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. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison, 23% 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 30% of households in the Tri-Cities paid 30% or more of their income for housing costs, and 13% paid 50% or more of their income for housing, which is a severe cost burden. Hispanic householders disproportionately experienced cost burdens – 43% paid 30% or more of household income for housing costs and 19% 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 – 44% of households were estimated to spend more than 30% of their income for housing and 24% were estimated to spend 50% or more of their income housing costs.

Areas of Concentration of Housing Problems (MA50)

In terms of physical problems with housing, such as lack of complete plumbing and kitchen facilities, there are areas in the region in which people live in campers and boats, which might not have complete facilities. 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.

Areas of Concentration of Minorities or Low-Income Population (MA50)

The eastern portions of the cities, which are the older sections, contain the low-mod qualifying block groups in general. In Pasco, this is roughly the central and eastern portions (east of US Highway 395 and

south of I-182) and also the areas in which there are disproportionate concentrations of minority (Hispanic) households. However, Pasco has traditionally been a more Hispanic community and remains so, in fact building on a strong Hispanic heritage in downtown development plans.

In Kennewick the qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the city, those areas east of US Highway 395 and north of 10th Avenue. About half of the low-mod qualifying block groups are also those in which there are disproportionate concentrations of racial or ethnic minority populations. In Richland the qualifying low-mod block groups are in south-central Richland and Island View. There is only one block group with disproportionate racial or ethnic minority concentration.

BARRIERS TO AFFORDABLE HOUSING (MA40)

The Tri-Cities have the benefit of sufficient land for housing development. Unlike built-out cities, land is available for new housing construction and is made ready by the extension of roads, water, sewer and other necessary infrastructure. 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 cost of housing in the Tri-Cities, both rental and that for homeownership, is more affordable in the Tri-Cities than in Washington State. Lower housing costs 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 2013*) 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.

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 Land Use Plan 2008*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including "Alphabet Housing" build 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.

In spite of 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. 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 21% 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 late versions 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.

PUBLICLY ASSISTED HOUSING

Introduction (NA35)

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.

Public Housing Developments (MA10, MA25)

There are 470 Public Housing units operated by the housing authorities (280 by HACPFC and 190 by KHA). An additional 374 affordable housing units developed through other project-based financing programs provide much needed housing, 68 by HACPFC and 182 by KHA. A total of 720 subsidized project-based units are available for residents of the two-county area. This includes the 32-unit Nueva Vista project which is currently being built with Housing Trust Funds and Benton/Franklin local funds. Not included is a 38-unit farmworker housing complex under construction by the HACPFC that will be ready for occupancy in 2015 in addition to 68 units of existing nonsubsidized farmworker housing.

Table 33: Inventory of Housing Authority Project-Based Units

Project Name	Units	Type	
		Family	Senior/Disabled
Kennewick Housing Authority			
Keewaydin Plaza*	66	0	66
Sunnyslope Homes*	124	124	0
Mitchell Manor	6	0	6
Housing for victims of domestic violence	6	6	0
Nueva Vista (under development)	32	26	6
Columbia Park Apartments Mod-Rehab	138	138	
Total project-based units	**372**	**294**	**78**
Housing Authority of City of Pasco and Franklin County			
Rosewood Park elderly/disabled*	165	0	165
Rosewood Park multifamily*	8	8	0
Sprucewood Square*	60	60	0
Beechwood Square*	11	11	0
Birchwood Square*	12	12	0
Sagewood Square*	4	4	0
Oakewood Square*	6	6	0
Alderwood Square*	10	10	0
Maplewood Square*	4	4	0
Highland Park Apartments	24	24	0
Clearwood Square	32	32	0
Driftwood Square	8	8	0
Firwood Square	4	4	0
Total project-based units	**348**	**183**	**165**

*Public Housing
Source: Housing authorities

While there are a few large developments available to low and moderate income seniors and persons with disabilities, the majority of projects are in smaller developments designated for families. Deep subsidies are used in a few projects such as the developing 32-unit Nueva Vista project which designates 50% of the units family households with incomes under 50% of area median income and 50% of the units for homeless persons. State Housing Trust Fund and Tax Credit projects under the Washington State Housing Finance Commission (WSHFC) are the primary financing mechanisms used for the non-public housing projects. Local HOME and other local funding sources make up the rest.

Targeting of Housing Assistance Programs (MA10)

In general, units are targeted to households with lowest incomes (below 30% of AMI and below 50% of AMI). Targeted populations also include farmworkers and large families. The Kennewick Housing Authority (KHA) has a local preference for the elderly or disabled, victims of domestic violence and veterans. The Housing Authority of the City of Pasco and Franklin County generally targets households at or below 50% of Area Median Income. Assisted housing has also been developed or reserved for particular populations, including persons with developmental disabilities.

Public Housing Condition (MA25)

There are a total of 11 public housing developments managed by the housing authorities, nine by HACPFC. A total of 470 public housing units are included in the inventory. The units are in generally good condition. KHA has developed a capital financing plan to repair roofs, repair irrigation systems, rehabilitate the parking areas, replace HVAC equipment and replace/repair appliances.

While the Housing Authority of the City of Pasco and Franklin County has plans to make repairs to maintain the interior and exterior of its public housing units, it does not currently contemplate redevelopment. Specific efforts in the coming months are to rehabilitate the exterior of Sprucewood using three capital grants.

Public Housing Tenant Strategy (MA25)

The Kennewick Housing Authority (Annual Plan 2014) has improved safety of tenants at Sunnyslope Homes by installing a Police Officer in Residence unit at that property. The officer will serve as a mentor for resident youth and be available to sponsor summer after-hour activities. The Housing Authority of the City of Pasco and Franklin County is reinstituting the resident/tenant council. Family Self-Sufficiency (FSS) programs are in place at both housing authorities.

Vouchers/Certificates (MA10)

A total of 1,185 vouchers are managed by the housing authorities. There are no certificates in the area. The Kennewick Housing Authority provides 867 vouchers primarily to low and moderate income families on a scattered site basis. Eighteen are family unification vouchers and 122 are NED (non-elderly disabled) vouchers. The Housing Authority of the City of Pasco and Franklin County manages 318 Section 8 tenant-based vouchers, including 21 family reunification vouchers. A significant barrier faced by both housing authorities is that of having to support vouchers that are ported out to other jurisdictions. This is particularly the case when the vouchers are ported to more expensive areas. In that case, the voucher must be supported at a higher rate (sometimes substantially higher) leading to a lower ability to support locally-used vouchers and a net loss of locally subsidized renters.

Table 34: Public Housing by Program Type

Vouchers/ Certificates	Program Type								
							Special Purpose Voucher		
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	VA Supportive Housing	Family Unification Program	Disabled*
HACPFC	0	0	280	318	0	318	0	21	0
KHA	0	138	190	873	6	867	0	18	122
Total	0	138	470	1,191	6	1,185	0	39	122

Source: Housing Authorities (KHA and HACPFC)

Housing Authority Wait Lists (NA35)

The need for rental assistance is clear from the number of people applying for assistance and wait lists. The Kennewick Housing Authority (KHA) currently has an open Section 8 application process which will remain open until the end of the calendar year. As of mid-September 2014 (after the process had been opened for approximately two months), the Section 8 wait list includes 31 elderly, 118 persons with disabilities and 302 families. The Public Housing wait list includes 20 elderly, 66 persons with disabilities and 191 families. Finally, the Moderate Rehabilitation project wait list includes ten elderly, 60 persons with disabilities and 153 families. 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 2014. There are no data available at the writing of the plan. The Housing Authority anticipates opening the Section 8 wait list in fall of 2014.

Potential Loss of Units (MA10)

The Kennewick Housing Authority currently has a two person Housing Choice Voucher Homeownership program that had been developed by the Richland Housing Authority. KHA will consider development of an expanded effort when it develops its next 5-Year Plan. The Housing Authority anticipates that as many as 30 homeownership vouchers may be used. The Housing Authority does not anticipate other losses from expiring contracts or demolition. The Housing Authority of the City of Pasco and Franklin County does not anticipate the loss of units from any source or action in the near future.

HOMELESSNESS IN THE TRI-CITIES

Extent of Homelessness (NA40)

There were 743 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 2014 a total of 226 persons were found to be homeless, with all but 36 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.

The number of homeless found in 2014 (226) was a significant increase over the single day count in 2013 (also conducted in the last week of January) which found a total of 142 persons, showing a year over year increase of 59%. This trend is consistent with the results of the statewide count which showed significantly higher numbers in 2014. The biggest change in the Tri-Cities was in the number sheltered in homeless housing facilities which increased from 78 to 190, a 144% increase. On the other hand, the number of chronically homeless persons found fell from 42 to 33.

Table 35: Homeless Needs Assessment

Population	Estimated # of persons experiencing homeless on a given night		Estimate experiencing homelessness each year	Estimate becoming homeless each year	Estimate exiting homelessness each year	Estimated days persons experience homelessness
	Sheltered	Unsheltered				
Persons in HH with adult(s) and children	71	4	231	119	98	224
Persons in HH with only children	0	0	13	4	4	190
Persons in HH with only adults	119	32	499	187	173	240
Chronically homeless individuals	19	14	125	41	22	234
Chronically homes families	0	0	0	0	0	0
Veterans	10	4	15	11	58	125
Unaccompanied child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Source: 1/1/14-12/31/14 HMIS Report & Point in Time Count 1/29/14, Washington State Department of Commerce

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.

Causes of Homelessness (NA40)

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.

Rural Homelessness (NA40)

Because of the very small estimate of rural homeless who might have been counted, the assumption is that the count was primarily of urban homelessness. Most people found in the point-in-time count were characterized as urban homeless or transient homeless persons. A few living in the rural areas of the counties or other areas in the state were found. The majority of the rural population does not seek housing in the cities except under extreme weather conditions, and they are more likely to seek assistance to meet their other basic needs for food or clothing than assistance with housing. Compared with the homeless in the cities, persons coming into the system from rural areas tend to have more limited resources and a greater percentage of this group is veterans or other single individuals.

