
Richland, Pasco, Kennewick

**2025–2029 Tri-Cities
Consolidated Plan
Tri-Cities HOME Consortium**

TABLE OF CONTENTS

EXECUTIVE SUMMARY	4
ES-05 EXECUTIVE SUMMARY – 2 4 CFR 91.200(c), 91.220(b)	4
THE PROCESS	9
PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(b)	10
PR-10 CONSULTATION - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) AND 91.315(i)	11
PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(c) AND 91.300(c)	28
NEEDS ASSESSMENT	30
NA-05 OVERVIEW	30
NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205 (A,B,C)	33
NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 91.205 (b)(2)	49
NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 91.205 (b)(2)	53
NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 91.205 (b)(2)	57
NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION - 91.205 (b)(2)	59
NA-35 PUBLIC HOUSING - 91.405, 91.205 (b)	61
NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (c)	69
NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (b,D)	75
NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (f)	80
HOUSING MARKET ANALYSIS	84
MA-05 OVERVIEW	84
MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS - 91.410, 91.210(A)&(B)(2)	87
MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410, 91.210(A)	93
MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A)	97
MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)	101
MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 91.210(c)	105
MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)	110
MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)	112
MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)	113
MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION	121
MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)	123
MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)	125
STRATEGIC PLAN	126
SP-05 OVERVIEW	126
SP-10 GEOGRAPHIC PRIORITIES - 91.415, 91.215(A)(1)	127
SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)	128
SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)	135
SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C)(1,2)	137
SP-40 INSTITUTIONAL DELIVERY STRUCTURE - 91.415, 91.215(K)	140

SP-45 GOALS - 91.415, 91.215(A)(4).....	145
SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT - 91.415, 91.215(c).....	150
SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING - 91.415, 91.215(h).....	151
SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(d).....	152
SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(i).....	154
SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(j).....	155
SP-80 MONITORING - 91.230.....	156
ANNUAL ACTION PLAN	157
AP-15 EXPECTED RESOURCES - 91.420(b), 91.220(c)(1,2)	157
AP-20 ANNUAL GOALS AND OBJECTIVES - 91.420, 91.220(c)(3)&(e)	161
AP-35 PROJECTS - 91.420, 91.220(d)	163
AP-35 PROJECT SUMMARY	164
AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(f)	170
AP-55 AFFORDABLE HOUSING - 91.420, 91.220(g)	171
AP-60 PUBLIC HOUSING - 91.420, 91.220(h)	172
AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES - 91.420, 91.220(i)	173
AP-75 BARRIERS TO AFFORDABLE HOUSING - 91.420, 91.220(j)	175
AP-85 OTHER ACTIONS - 91.420, 91.220(k).....	176
AP-90 PROGRAM SPECIFIC REQUIREMENTS - 91.420, 91.220(l)(1,2,4)	178
APPENDIX	181

EXECUTIVE SUMMARY

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

1. Introduction

Each year the Tri-Cities (comprised of Richland, WA; Kennewick, WA; and Pasco, WA) receives federal funding from the U.S. Department of Housing and Urban Development (HUD) to support affordable housing and community development programs that primarily benefit low- and moderate-income people. This funding comes from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). In order to receive this funding, the Tri-Cities develops a Consolidated Plan every five years to outline the jurisdiction's funding strategy over the next five fiscal years. The Consolidated Plan incorporates information gathered through data analysis and consultation with a range of voices in the community—including Tri-Cities residents, low- and moderate-income people, and organizations that work with or have specific knowledge of needs facing low- and moderate-income communities—to identify the Tri-Cities' current housing and community development needs and outline the specific goals and expected outcome for the use of CDBG and HOME funds.

Each of the federal grant programs included in the Consolidated Plan (CDBG and HOME) has its own unique requirements, uses, and jurisdictional boundaries. In order to qualify for an investment of HOME funding, Richland, Pasco, and Kennewick partnered to form the Tri-Cities HOME Consortium ("the Consortium"), with Richland serving as the lead entity. Richland, Pasco, and Kennewick each receive their own annual CDBG allocations from HUD and develop separate Consolidated Plans to guide the use of these funds in their communities. This Consolidated Plan informs the use of the Tri-Cities' HOME allocation and Richland's CDBG allocation.

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

The Tri-Cities anticipates receiving the following annual grant amount over the five-year period of the Consolidated Plan for program years 2025–2029.

- HOME: \$652,569.
- CDBG: \$295,000.

The Tri-Cities Consortium intends to use these funds to further three primary goals:

Goals	Description
1	Affordable Housing —The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as homeowner and rental rehab. Additionally, the Consortium will support programs, such as tenant-based rental assistance and downpayment assistance to support low- and moderate-income households in obtaining and maintaining housing.

Goals	Description
2	Community and Economic Development —The Tri-Cities Consortium will support investments in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as public facility rehabilitation, community development, infrastructure improvements, and other non-housing public services.
3	Public Services —The Tri-Cities Consortium will support individuals and families by investing in housing and supportive services to increase self-sufficiency and wellbeing among low and moderate-income households in the Tri-Cities.

The Strategic Plan section of the Consolidated Plan provides more information on the Consortium’s goals, objectives, and specific strategies designed to make progress toward those goals.

3. Evaluation of past performance

The Tri-Cities Home Consortium has made significant steps toward accomplishing the goals outlined in the previous Consolidated Plan and Annual Action Plan. There continues to be strong relationships among community partners in implementing projects and building capacity. Listed below are the accomplishments made toward the Consortium’s 2020–2024 goals and the percentage of the goal that has been completed.

HOME

- HOME funds assisted 322 households with TBRA (161 percent).
- HOME funds assisted 13 households with direct financial assistance to homebuyers (20.63 percent).
- HOME funds rehabilitated 5 homeowner household units (5 percent).
- HOME funds added 29 homeowner housing units (n/a).

Richland CDBG

- CDBG funds assisted 2,710 persons with public service activities other than low/moderate income housing benefits (55.83 percent).
- CDBG funds supported the creation/retention of 16 jobs (100 percent).
- CDBG funds assisted 26,479 persons with public facility or infrastructure activities other than low/moderate income housing benefits (93.01 percent).
- CDBG funds rehabilitated 13 homeowner household units.

4. Summary of citizen participation process and consultation process

The Consortium followed the requirements for citizen participation outlined in the Tri-Cities Consortium Citizen Participation Plan, which requires each city to hold two public hearings regarding the use of CDBG funds and a 30-day public comment period upon publishing the draft. Additionally, the Citizen Participation Plan requires the Consortium to hold two public hearings regarding the use of HOME funds and a 30-day public comment period upon publishing the draft.

The Consortium held one public hearing on September 25, 2024, regarding the use of Consortium HOME funds and Richland CDBG funds. The Consortium will hold an additional hearing during the public comment period, which will occur from December 16, 2024, to January 21, 2025, regarding the use of CDBG and HOME funds.

In addition to the citizen participation process, the Consortium consulted with stakeholders and partners from agencies, organizations, and other groups that work directly with or have knowledge of the needs of low- and moderate-income people in the Tri-Cities. The Consortium distributed an online stakeholder survey and conducted eight consultation sessions on the topics of:

- Continuum of Care (CoC) and Homeless Services
- Public and Human Services
- Youth Services
- Special Needs Populations
- Public housing authorities (PHA) and Affordable Housing
- Economic Development
- Fair Housing
- Public Works

Between the stakeholder consultation sessions and online survey, the Consortium gathered input from 47 unique organizations in the development of the Consolidated Plan.

5. Summary of public comments

The Consortium did not receive comments during the public hearing held on September 25, 2024. The Consortium will update this section of the Consolidated Plan following the end of the written public comment period and the second public hearing.

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

The Consortium did not receive comments during the public hearing held on September 25, 2024. The Consortium will update this section of the Consolidated Plan following the end of the written public comment period and the second public hearing.

7. Summary

The Consolidated Plan provides an overview of housing and community development needs in the Tri-Cities. Listed below are the key takeaways synthesized from the data analysis and outreach process.

Housing Need, Condition, and Availability

- There has been a significant jump in affordable housing needs for every population in the past two years.
- Elderly households, renter households, extremely low-income households, certain racial groups (including African American and Asian households), and households in Pasco and Kennewick are more affected by housing problems than other community residents.

- A variety of factors, including mental health and substance use disorder needs, compound with housing problems to exacerbate housing instability. There is a need for mental health and substance use disorder supportive services to accompany housing services.
- Low vacancy rates and a limited supply of naturally affordable and accessible housing and assisted units create a need for new developments and rehabilitation of existing units.
- With a large portion of Consortium households living in a unit built prior to 1980, there is a need to inspect and possibly rehabilitate units with structural or health concerns.
- Low- and moderate-income households tend to live in older, more naturally affordable units, which puts them at a greater risk of housing problems.

Public Housing

- Public housing and voucher programs have low turnover of units and long wait lists, leaving many residents unserved by these programs.
- Voucher recipients often face additional barriers to obtaining housing, such as stringent inspection criteria on Section 8 units. Persons with physical disabilities have significant challenges finding accessible units.
- A sizable percentage of public housing residents and voucher recipients live in households with either a person with a disability or a senior, which indicates a need for more accessible housing units.
- There is an identified need to continue the maintenance and rehabilitation of public housing units in need of repair.

Homelessness, Supportive Services, and Shelter Facilities

- The housing and supportive service needs of households experiencing homelessness is greater than what can be provided with current resources in the Tri-Cities.
- Unsheltered homelessness increased in the community from 2022 to 2023, indicating a need for more housing and supportive services for that population.
- The current shelter capacity and resources are not sufficient to meet the needs of the community.
- There is a lack of transitional housing, shelters for specific populations, and low-barrier options observed by service providers.
- Stakeholders note that even with these services, they are seeing an increased demand for housing and supportive services that oftentimes outpaces provider capacity.
- There is a need for more mental health and substance use disorder services.

Non-Housing Community Development Needs

- Community members desire increased maintenance and new developments of community centers and recreation facilities.
- Street and sidewalk enhancement, particularly to improve connectivity and accessibility for pedestrians, is an identified need for community members and stakeholders.

Economic Development

- There exist notable barriers for residents in the workforce to obtain and maintain employment, such as lack of affordable housing and childcare costs.
- Increasing connectivity, both to transportation and job networks, will help qualified candidates obtain and maintain employment.
- The business and workforce community in the Tri-Cities is still feeling the effects of the COVID-19 pandemic.

Broadband

- While broadband availability has increased in the past five years, there still exists digital equity gaps among vulnerable groups, including seniors and people living with a disability.

Natural Hazards

- The Tri-Cities maintain a moderate risk of flooding, drought, and wildfires. However, the effects of natural hazards are amplified among low- and moderate-income populations who often have limited resources to flee dangerous conditions and recover quickly from severe weather events.

THE PROCESS

The Process consists of three sections:

- Lead and Responsible Agencies
- Consultation
- Citizen Participation

Together, these sections describe the nature and results of outreach efforts conducted during the development of the Consolidated Plan.

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

The PR-05 Lead & Responsible Agencies section of the Consolidated Plan identifies the agencies overseeing the development of the Consolidated Plan.

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

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

Table 1—Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Richland	Development Services
HOME Administrator	Richland	Development Services

Narrative

As the lead entity for the Consortium, the City of Richland’s Development Services Department led the development of this Consolidated Plan, which outlines the city’s strategy for its CDBG allocation and the Consortium’s HOME allocation for the next five years. The City of Kennewick and the City of Pasco, as entitlement communities, supported the development of the Consolidated Plan and the administration of the HOME program.

Consolidated Plan Public Contact Information

City	Contact Information
Richland	Toni Lehman CDBG/HOME Administrator tlehman@ci.richland.wa.us (509) 942-7580
Pasco	Kristin Webb CDBG Administrator webbk@pasco-wa.gov (509) 543-5739
Kennewick	Kylie Peel Community Development Coordinator Kylie.Peel@ci.kennewick.wa.us (509) 585-4432

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

Introduction

The PR-10 Consultation section of the Consolidated Plan summarizes the consultation process for the development of the Consolidated Plan.

The Consortium routinely coordinates with partner agencies and organizations in the administration, implementation, and evaluation of CDBG- and HOME-funded programs to meet the Consortium's Consolidated Plan goals and objectives. In the development of the 2025–2029 Consolidated Plan, the Consortium sought input from partners and stakeholders through consultation sessions and an online stakeholder survey.

The Consortium held six hybrid consultation sessions (hosted on September 5 and 6) and two virtual consultation sessions (hosted on September 10 and 11). Listed below are the session topics of each consultation session, which were well attended by community partners and agencies:

- CoC and Homeless Services
- Public and Human Services
- Youth Services
- Special Needs Populations
- PHA and Affordable Housing
- Economic Development
- Fair Housing
- Public Works

The online community survey through SurveyMonkey was open from August 15, 2024, to September 20, 2024. In that time, 27 stakeholders responded to the survey. The survey asked respondents to identify, rank, and provide commentary on community needs on the following topic areas:

- Affordable Housing
- Housing and Supportive Services
- Public Facilities and Infrastructure
- Human Services
- Fair Housing

Between both methods of outreach, the Consortium consulted with 47 unique organizations. Listed below are common themes stakeholders expressed across consultation sessions and survey results:

- Housing issues, including unaffordability and lack of available units, have worsened significantly since the previous Consolidated Planning process.
- Many available units are not accessible to people with physical disabilities or do not meet Section 8 inspection criteria, further limiting housing options.
- The demand for housing and supportive services, particularly mental health and substance use disorder services, is greater than the current capacity of service providers.

- Lack of connectivity, particularly in rural areas of the Consortium, exacerbates inequalities, particularly in hindering residents from obtaining and maintaining employment.

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

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

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Benton Franklin CoC (which is part of the Washington Balance of State [BoS] Continuum), managed by the Benton & Franklin Counties Department of Human Services, is the lead entity responsible for coordinating the homelessness response system in the Tri-Cities. Each of the three cities has voting membership within the CoC and collaborated with the CoC in drafting the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025). The plan includes the following principles intended to promote coordination across community partners and work to reduce homelessness in the community.

- **Efficacy**—Increase the efficacy of existing housing and service systems through coordination, collaboration, and communication between agencies for the benefit of the homeless population.
- **Flexibility**—Emphasize the ability of housing and services strategies to easily adapt to emerging trends and needs, both in the homeless population and in the housing market.
- **Sustainability**—Implement strategic distribution of available funding streams and identify and pursue additional funding sources.
- **Innovation**—Incorporate best practices, new research, and case studies.
- **Awareness**—Ensure that the community, through education and outreach, is a place where all are accepted.
- **Accountability**—Define success and collect accurate data about the problem and solutions while continually evaluating the system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

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

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

Table 2 lists all the agencies and organizations that provided input in the development of the Consolidated Plan. The Consortium sought input from all the required organization types for the Consolidated Plan through consultation sessions and an online stakeholder survey. Overall, the Consortium gathered input from 47 unique organizations.

Table 2—Agencies, groups, organizations who participated

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
1	Snipes H3	Housing Services— Children Services— Education Services— Employment	Housing Needs Assessment Non-Homeless Special Needs Market Analysis	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
2	Richland School District	Services—Education	Housing Needs Assessment Homeless Needs— Families with Children	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
3	Kennewick School District	Services—Education	Housing Needs Assessment Homeless Needs— Families with Children	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
4	Fourth Dimension Living	Other—Business Entity	Housing Needs Assessment Homelessness Strategy	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
5	Benton Franklin Health District	Services—Health Health Agency	Housing Needs Assessment Homelessness Strategy	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
6	Greater Health Now	Services—Health	Housing Needs Assessment	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
7	Senior Life Resources Northwest	Services—Elderly Persons Services—Persons with Disabilities	Housing Needs Assessment Non-Homeless Special Needs	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
8	Domestic Violence Services of Benton and Franklin Counties (DVSBF)	Housing Services—Victims of Domestic Violence	Housing Needs Assessment Non-Homeless Special Needs	Consultation Survey	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
9	Supportive Services for Veterans (Blue Mountain Action Council)	Housing Other—Services—Veterans Services—Homeless	Homelessness Needs—Veterans Non-Homeless Special Needs Homelessness Strategy	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
10	Benton County Human Services	Other Government—County	Housing Need Assessment Homelessness Needs—Veterans Market Analysis	Consultation Survey	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
11	Tri-Cities Chaplaincy	Other—Religious Organization	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Consultation Survey	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
12	OIC of Washington	Other—Services—Veterans Services—Homeless	Housing Need Assessment Homelessness Needs—Veterans Non-Homeless Special Needs	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
13	Washington State 211	Services—Homeless Services—Health Services—Education Services—Employment	Housing Need Assessment Homelessness Strategy	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
14	Lutheran Community Services	Housing Services— Children Services— Elderly Persons	Housing Need Assessment Non-Homeless Special Needs	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
15	Washington Monitoring	Services—Employment Other—Services—Veterans Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
16	Sent to Serve	Housing Services— Homeless	Homelessness Strategy Homeless Needs— Families with Children Homeless Needs— Chronically Homeless	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
17	Habitat for Humanity	Housing	Housing Need Assessment Market Analysis	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
18	Benton Franklin Community Action Connection	Services—Homeless Housing	Housing Need Assessment Homeless Needs—Chronically Homeless Homeless Needs—Families with Children Market Analysis	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
19	Benton Franklin Council of Governments	Regional Organization	Non-Housing Community Development Strategy Market Analysis	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
20	Tri-Cities Regional Chamber of Commerce	Business Leaders Regional Organization	Non-Housing Community Development Strategy Market Analysis	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
21	TRIDEC	Regional Organization Planning Organization	Non-Housing Community Development Strategy Market Analysis	Consultation Survey	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
22	Visit Tri-Cities	Regional Organization Planning Organization	Non-Housing Community Development Strategy Market Analysis	Consultation	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.
23	Port of Benton	Other Government—Local	Non-Housing Community Development Strategy Market Analysis	Consultation Survey	Provided input into the development of the Consortium’s Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
24	Benton and Franklin Counties Human Services Department	Services—Children CoC Services—Persons with Disabilities	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
25	Lourdes Behavioral Health	Services—Health Services—Homeless	Homelessness Strategy Market Analysis Homeless Needs— Families with Children	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
26	Pasco Public Works Department	Other Government—Local	Market Analysis Non-Housing Community Development Strategy	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
27	Pasco Parks and Recreation Department	Other Government—Local	Market Analysis Non-Housing Community Development Strategy	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
28	Richland Public Works Department	Other Government—Local	Market Analysis Non-Housing Community Development Strategy	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
29	Ben Franklin Transit	Planning Organization Regional Organization	Market Analysis Non-Housing Community Development Strategy	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
30	Kennewick Community and Development Services Department	Other Government—Local	Housing Need Assessment Lead-Based Paint (LBP) Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy Market Analysis	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
31	Richland Community and Development Services Department	Other Government—Local	Housing Need Assessment LBP Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy Market Analysis	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
32	Pasco Community Development Services Department	Other government—Local	Housing Need Assessment LBP Strategy Anti-Poverty Strategy Non-Housing Community Development Strategy Market Analysis	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
33	Ben Franklin Legal Aid	Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Consultation	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
34	City of Pasco Code Division	Other government—Local	Market Analysis Housing Need Assessment	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
35	Northwest Fair Housing Alliance	Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Consultation Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
36	Communities in Schools of Benton-Franklin	Services-Education	Non-Homeless Special Needs Non-Housing Community Development Strategy	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
37	Grace Clinic	Services-Health Services-Persons with Disabilities	Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
38	Support, Advocacy & Resource Center	Services-Victims of Domestic Violence	Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
39	Benton Rural Electric Association	Regional organization	Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
40	Retter & Co. Sotheby's	Business Leaders	Housing Need Assessment Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
41	Elijah Family Homes	Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
42	Northwest Justice Project	Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
43	Ziply Fiber	Business Leaders	Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
44	Housing Authority of City of Pasco and Franklin County	PHA	Housing Need Assessment Public Housing Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
45	My Friends Place	Services-Homeless Services-Children	Housing Need Assessment Homelessness Needs— Unaccompanied Youth Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