Families in Need of Housing (NA40)

While the need for housing assistance and affordable housing, including housing for families in general and families of veterans, is clear from input received for this Consolidated Plan, it is difficult to estimate the number of families with children in need and the number of families of veterans. One-third of those found homeless in the point-in-time count lived in households with children. These households include families of veterans, adults who have suffered from domestic violence, and many with limited employment experience and skills. The primary need of persons and families who are homeless is stable housing. Most have need of specialized supportive services. There were 32 unsheltered persons in households without children, only four persons in households with children who were unsheltered on the one night. However, members of the Continuum of Care state that this is not representative of the number of unsheltered homeless in the Tri-Cities due to the typical undercounting that occurs in the one-night count. It is clear that additional housing resources are needed, particularly transitional and rapid rehousing resources.

Extent of Homelessness by Race and Ethnicity (NA40)

The overwhelming number of persons found homeless in January 2014 were not minority. There were 170 individuals identified as white, 150 of whom were sheltered. Ten individuals were racial minorities, all but one sheltered. By ethnicity, 35% identified themselves as Hispanic, 58 sheltered and five unsheltered on the night of the count. However, these estimates represent only those counted and certainly is an underestimate of homeless and homelessness by race and ethnicity.

Table 36: Sheltered and Unsheltered Homeless by Race/Ethnicity

Race	Sheltered	Unsheltered
White	150	20
Black or African American	6	0
Asian	1	0
American Indian/AK Native	2	1
Pacific Islander	0	0
Ethnicity	**Sheltered**	**Unsheltered**
Hispanic	58	5
Not Hispanic	100	18

Source: Benton/Franklin Counties 1/29/14 Point-in-Time Count

Housing Needs of those At-Risk (NA10)

In January 2014, a total of 71 persons residing in families with children and extremely low incomes were sheltered in shelters and transitional housing in the Tri-Cities. These families and others who are precariously housed in private housing face significant barriers in remaining sheltered and housed. They have in common very limited incomes with insufficient or no employment and many face the decision of paying for rent, food or medicine. Many face serious barriers to employment or even finding full-time work with sufficient wages to live. Barriers include lack of the right marketable skills, overwhelming childcare expenses, inadequate transportation, and high medical expenses. Finding housing they can afford may mean living in substandard housing or overcrowded conditions. Their needs include substance abuse treatment, mental health counseling and case management, affordable childcare services, basic health care, employment training and counseling, and life skills training.

One method of preventing the fall into homelessness is to provide rapid rehousing resources – housing that is immediately available to prevent loss of housing. Under this method, assistance in the form of stabilizing services is provided after individuals and families are housed. The federal initiative launched as part of the economic recovery plan provided resources to the State for operating a rapid rehousing program. The federal subsidy for this program is expiring. There are no families in the two counties that have been assisted by federal rapid rehousing resources (under the Economic Recovery Initiative) that are about to lose their subsidy and potentially fall into homelessness. In addition, Washington State Emergency Solutions Grant (ESG) and rapid rehousing resources provide assistance to limit the potential that those leaving the program falling into homelessness.

Estimates of At-Risk Populations (NA10)

No data were found at the community level to accurately determine the extent of persons at risk of homelessness; therefore, no attempt was made to estimate the number at-risk of homelessness in the area. However, CHAS data and the discussion of housing affordability provide potential criteria for developing a methodology in the future. The CHAS tables provide an estimate of extremely low-income households (30% or less of AMI). These households are the most vulnerable, precariously housed, and would be among those that should be counted in any estimate of at-risk populations.

Unstable Housing and Risk of Homelessness (NA10)

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.

Homeless Housing Resources

Introduction (MA30)

The Continuum has placed a priority on permanent supportive housing and housing for persons with severe issues such as serious mental illness and chronic homeless persons. Up to the turn of the century, the vast majority of homeless housing resources were for shelter and, to a lesser extent, for transitional housing. Providers have slowly increased the supply of permanent supportive housing for persons with disabilities and, more specifically, housing targeted to chronically homeless persons. Today, while there are still more beds dedicated shelter (139), the number of beds dedicated for permanent supportive housing has reached 140, and 88 beds are dedicated to transitional housing.

Table 37: Facilities Targeted to Homeless Households

Population	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
HH with adults & children	11	N/A	75	20	0
HH with only adults	128	N/A	13	120	0
Unaccompanied children	24	N/A	0	0	0
Chronically homeless	0	N/A	0	73	0
Veterans	0	N/A	10	8	0

Notes: Report does not include Rapid Rehousing Units; additional beds for families and single adults were assigned to the top two rows in equal shares, where it was not possible to make more precise determination.
Source: Annual Homeless Housing Inventory Chart 1/29/14, Washington State Department of Commerce

Housing and shelter resources are summarized in Table 37 and listed in detail in Table 38. Additional housing resources include 11 Oxford Houses that provide housing for recovering addicts, several programs offering short-term vouchers, and the Benton Franklin Community Action Connections' 45 units of Tenant Based Rental Assistance.

Table 38: Specific Project Facilities Targeted to Homeless Households

Agency/Facility	Clientele	Beds
Emergency Shelters		
Tri-City Union Gospel Mission	Single women/women/child shelter	22
Tri-City Union Gospel Mission	Single female shelter	22
Tri-City Union Gospel Mission	Single male shelter	95
My Friend's Place	Teens 13-17; singles; family shelter	16
Safe Harbor Crisis	Teen single male & female youth shelter	8
Total		**163**
Transitional Housing		
Elijah Family Homes	Families in recovery with children	72
Columbia Basin Veterans Coalition	Wagenaar-Pfister House for veterans	5
Columbia Basin Veterans Coalition	North Richland House for veterans	5
Kennewick Housing Authority	DV housing for single females/families	6
Total		**88**
Permanent Supportive Housing*		
Benton/Franklin CAC Bateman House 1	Single male and female	18
Benton/Franklin CAC Bateman House 2	Single male and female	24
Benton/Franklin CAC Home Choices 1	Single male and female leasing	32
Benton/Franklin CAC Home Choices 2	Single male and female leasing	17
Benton Franklin Dept. Human Services	CHG PSH single males, females, families	7
Benton Franklin Dept. Human Services	Benton PSH disabled single males, females, families	8
Benton Franklin Dept. Human Services	Benton PSH disabled single males, females, families	5
Benton Franklin Dept. Human Services	Benton single males, females, families	4
Benton Franklin Dept. Human Services	Franklin single males, females, families	2
Benton Franklin Dept. Human Services	Shelter Plus Care single males, females, families	15
Blue Mountain Action Council -VASH	PSH single males, females, families	8
Total		**140**

*Does not include Rapid Rehousing units
Source: Washington HMIS Housing Inventory Report, WA Department of Commerce 1/29/14

Services

Mainstream Services Availability (MA30)

There is an array of mainstream services available in the Tri-Cities. The Community Action Connections provides information and access to emergency prescriptions and health insurance. There are a number of health care providers: Benton Franklin Health District Community Health Centers, Tri-Cities Community Health, Grace Clinic, Kadlec Medical Center, Kennewick General Hospital, Lourdes Medical Center, and Miramar Health Center. 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, Work Source, Community Action Connections' 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 newly-instituted Coordinated Entry System, maintained by Benton and Franklin Counties Department of Human Services, includes a review of the 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.

Nonmainstream Services Availability (MA30)

Most services shown in Table 39 related to preventing homelessness are existent in the Tri-Cities. Only mobile outreach clinics and law enforcement outreach services are not found in the area. In addition, most of the categories of services are available and targeted to homeless persons and persons with HIV.

Table 39: Homeless Prevention Services Summary

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

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

While services are available, they are not necessarily at-hand or available in sufficient quantity. There was general agreement among stakeholders interviewed for this Consolidated Plan that there were gaps in intensive case management and other support services. Emergency assistance to prevent homelessness is inadequate including short-term rent assistance, help with utilities, and other forms of assistance that would benefit from an adequate source of flexible funds. As noted in the 10-Year Plan to End Homelessness, Phase Two, the cost of preventing homelessness by meeting immediate needs might range

between $3,000 and $5,000, whereas intervening with a household once homeless could amount to many multiples of that cost.

POPULATIONS WITH SPECIAL NEEDS (NA45)

Elderly/Frail Elderly

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 people will grow as the "baby boomers" (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.[13] The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030. Still, the impact of an aging population will be substantial. Statewide, more than one in five people will be elderly by 2030 and, as that cohort ages, they will be increasing frail. According to OFM projections this means that the share of working age individuals will decline relative to the population dependent upon them.

After retirement, household income is reduced for most elderly households. Surviving spouses may see an additional reduction. According to 2008-2012 ACS estimates, 13% of seniors (65 and over) in Franklin County and 6% of those in Benton County were living below poverty. Seniors are also more likely to have a disability, most frequently an ambulatory difficulty. (Note that the ACS question asks about a "serious" difficulty walking or climbing stairs.) One-third and more of people 65 and over (not living in institutions) had a disability – 33% in Richland to 37% in Pasco.

Southeast Washington Aging and Long Term Care (SE/ALTC) is the designated Area Agency on Aging covering eight counties in southeast Washington, including Benton and Franklin Counties. (Other counties covered are Yakima, Kittitas, Walla Walla, Columbia, Garfield and Asotin.)[14] The SE/ALTC plan notes that agricultural workers, primarily Hispanic, from the eight counties have health issues "related to early years of very strenuous physical labor, exposure to pesticides, and repetitive functions that can damage the arms, elbows and shoulders." While agriculture is not the primary employment in the Tri-Cities, a portion of seniors will have such health issues.

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.

There is a recognized need for planning, outreach, housing and support services for seniors to age in place, that is, to stay in their own homes for as long as that is their choice. The SE/ALTC plan calls for collaboration to advocate for more affordable, safe housing for the elderly and people with disabilities.

[13] Washington OFM Forecasting, May 2012.
[14] South East Washington Aging and Long Term Care 2012-2015 Area Plan (altcwashington.com)

The need for an array of housing choices for seniors was echoed by stakeholders interviewed for this Consolidated Plan.

The Washington State Department of Social and Health Services published a report 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.[15] 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.

Persons with Mental or Physical Disabilities and Developmental Disabilities

People 65 and older represent the largest cohort of residents with disabilities, as surveyed in the American Community Survey. The 2008-2012 ACS estimated that in Benton County 10% of the population between the ages of 18 and 64 had a disability, as did 4% of those under the age of 18. The estimate in Franklin County was that 9% of the population between the ages of 18 and 64 had a disability, as did 2% under the age of 18. A recent analysis of 2012 single-year ACS data for Washington State provides insights into the extent of disabilities for the working-age population (21 to 64).[16] Statewide, the employment rate of working age people with disabilities was 37%, compared with 77% for persons without disabilities. In the same year, 23% of persons with disabilities had full-time, full-year employment, compared with 55% of persons without disabilities. 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.[17] The Arc of Tri-Cities provides an array of services for persons with developmental disabilities of all ages. In their Strategic Business Plan (2013-2016), the agency identified limited funding and other resources as a circumstance that was a threat to success. Declining funding from government sources, uncertainty about funding, and competition among agencies, weakens the service delivery system. The report estimates that the eligible client list is growing at 6% a year in Washington resulting in an average caseload of over 100 clients per case manager, which is the highest in the United States. A change in focus from community residential placement by professionals to care in a client's own home or family home, an increased number of individuals with developmental delays and disabilities, an increased rate of persons with autism (now 1 in 50), and termination of some programs has resulted in denials and/or long waits for services. The aging population is an added concern, in that a number of clients are living with aging parents/caregivers.

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[15] Kohlenberg, L., Raiha, N, and Felver, B. (2014). *What Do Older Adults and People with Disabilities Need: Answers to Open-Ended Questions from DSHS' Aging and Long-Term Support Administration State Plan on Aging Survey.* Washington State Department of Social and Health Services, Research and Data Analysis Division.

[16] Erickson, W., Lee, C., & von Schrader, S. (2014). *2012 Disability Status report: Washington.* Ithaca, NY: Cornell University Employment and Disability Institute (EDI).

[17] (clientdata.rda.dshs.wa.gov)

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 Department of Social and Health Services served 6,566 lower-income qualifying clients in Benton and Franklin Counties, including 5,305 in the Tri-Cities (2012-2013). The majority of the services were outpatient evaluation and treatment, followed by crisis intervention.

It is difficult to measure the incidence of serious mental illness (SMI). A 2003 study by DSHS estimated that there were 29,544 persons with SMI in the Greater Columbia RSN (Regional Service Network) that covers ten counties including Benton and Franklin. About 57% of that estimate was thought to be Medicaid eligible. Included in that estimate were 12,084 children with serious emotional disorders (SED).[18]

Mental illness is the primary disabling condition (about 47%) among Washington's SSI recipients (clients age 18-64) followed by developmental disabilities (about 16%).[19] The Patient Protection and Affordable Care Act (ACA) provides a financial incentive for treatment of mental illness prior to it becoming a disabling condition. Beginning in 2014, persons under age 65 with incomes at or below 133% of poverty are eligible for Medicaid. Under the Medicaid Expansion and federal funding, it is less costly for Washington to provide adequate treatment to prevent a disability than waiting until the person falls under federal disability, which requires a 50% match by the State.

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.

Veterans

Nationally, data show that the majority of homeless veterans are male (92% are) and disproportionately African American or Hispanic (40% are). An estimated 12% of persons who are homeless in the United States are veterans. The majority suffer from mental illness and/or alcohol or substance abuse. They have served in war, mostly since Vietnam. Many veterans who have experienced combat suffer from PTSD. That leaves them vulnerable to family disruption and the inability to transfer military skills to civilian life. In addition to those actually homeless, another estimated 1.4 million veterans are considered to be at risk of homelessness due to poverty and lack of support networks.[20]

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 waiting list for a limited number of VASH vouchers (through the Walla Walla Housing Authority). 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

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[18] Washington Department of Social & Health services, Health & Rehabilitative Services Administration, Mental Health Division. (2003). *The Prevalence of Serious Mental Illness in Washington State: Report to the Legislature.*

[19] Mancuso, D., Ford Shah, M., and Felver, B. (2011). *Disability Caseload Trends and Mental Illness: Incentives under Health Care Reform to Invest in Mental Health Treatment for Non-Disabled Adults.* Washington Department of Social and Health Services, Research & Data Analysis Division.

[20] National Coalition for Homeless Veterans (nchv.org)

with additional service officers to get veterans qualified as having a service related disability, which would open doors for them.

The Columbia Basin Veterans Coalition/Veterans Resource Center provides homeless veterans with access to transitional housing and services, including a path toward education and jobs, but funds are limited. 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. While women make up 8% of the veterans nationally, and are certainly part of the homeless population, they may not be visible, nor come in for services. The Veterans Resource Center is planning a campaign to reach out to female veterans.

Persons with Drug and Alcohol Dependency

The Washington Department of Social and Health Services (DSHS) served 2,044 clients with alcohol and substance abuse-related services in Benton and Franklin Counties, including 1,587 in the Tri-Cities, between July 2012 and June 2013. Most of the services were outpatient treatment and assessments. Substance abuse disorders may accompany mental illness and are often co-occurring disorders. Both mental illness and substance abuse disorders are factors in homelessness in the Tri-Cities.

Domestic Violence

The National Coalition against Domestic Violence (NCADV) reports that nationally:

- 1 in 3 women and 1 in 4 men have experienced some form of physical violence by an intimate partner within their lifetime
- 1 in 5 women and 1 in 7 men have experienced severe physical violence by an intimate partner
- 1 in 7 women and 1 in 18 men have experienced stalking victimization
- Intimate partner violence accounts for 15% of all violent crime

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. In 2013 the agency served 455 clients (unduplicated), mostly women, and in 2014 through July, the agency served even more – 599 through the first seven months of 2014. The agency provided emergency shelter, including hotel and motel vouchers amounting to 2,053 bed nights in 2013 and even more in 2014 through July (2,681 bed nights).

There is one shelter with eight bedrooms for families and one for single persons. Capacity in the shelter is anywhere from nine to 12 adults and 22 children. In addition to the shelter there are hotel and motel vouchers available for short term shelter. The agency was able to offer shelter to those in imminent danger in 2013 and through July in 2014, but did turn away clients who were not in imminent danger and those who were homeless, but not victims of domestic violence.

There is a need for affordable housing or ways to make housing affordable to victims. 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. There is a campaign underway, in partnership with the Benton Franklin Health District, to raise awareness and skills among teens. Starting in Pasco, the hope is to expand the curriculum in both counties.

Persons with HIV/AIDS (NA45)

According to Washington State HIV Surveillance Semiannual Report (1st Edition 2014), there were 51 new cases of HIV diagnosed in Benton and Franklin Counties between 2009 and 2013, for a total cumulative diagnosis from 1982 of 243 cases. As of the end of December 2013, 83 persons in Benton and Franklin Counties were known to be living with HIV (not AIDS) and 112 persons living with AIDS.
The local incidence of HIV/AIDS is relatively small; however, the disease is becoming more prevalent in suburban and rural areas. In addition 40% of new cases between 2008 and 2013 in the Benton-Franklin Health District were late HIV diagnoses (diagnosed with AIDS within 12 months of being diagnosed with HIV).

Housing and Support Services for Persons with Special Needs (NA45)

Housing Needs for People with Disabilities and Victims of Domestic Violence (NA10)

There is no sure way to estimate the true extent of the population in need. One indication is the current wait list maintained by the housing authorities. At this writing, there are at least 300 people with disabilities and/or seniors waiting for housing. National American Community Survey (ASC) 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 the first seven months of 2014, the agency served 599 clients.

Needs for Housing and Supportive Services (NA45)

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

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.

Supportive Housing Needs (MA35)

There is a need for an array of supportive housing and services. While most services along the continuum (Homeless Prevention Services Summary Table 39) are available and serve not only the homeless but persons with special needs, they are not sufficient to meet the needs. Housing and support services are often not flexible enough to meet individual requirements. For example, there is a need for affordable housing or ways to make housing affordable to victims of domestic violence and for a longer period of support than is currently available. 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.

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. Long wait lists for assisted and supportive housing demonstrate the ongoing needs in the Tri-Cities. There is a need for support for in-home care and other forms of assistance to maintain independence and avoid higher levels of intervention, such as crisis services and homelessness.

Discharge Planning (MA35)

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.

Actions to Support Housing and Services for Persons with Special Needs (MA35)

Each of the Cities supports programs and projects to benefit persons with special needs. To name some, seniors are supported through nutrition and food distribution programs, and recreational programs. Each of the cities continues to remove architectural barriers and install sidewalks with curb cuts in older neighborhoods. Richland and Kennewick provide support for the ARC of Tri-Cities programs. The Tri-Cities provides support for domestic violence services in a number of ways. The City of Richland funded a duplex

and the City of Kennewick awarded a 4-plex for use as shelter and partnered with the Community Action Committee for tenant-based rental assistance. The City of Pasco Police Department has a Domestic Violence Response Unit for appropriate response to incidents, crisis intervention and referrals, including bilingual advocacy.

NON-HOUSING COMMUNITY DEVELOPMENT

Public Facilities Needs (NA50)

Capital Improvement Plans in the three cities include prioritization of park improvements and expansion. The City of Richland has identified a need to add over 100 acres of parks in the next 20 years and has developed financing plans (including the use of CDBG funds) to meet that need, while both Kennewick and Pasco include major allocations of resources for park improvements and facilities. 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.

Renovation and upgrades to parks and playground facilities are needed in several existing parks. One example setting a new standard in the City of Pasco is Memorial Park, which is fully accessible for people with disabilities. 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.

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.

Public Improvements (NA50)

The Tri-Cities continue to identify water/sewer improvements, street improvements and sidewalks as "high" priority needs. The Benton-Franklin County Health District also spoke of environmental health problems in the region associated with nitrates in water, particularly well water. In past Consolidated Plans, stakeholders expressed the need for neighborhood sidewalk improvements, street improvements and the use of Local Improvement Districts (LIDs). Advances have been made in meeting those needs, but stakeholders interviewed for the current plan supported these as continuing priorities among infrastructure 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.

Capital Improvement Plans in the three cities include an annual commitment to work toward improving handicapped accessible sidewalks. The City of Kennewick plans for $75,000 annually for sidewalks and Pasco $150,000 annually for ADA-grade sidewalk improvements, while Richland commits to fill in gaps where sidewalks are currently not present and reconstruct existing sidewalks to accessible standards. These plans include improvements in lower income neighborhoods, where the use of LIDs and payment of LID assessments for lower income households can be an effective means of improving the neighborhood infrastructure.

Public Service Needs (NA50)

Public services 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. First on the list among needs for many was mental health. There is a new crisis response center at Lourdes Health Network – PATH (Projects of Assistance in Transition from Homelessness). This is an important service in filling the gap. First responders (police, fire, community service personnel) noted that they were often the first called and the least capable of dealing with mental health related problems or concerns that warranted the call. 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.