#	Agency/Group/ Organization	Agency/Group/Organization Type	Section of Plan Addressed	Method of Consultation	Anticipated Outcomes or Areas for Improved Coordination
46	The Arc of Tri-Cities	Services-Persons with Disabilities	Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.
47	Benton-Franklin Juvenile Court	Other government—Local	Non-Homeless Special Needs Market Analysis	Survey	Provided input into the development of the Consortium's Consolidated Plan and Assessment of Fair Housing.

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

The Consortium did not exclude any agencies or organizations in the consultation process for the Consolidated Plan.

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

The Consortium considered multiple local and regional planning efforts while developing the Consolidated Plan, which are listed in Table 3.

Table 3—Other Local/Regional/Federal Planning Efforts

Name of Plan	Lead Organization	How the Goals of the Strategic Plan Overlap with the Goals of Each Plan
Domestic Violence Services of Benton and Franklin Counties 2022 Annual Report	DVSBF	The Domestic Violence Services of Benton and Franklin Counties Annual Report provides information on the services provided to individuals and families seeking services, which informs the Consortium's goals and strategies.
Domestic Violence Services of Benton and Franklin Counties 2018 Annual Report	DVSBF	The Domestic Violence Services of Benton and Franklin Counties Annual Report provides information on the growth in services requested and provided to individuals and families seeking services, which informs the Consortium's goals and strategies.
Kennewick Housing Authority and Housing Authority of the City of Pasco and Franklin County 5-Year Plan (2024–2028)	Kennewick Housing Authority (KHA) and Housing Authority of the City of Pasco and Franklin County (HACPFC)	The KHA and HACPFC 5-Year Plan outlines the services provided by the PHAs and their goals for the next five years, which align with the Consortium's goals.
Tri-Cities HOME—American Rescue Plan Program (HOME-ARP) Allocation Plan (2023)	Richland, WA	The Tri-Cities HOME-ARP Allocation Plan describes the needs and services available to qualifying populations (including people experiencing or at risk of experiencing homelessness) in the Consortium. The information provided informs the Consortium's goals and strategies.

Name of Plan	Lead Organization	How the Goals of the Strategic Plan Overlap with the Goals of Each Plan
Risk and Protection Profile for Substance Abuse (Richland School District)	Washington State Department of Social and Health Services	The Risk and Protection Profile for Substance Abuse describes the characteristics and needs of people with substance use disorder, which informs the Consortium's goals and strategies.
Risk and Protection Profile for Substance Abuse (Kennewick School District)	Washington State Department of Social and Health Services	The Risk and Protection Profile for Substance Abuse describes the characteristics and needs of people with substance use disorder, which informs the Consortium's goals and strategies.
Risk and Protection Profile for Substance Abuse (Pasco School District)	Washington State Department of Social and Health Services	The Risk and Protection Profile for Substance Abuse describes the characteristics and needs of people with substance use disorder, which informs the Consortium's goals and strategies.
Benton and Franklin Counties 2022 Community Health Needs Assessment	Benton-Franklin Health District	The Community Health Needs Assessment describes health indicators in the Consortium and summarizes community input on health needs, including housing and supportive services. The information provided informs the Consortium's goals and strategies.
2022 Washington State HIV Surveillance Report	Washington State Department of Health	The Washington State HIV Surveillance Report provides information on the number and nature of people with HIV/AIDS in the Consortium. The information provided informs the Consortium's goals and strategies.
2023 HIV/AIDS Epidemiology Report and Community Profile	Public Health Seattle and King County	The HIV/AIDS Epidemiology Report and Community Profile describes the housing and service needs of people living with HIV/AIDS. The information provided informs the Consortium's goals and strategies.

Name of Plan	Lead Organization	How the Goals of the Strategic Plan Overlap with the Goals of Each Plan
City of Richland Comprehensive Plan 2017	Richland, WA	The Comprehensive Plan provides insight into the housing needs of the city and outlines the city's strategic housing and community development goals, which align with the Consolidated Plan goals.
City of Pasco Comprehensive Plan 2018–2038	Pasco, WA	The Comprehensive Plan provides insight into the housing needs of the city and outlines the city's strategic housing and community development goals, which align with the Consolidated Plan goals.
City of Kennewick Comprehensive Plan 2017–2037	City of Kennewick	The Comprehensive Plan provides insight into the housing needs of the city and outlines the city's strategic housing and community development goals, which align with the Consolidated Plan goals.
The Washington State Department of Commerce 2024 Housing Advisory Plan	The Washington State Department of Commerce	The Housing Advisory Plan provides information on the number of housing units needed in Benton and Franklin Counties to meet future demand. The information provided informs the Consortium's goals and strategies.
Benton and Franklin Counties Five-Year Plan to End Homelessness (2020–2025)	Benton and Franklin CoC	The Five-Year Plan to End Homelessness provides information on the institutional structure of the CoC and outlines strategic goals to reduce homelessness and improve service delivery in the Consortium. The goals outlined in the plan align with the Consolidated Plan goals.
Benton and Franklin Counties Five-Year Homeless Housing Plan Annual Report	Benton and Franklin CoC	The Five-Year Homeless Housing Plan Annual Report provides information on the institutional structure of the CoC, which informs the Consortium's goals.

Name of Plan	Lead Organization	How the Goals of the Strategic Plan Overlap with the Goals of Each Plan
HUD 2023 CoC Homeless Assistance Programs Housing Inventory Count Report	HUD	The Homeless Assistance Programs Housing Inventory Count Report provides information on the types and amounts of shelter beds available for people experiencing homelessness. The information provided informs the Consortium's goals and strategies.
The Benton-Franklin Council of Governments 2021–2025 Comprehensive Economic Development Strategy (CEDS)	The Benton-Franklin Council of Governments	The CEDS outlines strategic goals to promote economic development in the Consortium. These goals align with the Consolidated Plan goals.
The Tri-City Regional Chamber of Commerce 2023 Annual Report	The Tri-City Regional Chamber of Commerce	The Annual Report provides information on initiatives and programs supported by the Chamber of Commerce. The information provided informs the Consortium's goals and strategies.
2023 Benton County Broadband and Digital Access Plan	The Benton-Franklin Council of Governments	The Broadband and Digital Access Plan outlines the connectivity needs of Tri-Cities populations. The information provided informs the Consortium's goals and strategies.
2023 Franklin County Broadband and Digital Access Plan	The Benton-Franklin Council of Governments	The Broadband and Digital Access Plan outlines the connectivity needs of Tri-Cities populations. The information provided informs the Consortium's goals and strategies.
Benton County Natural Hazard Mitigation Plan (2019)	Benton County, WA	The Natural Hazard Mitigation Plan describes the risks of natural disasters and community needs in the Tri-Cities. The information provided informs the Consortium's goals and strategies.

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

In the development of the Consolidated Plan, the Consortium consulted numerous public entities, including working closely with other member jurisdictions of the Consortium. During the consultation process, the Consortium gathered input from public entities, including:

- Benton and Franklin Counties Human Services Department.
- Pasco Public Works Department.
- Pasco Parks and Recreation Department.
- Richland Public Works Department.
- Kennewick Community and Development Services Department.
- Richland Community and Development Services Department.
- Pasco Community Development Services Department.
- City of Pasco Code Division.
- Richland School District.
- Kennewick School District.
- Benton Franklin Health District.
- Benton County Human Services.
- Benton Franklin Council of Governments.

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

The PR-15 Citizen Participation section of the Consolidated Plan outlines the methods and results of citizen participation in the development of the Consolidated Plan.

Summary of citizen participation process/Efforts made to broaden citizen participation

The Consortium followed the requirements for citizen participation outlined in the Tri-Cities Consortium Citizen Participation Plan, which requires each city to hold two public hearings regarding the use of CDBG funds and a 30-day public comment period upon publishing the draft. Additionally, the Citizen Participation Plan requires the Consortium to hold two public hearings regarding the use of HOME funds and a 30-day public comment period upon publishing the draft.

The Consortium held one public hearing on September 25, 2024, regarding the use of Consortium HOME funds and Richland CDBG funds. The Consortium will hold an additional hearing during the public comment period, which will occur from December 16, 2024, to January 21, 2025, regarding the use of CDBG and HOME funds.

Summarize citizen participation process and how it impacted goal setting.

Through the consultation process, there was significant effort made to proactively receive feedback from persons with disabilities, non-English speaking persons, and minorities.

Through the citizen participation process, efforts were made to encourage public comments through public hearings and the public comment period in the following ways:

- An ad in the Tri-City Herald.
- An ad in the Tu Decides.
- Announcements on each city's website and Facebook page.
- An announcement at a CoC meeting.
- Physical Consolidated Plan copies in lobbies of public buildings, including the KHA and public libraries.
- Promotion during stakeholder consultation sessions.

Citizen Participation Outreach

Table 4 summarizes citizen participation and outreach efforts.

Table 4—Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
1	Other: Public hearing held on September 25, 2024	Non-targeted/broad community	No comments were received	No comments were received	No comments were received
2	Other: Public hearing during public comment period (date TBD)	-	-	-	-
3	Newspaper ad published on August 18, 2024, and August 25, 2024	Non-targeted/broad community	No comments were received	No comments were received	No comments were received

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The Needs Assessment is comprised of six sections:

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

Together, these sections present key housing and community development needs of low- and moderate-income people in the Tri-Cities HOME Consortium. The needs identified in this section inform the Strategic Plan, which outlines how the Consortium will use its CDBG and HOME funds over the next five years.

The Needs Assessment utilizes two primary data sources: data from the U.S. Census Bureau's American Community Survey (ACS) and custom tabulations of ACS data called the Comprehensive Housing Affordability Strategy (CHAS) data. The Consortium analyzed the most recent data sets available at the time of drafting for both sources, which were the 2016–2020 five-year CHAS estimates and the 2018–2022 ACS five-year estimates. In addition, the Consortium facilitated consultation sessions with partner agencies and organizations and distributed online stakeholder and community surveys to better understand current trends impacting the region. Finally, the Consortium analyzed information from other available sources, such as local reports, plans, and studies.

Definition of Low- and Moderate-Income Households

HOME and CDBG funds programs principally benefit low- and moderate-income households. A household is defined as all the people who occupy one housing unit, which includes families, unrelated people such as roommates, and people living alone.

The low- and moderate-income levels for a particular community are determined by the area median income (AMI) of that specific place. Households earning less than 80 percent of the AMI are considered moderate-income. Households earning less than 50 percent AMI are considered low-income, and households earning less than 30 percent AMI are considered extremely low-income. Throughout the Consolidated Plan, the term "low- and moderate-income" is used to describe all households earning less than 80 percent AMI.

Table 5 presents the 2024 low- and moderate-income limits for the Kennewick-Richland Metropolitan Statistical Area (MSA), which covers Kennewick, Richland, and Pasco. For example, a four-person household is considered low- to moderate-income if they earned less than \$79,900 annually.

Table 5—Kennewick-Richland, WA MSA HUD Income Limits (2024)

Income Category	1 Person in Household	2 People in Household	3 People in Household	4 People in Household	5 People in Household	6 People in Household
Extremely Low-Income (0–30% AMI)	\$21,000 Income Limit	\$24,000 Income Limit	\$27,000 Income Limit	\$29,950 Income Limit	\$32,350 Income Limit	\$34,750 Income Limit
Low-Income (30–50% AMI)	\$35,000 Income Limit	\$40,000 Income Limit	\$45,000 Income Limit	\$49,950 Income Limit	\$53,950 Income Limit	\$57,950 Income Limit
Moderate Income (50–80% AMI)	\$55,950 Income Limit	\$63,950 Income Limit	\$71,950 Income Limit	\$79,900 Income Limit	\$86,300 Income Limit	\$92,700 Income Limit

Data Source: 2024 HUD Income Limits Documentation.

Key Themes from the Needs Assessment

A summary of the major trends and needs of low- and moderate-income households within the Tri-Cities.

Demographics (2018–2022 ACS Estimates)

- 32 percent of residents identified as a race other than White.
- 34 percent of residents identified as Hispanic or Latino.
- 14 percent of residents lived with a disability.
- Single-family households comprised 15 percent of total households.
- 16 percent of residents are 65 years old or older.

Housing Needs

- There has been a significant jump in affordable housing needs for every population in the past two years.
- In 2020, 14 percent of households paid between 30–50 percent of their income on housing costs and 9 percent of households paid more than 50 percent of their income on housing costs.
- Elderly households, renter households, extremely low-income households, certain racial groups (including African American and Asian households), and households in Pasco and Kennewick are more affected by housing problems than other community residents.
- A variety of factors, including mental health and substance use disorder needs, compound with housing problems to exacerbate housing instability. There is a need for mental health and substance use disorder supportive services to accompany housing services.

Public Housing

- Public housing and voucher programs have low turnover of units and long wait lists, leaving many residents unserved by these programs.

- Voucher recipients often face additional barriers to obtaining housing, such as stringent inspection criteria on Section 8 units. Persons with physical disabilities have significant challenges finding accessible units.
- A sizable percentage of public housing residents and voucher recipients live in households with either a person with a disability or a senior, which indicates a need for more accessible housing units.

Homelessness and Supportive Services

- The housing and supportive service needs of households experiencing homelessness are greater than what can be provided with current resources in the Tri-Cities.
- Special populations, including people with disabilities, require additional and specialized supportive services.
- Unsheltered homelessness increased in the community from 2022 to 2023, indicating a need for more housing and supportive services for that population.
- There is a need for more mental health and substance use disorder services.

Non-Housing Community Development Needs

- Community members desire increased maintenance and new developments of community centers and recreation facilities.
- Street and sidewalk enhancement, particularly to improve connectivity and accessibility for pedestrians, is an identified need for community members and stakeholders.

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

Summary of Housing Needs

The NA-10 Housing Needs Assessment section of the Consolidated Plan explores the characteristics of households in the Tri-Cities, including demographics, total households, and housing problems. Data for this section comes from 2018–2022 ACS and 2016–2020 CHAS estimates, which were the most recent data sets available at the time of drafting the Consolidated Plan.

Overall, the Tri-Cities experienced a significant jump in housing needs since 2020. In the wake of the COVID-19 pandemic, the housing and supportive services landscape changed throughout the Consortium. Stakeholders emphasized that the expiration of pandemic-era rental assistance programs left many households in unaffordable rental situations. From 2022 to 2024, median rents increased 20 percent in Kennewick, 15 percent in Richland, and 17 percent in Pasco (Zillow).

Additionally, the relaxing of the Washington State eviction moratorium, which prevented evictions for non-payment of rent and capped rent increases during its implementation, led to landlords significantly increasing rents for units. Coupled with an extremely low vacancy rate (5 percent in 2022) that allows landlords to be extremely selective with applicants, many households live in unaffordable or substandard conditions. While the median income in each city has increased 30 percent or more from 2012 to 2022, the rising cost of living negates much of that increase. As a result, it is no surprise that across stakeholder consultations and community surveys, affordable housing is identified as the most pressing need for Tri-Cities residents.

Housing Demographics

Population growth plays a key role in local demand for housing. Table 6 provides a high-level overview of the demographic change in the Tri-Cities from 2012 to 2022. In that span, the population increased 22 percent. Population growth was most rapid in Pasco, with an increase of 29 percent from 2012–2022. The growth rates for Kennewick and Richland were 14 percent and 25 percent, respectively. Additionally, the median income in Pasco increased the most (53 percent), while the median income in Kennewick and Richland increased by 37 percent and 30 percent, respectively.

Table 6—Housing Needs Assessment Demographics

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population (Tri-Cities)	182,220	221,964	22%
Households (Tri-Cities)	63,724	77,873	22%
Household Median Income (Richland)	\$68,744	\$89,283	30%
Household Median Income (Pasco)	\$49,220	\$75,316	53%
Household Median Income (Kennewick)	\$51,581	\$70,429	37%

Data Source: 2008–2012 Census (Base Year), 2018–2022 ACS (Most Recent Year).

Number of Households Table (by Income Level)

The income level and demographic makeup of Tri-Cities households provide insight into the nature of the low- and moderate-income population. Table 7 presents a breakdown of the types of households in the Consortium by income category in 2020. Of note, 39 percent of Tri-Cities households earned less than 80 percent AMI, qualifying them as low- and moderate-income. Most households (50 percent) earned more than 100 percent AMI. The most common family type was small family households (2–4 people), representing 43 percent of total households and 35 percent of low- and moderate-income households. Also, 33 percent of low- and moderate-income households included at least one person over the age of 62, and 22 percent of low- and moderate-income households included at least one child six years old or younger.

Table 7—Total Households Table

Household Type	0–30% AMI	>30– 50% AMI	>50– 80% AMI	>80– 100% AMI	>100% AMI
Total Households	7,945	8,215	13,285	8,160	37,175
Small-Family Households (2–4 People)	2,395	2,515	5,530	3,315	18,380
Large-Family Households (5+ People)	655	1,005	1,695	935	3,840
Household Contains at Least One Person 62–74 Years of Age	1,639	1,655	2,560	1,685	8,714
Household Contains at Least One Person Aged 75 or Older	1,014	1,630	1,345	1,165	2,650
Households With One or More Children 6 Years Old or Younger	1,479	1,735	3,205	1,804	6,125

Data Source: 2016–2020 CHAS.

Housing Needs Summary Tables

Instances of housing problems, as defined below, are indicators of housing need for particular household types and income levels. The following tables explore the number of households in the Consortium that experience specific types of housing problems that are captured in CHAS data and defined by HUD. HUD defines a housing problem as a household experiencing at least one of the following four conditions:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

CHAS also provides information on severe housing problems. HUD defines a severe housing problem as a household experiencing at least one of the following four conditions:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.

- The household is severely crowded (more than 1.5 people n per room).
- The household is severely cost-burdened (the household spends more than 50 percent of its income on housing costs).

Note that the tables below include a row titled “Zero/negative Income (and none of the above problems).” This means that the household did report income, meaning cost burden could not be computed. However, the household did not experience any of the other housing problems recognized by HUD. HUD does not consider zero income to be a housing problem.

1. Housing Problems by Tenure and Income

Tables 8.1 and 8.2 outline the number of households experiencing a housing problem by tenure (whether the household owns or rents their home) in the Consortium in 2020. Note that this table combines the lack of complete kitchen and plumbing facilities into one row, titled “Substandard Housing.” Of the housing problems identified in the table, housing cost burden and severe housing cost burden were the most common housing problems for renters and owners; 22 percent of total renter households experienced housing cost burden, while 17 percent experienced severe housing cost burden. Ten percent of owner households experienced housing cost burden, while 5 percent experienced severe housing cost burden. For both renter and owner households, the data indicates that severe housing cost burden was most prevalent in households earning 0–30 percent AMI (extremely low-income households).

Table 8.1—Housing Problems (Renter)

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Substandard Housing	155 households	270 households	85 households	70 households	640 households
Severely Overcrowded	90 households	145 households	210 households	25 households	525 households
Overcrowded	200 households	290 households	390 households	175 households	1,145 households
Severe Housing Cost Burden	3,125 households	985 households	195 households	10 households	4,355 households
Housing Cost Burden	655 households	2,600 households	1,970 households	245 households	5,660 households
Zero/Negative Income (and none of the above problems)	335 households	0 households	0 households	0 households	335 households

Data Source: 2016–2020 CHAS.

Table 8.2—Housing Problems (Owner)

Housing Problem	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Substandard Housing	15 households	0 households	0 households	10 households	115 households
Severely Overcrowded	10 households	90 households	20 households	0 households	255 households
Overcrowded	40 households	84 households	290 households	60 households	825 households
Severe Housing Cost Burden	1,520 households	665 households	410 households	30 households	2,725 households
Housing Cost Burden	385 households	905 households	2,220 households	780 households	4,785 households
Zero/Negative Income (and none of the above problems)	180 households	0 households	0 households	0 households	180 households

Data Source: 2016–2020 CHAS.

2. Households with Severe Housing Problems by Tenure and Income

Tables 9.1 and 9.2 represent the number of households with severe housing problems in the Consortium in 2020. The data indicates that 38 percent of low- and moderate-income renter households and 23 percent of low- and moderate-income owner households experienced at least one severe housing problem. The majority of extremely low-income households, 67 percent of renters and 61 percent of owners, experienced at least one severe housing problem.

Table 9.1—Housing Problems Continued (Renter)

Number of Housing Problems	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
One or More of Four Severe Housing Problems	3,575 households	1,690 households	880 households	280 households	6,430 households
None of Four Severe Housing Problems	1,785 households	3,220 households	4,815 households	2,600 households	12,420 households

Data Source: 2016–2020 CHAS.

Table 9.2—Housing Problems Continued (Owner)

Number of Housing Problems	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
One or More of Four Severe Housing Problems	1,585 households	840 households	720 households	95 households	3,240 households
None of Four Severe Housing Problems	1,000 households	2,470 households	6,865 households	5,185 households	15,520 households

Data Source: 2016–2020 CHAS.

3. Housing Cost Burden by Household Type

Tables 10.1 and 10.2 show the number of cost-burdened renter and owner households that were considered low- and moderate-income in 2020 by family type. Overall, small families comprised the greatest share of housing cost burden across income level and tenure: 37 percent of renter households and 40 percent of owner households experiencing housing cost burden were small family households. Also, elderly households comprised the greatest share of housing cost burden instances among extremely low-income households (40 percent for renter households and 53 percent for owner households).

Table 10.1—Cost Burden > 30 Percent (Renter)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small Related	255 households	920 households	880 households	2,055 households
Large Related	35 households	250 households	125 households	410 households
Elderly	315 households	610 households	109 households	1,034 households
Other	185 households	965 households	900 households	2,050 households
Total Need by Income	790 households	2,745 households	2,014 households	5,549 households

Data Source: 2016–2020 CHAS.

Table 10.2—Cost Burden > 30 Percent (Owner)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small Related	69 households	375 households	1,005 households	1,449 households
Large Related	0 households	155 households	265 households	420 households
Elderly	215 households	395 households	700 households	1,310 households
Other	119 households	50 households	300 households	469 households

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Total Need by Income	403 households	975 households	2,270 households	3,648 households

Data Source: 2016–2020 CHAS.

4. Severe Housing Cost Burden by Household Type

Tables 11.1 and 11.2 show the number of severely cost-burdened renter and owner households that were considered low- and moderate-income in 2020 by family type. For renter households, small families comprised the greatest share of severe housing cost burden across income levels (34 percent of the low- and moderate-income population). Of note, in the moderate- and low-income categories, elderly households accounted for 65 percent and 49 percent of severe housing cost burden instances, respectively. For owner households, elderly households comprised the greatest share of severe housing cost burden overall (45 percent of low- and moderate-income households) and in all income categories except low-income households.

Table 11.1—Cost Burden > 50 Percent (Renter)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small Related	1,255 households	320 households	95 households	1,670 households
Large Related	515 households	55 households	0 households	570 households
Elderly	545 households	620 households	180 households	1,345 households
Other	1,130 households	260 households	0 households	1,390 households
Total Need by Income	3,445 households	1,255 households	275 households	4,975 households

Data Source: 2016–2020 CHAS.

Table 11.2—Cost Burden > 50 Percent (Owner)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Small Related	445 households	215 households	135 households	795 households
Large Related	24 households	104 households	4 households	132 households
Elderly	835 households	190 households	170 households	1,195 households
Other	250 households	174 households	100 households	524 households
Total Need by Income	1,554 households	683 households	409 households	2,646 households

Data Source: 2016–2020 CHAS.

5. Overcrowding

Tables 12.1 and 12.2 outline the number of renter and owner households that experienced overcrowding that were considered low- and moderate-income in 2020 by family type. The family types represented in this table are single families (one family residing in the household), multiple unrelated families residing in the household, or non-family household (such as roommates). Overall, crowding accounted for a small portion of total housing problems in the Consortium. Among those who did experience crowding, small family households comprised the majority of overcrowding instances (92 percent). Additionally, moderate-income households across renter and owner households experienced the greatest rate of crowding (43 percent).

Table 12.1—Crowding Information (Renter)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Single-Family Households	290 households	400 households	500 households	190 households	1,380 households
Multiple Unrelated Family Households	0 households	30 households	44 households	19 households	93 households
Other Non-Family Households	0 households	0 households	55 households	0 households	55 households
Total Need by Income	290 households	430 households	599 households	209 households	1,528 households

Data Source: 2016–2020 CHAS.

Table 12.2—Crowding Information (Owner)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
Single-Family Households	50 households	159 households	310	60	579
Multiple Unrelated Family Households	0 households	15 households	0	0	15
Other Non-Family Households	0 households	0 households	0	0	0
Total Need by Income	50 households	174 households	310	60	594

Data Source: 2016–2020 CHAS.

6. Households with Children Six and Under Present

Tables 13.1 and 13.2 outline the number of renter and owner households with one or more children aged six or younger in the household in 2020. Overall, 22 percent of low- and moderate-income households included at least one small child.

Table 13.1—Households with Small Children by Income and Tenure (Renter)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Households with Children Six and Under Present	1,290 households	1,195 households	1,350 households	3,835 households

Data Source: 2016–2020 CHAS.

Table 13.2—Households with Small Children by Income and Tenure (Owner)

Household Type	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
Households with Children Six and Under Present	189 households	540 households	1,855 households	2,584 households

Data Source: 2016–2020 CHAS.

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

According to ACS data, there were 19,256 single-person households in the Tri-Cities Consortium in 2022. Single-person households represented 25 percent of total households in the Consortium. At the city level, 30 percent of Richland households, 17 percent of Pasco households, and 26 percent of Kennewick households were single-person households; 10 percent of total Consortium households, or 7,639 households, are single-person households in which the householder is over the age of 65.

While there is no way to estimate the true number of households in need of housing assistance, ACS data provides insight into the demographic information of single-person households in 2022. In that year, an estimated 2,766 single-person households lived below the federal poverty line, which accounted for 14 percent of single-person households and 10 percent of total households experiencing poverty. Households living below the federal poverty line likely require housing assistance and supportive services. As housing costs continue to climb in the Consortium, fewer individuals may be able to afford to live by themselves, especially those with lower incomes.

Washington 211 Counts records the number and demographics of callers requesting assistance from local services, including housing, utility, food, health, childcare, and crisis intervention in Washington. The dashboard cataloged 8,921 calls originating from Benton and Franklin Counties from October 1, 2023, to September 29, 2024. Most callers (69.1 percent) were women, and 18.1 percent were over the age of 60. While not all callers represent single-person households, the data provides insight into the level of need in the Consortium.

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

ACS data regarding people with disabilities is provided at the individual level, as opposed to the household level. 2022 ACS data estimates that 8,037 people (or 14 percent of the total population) in the Tri-Cities lived with a disability in 2022. The disability rate in Kennewick was highest at 16 percent of the total population. The number of people experiencing disabilities in the Tri-Cities increased from 2017 to 2022 by 2 percent, which may indicate a greater demand for services. In all three cities, and observed generally across the U.S., persons with disabilities earned less annually and were more likely to experience cost burden and poverty than persons without a disability. In addition, several representatives of community agencies identified a severe lack of accessible housing units in the Tri-Cities through the stakeholder consultation sessions.

Estimates of families in need of housing assistance who are victims of domestic violence, dating violence, sexual assault, and stalking are difficult to provide, as domestic violence is not always reported. However, the 2022 Annual Report from the DVSBF provided some insight into the number of people seeking services for domestic violence in the two counties. Note that the data included in the report is provided at the individual and family levels, as opposed to households. The report states that DVSBF answered 2,841 crisis calls and served 850 clients with advocacy, referrals, housing support, food, clothing, utility assistance, employment assistance, support groups, and safety planning. In particular, the agency notes it helped 211 families find housing or stay housed, provided emergency funds to 639 families, and provided 9,520 bed nights (total number of beds utilized). Per the report, DVSBF also provided shelter services to 321 domestic violence survivors.

When compared to the service numbers in the 2018 Annual Report, DVSBF provided 5,008 more bed nights and provided housing to 42 more clients. This increase can be attributed to both the increased capacity of DVSBF and the increased need for housing assistance for people and families who are victims of domestic violence, dating violence, sexual assault, and stalking.

What are the most common housing problems?

Housing cost burden and severe housing cost burden were the most common housing problems in the Consortium in 2020: 14 percent of total households experienced housing cost burden, and 9 percent of total households experienced severe housing cost burden. Conversely, just 3 percent of total households experienced overcrowding, and 1 percent of households experienced substandard housing or severe overcrowding. It is important to note that HUD's definition of substandard housing only includes incomplete kitchen or bathroom facilities and does not measure the overall conditions of units. Listed below are figures regarding housing cost burden and severe housing cost burden by tenure in the Tri-Cities:

- 22 percent of renter households and 17 percent of owner households in the Tri-Cities experienced housing cost burden.
- 10 percent of renter households and 5 percent of owner households in the Tri-Cities experienced severe housing cost burden.

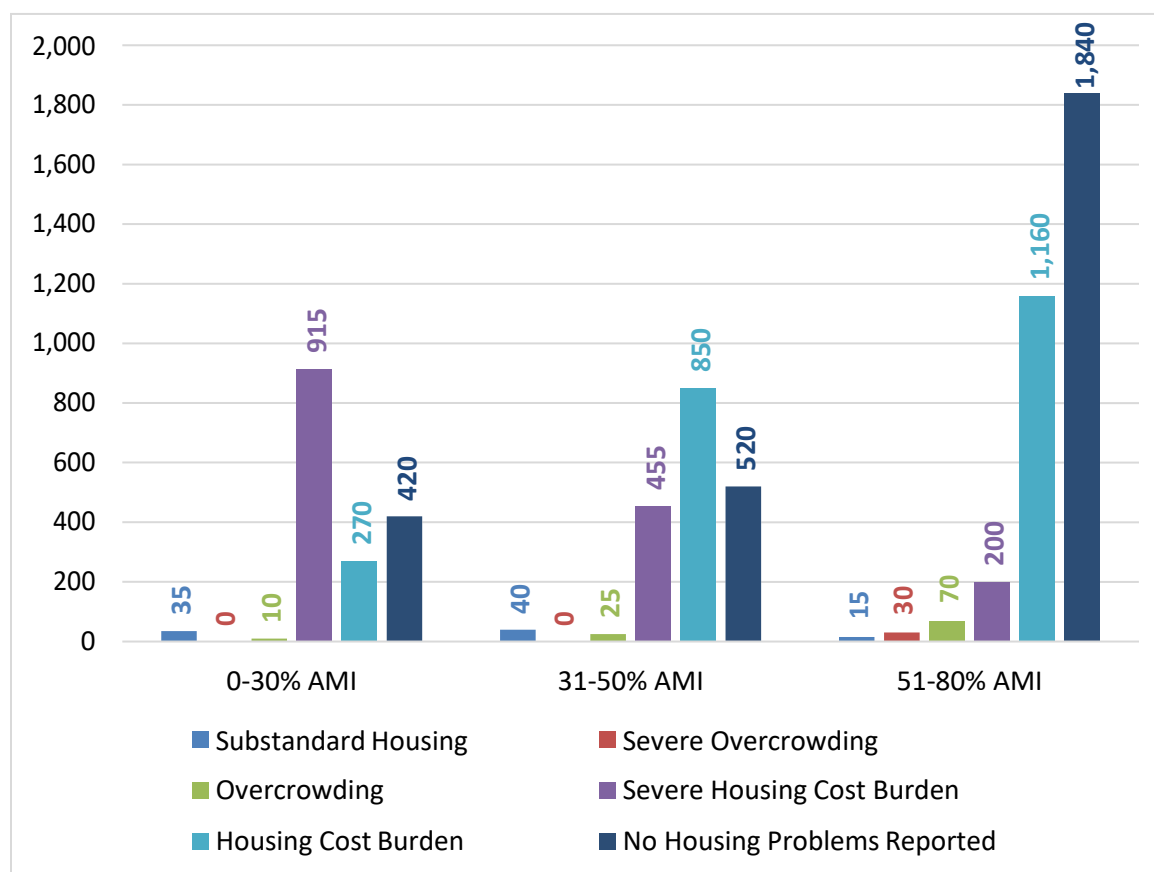
Compared to 2015 CHAS estimates, instances of housing cost burden rose 2 percent, while instances of severe housing cost burden decreased 1 percent in 2020.