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).

There is a need to ensure home-safety for people with disabilities and the elderly. Related to this is the need to address transportation limitations. This applies to access to services and access to community and recreation. There was a concern about social isolation. There is a need for healthy recreational and employment opportunities for youth.

There is a need to educate and overcome the public perception of only helping the "deserving poor" which limits public support. Related to all needs, whether for housing or services, is the necessity of coordination between agencies. Silos are sometimes of a function of practice and habit, and often a function of funding requirements. Regardless, the need for greater coordination was expressed by both providers and funders.

STRATEGIC PLAN

Introduction (SP05)

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

GEOGRAPHIC PRIORITIES (SP10)

There are no specific geographic priority areas established in this Consolidated Plan. However, each city will maximize use of grant funds and other local funding sources during the next five years to achieve the greatest benefit with limited resources. 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.

The "Bridge to Bridge, River to Railroad" Corridor in Kennewick has been a focus of revitalization efforts. The Port Authority and the City have cooperated to acquire and remove substandard housing, primarily older trailers and mobile homes in the area near the river to consolidate property for investment of housing and business neighborhoods.

In Kennewick the Neighborhood Revitalization Strategy Area (NRSA) was renewed once, but has since expired. However, 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. Of particular note is the City of Pasco's Memorial Park, which is completely accessible to persons with disabilities.

PRIORITY NEEDS

Table 40: Priority Needs Summary

Priority Need Name: Affordable housing creation, preservation, access and choice (affordable housing choice)	**Priority Level:** High
Goals Addressing: Increase and preserve affordable housing choices	**Geographic Areas Affected:** N/A
Population: Income level: extremely low; low; moderate Family types: large families, families with children, elderly, public housing residents Homeless: individuals, families with children, veterans Non-homeless special needs: 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	
Description: 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. 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.	
Basis for Relative Priority: Increasing and preserving affordable housing choices in the Tri-Cities was prioritized in public outreach for this Plan, particularly for lower-income households and households with special needs. Programs in each of the cities are in place to enhance housing quality and promote homeownership. Housing continues to be a high priority.	
Priority Need Name: Community, neighborhood and economic development (community & economic development)	**Priority Level:** High
Goals Addressing: Community, neighborhood & economic development	**Geographic Areas Affected:** N/A

Population: Income levels: extremely low, low, moderate, middle Family types: large families, families with children, elderly, public housing residents Non-homeless special needs: elderly, frail elderly, persons with physical disabilities, persons with developmental disabilities, non-housing community development	
Description: There is a need for continued revitalization of older neighborhoods and downtown areas in each of the cities, including removal of architectural barriers. Parks require maintenance and improvements. The cities are each working on multimodal transportation plans, including supporting the Benton-Franklin Health Alliance identification of obesity as a major concern and promoting bicycling and walking as key strategies.	
Basis for Relative Priority: Each of the Cities identified infrastructure and public facilities as critical needs. Many of the older neighborhoods in each of the cities lacks sidewalks, curbs, gutters and are not safe for persons with disabilities. Likewise, there is a need for parks, playgrounds and support for public facilities. Improvements in neighborhoods and in downtown areas are important for residents and visitors alike. In a changing economic world in the Tri-Cities and with unknown changes resulting from completion of work at Hanford, the cities want to be in a position to attract new businesses, residents and tourists to promote new industry and jobs.	
Priority Need Name: Homeless intervention and prevention and supportive services (services and homeless intervention/prevention)	**Priority Level:** High
Goals Addressing: Homeless intervention and public services	**Geographic Areas Affected:** N/A
Population: Income level: extremely low, low Family types: large families, families with children, elderly, public housing residents Homelessness: chronic homeless, individuals, families with children, mentally ill, veterans, victims of domestic violence, unaccompanied youth Non-homeless special needs: elderly, frail elderly, persons with mental disabilities, persons with physical, persons with HIV/AIDS and their families, disabilities, persons with development disabilities, victims of domestic violence	
Description: There were 743 persons estimated to have experience homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. This almost certainly underestimated the actual occurrence of homelessness. 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.	
Basis for Relative Priority: This need was given high priority in the community outreach process. In times of decreasing funding and unreliable sources, providers are struggling to maintain a level of service sufficient to meet needs.	

Influence of Market Conditions

Table 41: 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)	Tenant based rental assistance is not anticipated
TBRA for non-homeless special needs	Tenant based rental assistance is not anticipated
New unit production	
Rehabilitation	
Acquisition, including preservation	

ANTICIPATED RESOURCES

Introduction (SP35)

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared the 2015-2019 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, 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 2015 levels. However, this is difficult to project as the past several years have seen major funding reductions in these two federal programs.

Table 42: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG Richland	Federal	Acquisition, Admin/ Planning, Economic Development Housing, Public improvements, Public services	$238,412	$108,321	$148,797	$495,530	$1,386,932
HOME Richland (Consortium Lead)	Federal	Acquisition, Homebuyer assistance, Homeowner rehab	$429,480	$100,000	$89,636	$619,116	$2,117,920
CDBG Kennewick*	Federal	Acquisition, Admin/ Planning, Economic Development Housing, Public improvements, Public services	$534,720	$35,000	$151,224	$720,944	$2,140,000
CDBG Pasco	Federal	Acquisition, Admin/ Planning, Economic Development Housing, Public improvements, Public services	$665,103	$0	$0	$665.103	$2,660.412

*Prior year resources for Kennewick include Benton Franklin Council of Government revolving loan funds.

Leveraging Funds and Matching Requirements (SP35)

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 of the cities also has the option of applying for a Section 108 loan in an amount not to exceed five years of the anticipated CDBG funds. There are no plans currently in place to make this application; however, the cities reserve the option of making Section 108 applications.

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

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan (SP35)

Not applicable

INSTITUTIONAL DELIVERY SYSTEM

Table 43: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Richland Planning & Redevelopment	Government	Planning Affordable housing – ownership Affordable housing – rental Community development public facilities Community development: public services Community development: neighborhood improvements Community development: economic development	Jurisdiction
City of Kennewick Economic & Community Development			
City of Pasco Community & Economic Development			

Strengths and Gaps in Institutional Delivery System (SP40)

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. One of the strengths of the Tri-Cities consortium is the close working relationship between the cities in general 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 base for cooperation.

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 has 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.

Availability of Services

Table 44: Homeless Prevention Services Summary*

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

Note: Table 39 in Homeless Section.

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

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. Declining CDBG and HOME funds are only part of the problem. 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. A significant step for providers is the Coordinated Entry System, an effective tool in appropriate connection of homeless persons with housing and services in the Tri-Cities.

Service Delivery in Relation to Needs (SP40)

There is an array of services available in the Tri-Cities. The exception is street outreach services from law enforcement and mobile clinics. Most of these services are also targeted to people who are homeless or at-risk of homelessness. Notably the full array supportive services are supportive of homeless persons and most are targeted to people with HIV.

Strengths and Gaps (SP40)

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 hopefully eliminates return to homelessness for many families and individuals.

While available, services may be spread thin and that is indeed the case. The gaps noted in the 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identified three major gap areas. In the area of services, there is an unmet demand for case management and rental assistance. In relationship to housing, there is a need for additional transitional housing for all homeless populations with intense case management, for shelter for youth, and for affordable permanent housing. 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.

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 reduce silos in service/agency system and the need for improved coordination.

Tri-Cities residents who are most vulnerable are those at lowest levels of household income. Without sufficient income, any problem can become critical. 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.

Strategy for Overcoming Gaps (SP40)

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. The latter includes encouraging joint applications for funding and support of collaboration.

GOALS

Table 45: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
Increase and preserve affordable housing choices	2015	2019	Affordable housing	N/A	Affordable housing choice	Richland: Homeowner housing rehabilitated: 15 housing units; Direct financial assistance to homebuyers: 285 households assisted
						Pasco: Homeowner housing rehabilitated: 10 housing units
Community, neighborhood & economic development	2015	2019	Non-housing community development	N/A	Community and economic development	Richland: Public facility or infrastructure other than low/moderate-income housing benefit: 9,245 persons assisted
						Kennewick: Public facility or infrastructure other than low/moderate-income housing benefit: 14,630 persons assisted; façade treatment/business-building rehabilitation 10 businesses
						Pasco: Public facility or infrastructure other than low/moderate-income housing benefit: 47,665 persons assisted; façade treatment/business-building rehabilitation 3 businesses; jobs created/retained 30 jobs; businesses assisted 30 businesses assisted; housing code enforcement/foreclosed property care 25,000 housing units
Homeless intervention and public services	2015	2019	Homeless Non-homeless special needs	N/A	Services and homeless intervention/ prevention	Richland: Public services activities other than low/moderate income housing benefit: 2,325 persons assisted
						Kennewick: Public services activities other than low/moderate income housing benefit: 5,720 persons assisted
						Pasco: Public services activities other than low/moderate income housing benefit: 15,000 persons assisted

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

PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Activities to Increase Resident Involvement (SP50)

As a small Housing Authority, 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 reinstitution 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.

BARRIERS TO AFFORDABLE HOUSING (SP55)

The Tri-Cities have the benefit of sufficient land for housing development. Unlike built-out cities, land is available for new housing construction and is made ready by the extension of roads, water, sewer and other necessary infrastructure. 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 cost of housing in the Tri-Cities, both rental and that for homeownership, is more affordable in the Tri-Cities than in Washington State. Lower housing costs 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 2013*) 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.

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 Land Use Plan 2008*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including "Alphabet Housing" build 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.

In spite of 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. 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 21% 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 late versions 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.

Strategies to Remove Barriers to Affordable Housing (SP-55)

Expansion of infrastructure and services in all three cities is expected to result in new buildable lots, which should 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. Even some newly constructed housing is available to first-time buyers, including through the Downpayment Assistance Programs offered by the cities. While this may not be the rule, it is indicative of lower costs in the Tri-Cities.

To reduce the cost barrier and make housing more affordable to first-time buyers, the cities will provide downpayment 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, already developed 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. Vacant land was identified in a residential neighborhood in Kennewick for the 2013 Perry Suites project which now provides 14 units of independent housing for low-income people with physical and developmental disabilities. Streamlined permitting processes in Pasco and Kennewick reduce delays and costs.

HOMELESSNESS STRATEGY

Reaching Out to Homeless Persons (SP60)

Each of the cities supports and participates in the Benton Franklin Continuum of Care and supports implementation of goals and strategy areas identified by the Continuum. The cities encourage cooperation in sharing information and cooperation among agencies and nonprofit providers. The cities will also participate in and support the annual Point-in-Time Count.

The 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identifies goals in three areas. The first is to increase and improve system efficiency, with objectives of implementing a bi-county coordinated entry system and an effective data collection and coordination process. The second goal is prevention with associated objectives of focusing on prevention of homelessness and increasing affordable housing options. The third goal is to provide housing with services, with associated objectives

of focusing on underserved populations, comprehensive support services, enhance emergency shelter programs with support services, and enhance transitional and permanent units with services for all homeless populations.

A major component of the Continuum outreach and assessment strategy is currently being implemented. The Continuum is in the process of making a major change in the way outreach and assessment is conducted for homeless unsheltered persons and others at-risk of homelessness. In 2013, the Continuum, with the assistance of the Department of Commerce, began working toward the development a Coordinated Entry System. The purpose of the system was a more coordinated outreach and placement effort to improve the speed and quality of assessment and placement. This system is almost fully in place and homeless persons seeking housing are now referred through a single assessment process.

Emergency and Transitional Housing Needs (SP60)

The Plan focuses on building, maintaining and preserving emergency shelter with services and transitional and permanent units with services for all homeless populations. To meet some of the need for emergency shelter and transitional housing in the community, agencies and nonprofits have developed an inventory of housing resources over the years. The communities currently have a total of 163 shelter beds and 88 transitional beds dedicated to the homeless.

My Friends Place (Safe Harbor Crisis Center) has recently opened an 8-bed shelter for youth ages 13 to 17 to work toward filling the gaps in youth shelters. Continuum members have been working independently in efforts to find and develop resources. The Cities will continue to support the development of homeless housing through community resources such as, potentially, the HOME program, 2060 and 2163 Recording Fee resources as they have in the past (such as the recent rehabilitation/sale of a duplex for use as transitional housing for families).

Finally, members of the Continuum are active members of the Balance of Washington State Continuum which in turn is responsible for consultation on funding decisions related to the Emergency Solutions Grant administered by the Department of Commerce. Through this consultation process, the Continuum has helped impact funding decisions to work towards meeting the homelessness prevention and emergency shelter services of the community.

Transition to Permanent Housing (SP60)

The Continuum 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 the household with case management and needed services to prepare them for transition. Periodic program evaluations are made by several nonprofit programs to assess the effectiveness of service delivery. 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 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 resources provided by the State to quickly house persons in appropriate housing.

The Continuum 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.

Discharge Planning (SP60)

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) 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.

Discharge from Mental Health Facilities: For several years, homeless service and housing providers in the community have been working with counselors and release agents from Eastern State Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged. The current effort by housing providers to coordinate with local and regional hospitals and health care facilities is also working to improve coordination of mental health discharges.

Aging out of Foster Care: The Young Adult Center provides six beds for 18 to 19 year olds 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: Washington State law requires that discharge planning for inmates of state facilities be initiated long before their release. Agencies in the Continuum participate in planning for releases of felons 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 released felons with transitional housing assistance and wraparound case management to help them successfully transition to community living. In addition, several religious organizations provide counseling and assist with transition support groups for ex-felons.

LEAD-BASED PAINT HAZARDS

Actions to Remove LBP Hazards (SP65)

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. Each city will increase 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.

Information prepared by the Environmental Protection Agency (EPA) and Washington Department of Commerce includes "Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools," "Protect Your Family from Lead in Your Home," and "Reducing Lead Hazards when Remodeling your Home." The cities actively promote safe work practices and information for residents and contractors.

Actions Related to Extent of Hazards (SP65)

Information is made generally available in the community and to parties visiting city offices, including 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. This benefits lower-income households that would qualify for programs. Information on Safe Work Practices is readily available.

Integration with Procedures (SP65)

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 will work with approved contractors to perform testing to identify lead hazards, and will assure compliance after remediation work through risk assessments and clearance exams.

The City of Richland will continue to reduce 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.

ANTI-POVERTY STRATEGY

Programs to Reduce Poverty (SP70)

Each of the three goals has the potential to reduce the number of households in poverty, in addition to providing relief from the burdens of poverty. The overarching caveat is limited availability of resources

and future uncertainty about funding levels. The Tri-Cities is also subject to variability in employment, particularly associated with Hanford.

The goal to increase and preserve affordable housing choices (particularly rental housing) will remove some of the burden of cost, increase housing safety (improved condition), and result in housing stability for some Tri-Cities households. That would potentially free assets and energy for job skills development, education for youth and increased connections to economic options.

The goal of community, neighborhood and economic development will improve neighborhood environment and improve facilities. 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 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 jobs..

The goal to reduce homelessness and provide supportive services to homeless households and other at-risk or lower-income households has the potential to relieve the immediate burdens of poverty. Supportive services, as with affordable housing, offers 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). Supportive services for others in the community (e.g., elderly, persons with disability, lower-income youth) increases the chances of self-sufficiency and reduces burdens on over-taxed systems.

Coordination with Affordable Housing Plans (SP70)

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 reduce the impacts of poverty on low and moderate income families while supporting strategies to increase self-sufficiency and increase economic opportunities.

The cost of housing will be addressed through downpayment assistance, and rehabilitation and weatherization activities. If feasible over the next five-years, the jurisdictions will cooperate and contribute to projects that increase the supply of housing affordable to lowest income residents.

The cities assist the Benton-Franklin Continuum of Care to expand housing and services to prevent and reduce homelessness. Importantly this includes a Coordinated Entry System to place homeless persons in appropriate housing, along with services and case management to assist them to move out of poverty.

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.

MONITORING (SP80)

The City of Richland is responsible for monitoring Richland CDBG and HOME Consortium program subrecipients. The Cities of Kennewick and Pasco are responsible for CDBG program subrecipients. All are responsible to ensure compliance with all federal, state and local rules, regulations and laws. This is accomplished through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits. Technical assistance is offered throughout the year, both to new sub-recipients and existing subrecipients. Subrecipients are required minimally 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 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.

APPENDICES

APPENDIX A: CHAS TABLES

The IDIS CHAS tables are included in the appendix, along with analysis leading to conclusions about housing condition and need, particularly disproportionate needs in the Tri-Cities. The analysis helps define needs in the Tri-Cities and has been brought into discussions in the appropriate sections in the body of the Consolidated Plan and in sections pertaining to priority needs.

Table A-1: Number of Households (CHAS Table 6 – NA 10)

Household Type	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,645	7,535	10,415	6,295	29,975
Small Family Households	2,875	2,895	4,200	2,825	16,235
Large Family Households	955	950	1,675	740	2,550
Household contains at least one person 62-74 years of age	915	1,049	1,320	1,075	5,314
Household contains at least one person age 75 or older	745	1,135	1,490	809	1,835
Households with one or more children 6 years old or younger	2,565	2,293	2,989	1,745	2,830

Source: 2007-2011 CHAS

Housing Needs Summary Tables for Several Types of Housing Problems (NA 10)

Table A-2: Households with one of Listed Needs (1) (CHAS Table 7 – NA 10)

Housing Problem	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
Substandard Housing: Lacking complete plumbing or kitchen facilities	29	75	105	105	314	0	0	40	0	40
Severely Overcrowded: >1.51 people per room (with complete kitchen/plumbing)	125	115	200	49	489	35	19	65	50	169
Overcrowded: 1.01-1.5 people per room (and none of the above problems)	460	290	285	60	1,095	65	155	220	99	539
Housing cost burden greater than 50% of income (and none of the above problems)	3,355	940	165	10	4,470	1,160	775	525	90	2,550
Housing cost burden greater than 30% of income (and none of the above problems)	480	1,930	1,550	165	4,125	400	830	1,540	1,100	3,870
Zero/negative Income (and none of the above problems)	315	0	0	0	315	230	0	0	0	230

Data Source: 2007-2011 CHAS

Table A-2 shows housing problems in order of severity, beginning with lack of complete kitchen or plumbing facilities. Households in the first row were not included in subsequent rows so many households would be subject to more than one condition. The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

Table A-3: Conditions (CHAS Table 37 – MA 20)

Condition of Units*	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	8,521	21%	9,553	44%
With two selected conditions	296	1%	1,088	5%
With three selected conditions	0	0%	29	0%
With four selected conditions	0	0%	0	0%
No selected conditions	31,151	78%	11,233	51%
Total	39,968	100%	21,903	100%

*Note that "condition" includes housing problems, the majority of which are cost-burden and to a lesser extent over-crowding.
Source: 2007-2011 CHAS

Nearly half (49%) of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data shown in Table A-3. Note that selected conditions include cost-burden and overcrowding, so "condition" is not primarily a matter of housing quality. As shown in Table A-2 housing problems were more frequently a matter of housing costs in relation to income. Nearly one-quarter (21%) of owner households also had least one housing problem.