Figures 1–4 depict the percentage of city populations experiencing housing problems and the number of housing problems experienced. At the city level, the trends identified above remain the same. Housing

cost burden and severe housing cost burden represented the most common housing problems. Listed below are the percentages of households experiencing each in the three cities:

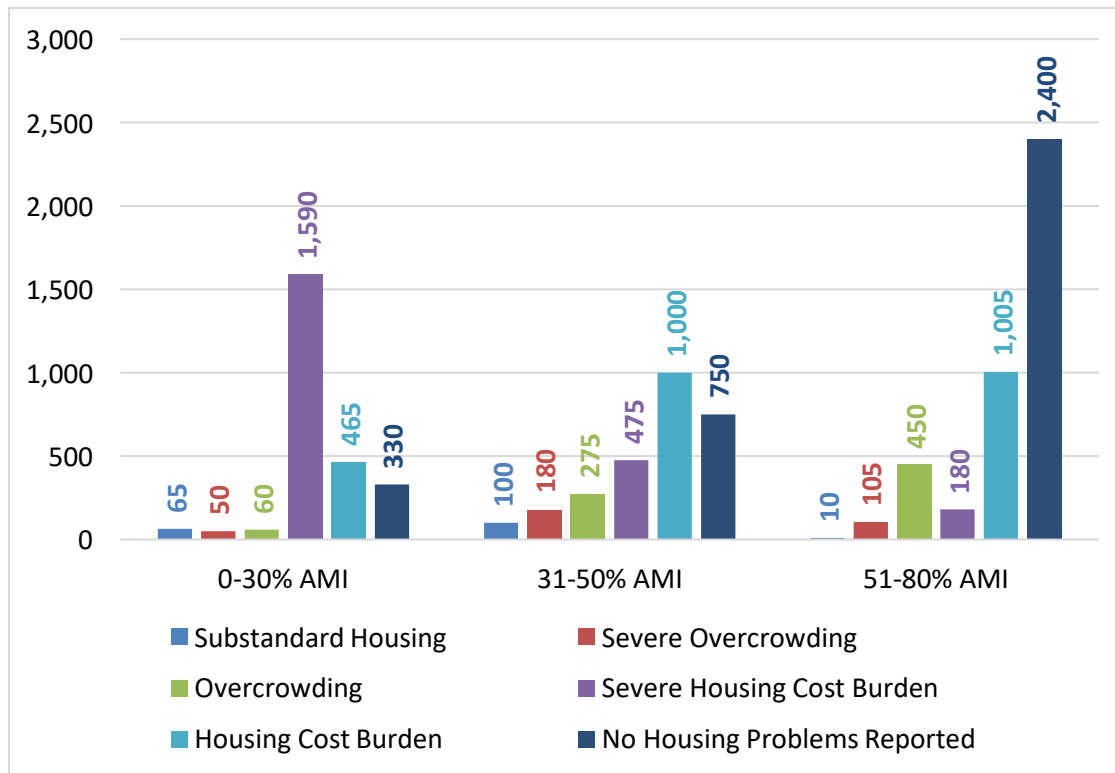
- Kennewick: 16 percent housing cost burden and 10 percent severe housing cost burden.
- Pasco: 13 percent housing cost burden and 10 percent severe housing cost burden.
- Richland: 12 percent housing cost burden and 7 percent severe housing cost burden.

Figure 1—Housing Problems in Richland



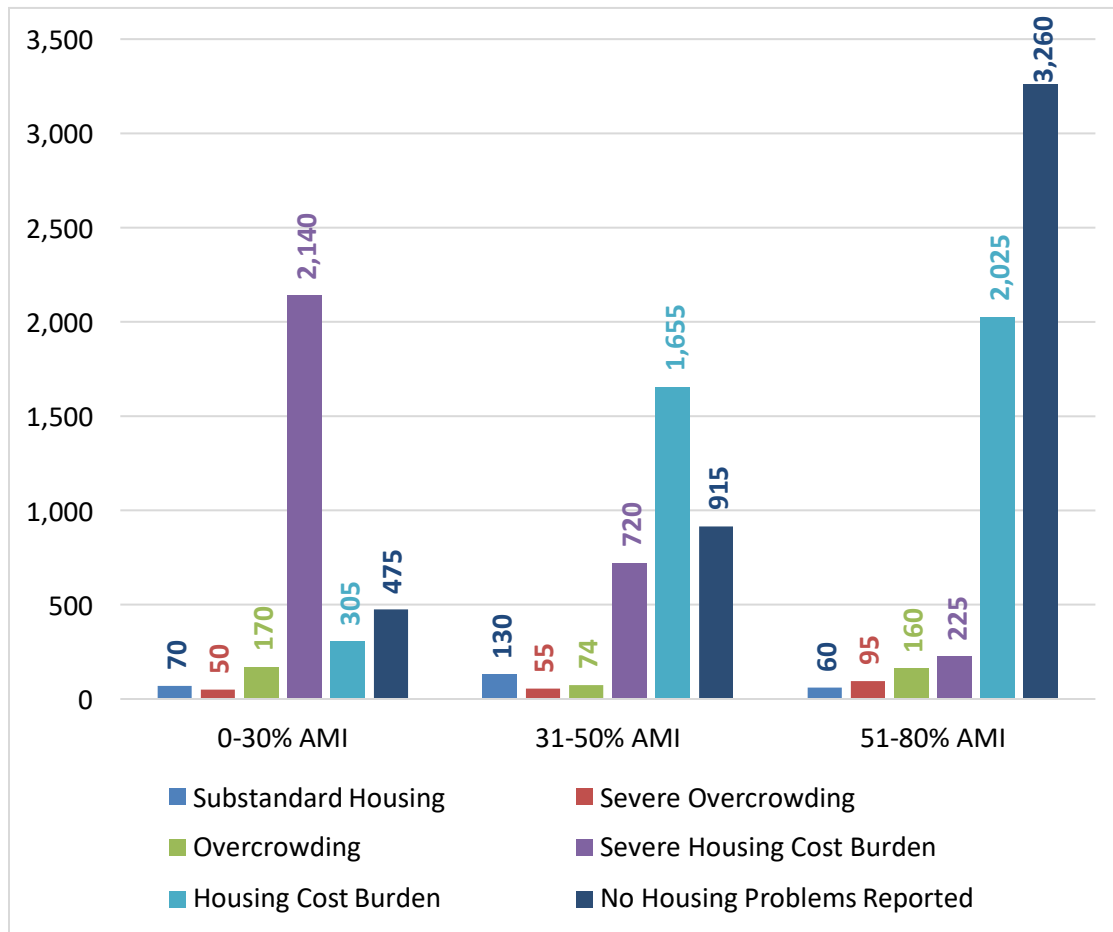
Data Source: 2016–2020 CHAS.

Figure 2—Housing Problems in Pasco



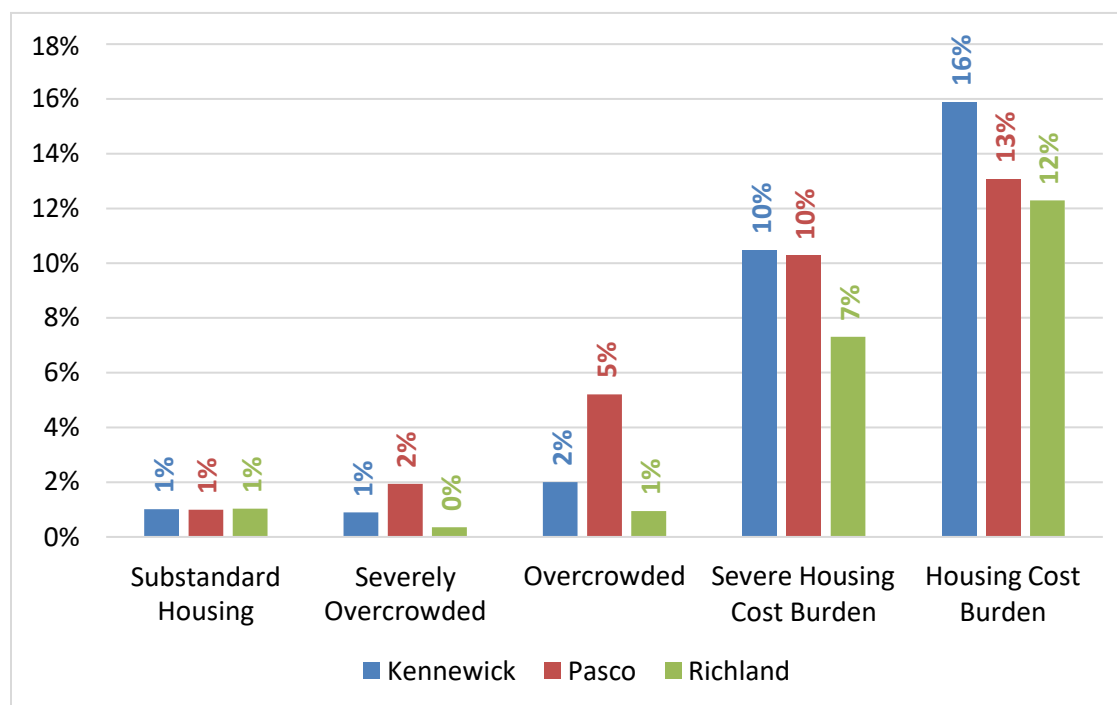
Data Source: 2016–2020 CHAS.

Figure 3—Housing Problems in Kennewick



Data Source: 2016–2020 CHAS.

Figure 4—Housing Problems Experienced as a Percent of City Population



Data Source: 2016–2020 CHAS.

Housing problems identified through stakeholder consultations held as a part of the Consolidated Planning process include substandard housing conditions and a lack of accessible units. Community organizations noted that it is difficult to find units for low- to moderate-income clients that meet the HUD inspection standards for Section 8 and Veterans Affairs Supportive Housing (VASH) vouchers. Units that meet the inspection standards are too expensive to be a sustainable housing solution. One service provider mentioned that they had been looking for an accessible unit for a client for over 4 months in the Tri-Cities area and had been unable to locate one. Additional providers echoed the severe shortage of accessible units in the region, making it difficult to house people with disabilities or those who are older and need additional accommodations.

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

The data indicates that certain populations and household types were more affected by housing problems.

- Renter households experienced all types of housing problems at a higher rate than owner households: 50 percent of renter households experienced a housing problem compared to just 18% of owner households. Compared to 2011–2015 CHAS estimates, these trends have largely stayed the same. In 2015, 46 percent of renters and 17 percent of owners experienced one of the two forms of housing cost burden. In 2022, those figures were 40 percent and 15 percent, respectively.
- Extremely low-income households were more likely to experience housing problems than low- and moderate-income households: 84 percent of extremely low-income households, 73 percent of low-income households, and 44 percent of moderate-income households experienced a

housing problem. This trend was also observed in 2015 CHAS estimates, in which 88 percent of extremely low-income households, 73 percent of low-income households, and 48 percent of moderate-income households experienced a housing problem.

- Households in Kennewick and Pasco experienced housing problems at a higher rate than households in Richland, as 30 percent of households in Kennewick and 31 percent of households in Pasco experienced a housing problem, compared to 22 percent in Richland.
- Elderly households and small families (2–4 people) comprised the greatest share of severely cost-burdened households, and 45 percent of severely cost-burdened owner households had at least one elderly member.

Additionally, veterans and people with disabilities are the primary populations affected by the substandard housing units and lack of accessible units in the Tri-Cities area. Veterans looking to secure housing with VASH vouchers find it difficult to locate units that meet the inspection requirements of the voucher. Low-income households are also affected by substandard housing conditions, as it is difficult to find units that meet Section 8 inspection requirements.

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

In 2020, 16,160 households in the Consortium were low- or extremely low-income, accounting for 22 percent of total households. Among low- and extremely low-income households, 20 percent of these households included at least one child under the age of six. As stated in the previous section, low-income households experience housing problems at a greater and more severe rate than higher-income households, which often puts them at risk of housing instability.

[The Washington State Homeless System Performance County Report Card](#) provides insight into the number of households utilizing rapid rehousing assistance and their outcomes by county in 2023. While the data provided in the dashboard does not indicate if the household includes children, it provides information into the needs and trends of households receiving rapid rehousing assistance who are nearing the termination of that assistance. Across Benton and Franklin Counties, 757 people (390 households) utilized rapid rehousing (as reported by HMIS data). Most recipients experienced homelessness prior to receiving rapid rehousing. In Franklin County, 87 percent of rapid rehousing recipients exit the program into permanent supportive housing, while 18 percent return to homelessness. In Benton County, 91 percent of recipients entered permanent supportive housing and 7 percent returned to homelessness.

Families experiencing or at risk of experiencing housing instability have increased needs for housing and supportive services. The Consortium conducted consultations with stakeholders engaged with these populations to better understand their needs. Listed below are key themes that emerged from these discussions.

- There is a need for a variety of affordable housing options for all household types.
- A lack of transitional housing creates a gap in the system of services.

- There is a greater need for more Section 8 housing and voucher programs.

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

Information regarding individuals at risk of experiencing homelessness originates from the 2023 Tri-Cities HOME-ARP Allocation Plan. In the plan, the definition of “at risk of homelessness” mirrors the definition in 24 CFR 91.5, which is an individual or family who:

- (i) Has an annual income below 30 percent of the median family income for the area, as determined by HUD;
- (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter; and
- (iii) Meets one of the following conditions:
 - A. Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance.
 - B. Is living in the home of another because of economic hardship.
 - C. Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance.
 - D. Lives in a hotel or motel and the cost of the hotel or motel stay is not paid for by charitable organizations or by federal, state, or local government programs for low-income individuals.
 - E. Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau.
 - F. Is exiting a publicly funded institution or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution).
 - G. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the Consortium’s approved consolidated plan.

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

As stated above, instances of housing problems, particularly housing cost burden and severe housing cost burden, contribute to housing instability. The Consortium’s stakeholder survey for the Consolidated Plan asked respondents to describe factors that increase the risk of someone becoming homeless. Listed below are common responses:

- Increased rent and unaffordable housing options.
- The high cost of living.
- Lack of access to well-paying jobs.

- Substance use disorder.
- Lack of resources for mental health needs.

Discussion

The Consortium identifies the key themes from the Housing Needs Assessment as the following:

- Cost burden and severe housing cost burden comprise the greatest share of housing problems in the Tri-Cities. High cost of living, rent increases, and the conclusion of pandemic-era programs have contributed to overall unaffordability.
- Extremely low-income households are most vulnerable to severe housing problems. Participants in consultations also identified a severe lack of housing units accessible to people with disabilities.
- A variety of factors, including mental health and substance use disorder needs, compound with housing problems to exacerbate housing instability. Stakeholders emphasize a need for mental health and substance use disorder supportive services to accompany housing services.

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

Introduction

The NA-15 Disproportionately Greater Need: Housing Problems section of the Consolidated Plan assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole regarding housing problems. Data for this section comes from 2016–2020 CHAS estimates.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate over 10 percentage points that of the corresponding income level in the Tri-Cities as a whole (represented as “jurisdiction as a whole” in the following tables). The tables below summarize the percentage of each racial/ethnic group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

The data analysis indicates that several populations met the threshold of disproportionate impact, including low- and moderate-income Black or African American households and moderate-income Asian and American Indian or Alaska Native households.

0–30 Percent of AMI

Table 14 provides a breakdown of extremely low-income households experiencing one or more housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, no specific group was disproportionately impacted by housing problems in 2020.

Table 14—Disproportionally Greater Need 0–30 Percent AMI

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Jurisdiction as a Whole	6,200	1,740	7,940	78%
White	3,295	1,145	4,440	74%
Black/African American	120	40	160	75%
Asian	50	35	85	59%
American Indian, Alaska Native	115	60	175	66%

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Pacific Islander	0	0	0	-
Hispanic	2,440	420	2,860	85%

Data Source: 2016–2020 CHAS.

30–50 Percent of AMI

Table 15 provides a breakdown of low-income households experiencing one or more housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, Black or African American households were disproportionately impacted by housing problems in 2020: 100 percent of low-income Black or African American households reported experiencing at least one housing problem, which is 27 percent higher than the jurisdiction as a whole.

Table 15—Disproportionally Greater Need 30–50 Percent AMI

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Jurisdiction as a Whole	6,030	2,185	8,215	73%
White	3,735	1,445	5,180	72%
Black/African American	260	0	260	100%
Asian	140	75	215	65%
American Indian, Alaska Native	19	55	74	26%
Pacific Islander	0	0	0	-
Hispanic	1,709	575	2,284	75%

Data Source: 2016–2020 CHAS.

50–80 Percent of AMI

Table 16 provides a breakdown of moderate-income households experiencing one or more housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, three instances of disproportionate impact occurred in 2020. Black or African American households, Asian households, and American Indian or Alaska Native households were disproportionately impacted by 29 percent, 30 percent, and 13 percent, respectively.

Table 16—Disproportionally Greater Need 50–80 Percent AMI

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Jurisdiction as a Whole	5,790	7,500	13,290	44%
White	3,080	4,395	7,475	41%
Black/African American	185	70	255	73%
Asian	170	59	229	74%
American Indian, Alaska Native	25	19	44	57%
Pacific Islander	0	0	0	-
Hispanic	2,105	2,860	4,965	42%

Data Source: 2016–2020 CHAS.

80–100 Percent of AMI

Table 17 provides a breakdown of households earning 80–100 percent AMI experiencing one or more housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, two instances of disproportionate impact occurred in 2020. Pacific Islander households experienced housing problems at a rate 83 percent higher than the jurisdiction as a whole, while American Indian or Alaska Native households experienced housing problems at a rate 26 percent higher than the jurisdiction as a whole. It is important to note that the sample size is relatively small in both cases, which could partially account for the large disproportionate impact.