Table A-4: Households with One or more Severe Housing Problems*(2) (CHAS Table 8 – NA 10)

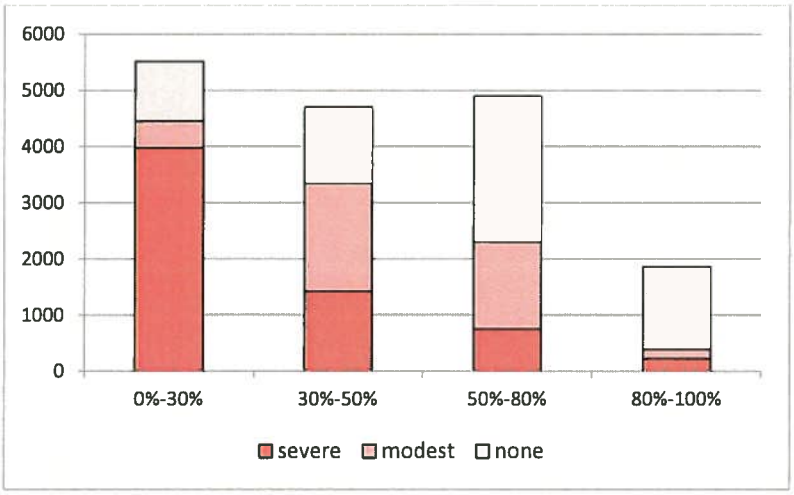
Housing Problem	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	3,975	1,415	750	220	6,360	1,260	950	855	240	3,305
Having none of four housing problems	1,225	3,285	4,145	1,640	10,295	630	1,890	4,670	4,185	11,375
Household has negative income, but none of the other housing problems	315	0	0	0	315	230	0	0	0	230

*Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden
Data Source: 2007-2011 CHAS

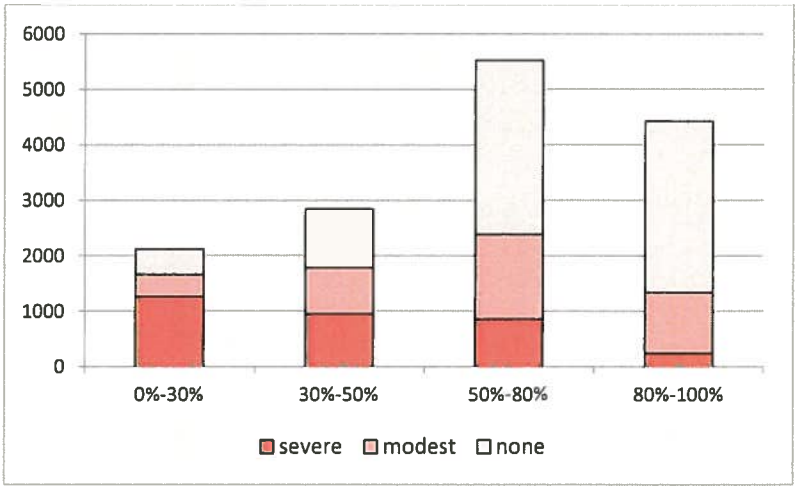
Table A-4 (CHAS Table 8) summarizes severe housing problems – that is, lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income.

The following figures combine data from CHAS tables 7 and 8 and show 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 the Tri-Cities.

Tri-Cities Renter Households by Income Range by Degree of Housing Problems



Tri-Cities Owner Households by Income Range by Degree of Housing Problems



According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, 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 – 72% of renters and 59% 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 – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

Table A-5: Cost Burden >30% (3) (CHAS Table 9 – NA 10)

Household Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small related	2,085	1,285	700	4,070	310	515	990	1,815
Large related	480	150	215	845	320	360	510	1,190
Elderly	385	490	440	1,315	648	643	314	1,605
Other	1,490	1,180	500	3,170	315	215	390	920
Total need	4,440	3,105	1,855	9,400	1,593	1,733	2,204	5,530

Data Source: 2007-2011 CHAS

Table A-6: Cost Burden >50% (4) (CHAS Table 10 – NA 10)

Household Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small related	1,795	390	50	2,235	230	280	155	665
Large related	275	0	0	275	295	260	95	650
Elderly	280	315	135	730	365	269	105	739
Other	1,350	275	30	1,655	305	80	175	560
Total need	3,700	980	215	4,895	1,195	889	530	2,614

Data Source: 2007-2011 CHAS

CHAS tables 9 and 10 reflect data on cost-burdens for low-mod households (incomes below 80% of AMI).

- Overall, close to 15,000 low-mod households were burdened by costs in excess of 30% of household income.
- 4,070 small related renter households had cost burdens greater than 30% of household income as did 1,185 small related owner households in the Tri-Cities.
- Over 7,500 (7,509) low-mod households were burdened with costs greater than 50% of household income. Small related renter households account for 39% of the severely cost-burdened households, renters substantially more so than owners.

(Note that data are not precise because of high margins of error and lack of totals by household type and tenure to use for reference.)

Table A-7: Crowding* (5) (CHAS Table 11 – NA 10)

Household Type	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
Single family households	495	415	380	90	1,380	90	154	215	79	538
Multiple, unrelated family households	65	14	95	19	193	10	25	70	70	175
Other, non-family households	30	10	10	0	50	0	0	0	0	0
Total need	590	439	485	109	1,623	100	179	285	149	713

*More than one person per room
Data Source: 2007-2011 CHAS

A total of 2,336 lower-income (to 100% if AMI) households were living in overcrowded conditions, both renters and owners – the largest portion by single family households, rather than multiple family or non-related households.

Table A-8: Crowding* (5) (households with children present) (CHAS Table 12 – NA 10)

Households with Children	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
Total need										

Data Source: LOCAL DATA SOURCE

Note: data for Table A-8 not provided in IDIS and not available through an alternate source.

Disproportionately Greater Need: Housing Problems (NA-15)

Table A-9: Disproportionately Greater Need 0%-30% of AMI (CHAS Table 13 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	5,825	925	400
White	3,465	720	295
Black / African American	104	0	0
Asian	65	0	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	2,065	195	95

*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%
Data Source: 2007-2011 CHAS

Table A-10: Disproportionately Greater Need 30%-50% of AMI (CHAS Table 14 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,980	2,025	0
White	2,925	1,310	0
Black / African American	150	45	0
Asian	30	35	0
American Indian, Alaska Native	80	10	0
Pacific Islander	0	0	0
Hispanic	1,755	615	0

*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%
Data Source: 2007-2011 CHAS

Table A-11: Disproportionately Greater Need 50%-80% of AMI (CHAS Table 15 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,380	5,935	0
White	2,935	4,245	0
Black / African American	40	75	0
Asian	100	104	0
American Indian, Alaska Native	28	35	0
Pacific Islander	10	0	0
Hispanic	1,255	1,405	0

*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%
Data Source: 2007-2011 CHAS

Table A-12: Disproportionately Greater Need 80%-100% AMI (CHAS Table 16 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	1,495	4,395	0
White	1,160	3,255	0
Black / African American	40	115	0
Asian	59	75	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	215	880	0

*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%
Data Source: 2007-2011 CHAS

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). CHAS tables 13 through 16 show households with housing problems by income and by race/ethnicity of the

householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling.

In each of the tables (CHAS 13 through 16) the percentage of Hispanic householders with one or more housing problems was within ten percentage points of the jurisdiction as a whole.

Disproportionately Greater Need: Severe Housing Problems (NA-20)

Table A-13: Severe Housing Problems 0%-30% AMI (CHAS Table 17 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,970	1,785	400
White	2,975	1,210	295
Black / African American	94	10	0
Asian	35	30	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	1,740	520	95

*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 greater than 50%
Data Source: 2007-2011 CHAS

Table A-14: Severe Housing Problems 30%-50% AMI (CHAS Table 18 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	2,340	4,665	0
White	1,335	2,910	0
Black / African American	110	80	0
Asian	25	45	0
American Indian, Alaska Native	10	80	0
Pacific Islander	0	0	0
Hispanic	840	1,540	0

*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 greater than 50%
Data Source: 2007-2011 CHAS

Table A-15: Severe Housing Problems 50%-80% AMI (CHAS Table 19 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	1,335	8,980	0
White	675	6,505	0
Black / African American	10	104	0
Asian	24	180	0
American Indian, Alaska Native	4	59	0
Pacific Islander	0	10	0
Hispanic	625	2,035	0

*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 greater than 50%
Data Source: 2007-2011 CHAS

Table A-16: Severe Housing Problems 80%-100% AMI (CHAS Table 20 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	275	5,620	0
White	169	4,255	0
Black / African American	0	155	0
Asian	15	120	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	90	1,005	0

*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 greater than 50%
Data Source: 2007-2011 CHAS

CHAS tables 17 through 20 examine severe housing problems by race and ethnicity. As with tables looking at housing problems as a whole, 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 householders was not considered reliable for purposes of determining need.

With the exception of Table A-15 (CHAS table 19), there was no disproportionality between the jurisdiction as a whole and Hispanic householders. CHAS table 19 shows severed housing problems for households with incomes between 50% and 80% of AMI. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison 23% 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.

Disproportionately Greater Need: Housing Cost Burdens

Table A-17: Housing Cost Burdens (CHAS Table 21 – NA 25)

Householder Race/Ethnicity	<=30%	30%-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	39,380	9,560	7,369	430
White	31,165	6,490	4,865	295
Black / African American	470	170	199	0
Asian	1,030	210	60	0
American Indian, Alaska Native	244	104	34	0
Pacific Islander	29	14	0	0
Hispanic	6,100	2,525	2,085	130

Data Source: 2007-2011 CHAS

Table A-17 (CHAS table 21) summarizes cost burden by race and ethnicity of the householder. As noted previously the number of non-Hispanic minority-headed households is too small to draw conclusions given the large margins or error. Note, too, that the total number of household in CHAS table 21 is about 5,000 households short of the 2007-2011 estimated number of households in the Tri-Cities (61,871).

Given those limitations, however, for the jurisdiction as a whole, 30% of households experienced cost burdens. A disproportionate percentage of Hispanic-headed households experienced cost burdens (43% did in comparison with 30% of the jurisdiction).

APPENDIX B: ASSISTED HOUSING

Table B-1: 2014 Benton Franklin Counties Assisted Housing

Facility	Units	Target		Program Support
		Family	Elderly/Disabled	
Desert Rose Terrace	25	0	25	Tax Credit
Copper Ridge Apts.	230	184	46	Tax Credit
Desert Villa	154	0	154	Tax Credit/HUD
Heatherstone	223	223	0	Tax Credit
Kamiakin Apts.	233	233	0	Tax Credit
Kent Manor	50	40	10	Tax Credit
Meadow Park Apts.	152	121	31	Tax Credit
Parkview Apts.	107	85	22	Tax Credit
Quail Ridge Apts.	50	40	10	Tax Credit
Sandstone Apts.	119	92	27	Tax Credit
McMurray Park Phase II	98	98	0	Tax Credit
Orchard Hills Apts.	141	141	0	Tax Credit
Three Rivers Village	41	0	41	Tax Credit/HUD
Vintage at Richland	148	0	148	Tax Credit
Pioneer Park	50	40	10	Tax Credit
Wheatlands Apts.	19	19	0	Tax Credit
Bishop Topel Haven Farmworker	42	42	0	Tax Credit
Pinecrest Apts.	53	42	11	Tax Credit
Silver Creek Apts.	240	240	0	Tax Credit
Stonegate	198	158	40	Tax Credit
Tepeyac Haven Farmworker	44	44	0	Tax Credit
The Vineyards Farmworker	45	45	0	Tax Credit

Sources: Washington State Housing Finance Commission, Washington State Housing Trust Fund and US Department of Housing & Urban Development data bases

In addition to tax credit properties listed above, there are several other properties in the Tri-Cities providing lower-cost housing.