Table 17—Disproportionally Greater Need 80–100 Percent AMI

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Jurisdiction as a Whole	1,410	6,755	8,165	17%
White	1,030	4,410	5,440	19%
Black/African American	0	120	120	0%
Asian	35	190	225	16%
American Indian, Alaska Native	30	39	69	43%

Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Housing Problem
Pacific Islander	4	0	4	100%
Hispanic	265	1,890	2,155	12%

Data Source: 2016–2020 CHAS.

Summary Table: Disproportionate Impact

Table 18 summarizes the instances of disproportionate impact identified in the 2020 CHAS estimates.

Table 18—Instances of Disproportionate Impact for Housing Problems

Income Level	Racial or Ethnic Group
30–50% AMI	Black or African American
50–80% AMI	Black or African American
50–80% AMI	Asian
50–80% AMI	American Indian or Alaska Native
80–100% AMI	American Indian or Alaska Native
80–100% AMI	Pacific Islander

Data Source: 2016–2020 CHAS.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- Black and African American households were disproportionately impacted by housing problems in two out of three low- to moderate-income categories.
- In all but one instance of disproportionate impact, the racial or ethnic group experienced a housing problem at a rate 20 percent or higher than the jurisdiction as a whole.
- There were no instances of disproportionate impact identified in the extremely low-income category. However, Hispanic households experienced housing problems at a rate 7 percent higher than the total jurisdiction.

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

Introduction

The NA-20 Disproportionately Greater Need: Severe Housing Problems section of the Consolidated Plan assesses the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole regarding severe housing problems. Data for this section comes from 2016–2020 CHAS estimates.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences severe housing problems at a rate over 10 percentage points that of the corresponding income level in the Tri-Cities as a whole (represented as “jurisdiction as a whole” in the following tables). The tables below summarize the percentage of each racial/ethnic group experiencing housing problems by income level. As stated previously, the four housing problems captured in CHAS data are:

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is severely crowded (more than 1.5 people per room).
- The household is severely cost-burdened (the household spends more than 50 percent of its income on housing costs).

The data analysis indicates that moderate-income Black or African American and Asian households met the threshold of disproportionate impact for severe housing problems.

0–30 Percent of AMI

Table 19 provides a breakdown of extremely low-income households experiencing one or more severe housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, no specific group was disproportionately impacted by severe housing problems in 2020.

Table 19—Severe Housing Problems (0–30 Percent AMI)

Severe Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a Whole	5,160	2,785	7,945	65%
White	2,855	1,585	4,440	64%
Black/African American	90	65	155	58%
Asian	50	35	85	59%
American Indian, Alaska Native	35	140	175	20%

Severe Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Severe Housing Problem
Pacific Islander	0	0	0	-
Hispanic	1,955	905	2,860	68%

Data Source: 2016–2020 CHAS.

30–50 Percent of AMI

Table 20 provides a breakdown of low-income households experiencing one or more severe housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, no specific group was disproportionately impacted by severe housing problems in 2020.

Table 20—Severe Housing Problems (30–50 Percent AMI)

Severe Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a Whole	2,530	5,690	8,220	31%
White	1,515	3,660	5,175	29%
Black/African American	95	160	255	37%
Asian	60	160	220	27%
American Indian, Alaska Native	19	55	74	26%
Pacific Islander	0	0	0	-
Hispanic	1,325	1,400	0	34%

Data Source: 2016–2020 CHAS.

50–80 Percent of AMI

Table 21 provides a breakdown of moderate-income households experiencing one or more severe housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, three instances of disproportionate impact occurred in 2020. Black or African American households and Asian households were disproportionately impacted by 33 percent and 24 percent, respectively.

Table 21—Severe Housing Problems (50–80 Percent AMI)

Severe Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a Whole	1,600	11,680	13,280	12%
White	635	6,840	7,475	8%
Black/African American	85	170	255	33%
Asian	55	175	230	24%
American Indian, Alaska Native	0	44	44	0%
Pacific Islander	0	0	0	-
Hispanic	810	4,155	4,965	16%

Data Source: 2016–2020 CHAS.

80–100 Percent of AMI

Table 22 provides a breakdown of households earning between 80–100 percent AMI experiencing one or more severe housing problems by race and ethnicity in the Consortium. When disaggregated by race and ethnicity, no specific group was disproportionately impacted by severe housing problems in 2020.

Table 22—Severe Housing Problems (80–100 Percent AMI)

Severe Housing Problems	Household with One or More of Four Housing Problems	Households with None of the Four Housing Problems	Total Households	Percent with a Severe Housing Problem
Jurisdiction as a Whole	375	7,785	8,160	5%
White	220	5,220	5,440	4%
Black/African American	0	120	120	0%
Asian	0	220	220	0%
American Indian, Alaska Native	0	69	69	0%
Pacific Islander	0	4	4	0%
Hispanic	154	2,000	2,154	7%

Data Source: 2016–2020 CHAS.

Summary Table: Disproportionate Impact

Table 23 summarizes the instances of disproportionate impact identified in the 2020 CHAS estimates.

Table 23—Instances of Disproportionate Impact for Housing Problems

Income Level	Racial or Ethnic Group
50–80% AMI	Black or African American
50–80% AMI	Asian

Data Source: 2016–2020 CHAS.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- There were fewer instances of disproportionate impact for severe housing problems than housing problems.
- Moderate-income Asian and Black or African American households were disproportionately impacted by both housing problems and severe housing problems.
- While Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a rate higher than the jurisdiction as a whole in each income category.

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

Introduction

The NA-25 Disproportionately Greater Need: Housing Cost Burdens section of the Consolidated Plan identifies any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole regarding housing cost burdens. Data for this section comes from 2016–2020 CHAS estimates.

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences a housing cost burden or severe housing cost burden at a rate over 10 percentage points higher than that of the corresponding income level in the Tri-Cities as a whole (represented as “jurisdiction as a whole” in the following tables). As stated previously, housing cost burden is defined as when a household spends between 30–50 percent of income on housing costs, and severe housing cost burden is defined as when a household spends over 50 percent of income on housing costs.

The data analysis indicates Black or African American households, and American Indian or Alaska Native households were disproportionately impacted by housing cost burden.

Housing Cost Burdens by Race and Ethnicity

Table 24 outlines the number of households at different housing cost burden levels by race and ethnicity.

Table 24—Greater Need: Housing Cost Burdens AMI

Housing Cost Burden	≤30%	30–50%	>50%	No/Negative Income (Not Computed)
Jurisdiction as a Whole	55,590 households	10,894 households	7,798 households	514 households
White	39,645 households	6,605 households	4,785 households	380 households
Black/African American	650 households	285 households	185 households	0 households
Asian	1,740 households	275 households	160 households	0 households
American Indian, Alaska Native	225 households	135 households	54 households	0 households
Pacific Islander	20 households	4 households	0 households	0 households
Hispanic	12,240 households	3,180 households	2,375 households	109 households

Data Source: 2016–2020 CHAS.

Percentage of Population Experience Housing Cost Burdens

Table 25 outlines the percentage of households at different housing cost burden levels by race and ethnicity. In 2020, 15 percent of total households experienced housing cost burden, and 10 percent experienced severe housing cost burden. The table indicates no instances of disproportionate impact

regarding severe housing cost burden. Black or African American households and American Indian or Alaska Native households experienced disproportionate impact regarding housing cost burden, experiencing housing cost burden at rates 10 percent and 17 percent higher than the jurisdiction as a whole.

Table 25—Housing Cost Burden and Severe Housing Cost Burden by Race and Ethnicity

Total Households	Share Less than 30%	Share 30–50%	Share Greater than 50%
Jurisdiction as a Whole	74%	15%	10%
White Alone, Non-Hispanic	77%	13%	9%
Black or African-American Alone, Non-Hispanic	58%	25%	16%
Asian Alone, Non-Hispanic	80%	13%	7%
American Indian or Alaska Native Alone, Non-Hispanic	54%	32%	13%
Pacific Islander Alone, Non-Hispanic	83%	17%	0%
Hispanic, Any Race	68%	18%	13%
Other	62%	24%	14%

Data Source: 2016–2020 CHAS.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- Black or African American (10 percent) and American Indian or Alaska Native (18 percent) households were disproportionately impacted by housing cost burden.
- There were no instances of disproportionate impact by severe housing cost burden.
- Both Black or African American and American Indian or Alaska Native households spent less than 30 percent of their income on housing expenses (meaning they were not housing cost-burdened) at a rate more than 10 percent lower than the jurisdiction as a whole.

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

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

The Consortium's analysis of housing problems, severe housing problems, and housing cost burden identified ten instances of disproportionately greater need by race and ethnicity (described above). Overall, Black or African American households and Asian households, particularly in the moderate-income category, experienced the most instances of disproportionate impact. The data found four instances of disproportionate impact among Black or African American households and three instances of disproportionate impact among Asian households. Additionally, American Indian or Alaska Native households experienced instances of disproportionate impact regarding housing problems (moderate-income households in particular) and housing cost burden. Finally, while Hispanic households were not considered to be disproportionately impacted by severe housing problems, Hispanic households experienced severe housing problems at a rate higher than the jurisdiction as a whole in each income category.

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

The CHAS analysis identified the needs of the racial and ethnic groups described above. Other sections of the Needs Assessment and Market Analysis of the Consortium's Consolidated Plan outline other needs not identified in this section.

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

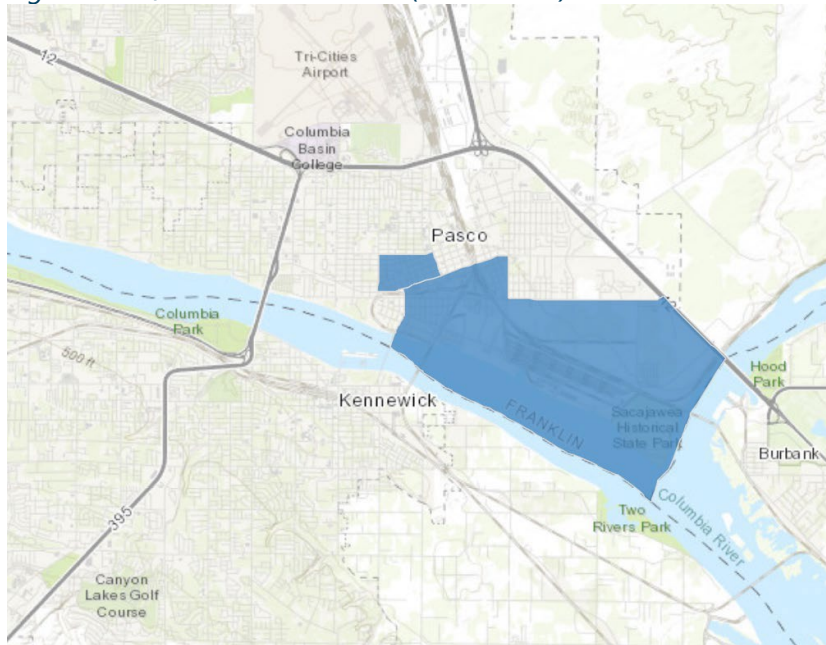
As of 2024, the HUD racially or ethnically concentrated areas of poverty (R/ECAP) data for Pasco still recognizes certain areas. A R/ECAP, as defined by HUD, constitutes a census tract in which more than 50 percent of the population identifies as non-White, and the poverty rate is over three times the poverty rate of the surrounding area.

According to updated ACS data from 2017–2021, the two census tracts in Pasco are recognized as R/ECAPs, with poverty rates in these areas exceeding 30 percent. This indicates a continuation of the demographic and economic trends observed in previous years in these census tracts.

From 2013 to 2021, there have been changes in the geographic concentration of poverty. The R/ECAPs in Kennewick that were present in the 2009–2013 data no longer appear in the more recent mapping, leaving Pasco as the primary area in the Tri-Cities with HUD-recognized R/ECAPs.

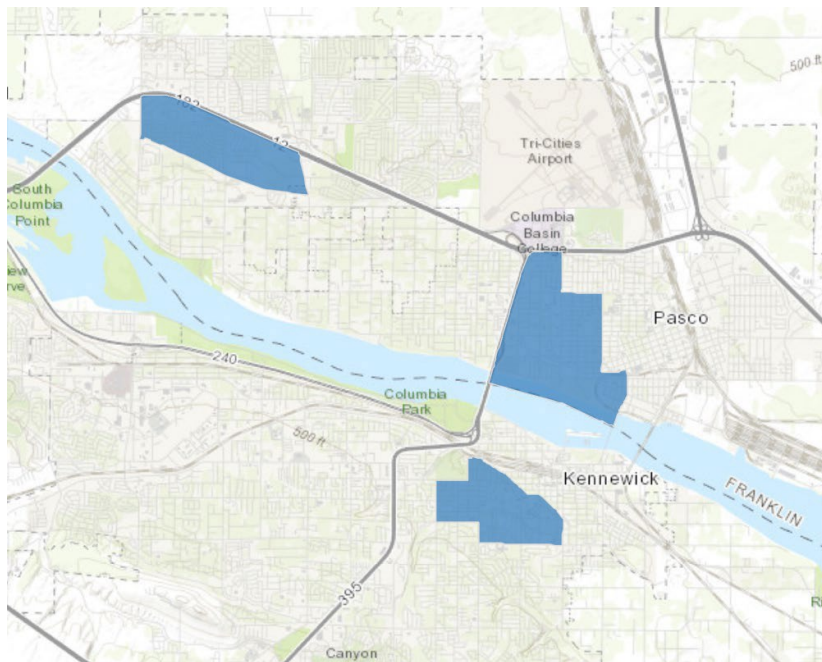
The Tri-Cities HOME Consortium will continue to address these areas' needs, focusing on housing and economic development for low- and moderate-income communities.

Figure 5—R/ECAPs in Tri-Cities (2017–2021)



Data Source: HUD R/ECAP Mapping Tool (2021).

Figure 6—R/ECAPs in Tri-Cities (2009–2013)



Data Source: HUD R/ECAP Mapping Tool (2013).

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

Introduction

The NA-35 Public Housing Section of the Consolidated Plan describes the needs of public housing residents and voucher recipients. Data for this section is provided by the KHA and the HACPFC, which serve low-income residents living in the Consortium with housing assistance.

Public housing plays an important role in creating affordable housing options for Tri-Cities residents. As described in previous sections, many Tri-Cities residents experience housing cost burdens or otherwise feel the effects of rising prices. Stakeholders note that public housing units and vouchers are highly requested in the community. If opened at all, waitlists for units close within days due to demand. For those utilizing Section 8 and VASH vouchers (defined in the Overview of Public Housing Portfolio Section), stakeholders find that barriers still exist to getting recipients into units. Overall, this section speaks to the need for more assisted units and vouchers and greater flexibility within those programs.

Mission Statements of KHA and HACPFC

Outlined below are the mission and goals of each PHA as described in the 2024–2028 5-Year PHA Plan.

KHA

The mission of KHA is to develop and maintain safe, affordable, quality housing that promotes healthy neighborhoods and inspires communities, create partnership opportunities that support and encourage program participants to become self-sufficient, and manage all assets with financial responsibility and integrity. Listed below are KHA's 5-Year goals:

- Increase affordable housing stock.
- Increase customer satisfaction.
- Increase housing choice for persons with special needs.
- Improve community quality of life and economic vitality.
- Promote self-sufficiency and asset development in assisted households.
- Ensure equitable opportunities in housing for all.
- Improve KHA programs and services via Rental Assistance Demonstration, or Section 18 conversion or project-based voucher issuance.
- Develop a strategic plan for the agency and a succession plan for key employees by January 2024.

HACPFC

The mission of HACPFC is to provide safe, sanitary, and affordable housing and housing assistance to serve the needs of the low-income, very low-income, and extremely low-income population in the Authority's jurisdiction. Listed below are HACPFC's 5-Year goals:

- Improve affordable housing opportunities for lower-income individuals and households by adding to the existing stock of affordable units by developing owner-occupied and rental housing in in-fill areas or targeted neighborhoods and sustaining or improving the quality of existing affordable housing stock.
- Improve affordable housing opportunities for lower-income individuals and households by sustaining or improving the quality of existing affordable housing stock and substantially reduce

homelessness by 2027 through the implementation of the Benton and Franklin County Homeless Housing Plan by supporting existing homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency.

Overview of Public Housing Portfolio

This section provides an overview of the KHA and HACPFC public housing and voucher portfolio in use within Benton and Franklin Counties. Listed below are definitions of the types of programs included in this section.

Vouchers

The Section 8 Rental Certificate program (Certificate) provides vouchers to low-income households. Through the voucher program, the tenant pays the landlord 30 percent of the household income in rent, and the PHA pays the remaining rental balance. Section 8 vouchers can be either project-based or tenant-based.

- **Project-Based Voucher:** A Section 8 voucher that must be used at a specific property.
- **Tenant-Based Voucher:** A Section 8 voucher that can be used at any private housing that meets the requirements of the Section 8 program.

PHAs also administer special purpose vouchers, which are distinct from the Section 8 Certificate program. These include:

- **VASH:** Offers rental assistance paired with case management and supportive services to eligible veterans experiencing homelessness.
- **Family Unification Program:** Provides rental assistance to eligible families with inadequate housing and eligible youth exiting foster care who are homeless or at imminent risk of homelessness.
- **Disabled:** Offers rental assistance to people with disabilities, which includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, and Nursing Home Transition programs.

Mod-Rehab

Also referred to as Moderate Rehabilitation, this program provided project-based rental assistance for low-income families. The program was repealed in 1991, and no new projects have been developed since.

Public Housing

A public housing unit is a rental property owned by the federal government and managed by a PHA for low-income households.

Tables 26.1 and 26.2 provide the combined number of units and vouchers currently in use for both housing authorities. Together, KHA and HACPFC manage 459 public housing units, 1,061 tenant-based vouchers, and 27 project-based vouchers. The PHAs administer 39 special purpose vouchers, all of which are VASH.

Table 26.1—Public Housing by Program Type (Units)

Program Type	# of Units in Use
Certificate	1088
Mod-Rehab	0
Public Housing	459

Data Source: KHA and HACPFC, 2024.

Table 26.2—Public Housing by Program Type (Vouchers)

Program Type	# of Vouchers in Use
Project-Based	27
Tenant-Based	1061
Total Vouchers	1088
VASH (special purpose vouchers)	39
Family Unification Program (special purpose vouchers)	0
Disabled (special purpose vouchers)	0
Total Special Vouchers	39

Data Source: KHA and HACPFC, 2024.

Characteristics of Residents

Understanding the characteristics of the PHAs' current residents and voucher recipients provides insight into the needs and demographics of the population.

Table 27 provides information on the households currently residing in public housing or utilizing a rental assistance voucher from the PHAs. On average, the income for assisted households residing in public housing is below 30 percent AMI for the Consortium, meaning residents are extremely low-income. In addition, the average length of stay for households residing in public housing is over eight years for both PHAs, while the average length of voucher utilization is over five years.

Table 27—Characteristics of Public Housing Residents by Program Type

Housing Authority	Measure	Certificate	Public Housing
KHA	Average Annual Income	\$14,348.00	\$17,570.00
KHA	Average Length of Stay In Years	5.1	8.5
KHA	Average Household Size	1	1.5

Housing Authority	Measure	Certificate	Public Housing
HACPFC	Average Annual Income	\$17,903.00	\$16,067.00
HACPFC	Average Length of Stay In Years	6	8.3
HACPFC	Average Household Size	1.3	1.77

Data Source: KHA and HACPFC, 2024.

Tables 28.1 and 28.2 provide additional characteristics of those utilizing PHA programs: 67 percent of total voucher recipients belong to households in which at least one member lives with a disability. Approximately 28 percent of voucher recipients are over the age of 62.

Table 28.1—Characteristics of Public Housing Residents by Program Type

Program Type	# Homeless at Admission	# of Elderly Program Participants (>62)	# of Disabled Families	# of Families Requesting Accessibility Features	# of HIV/AIDS Program Participants	# of DV Victims
Certificate	-	310	732	-	-	-
Mod-Rehab	-	-	-	-	-	-
Public Housing	-	190	244	-	-	-

Data Source: KHA and HACPFC, 2024.

Table 28.2—Characteristics of Public Housing Residents by Program Type

Program Type	# Homeless at Admission	# of Elderly Program Participants (>62)	# of Disabled Families	# of Families Requesting Accessibility Features	# of HIV/AIDS Program Participants	# of DV Victims
Project-Based	-		5	-	-	-
Tenant-Based	-	122	565	-	-	-
Total Vouchers	-	109	570*	-	-	-
VASH (special purpose vouchers)	-	-	-	-	-	-

Program Type	# Homeless at Admission	# of Elderly Program Participants (>62)	# of Disabled Families	# of Families Requesting Accessibility Features	# of HIV/AIDS Program Participants	# of DV Victims
Family Unification Program (special purpose vouchers)	-	-	-	-	-	-
Total Special Vouchers	-	-	-	-	-	-

Data Source: KHA and HACPFC, 2024.

*KHA

Tables 29.1 and 29.2 provide information on the race of households in PHA programs. Overall, most public housing residents (86 percent) and voucher recipients (89 percent) identify as White.

Table 29.1—Race of Public Housing Residents by Program Type

Program Type	White Households	Black/ African American Households	Asian Households	American Indian/Alaska Native Households	Pacific Islander Households	Other Households
Certificate	970	80	5	4	4	25
Mod-Rehab	-	-	-	-	-	-
Public Housing	397	20	11	3	11	0

Data Source: KHA and HACPFC, 2024.

Table 29.2—Race of Public Housing Residents by Program Type

Program Type	White Households	Black/ African American Households	Asian Households	American Indian/ Alaska Native Households	Pacific Islander Households	Other Households
Project-Based	26	3	-	-	-	-
Tenant-Based	701	43	1	2	3	15

Program Type	White Households	Black/ African American Households	Asian Households	American Indian/ Alaska Native Households	Pacific Islander Households	Other Households
Total Vouchers	727	46	1	2	3	15
VASH (special purpose vouchers)	-	-	-	-	-	-
Family Unification Program (special purpose vouchers)	-	-	-	-	-	-
Disabled (special purpose vouchers)	-	-	-	-	-	-
Total Special Vouchers	-	-	-	-	-	-

Data Source: KHA and HACPFC, 2024.

Tables 30.1 and 30.2 provide information on the ethnicity of voucher recipients and public housing residents. For both public housing and voucher recipients, approximately 60 percent of households identify as Hispanic.

Table 30.1—Ethnicity of Public Housing Residents by Program Type

Program Type	Hispanic	Not Hispanic
Certificate	578	392
Mod-Rehab	0	0
Public Housing	400	275

Data Source: KHA and HACPFC, 2024.

Table 30.2—Ethnicity of Public Housing Residents by Program Type

Program Type	Hispanic	Not Hispanic
Project-Based	26	3

Program Type	Hispanic	Not Hispanic
Tenant-Based	701	43
Total Vouchers	727	46
VASH (special purpose vouchers)	-	-
Family Unification Program (special purpose vouchers)	-	-
Disabled (special purpose vouchers)	-	-
Total Special Vouchers	-	-

Data Source: KHA and HACPFC, 2024.

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

KHA's waitlist for conventional public housing and Housing Choice Vouchers is currently closed. Waiting lists for HACPCFC tend to open periodically but close within a few days of opening due to high demand. As described in Table 27, the average length of stay in public housing is over eight years, indicating a low turnover rate of units.

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

KHA estimates that, at the time of this plan, there were 400 people on the public housing waiting list and 325 people on the Section 8 TBRA waiting list. KHA and HACPCFC were unable to provide further demographic information into the nature of households on the waiting list.

Through consultations with service providers, a few key themes emerged regarding the needs of residents of public housing and Housing Choice Voucher holders:

- It is difficult for Section 8 recipients to find housing that meets the criteria of the program.
- Vouchers, such as VASH, cannot be used for transitional housing or other supportive service housing options, which provides barriers to services for special needs populations.

The large number of applicants across KHA's waiting lists demonstrates the significant need for affordable housing opportunities within the Consortium. KHA noted that their housing stock is not sufficient to meet the needs of the community. As stated in the 2024–2028 5-Year PHA Action Plan, KHA and HACPCFC work to develop additional affordable housing units and expand voucher programs to help low-income individuals and households achieve long-term self-sufficiency.

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

The need for affordable housing options and supportive services is felt across the population at large. The public housing authorities serve some of the region's lowest-income residents. Public housing residents are more likely to experience high stress levels, have limited access to health care, and experience more barriers to employment compared to the population at large.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- For public housing and voucher programs, low turnover of units and long wait lists create a high demand for assistance.
- Voucher recipients often face additional barriers to obtaining housing, such as stringent inspection criteria on Section 8 units.
- A sizable percentage of public housing residents and voucher recipients live in households with either a person with a disability or a senior, which indicates a need for accessible public housing units.

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

Introduction:

The NA-40 Homeless Needs Assessment of the Consolidated Plan describes the characteristics and needs of those experiencing homelessness in the Tri-Cities. The Benton Franklin CoC serves as the regional entity for the Consortium regarding homelessness. In this role, the Benton Franklin CoC operates a local Coordinated Entry (CE) system, coordinates local Point-in-Time (PIT) counts, and plans local homelessness response strategies. The Benton Franklin CoC was unable to provide data on the extent and nature of homelessness in the Tri-Cities. As a result, this section utilizes data from the 2024 PIT count and data included in the 2023 Tri-Cities HOME-ARP Allocation Plan regarding the demographics of people experiencing homelessness.

Overall, stakeholders note that the level of need for housing and supportive services for people experiencing homelessness has increased in the past five years, and the needs cannot be matched with the current shelter bed inventory. Special populations, such as veterans, migrant workers, and people with substance use disorder, have an increased need for supportive services. Additionally, the lack of affordable units compounding with existing issues such as mental health challenges, substance use disorder, or domestic violence increases a person’s risk of becoming homeless.

Homeless Needs Assessment:

This section provides information on the demographics of people experiencing homelessness throughout the Consortium to better understand the nature and needs of the population. As stated in the introduction, this section includes data from various sources.

The 2024 PIT count provides the most recent estimate of homelessness in Benton and Franklin Counties. A PIT count represents the number of people and households experiencing homelessness on a specific day as tabulated by the CoC. Note that the PIT count likely underrepresents the true nature of homelessness in the Consortium.

Table 31 provides the results of the 2024 PIT count for Benton and Franklin Counties. Across both counties, the PIT count identified 123 households who experienced homelessness on a specific day, and 30 of those households’ included children.

Table 31—2024 PIT Count: Benton and Franklin Counties

PIT Count	Benton County (Persons)	Benton County (Households)	Franklin County (Persons)	Franklin County (Households)
Households without Minors	65	65	48	48
Households with Minors	30	10	-	-
Households with Only Minors	-	-	-	-
Total	95	75	48	48

Data Source: Washington Department of Commerce 2024 PIT.

The 2023 Tri-Cities HOME-ARP Allocation Plan included data from the Benton Franklin CoC regarding homelessness in the two counties. The data is derived from a 2021 HMIS report, which provides demographic information on the number of individuals and households experiencing homelessness throughout the year. The report found that in 2021, 1,159 people from 779 households experienced homelessness. The tables listed below present data at the individual level.

Table 32 provides demographic information from the 2021 HMIS report. Of note, 44 percent of people experiencing homelessness in 2021 had a disabling condition and 13 percent experienced chronic homelessness.

Table 32—Demographics of Individuals Experiencing Homelessness in Benton and Franklin Counties (2021)

Group	Homeless Population	Percentage of Homeless Population
Male	579	50%
Female	579	50%
Trans/Non-Binary/Questioning	1	Less than 1%
-	-	-
White, Non-Hispanic	606	52%
Black/African American/African	75	7%
American Indian, Alaskan Native, or Indigenous	11	1%
Asian/Asian-American	10	1%
Native Hawaiian or Other Pacific Islander	7	1%
Hispanic/Latino	439	38%
-	-	-
Under 18	405	35%
18–24	125	11%

Group	Homeless Population	Percentage of Homeless Population
25–64	591	51%
65 and Older	34	3%
-	-	-
Veteran	24	2%
-	-	-
Disabling Condition	509	44%
Of Those with a Disabling Condition:	-	-
Physical Disability	258	51%
Chronic Health Condition	267	52%
Substance Use Disorder	127	25%
Mental Health Disorder	300	59%
Developmental Disability	125	25%
-	-	-
Unaccompanied Youth	106	9%
Chronically Homeless	155	13%

Data Source: Tri-Cities HOME-ARP Allocation Plan (2023).

The 2021 HMIS data also included information on the length of homelessness experienced by individuals. Data on the length of homelessness was available for 432 individuals (Table 33): 36 percent of individuals experienced homelessness for more than one year, while 22 percent of individuals experienced homelessness for less than one month.

Table 33—Length of Homelessness (2021)

Length of Time Homeless	Total Number of Individuals	Percentage of Total
Less than 30 Days	95	22%
1–3 Months	77	18%
3–6 Months	65	15%
6 Months–1 Year	42	10%
1–2 Years	55	13%
2–4 Years	51	12%
4+ Years	47	11%

Data Source: Tri-Cities HOME-ARP Allocation Plan (2023).

The 2023 HOME-ARP Allocation Plan also included historical PIT results from 2018–2023 regarding sheltered and unsheltered homelessness. For the PIT count, HUD defines sheltered homelessness as people in emergency shelters, transitional housing, and safe havens. HUD defines unsheltered homelessness as people who are experiencing homelessness but live outside of a shelter, such as in an encampment. Note, unsheltered counts were not taken in 2021.

Table 34 provides the number and percentage of people experiencing sheltered and unsheltered homelessness from 2018 to 2023. Of note, unsheltered homelessness grew smaller in percentage from 2018 to 2022 but increased significantly from 2022 to 2023, accounting for 40 percent of total instances of homelessness as described in the PIT count.

Table 34—Sheltered vs. Unsheltered Homelessness Counts (2018–2023)

Year	Sheltered Homelessness	Sheltered Homelessness Percentage	Unsheltered Homelessness	Unsheltered Homelessness Percentage
2018	83	51%	80	49%
2019	175	79%	47	21%
2020	155	82%	35	18%
2021	106	-	N/A	-
2022	199	93%	16	7%
2023	89	60%	59	40%

Data Source: Tri-Cities HOME-ARP Allocation Plan (2023).

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

[The Washington State Homeless System Performance County Report Card](#) estimates the average length of time spent homeless for Benton and Franklin County residents entered into HMIS. In 2023, the average length of time spent homeless was 120 days in Benton County and 340 days in Franklin County. For both counties, the length of time homeless increased from 2022 to 2023. As depicted in Table 33, the most likely category of length of time spent homeless in 2021 was less than thirty days (22 percent) and 36 percent of the population experienced homelessness for longer than one year.

The Washington State Homeless System Performance County Report Card also estimates the housing outcomes for people entered into HMIS. In Benton County in 2023, 13 percent of people entered into HMIS returned to homelessness, while 76 percent exited into permanent housing. In Franklin County, 10 percent of people entered into HMIS returned to homelessness and 86 percent exited to permanent housing.

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

As depicted in Table 31, there were 10 households reported in the 2024 PIT count that included minors. Additionally, [Benton-Franklin Trends](#), supported by the Eastern Washington University Institute for Public Policy and Economic Analysis, estimates that there were 793 students experiencing homelessness in Benton and Franklin Counties in the 2023–2024 school year.

Table 32 indicates that, in 2021, 24 veterans experienced homelessness in Benton and Franklin Counties.

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

In 2021, the majority of people experiencing homelessness identified as White (52 percent), 38 percent of people identified as Hispanic, and 6 percent identified as Black or African American. See Table 32 for additional information.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Table 34 depicts PIT count data from the past five years describing the nature of unsheltered and sheltered homelessness in the Tri-Cities. In 2023, 89 people experienced sheltered homelessness and 59 people experienced unsheltered homelessness in the Consortium, which account for 60 percent and 40 percent of total instances of homelessness, respectively. Since 2018, the number of people experiencing unsheltered homelessness has decreased overall but increased in percentage. The number of people experiencing sheltered homelessness increased sharply between 2022 and 2023 (from 7 percent of cases to 40 percent of cases).

Discussion:

The Consortium identifies the key themes of this section to be as follows:

- The housing and supportive service needs of households experiencing homelessness are greater than what can be provided with current resources in the Tri-Cities.

- Special populations, including people with disabilities, require additional, specialized supportive services.
- From 2022 to 2023, unsheltered homelessness increased in the community, indicating a need for housing and supportive services for that population.

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

Introduction

The NA-45 Non-Homeless Special Needs Assessment describes the housing and service needs of special needs populations. Special needs populations include people who may not be experiencing homelessness but have increased or distinct housing and supportive service needs, including:

- **Elderly:** Defined as aged 62 and older.
- **Frail elderly:** Defined as an elderly person who requires assistance with three or more activities of daily living such as bathing, walking, and performing light housework. CHAS data considers an individual aged 75 and over as frail elderly.
- **Persons with disabilities:** Defined as those with mental, physical, or developmental disabilities.
- **Persons with substance use disorders:** Defined as the recurrent use of alcohol or drugs that causes significant impairment such as health problems, disability, and the failure to meet major responsibilities at work, school, or home.
- **Victims of gender-based violence:** Defined as persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- **Veterans:** Defined as any person who has served at least one day in the military with any discharge type.

Overall, special needs populations have low incomes and often face challenges in finding and securing affordable housing opportunities. Stakeholders and community members emphasize the need for increased housing and supportive services, especially those with low barriers, to provide for these populations.

Describe the characteristics of special needs populations in your community:

Demographic information regarding the special needs populations listed in the Introduction is described in this section. Data for this section is provided by 2018–2022 ACS and 2016–2020 CHAS estimates.

Elderly and Frail Elderly

In 2022, 14 percent of the Tri-Cities population was over the age of 65, while 5 percent was over the age of 75. In 2020, 20 percent of total households included at least one person between the ages of 62 and 65, and 14 percent included a person older than 75. Additionally, 33 percent of extremely low-income households and 40 percent of low-income households included either an elderly or frail elderly member. Elderly and frail elderly residents accounted for 37 percent of people living with a disability in the Consortium.

Many elderly households live on fixed incomes, which leads to increased instances of cost burden and severe housing cost burden. Elderly households comprised 19 percent of renter households that experience a housing cost burden and 36 percent of owner households with a housing cost burden, according to 2020 CHAS estimates. Among extremely low-income households with a housing cost burden, 40 percent of renters are elderly households and 53 percent of owners are elderly households. Finally, elderly households make up 27 percent of severely cost-burdened renter households and 45 percent of severely cost-burdened owner households. Overall, elderly owner households comprise the greatest share of severe housing cost burden among all household types.

Persons with Disabilities

Approximately 14 percent of residents within the Tri-Cities lived with a disability in 2022. As stated above, 37 percent of those with a disability were over the age of 64, while 37 percent were between ages 35 and 64. The two most common types of disability were ambulatory difficulty (44 percent) and cognitive difficulty (44 percent). Additionally, 36 percent of people experienced difficulty living independently. People living with disabilities in the Tri-Cities experienced greater instances of poverty and smaller median earnings than those without a disability. Table 35 provides the median earnings and poverty rates for those with and without a disability in Richland, Kennewick, and Pasco in 2022.