Housing for Families	Housing for Elderly/Disabled
Hillcrest Apartments	Edison Terrace South
Pinecrest Apartments	Edison Terrace West
Tri-Cities Vista	Kennewick Garden Court
Hawaiian Village	Kennewick Perry Suites
The Brentwood Apartments	Luther Senior Center I
Prosser Gardens	Luther Senior Center Addition
	Tri-Cities Terrace I West
	Tri-Cities Terrace II East
	Tri-Cities Terrace South

Table B-2: Homeless Resources in Benton-Franklin County

Agency	Clientele	Capacity
BFDHS HEN Program	DSHS determine eligible; verified by Benefit Verification System	Open
BFDHS TANF Ending Family Homelessness	Must be receiving or eligible for TANF and participating in Work First Program	40 HH
BFDHS Emergency Housing Assistance	One time assistance with eviction prevention, rapid rehousing or emergency shelter, must be homeless or have an eviction notice	Varies
BFDHS Jail Release Program	Individuals released from jail/prison; Benton/Franklin resident	25 HH
BFDHS Chemically Dependency Housing Program	For individuals exiting inpatient chemically dependency treatment into homelessness and be a Benton/Franklin resident	25 HH
Blue Mountain Council SSVF	Support Services to veterans and their families, need DD214	Referral
Columbia Basin Veterans Coalition VESTRA	Rental assistance for veterans and families for up to 6 months, must be homeless or pending homeless and have a DD214	22 HH
CAC Elderly Program	Homeless or at risk and over 55 years	12 HH
CAC Owens House	Franklin County, male, drug and alcohol free, no sex offenders	4 HH
CAC Chronic Homeless Program	Chronically homeless based on county definition	36 HH
CAC CDBG	Non-entitlement areas: North Franklin and West Benton County	Varies
CAC ESG	Homeless prevention and Rapid Rehousing	Varies
CAC ABD Program	ABD receipt according to DSHS Benefit Verification System	44 HH
CAC TBRA	Up to two years rental assistance for families	33 HH
CFCS Helping Hands	CFCS clients; 1-year for individuals with mental health issues	20 HH
CFCS 2163	Rental assistance (180 days) individuals with mental health issues	22 HH
CFCS Fresh Start	Rental assistance for individuals 18-24 up to 6 months	26 HH
CFCS Bridges	Rental assistance for individuals over 55 up to 6 months	16 HH
CFCS SSVF	Support services to veterans and families DD 214 required	30 HH
Domestic Violence Services	Rent assistance for DV victims graduated subsidy up to 6 months	20 HH
Lourdes Counseling Center Rental and Shelter Program	Emergency shelter vouchers and rental assistance for LCC clients with mental illness	40 HH
River of Life Young Adult Housing ANSIL	Ages 18-24 years, 12 month graduated subsidy model	12 HH
Benton Franklin Detox Center	Social detoxification facility for women	12 HH

CAC: Community Action Connections; CFCS: Catholic Family & Child Services; HH: Households
Source: Benton Franklin Continuum of Care Coordinator, August 2014

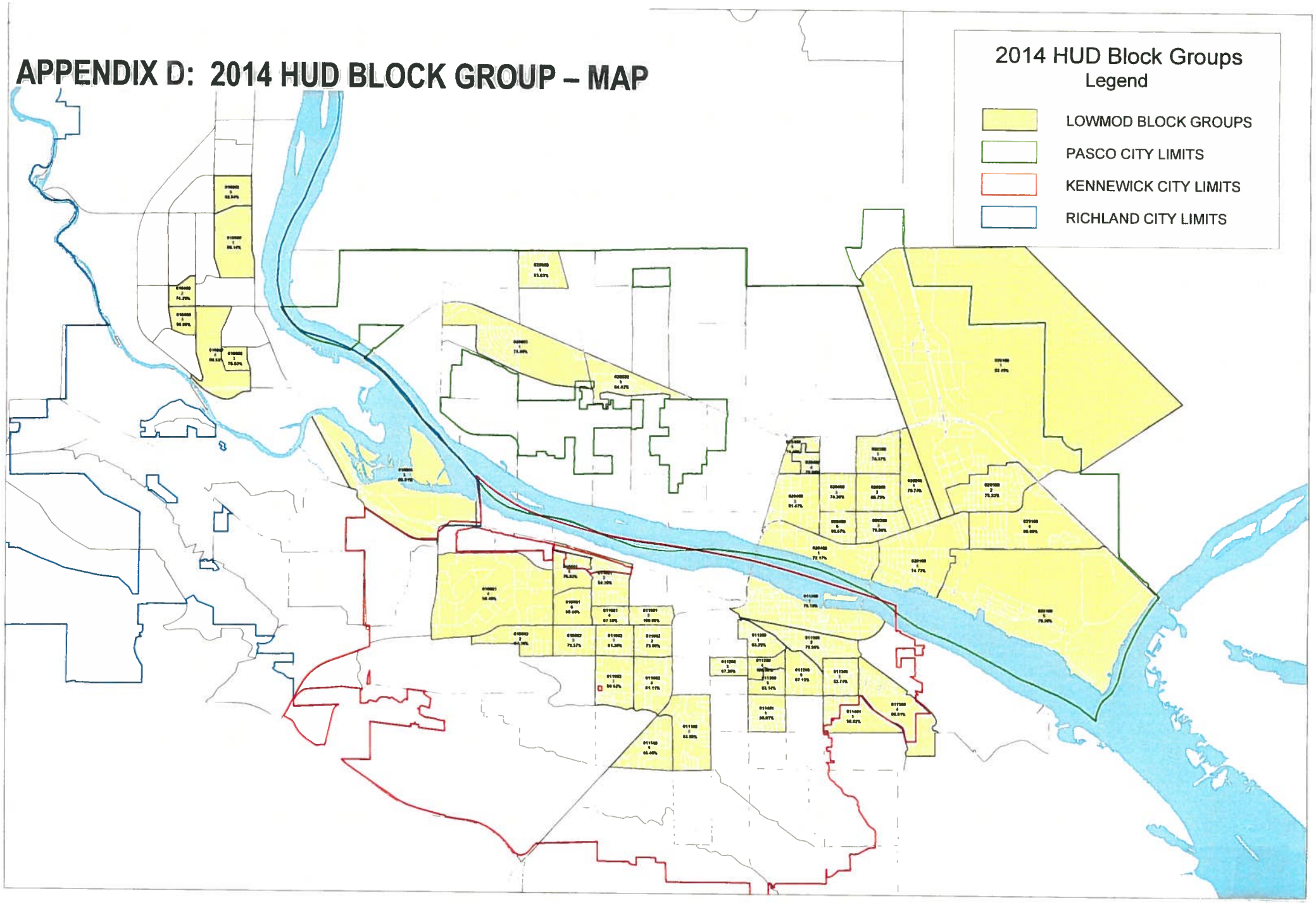
APPENDIX C: LOW/MOD & MINORITY BLOCK GROUPS

HUD-Determined Low-Moderate Income Block Groups 2006-2010
Disproportionate Minority Block Groups 2010 Census

City of Kennewick				City of Pasco				City of Richland			
Tract	Block Group	Percent Low-Mod	Min*	Tract	Block Group	Percent Low-Mod	Min*	Tract	Block Group	Percent Low-Mod	Min*
10901	4	59%		20100	1	82%	✓	10202	5	83%	✓
10901	5	77%	✓	20100	2	75%	✓	10400	1	48%	
10901	6	58%	✓	20100	3	75%	✓	10400	2	74%	
10902	2	67%		20100	4	97%	✓	10400	3	55%	
10902	3	80%	✓	20100	5	78%	✓	10500	1	58%	
11001	3	54%		20200	1	71%	✓	10600	3	76%	
11001	4	68%		20200	2	81%	✓	10600	4	81%	
11001	5	100%	✓	20200	3	76%	✓	10803	2	45%	
11002	1	61%		20300	3	74%	✓	10805	3	54%	
11002	2	73%		20400	1	72%	✓				
11002	3	60%		20400	2	74%	✓				
11002	4	61%		20400	3	91%	✓				
11100	3	54%		20400	4	70%	✓				
11200	1	63%		20400	5	74%	✓				
11200	3	87%	✓	20400	6	83%	✓				
11200	4	100%	✓	20502	3	64%					
11200	5	83%	✓	20603	1	74%					
11200	6	97%		20606	1	53%					
11300	1	75%	✓	20300	1		✓				
11300	2	80%									
11300	3	54%	✓								
11300	4	70%	✓								
11401	1	56%									
11401	3	60%	✓								
11503	5	65%									
11200	2		✓								

*Disproportionate minority population defined as 10% greater than for the jurisdiction (each city) as a whole.
Source: HUD 2014 and 2010 US Census

APPENDIX D: 2014 HUD BLOCK GROUP – MAP



APPENDIX E: CITIZEN PARTICIPATION PLAN

INTRODUCTION

The Citizen Participation Plan for the Tri-Cities HOME Consortium and its members (the cities of Kennewick, Pasco and Richland) is designed to provide a coordinated approach and opportunity for citizens to be involved in the planning, implementation and assessment on the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds received each year from the U.S. Department of Housing and Urban Development (HUD). The purpose of the Citizen Participation Plan is to:

1. Encourage public participation from all citizens, particularly low and moderate-income persons, including minority, non-English speaking or persons with disabilities, and residents of neighborhoods where 51 percent, or an amount determined by HUD as an exception criteria service area, are low and moderate income.
2. Provide for an exchange of information between citizens, city staff and elected officials.
3. Provide citizens with timely access to meetings, records and information.
4. Aid in the development of a 5 Year Consolidated Plan to help identify and prioritize local housing and community development needs.
5. Assist in the development of Annual Action Plans.
6. Review the performance of CDBG and HOME funded activities as reported in the Consolidated Annual Performance Evaluation Report (CAPER).
7. Describe actions that will be used to substantially amend existing plans.
8. Provide for a procedure for accepting and responding to complaints.

Prior to implementation, the Citizen Participation Plan will be available for a period of 30 days for public comment and will be made available in a format accessible to persons with disabilities, upon request. Upon adoption by Kennewick, Pasco and Richland City Councils, and final approval by HUD, the Citizen Participation Plan will be used by each CDBG entitlement city and the Tri-Cities HOME Consortium.

CITIZEN ADVISORY COMMITTEES

Each city has established individual citizen advisory committees to serve as a link between the public, city staff and City Council, and to aid in the development of the Consolidated Plan, Annual Action Plans, CAPER review, and assist in the administration and utilization of HUD grants. Each advisory position is selected based upon providing a balance of specific community interests or expertise to the committee. Low and moderate-income persons are encouraged to participate when a position becomes vacant. This is accomplished through public solicitations as well as direct communication with residents and participants in various social service organizations.

Each advisory committee meets at least monthly, and the meetings are open to the general public. An annual public hearing is held to provide citizens with an opportunity to identify housing and community development needs. The advisory committees review written funding requests, attend oral presentations by applicants, and make funding recommendations to the respective City Council to aid in the development of the Annual Action Plan. Technical assistance is available to assist applicants in their efforts to apply for funding that will benefit low and moderate-income persons. At various times throughout the year, an agency may be invited to give periodic updates on the progress or success of their activity to the advisory committee.

ENCOURAGE CITIZEN PARTICIPATION THROUGH WORKSHOPS, SPECIAL EVENTS, MEETINGS AND PUBLIC HEARINGS

It is the intention of the cities of Kennewick, Pasco and Richland that all citizens have an opportunity to participate in community development programs funded by the CDBG and HOME programs. Low and moderate-income persons, agencies or organizations that serve low and moderate-income persons, minority, non-English speaking and disabled persons will have the opportunity to offer ideas, suggestions, and comments through the following actions:

1. Each City will hold a minimum of 2 public hearings at separate times throughout each year to seek input and comment on housing and community development needs, the development of proposed activities, and to review program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries with accommodation for persons with disabilities. In the case of a public hearing where a significant number of non-English speaking residents can be reasonably expected to participate, an interpreter will automatically be made available.
2. Maintain mailing lists for use in distributing information.
3. Seek input from community advisory committees.
4. Encourage housing authorities, housing providers, neighborhood and public agencies, and faith-based and other interested organizations to participate and assist in informing their clients about workshops, special events, meetings and public hearings.
5. Issue press releases and/or public service announcements to community newspapers, local television and/or radio stations.
6. Post fliers in each of the three city's libraries.
7. Place display ads in the non-legal section of the local newspaper/publication to give 7 to 14 days notice of upcoming hearings.
8. Place a display ad in the non-legal section of the local newspaper/publication with a summary of contents and purpose, and of the availability to review draft copies of the Consolidated Plan, Annual Action Plan, any substantial amendments to the plan, and the CAPER.
9. Provide draft and final free copies of the Consolidated Plan, Annual Action Plan and the CAPER at each of the three cities, the three respective city's libraries, public facilities, the two housing authorities, and to other interested parties as may be requested.
10. Provide information to agencies that publish neighborhood newsletters or periodicals.
11. Post information on each City's website.
12. Post information on City reader-boards, and in locations at each city hall that are typically frequented by low and moderate-income persons.
13. Provide special accommodation for disabled, or impaired persons to review and comment as may be requested. Such accommodation may include printing materials in a large bold font type, providing audio recordings, telephone handset amplification, telecommunication devices, delivering copies to the homebound, and making information available on a website in a format compatible with web readers.
14. Provide special accommodation for non-English speaking persons to review and comment as may be requested. Such accommodation may include providing an "I Speak" language ID card to identify in which language the person communicates, and providing an interpreter in that language.
15. Encourage low and moderate-income residents of targeted revitalization areas to participate in the planning and implementation process through direct notice to the public of workshops, and/or neighborhood meetings.

16. Hold regular office hours for staff and be available for consultation.

THE CONSOLIDATED PLAN (CPS)

The development of the CPS is a cooperative effort between the cities of Kennewick, Pasco and Richland as members of a Consortium, private citizens, businesses, developers, agencies, public housing, and faith based organizations that serve low and moderate-income persons. This document provides the planning framework, strategies, goals and performance benchmarks to be achieved over a five-year period by the CDBG and HOME Programs. HUD will evaluate the performance of each City and the Tri-Cities HOME Consortium through the accomplishments of community development and housing program goals established in the CPS. At least 2 public hearings will be held by the Consortium throughout the development of the CPS to allow participation from the public on this planning document. At least one of the public hearings will be held before the Consolidated Plan is published for comment. The draft CPS will be available for public review and comment for at least 30 days prior to completion and submission of the final plan to HUD.

ANNUAL ACTION PLAN

The Annual Action Plan is a document that serves as the application for funding to HUD under the CDBG and HOME Programs and identifies federal and other funding resources that are expected to be used to address the needs identified in the CPS. This plan represents programs and activities that will be undertaken from January 1 through December 31 of each program year. It identifies the amount of grant funds and program income each city anticipates receiving each year, gives a specific description of the programs and activities that will be used to address the priority needs established in the Consolidated Plan, and provides benchmarks and goals to benefit low and moderate-income persons in which to measure program performance.

At least 2 public hearings will be held by each individual City each year at separate stages of development of the plan. The draft Annual Action Plan will be available for public review and comment for at least 30 days prior to completion and submission to HUD. The Annual Action Plan is to be submitted to HUD no later than 45 days prior to the end of the program year, or by November 15. The final approved Annual Action Plan may be posted on each City's website, and will be available in electronic or hard copy by contacting the respective City.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

This report describes the accomplishments of each activity undertaken during the previous year, identifies how funds were actually used versus how the funds were proposed to be used, what impacts the activity realized, and to what extent the funds benefited low and moderate-income persons. The CAPER will be distributed and available for public review and comment for at least 15 days prior to completion and submission to HUD. The CAPER is due no later than 90 days following the end of the program year, or by March 31st of each year.

PUBLIC HEARING NOTICE

Public hearings will be held at times and in locations convenient to potential or actual beneficiaries, and that are easily accessible to disabled persons. Within reason, all non-English speaking citizen's needs and persons with impairments or disabilities will be accommodated to provide adequate participation in the process. A display ad notice will be published in the non-legal section of the local newspaper/publication at least 7 to 14 days prior to the hearing. The notice will include some or all of the following information as appropriate to the particular hearing:

- The date, time and place.
- Estimated amount of funds that will be available for distribution, and the amount that will benefit low and moderate-income persons.
- Topic(s) to be discussed including, but not limited to, housing and community development needs, development of proposed activities, and review of program performance.
- Basic information about the program(s).
- Timing and procedures followed in the development and approval of the CPS, Annual Action Plan, Substantial Amendments, or CAPER.
- Contact name and phone number for requesting additional information or special accommodations.

AMENDMENTS OR SUBSTANTIAL AMENDMENTS TO THE PLAN

An "amendment" to the approved plan will occur when a revision is made to the priority needs, a change in made in the method of distribution of funds, when an activity not previously identified in the plan is added, or when the purpose, scope, location or beneficiaries of an activity are changed.

A "substantial amendment" to the plan will occur when the original purpose of the project is changed to a new eligible category, or when a change in the allocation exceeds 10 percent of the individual City's current year's CDBG or HOME allocation, including program income. A substantial amendment to the plan will be forwarded to the respective City's advisory committee, an ad will be placed in a local newspaper/publication, and will be available for a period of at least 30 days for public review and comment. Upon expiration of the 30-day review and comment period, and approval by the individual City's Council, the proposed change will be signed by the authorized official of the jurisdiction and submitted to HUD for final approval.

RESPONDING TO COMMENTS AND COMPLAINTS

Each City will consider any comments or complaints received in writing or orally at a public hearing or during a public review period regarding the Consolidated Plan, the Annual Action Plan, a substantial amendment to it, the CAPER, or any of the Programs they cover. Where practicable, a written response will be made within 15 working days. Where not practicable, written responses will be made as quickly as possible. A summary of the comments or views and a summary of any comments or views not accepted and the reasons why it was not accepted will be included in the final document prior to submittal to HUD.

ACCESS TO RECORDS

Each city will be responsible for providing citizens, public agencies and other interested parties within 5 days of request, access to information and records relating to the City's Consolidated Plan and the use of assistance under the CDBG and HOME programs covered during the preceding five-year period. Such access shall be consistent with applicable State and local laws, subject to privacy and obligations of confidentiality.

STAFF SUPPORT AND TECHNICAL ASSISTANCE

Staff from each city will be responsible and will make every reasonable effort to provide access and technical assistance to citizens, and agencies representing low and moderate-income persons, in order that they may participate in planning and assessing projects. Staff from each city will also respond to those who request assistance in developing proposals for CDBG or HOME funding, and will provide technical assistance to assist in the implementation of the project.

RELOCATION AND DISPLACEMENT POLICY

The Cities of Kennewick, Pasco and Richland intend to minimize to the greatest extent possible, the permanent displacement of any low and moderate-income persons that might result from the use of CDBG or HOME funds. This will be achieved through the design and evaluation of each project for potential displacement, by measuring and comparing such potential among alternative proposals and designs, and by considering alternatives when selecting projects for funding, prior to a final commitment of funds.

While there is no intent to directly displace individuals, families, businesses, or nonprofit organizations because of projects, the respective City will assist any individual, family, business, or nonprofit organization displaced by projects funded with CDBG or HOME funds as authorized under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, or under Section 104(d) of the Housing and Community Development Act of 1974. The Cities reserve the right to reject a project, or require that any sub-recipient provide non-federal financial relocation assistance to persons or organizations affected by the project, if the project causes permanent displacement.

AVAILABILITY OF DOCUMENTS

The draft and final documents referred to in this Citizen Participation Plan will be available for review at the following locations:

In Richland, WA

- City of Richland Housing and Redevelopment Office, 840 Northgate Dr.
- Richland Public Library, 955 Northgate Dr.

In Kennewick, WA

- City of Kennewick Community Development Office, 210 W. 6th Ave.
- Mid-Columbia Library, 1620 S. Union
- Kennewick Housing Authority, 1915 W. 4th Pl.

In Pasco, WA

- City of Pasco Community and Economic Development Office, 525 N. 3rd Ave.
- Pasco Public Library, 1320 W. Hopkins St.
- Pasco and Franklin County Housing Authority, 2505 W. Lewis St.

Citizens will be encouraged to review copies of the documents at the above locations, however individual copies, or copies in a form accessible to persons with disabilities will be made available upon request by contacting the following City Offices:

City of Richland Housing and Redevelopment Office, 942-7580
City of Kennewick Community Development Office, 585-4432
City of Pasco Community and Economic Development Office, 545-3441