Table 35—Median Income and Poverty Rates for People with Disabilities and Without Disabilities

City	Median Income (with a Disability)	Median Income (without a Disability)	Poverty Rate (with a Disability)	Poverty Rate (without a Disability)
Richland	\$46,541	55,166	11%	5%
Kennewick	\$30,955	\$41,842	18%	10%
Pasco	\$35,224	\$29,056	21%	10%

Data Source: 2018–2022 ACS.

Persons with Substance Use Disorder

Due to its nature, substance use disorder can be difficult to track. However, the Tri-Cities and Washington State have published reports that provide insight into drug and alcohol use trends within the Consortium.

In July 2024, the Washington State Department of Social & Health Services published a Risk and Protection Profile for Substance Abuse Prevention in each school district in the state. Listed below are key data points regarding substance use within the Richland, Kennewick, and Pasco school districts.

- Drug- and alcohol-related deaths have increased from 2011 to 2022 across all school districts in the Tri-Cities.
- In Richland, the rate of clients utilizing state-funded alcohol and drug services increased from 2011 to 2022.

Additionally, the Benton and Franklin Counties 2022 Community Health Needs Assessment provides information on opioid use and misuse in the counties. Of note:

- The rate of opioid prescriptions per 100 residents was 72.9 in Benton County, which was significantly higher than the state average of 39.5.
- Opioid overdose deaths and hospitalizations in Benton and Franklin Counties were 15.71 and 14.18 per 100,000 people, respectively.

Victims of Gender-Based Violence

The 2022 Annual Report from the DVSBF provides insight into the demographics and needs of people experiencing domestic violence, which is a form of gender-based violence. The report states that DVSBF answered 2,841 crisis calls and served 850 clients with advocacy, referrals, housing support, food, clothing, utility assistance, employment assistance, support groups, and safety planning. In particular, the agency

notes it helped 211 families find housing or stay housed and provided emergency funds to 639 families. Finally, DVSBF provided shelter services to 321 domestic violence survivors.

Additionally, the Benton and Franklin Counties 2022 Community Health Needs Assessment notes that the rate of reported domestic violence offenses per 100,000 people was 875.55 in Benton County and 635.59 in Franklin County in 2022. To put this into perspective, the rate for Washington State was 774.39.

Veterans

ACS data from 2022 indicates that there were 12,085 veterans living in the Tri-Cities: 45 percent of veterans were over the age of 65, 27 percent of veterans lived with a disability, and 5 percent lived below the federal poverty line.

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

The Consortium identified the jurisdiction's housing and supportive needs for special populations by analyzing information gathered through several methods, including:

- The 2025–2029 Tri-Cities Consolidated Plan Stakeholder Survey.
- The 2025–2029 Tri-Cities Consolidated Plan Community Survey.
- Consultation sessions with organizations, agencies, and partners working with low- and moderate-income people in the community.

Key findings as they pertain to special populations are outlined in this section.

Stakeholder Survey

The Stakeholder Survey asked respondents to indicate the level of need for housing for selected special needs populations in the Consortium. Listed below are the types of housing respondents indicated as the highest priority, along with the percentage of respondents who selected that type of housing.

- Housing for persons fleeing domestic violence, sexual assault, stalking, dating violence, or human trafficking (69 percent).
- Housing for persons with developmental, cognitive, or physical disabilities (62 percent).
- Housing for seniors (54 percent).

The survey also asked respondents to select public services and activities based on need. Listed below are the three highest-ranked services for special needs populations.

- Substance use disorder treatment services.
- Services for victims of domestic violence, sexual assault, dating violence, or human trafficking.
- Services for persons with a disability.

Finally, the survey provided space for respondents to describe any specific needs of low-income subpopulations, neighborhoods, or areas in the Tri-Cities. Multiple respondents indicated a need for affordable housing and shelter options with low barriers to vulnerable populations such as seniors, veterans, people with substance use disorder, and foreign-born residents.

Community Survey

The Community Survey asked respondents to identify the types of housing most needed for low- and moderate-income households. Listed below are the types of housing for special populations and the percentage of respondents who indicated it to be a priority.

- Housing for seniors (35 percent).
- Housing for people with a disability (33 percent).
- Housing for people with special needs (such as people living with HIV/AIDS or victims of domestic violence, etc.) (26 percent).

The survey also asked respondents to select five public services and activities by need. Listed below are the activities and the percentage of respondents who selected them for services for special needs populations.

- Substance use disorder treatment services (50 percent).
- Services for victims of domestic violence (34 percent).
- Senior services (29 percent).
- Services for people with a disability (23 percent).
- Services for veterans (12 percent).

Stakeholder Consultations

The Consortium held eight consultation sessions with over 25 community agencies and partners regarding the needs of low- and moderate-income households. In particular, the Consortium held sessions for Special Populations Service Providers, Youth Services Providers, and Human and Public Services Providers. Listed below are common themes that emerged from the consultation sessions regarding the needs of special populations.

- High rents and rental application requirements impose burdens on special populations, such as veterans, seniors, and people with disabilities, who tend to be on fixed incomes.
- There is a lack of low-barrier shelters and housing options.
- The quality of housing and lack of available resources to rehabilitate houses create barriers to providing accommodations/modifications to units for seniors and people living with a disability.
- There is a need to reinforce secondary support programs, such as pet pantries and food pantries, which are becoming more sought after due to high rents.
- Special populations need dedicated support services that are tailored to their individual needs, such as mental health services for veterans and low-barrier housing options for people with substance use disorder.

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

The 2022 Washington State HIV Surveillance Report estimates that there were five new HIV cases reported in Benton and Franklin Counties in 2022, respectively. The report estimates that from 2018 to 2022, there were 34 new cases in Benton County and 27 new cases in Franklin County.

As outlined in the 2023 HIV/AIDS Epidemiology Report and Community Profile published by King County and Washington State, housing instability can hinder a person's ability to access and engage in critical medical care for people living with HIV/AIDS.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A.

Discussion

The Consortium identifies the key themes of this section to be as follows:

- Low-barrier housing options are needed to support special populations who may be unable to meet traditional rental application or shelter requirements.
- Mental and behavioral health services are needed as an accompaniment to housing to ensure special populations have the necessary resources to stay housed.
- Service providers must expand the scope and scale of services, such as adding language services, to fully meet the needs of the population.

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

Introduction

The NA-50 Non-Housing Community Development Needs section of the Consolidated Plan describes the public facilities, public infrastructure, and public services needs of the Consortium. Data for this section is provided by the following data sources:

- The 2025–2029 Tri-Cities Consolidated Plan Stakeholder Survey.
- The 2025–2029 Tri-Cities Consolidated Plan Community Survey.
- Consultation sessions with organizations, agencies, and partners working with low- and moderate-income people in the community.
- Data on calls for assistance from 211 from October 1, 2023, to September 29, 2024, in Benton and Franklin Counties.

Overall, stakeholders and community members emphasized a need for the following:

- Community centers and recreation facilities, including maintenance on existing infrastructure and new developments.
- Street and sidewalk enhancements, particularly to improve connectivity and accessibility for pedestrians.
- Mental health and substance use disorder services.

Describe the jurisdiction’s need for Public Facilities. How were these needs determined?

Across the three forms of engagement described below, two common themes for public facility improvements emerged:

- Expansion and maintenance of park and recreation facilities.
- Improvements to community facilities for specific groups, particularly residents who are unhoused or who are low- to moderate-income.

Stakeholder Survey Responses

Ten respondents of the stakeholder survey provided input on the need for public facilities in the Consortium. The first question asked respondents to select the public facility activities they believe are needed most in the Tri-Cities. Listed below are the top two selections and the percentage of respondents who selected the activity:

- Community centers for specific groups (70 percent).
- Parks and recreational facilities (50 percent).

The next question asked respondents to rank public facility activities based on need. Listed below are the top-ranked public facility needs selected by respondents and their corresponding weighted scores (scores closest to twelve indicate the highest-ranked choice).

- Community centers for specific groups (7.6).
- Parks and recreational facilities (6.9).

Community Survey Responses

Ninety respondents of the community survey provided input on the need for public facilities in the Consortium. The question asked respondents to select three facility activities that are most needed to serve low- and moderate-income people in the Tri-Cities. Listed below are the top three selections and the percentage of respondents who selected the activity.

- Improvements to facilities for people who are unhoused (61.1 percent).
- Improvements to nonprofit buildings that serve low- and moderate-income people or neighborhoods (51.1 percent).
- Improvements to facilities for people with special needs such as seniors, youth, people with disabilities, victims of domestic violence, etc. (50 percent).

Stakeholder Consultation

The Consortium held a consultation session with eight participants on the subject of city planning and public works, which included representatives from Public Works, Parks and Recreation, and Community Planning departments. Listed below are common themes that emerged from the consultation session regarding public facility needs:

- Aging infrastructure, particularly in older areas of the Tri-Cities, needs maintenance.
- Increased requests from residents for increased parks and recreation services.
- Current parks and recreation buildings need maintenance.

Describe the jurisdiction's need for Public Improvements. How were these needs determined?

Across the three forms of engagement described below, two common needs for public improvements emerged:

- Street and sidewalk improvements, particularly to remove barriers for seniors and those with a disability.
- Water infrastructure improvements.

Stakeholder Survey Responses

Ten respondents to the stakeholder survey provided input on the need for public improvements in the Consortium. The first question asked respondents to select the public improvement activities they believe are needed most in the Tri-Cities. Listed below are the top three selections and the percentage of respondents who selected the activity:

- Street and sidewalk improvements (50 percent).
- Americans with Disabilities Act (ADA) accessibility improvements (50 percent).
- Street lighting improvements (50 percent).

The next question asked respondents to rank public improvement activities based on need. Listed below are the top-ranked public improvement needs selected by respondents and their corresponding weighted scores (scores closest to twelve indicate the highest-ranked choice). Note that respondents ranked water and infrastructure improvements as the most needed public improvement.

- Water infrastructure improvements (9.2).

- Street and sidewalk improvements (8.9).
- ADA accessibility improvements (8.6).

Community Survey Responses

Ninety respondents of the community survey provided input on the need for public improvements in the Consortium. The question asked respondents to select three infrastructure activities that are most needed to serve low- and moderate-income people in the Tri-Cities. Listed below are the top three selections and the percentage of respondents who selected the activity.

- Street and sidewalk improvements (63.3 percent).
- Traffic lights/signs and public safety improvements (56.7 percent).
- Broadband internet access improvements (45.6 percent).

Stakeholder Consultation

The Consortium held a consultation session with eight participants on the subject of city planning and public works, which included representatives from the Public Works, Parks and Recreation, and Community Planning departments. Listed below are common themes that emerged from the consultation session regarding public improvement needs:

- The need to remove barriers in streets, such as curb and ramp improvements, to increase accessibility.
- Interest in improving public improvements in areas with limited connectivity and low car ownership rates.
- Some water and sewer infrastructure are currently under maintenance, but more attention is needed to the system, particularly with algae blooms in the Columbia River posing an additional challenge to some water sources.

Describe the jurisdiction's need for Public Services. How were these needs determined?

Across the four forms of engagement described below, two common public services needs emerged:

- Mental health services.
- Substance use disorder treatment services.

Stakeholder Survey Responses

Fourteen respondents of the stakeholder survey provided input on the need for public services in the Consortium. The first question asked respondents to select the public services activities they believe are needed most in the Tri-Cities. Listed below are the five selections and the percentage of respondents who selected the activity:

- Mental health services (92.86 percent).
- Substance use disorder treatment services (78.57 percent).
- Youth programs and services (50 percent).
- Childcare services (50 percent).

- Services for victims of domestic violence, sexual assault, stalking, dating violence, and human trafficking (50 percent).

The next question asked respondents to rank public facility activities based on need. Listed below are the top-ranked public service needs selected by respondents and their corresponding weighted scores (scores closest to twenty indicate the highest-ranked choice). Note that respondents ranked substance use disorder treatment services as the most needed public service.

- Substance use disorder treatment services (18.71).
- Mental health services (18).
- Services for victims of domestic violence, sexual assault, stalking, and human trafficking (16.14).
- Childcare services (15.64).
- Services for persons with a disability (15.36).

Community Survey Responses

Ninety respondents of the community survey provided input on the need for human services in the Consortium. The question asked respondents to select five human services that are most needed to serve low- and moderate-income people in the Tri-Cities. Listed below are the top five selections and the percentage of respondents who selected the activity.

- Mental health services (73.3 percent).
- Services for people who are unhoused (51.1 percent).
- Substance use disorder treatment services (50 percent).
- Services for victims of domestic violence, sexual assault, stalking, dating violence, or human trafficking (34.4 percent).
- Senior services (28.9 percent).

Stakeholder Consultation

The Consortium held three consultation sessions with community partners and organizations to access service needs in the Tri-Cities. The sessions covered the following topics: Special Needs Service Providers (five participants), Public and Human Services (six participants), and Youth Service Providers (eight participants). Listed below are common themes that emerged from the consultation sessions regarding public service needs:

- Transportation was a noted barrier for clients, emphasizing a need for transit and transportation services.
- As the Tri-Cities continues to diversify, there is a need for services to be provided in multiple languages. Languages noted include Burmese, Ukrainian, and Spanish.
- The need for public and human services is higher than what some organizations can provide due to staffing issues.
- Need for increased mental health services.

211 Data

211 Washington provides information on the number of calls received to 211 and the services requested. The Consortium reviewed call data from October 1, 2023, to September 29, 2024, for Benton and Franklin Counties. Between those dates, 211 received 8,921 calls originating in the two counties. Listed below are

the most common non-housing services requested through 211 and the percentage of calls they constituted.

- Food (13.8 percent):
 - 76.4 percent of requests in this category were for help buying food.
- Government and Legal (9.1 percent):
 - 27.3 percent of requests in this category were for housing law services.
- Utilities (8.4 percent):
 - 51.1 percent of requests in this category were for assistance with electric.

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

The Housing Market Analysis describes the landscape in which the Tri-Cities administers its programs by identifying the housing market, economic, and community development factors impacting low-and moderate-income people and communities in the Consortium.

The Market Analysis is comprised of eleven sections:

- Number of Housing Units
- Cost of Housing
- Condition of Housing
- Public and Assisted Housing
- Homeless Facilities and Services
- Special Needs Facilities
- Barriers to Affordable Housing
- Non-Housing and Community Development Assets
- Needs and Market Analysis Discussion
- Broadband Needs of Housing
- Hazard Mitigation

Like the Needs Assessment, the Market Analysis utilizes two primary data sources: data from the 2018–2022 ACS and 2016–2020 CHAS. These are the most recent versions of the data sets available at the time of drafting. This section also summarizes information from other existing reports, studies, and plans and input from the stakeholder survey, community survey, and consultation sessions to better understand recent trends impacting the region.

Key Themes from the Market Analysis:

Listed below are the major trends the Consortium identified as impacting low- and moderate-income households.

Housing Condition and Availability

- Low vacancy rates and a limited supply of naturally affordable housing and assisted units create a need for additional affordable housing units.
- There is a lack of accessible and affordable housing units for people with disabilities.
- As population and housing needs increase and developments with assisted units expire in the coming decades, the Tri-Cities could experience even greater demand for affordable housing units.
- With a large portion of Consortium households living in units built prior to 1980, there is a need to inspect and possibly rehabilitate units with structural or health concerns.
- Low- and moderate-income households tend to live in older, more naturally affordable units, which puts them at a greater risk of housing problems.
- Rehabilitation is needed to ensure an adequate supply of accessible units.
- There is an identified need to continue maintenance and rehabilitation of public housing units in need of repair.
- The need for assisted and public housing units in the Consortium is not met by the current voucher and unit portfolio.

Housing Affordability and Cost

- Increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the Consortium, particularly for low- to moderate-income households.
- It is likely that the continued rise of rents and home values will further exacerbate existing affordability issues in the coming five years.
- Given the severity of housing cost burden and unaffordability emphasized by community members and stakeholders, traditional methods to calculate subsidies, such as fair market rent (FMR) and HOME rents, fall short of bridging the unaffordability gap.

Shelter Facilities and Services

- The current shelter capacity and resources are not sufficient to meet the needs of the community.
- There is a lack of transitional housing, shelters for specific populations, and low-barrier options observed by service providers.
- Stakeholders note that even with these services, they are seeing an increased demand for housing and supportive services that oftentimes outpaces provider capacity.

Economic Development

- There exist notable barriers for residents in the workforce to obtaining and maintaining employment, such as lack of affordable housing and childcare costs.
- Increasing connectivity, both to transportation and job networks, will help qualified candidates obtain and maintain employment.
- The business and workforce community in the Tri-Cities is still feeling the effects of the COVID-19 pandemic.

Broadband

- While broadband availability has increased in the past five years, there still exists digital equity gaps among vulnerable groups, including seniors and people living with a disability.

Natural Hazards

- The Tri-Cities maintain a moderate risk of flooding, drought, and wildfires. However, the effects of natural hazards are amplified among low- and moderate-income populations, who often have limited resources to flee dangerous conditions and recover quickly from severe weather events.

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

Introduction

The MA-10 Housing Market Analysis: Number of Housing Units provides insight into the number and characteristics of assisted and non-assisted housing units. Assisted units are properties that receive public funding, such as Section 8 or Low-Income Housing Tax Credits, to support low- and moderate-income housing needs. Non-assisted housing units do not receive such assistance.

Data regarding the number of total housing units comes from 2018–2022 ACS estimates, while data regarding assisted units comes from Washington State Housing Finance Commission’s Affordable Housing Data Portal.

Overall, stakeholders reported a lack of affordable housing options for residents, which includes naturally affordable, non-assisted units and assisted units. As discussed in the Needs Assessment, the vacancy rate in 2022 was 5 percent in the Tri-Cities, which exacerbates the need for more available units.

Types of Residential Properties

The Consortium had a total of 82,290 residential units (occupied and unoccupied) in 2022. Table 36 shows that 65 percent of all residential units are one-unit detached structures, also known as single-family homes.

Table 36—Residential Properties by Unit Number

Property Type	Number of Units	%
1-Unit Detached Structure	53,159	65%
1-Unit, Attached Structure	3,361	4%
2–4 Units	6,446	8%
5–19 Units	7,592	9%
20 or More Units	8,084	10%
Mobile Home, Boat, RV, Van, etc.	3,648	4%
Total	82,290	100%

Data Source: 2018–2022 ACS.

Unit Size of Occupied Housing Units by Tenure

Table 37 presents the unit size of the 77,873 occupied housing units in the Consortium in 2022. Most owner-occupied units (88 percent) had three or more bedrooms. Renter-occupied units tended to be smaller, with just 30 percent of total units having three or more bedrooms.

Table 37—Unit Size by Tenure

Number of Bedrooms	Owners		Renters	
	Number	%	Number	%
No Bedroom	197	0%	1,967	7%
1 Bedroom	515	1%	7,434	25%
2 Bedrooms	5,539	11%	11,571	39%
3 or More Bedrooms	44,515	88%	8,982	30%
Total	50,766	100%	29,954	100%

Data Source: 2018–2022 ACS.

Number and Characteristics of Assisted Units

As of 2024, the Tri-Cities Consortium has a total of 3,515 assisted affordable housing units, as depicted in Table 38. As stated in the Introduction, assisted units receive assistance from public funding sources to support low- and moderate-income households. Of these units, 63 percent have rents affordable to households earning 60 percent AMI (\$48,000 for a two-person household). Only 5 percent of these units have rents affordable to households earning 30 percent AMI (\$24,000 for a two-person household).

Table 38—Affordability of Assisted Units in the Tri-Cities

Affordability Level	Number	%
30% AMI	193	5%
35% AMI	36	1%
40% AMI	152	4%
45% AMI	53	2%
50% AMI	912	26%
60% AMI	2,169	63%
80%	0	0%
Total	3,515	100%

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal (October 2024).

Table 39 depicts the types of households targeted in assisted units. Most assisted units (57 percent) were not targeted to a special population. Of the units targeted, large households, people living with a disability (12 percent), and elderly households (11 percent) were the most common populations to be targeted with assisted units.

Table 39—Targeting of Assisted Units in the Tri-Cities

Special Population	Number	%
Elderly Households	386	11%
People Experiencing Homelessness	67	2%
Farmworkers	121	3%
Large Households	498	14%
People Living with Disabilities	438	12%
Not Targeted	2005	57%
Total	3,515	100%

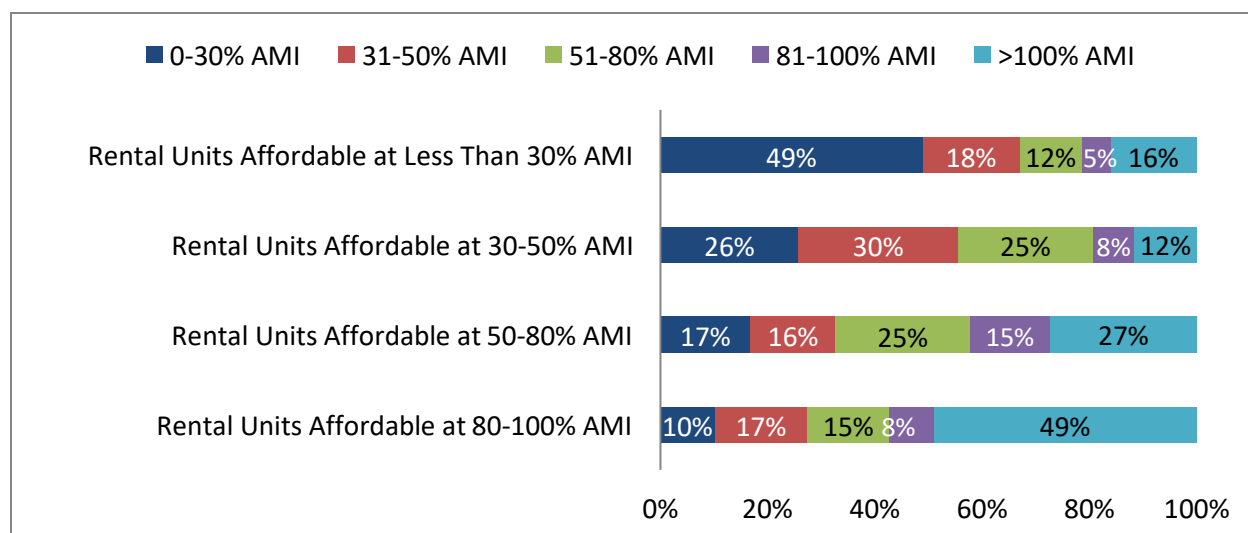
Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal (October 2024).

Households Occupying Unaffordable Units

The 2020 CHAS data provides information on the number of households occupying units that are considered unaffordable to them. Households occupying unaffordable units indicates that there is not sufficient housing supply for each income level.

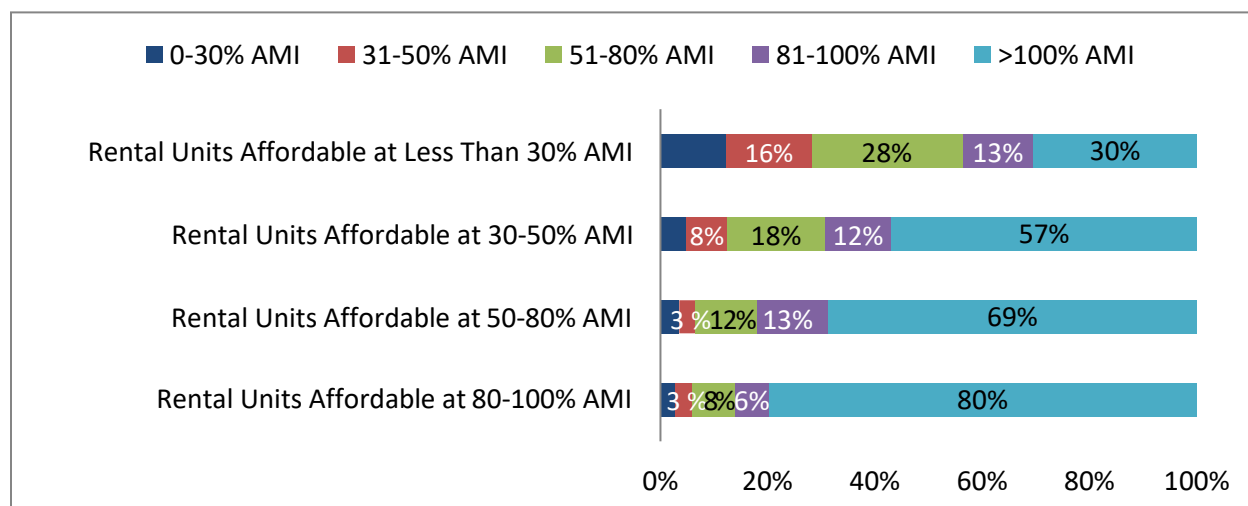
Figures 7 and 8 present the percentage of renters and owners at each income level occupying a unit for each housing affordability category in 2020. Of note, 26 percent of rental units affordable to low-income households and 33 percent of rental units affordable to moderate-income households are occupied by households with lower incomes. Additionally, 13 percent of owner units affordable to moderate-income households are occupied by households with lower incomes.

Figure 7—Housing Affordability by Household Income (Owner Households)



Data Source: 2016–2020 CHAS.

Figure 8—Housing Affordability by Household Income (Renter Households)



Data Source: 2016–2020 CHAS.

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

The Washington State Housing Finance Commission’s Affordable Housing Data Portal provides insight into the number of assisted units in the Consortium. As reflected in Table 38, there are 27 housing projects in the Tri-Cities that offer 3,515 assisted units, 193 of which are affordable to extremely low-income households. A complete list of assisted units is located in Table A1 in the Appendix.

Table 38 depicts the types of households targeted in assisted units. Most assisted units were not targeted to a special population. Of the units targeted, large households, people living with a disability, and elderly households were the most common populations to be targeted with assisted units.

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

The Washington State Housing Finance Commission’s Affordable Housing Data Portal provides insight into the number of assisted units in the Consortium with subsidy restriction expiration dates. The Data Portal defines the subsidy expiration date as the date that the unit’s income and rent restrictions expire according to the regulatory agreement. The data indicates that a few hundred units may be lost to the private market over the next few years if property owners and public funders take no action to preserve unit affordability. Most assisted units in the Consortium that are included in the state database have subsidy expiration dates in the coming two to four decades.

Two properties, Orchard Hills Apartments and Heatherstone, have expiration dates that have already passed or are within the next five years. Affordability restrictions for Orchard Hills expired in 2023, and the affordability restrictions for Heatherstone expire in 2026. Together, these two properties account for 364 assisted units, 46 of which are targeted toward elderly households and 43 of which are targeted toward people with disabilities.

Five total developments, which include 1,179 assisted units, are set to expire before 2040. This includes 224 units for large families and 198 units for people living with a disability.

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

The current availability of total and affordable housing units does not meet the needs of the population. Stakeholders and community members emphasized in surveys and consultations that the low vacancy rate in the Tri-Cities makes it difficult for residents to find housing. This indicates a need for more housing stock.

Each city estimated its future housing need in its most recent Comprehensive Plan Update. Richland estimated that 1,270 additional housing units would need to be created in the next twenty years. In Pasco, that figure was 15,217. Kennewick estimated that it would need 2,646 acres of land to accommodate increased housing needs. The cities outlined strategies to increase the availability of housing units in each city's respective Comprehensive Plans, including:

- Preserving and maintaining the existing housing stock.
- Supporting the development of a variety of housing types.
- Assisting residents with homeowner assistance and rehabilitation programs.

The Washington State Department of Commerce 2024 Housing Advisory Plan estimates the progress each county has made toward its production need goals. Between 2020 and 2023, Benton County met 90 percent of its production need (1,346 units created), while Franklin County met 66 percent of its production need (566 units created). The report notes that both counties made insufficient progress in meeting production goals for middle housing units (moderate-density housing types such as townhomes and duplexes) for moderate-income housing need.

Additionally, stakeholders and community members note the need for more affordable housing, which includes both naturally occurring affordable housing and assisted units. As displayed in Figures 8 and 9, 33 percent of rental units and 13 percent of owner units affordable to moderate-income households were occupied by low- or extremely low-income households, which indicates a lack of available units for the lowest-income categories. Also, stakeholders note that there is currently a lack of accessible and affordable housing units, which further limits housing options for people with disabilities.

Describe the need for specific types of housing.

In the stakeholder and community survey, as well as stakeholder consultations, the Consortium asked participants which types of housing are most needed in the Tri-Cities. Listed below are the most common responses.

- ADA and accessible units.
- Single-family homes.
- Apartments and rental housing with 1–3 bedrooms.
- Affordable homeownership opportunities.
- Housing for seniors.

Discussion

The Consortium identifies the key themes from this section as the following:

- Low vacancy rates and a limited supply of naturally affordable housing and assisted units create a need for additional affordable housing units.
- There is a further need for accessible and affordable housing units for people with disabilities.

- As population and housing needs increase and developments with assisted units expire in the coming decades, the Tri-Cities could experience even greater demand for affordable housing units.

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

Introduction

The MA-15 Housing Market Analysis: Cost of Housing section of the Consolidated Plan explores the cost of housing and characteristics of the rental market in the Tri-Cities, which provides context into the nature of housing cost burden and affordability experienced by residents. Data on the cost of housing is provided by ACS estimates (various years) and 2016–2020 CHAS.

Overall, the cost of housing in the Tri-Cities has risen considerably in the past ten years. As detailed in the Needs Assessment, low- and moderate-income households often experience housing cost burden or severe housing cost burden, which is exacerbated by rent increases.

Cost of Housing

2022 ACS data provides insight into the changes in housing costs for renter and owner households in Richland, Pasco, and Kennewick. Tables 40–42 depict the change in median home value and contract rent (rent charged to a tenant as agreed upon in a lease) from 2012 to 2022. Across all three cities, contract rents increased by more than 50 percent. Pasco saw the greatest increase in median home value and median contract rents: 104 percent and 60 percent, respectively.

Table 40—Cost of Housing in Richland

Value Type	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$194,400	\$365,800	88%
Median Contract Rent	\$733	\$1,145	56%

Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).

Table 41—Cost of Housing in Pasco

Value Type	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$151,700	\$309,200	104%
Median Contract Rent	\$605	\$966	60%

Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).

Table 42—Cost of Housing in Kennewick

Value Type	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$163,700	\$318,400	95%
Median Contract Rent	\$644	\$989	54%

Data Source: 2008–2012 ACS (Base Year), 2018–2022 ACS (Most Recent Year).

Table 43 provides data on the number of renters by contract rent bracket in 2022—77 percent of Tri-Cities renters paid between \$500 and \$1,499 monthly on contract rent.

Table 43—Rent Paid

Rent Paid	Number	%
Less than \$500	1,942	7%
\$500–999	10,437	40%
\$1,000–1,499	9,781	37%
\$1,500–1,999	3,093	12%
\$2,000 or more	1,105	4%
Total	26,358	100%

Data Source: 2018–2022 ACS.

Housing Affordability

CHAS provides information on the number of affordable units for each income category in 2020, which helps depict the landscape of affordability in the Tri-Cities. Predictably, the number of affordable housing units increases as income increases. For renters, 55 percent of the total units were affordable to moderate-income households, while just 10 percent of units were affordable to extremely low-income households. For owners, 0 percent of units were affordable to extremely low-income households, while 30 percent were affordable to moderate-income households (Table 44).

Table 44—Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner	Total
30% AMI	2,495	0	2,495
50% AMI	5,820	8,565	14,385
80% AMI	13,895	14,843	28,738
100% AMI	2,980	26,210	29,190
Total	25,190	49,618	74,808

Data Source: 2016–2020 CHAS.

The Zillow Observed Rent Index (ZORI) provides more recent data on rent prices. ZORI measures trends in market rents, which are based on what a unit could rent for under current market conditions as opposed to what it is currently being rented for (contract rent). Table 45 presents the market rent in the Tri-Cities in 2022 and 2024. In two years, market rents rose more than 15 percent in each city. Market rents rose most dramatically in Kennewick at 20 percent in the past two years.

Table 45—Market Rent Increases in Richland, Kennewick, and Pasco

City	Market Rent (January 2022)	Market Rent (August 2024)	Percent Change
Kennewick	\$1,358.39	\$1,633.34	20%
Pasco	\$1,523.61	\$1,782.87	17%
Richland	\$1,504.35	\$1,723.87	15%

Data Source: 2024 ZORI.

Monthly Fair Market and HOME Rents

FMRs represent the estimated cost to rent a moderately-priced dwelling in a local housing market. High and low HOME rents are derived from the local AMI and constitute the rent limit set by HUD for affordable housing. Together, FMRs and HOME rents determine the payment standard for various HUD housing programs.

Table 46 presents the HUD FMRs and HOME rents for the Kennewick-Richland, WA MSA in 2024. The table indicates that the FMR for each unit is higher than the HOME rents. For smaller units, the FMR and high HOME rents tend to be less than \$100 apart. For three- and four-bedroom units, the FMR is over \$300 higher than the high HOME rents.

Table 46—Monthly Rent

Monthly Rent (\$)	Efficiency (No Bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
FMR	\$1,052	\$1,206	\$1,485	\$1,960	\$2,361
High HOME Rent	\$1,052	\$1,199	\$1,441	\$1,655	\$1,826
Low HOME Rent	\$875	\$937	\$1,125	\$1,298	\$1,148

Data Source: HUD FMR and HOME Rents.

Is there sufficient housing for households at all income levels?

There is not sufficient housing for all income levels. Stakeholders and community members report unattainable rent increases, especially in the wake of expiring pandemic-era protections. Additionally, increasing housing costs, as well as the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the Consortium, particularly for low- to moderate-income households.

Data provided throughout the Needs Assessment of the Consolidated Plan from recent ACS and CHAS estimates indicates high percentages of households, particularly extremely low- and low-income households, are cost-burdened and severely cost-burdened. Stakeholders noted throughout the consultation and survey process that lack of affordability remains a top issue in the Consortium and causes significant challenges for households.

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

Housing costs for both renter and owner households have increased significantly over the past ten years in the Consortium, according to ACS estimates. ZORI estimates indicate that in the past two years, market rents have increased by over 15 percent. Stakeholders noted throughout the consultation sessions that housing affordability continues to be a challenge in the Consortium. It is expected that home values and rents will continue to rise, exacerbating housing affordability issues.

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

A challenge with FMRs and HOME rents that may impact affordable housing is that they often do not keep pace with changes in rents. According to ZORI estimates from August 2024, the average rent was \$1,617 in Kennewick, \$1,753 in Pasco, and \$1,734 in Richland. While ZORI does not report on average rents by unit type, the average rents in August 2024 appear to be higher than FMR and HOME rents for many unit sizes. As a result, HUD FMRs and HOME rents may be insufficient for households to afford decent units depending on where they live and the volatility of the local rental market. Insufficient FMRs and HOME rents can require deeper levels of housing subsidy to support lower-income households in remaining stably housed and support the Consortium's strategy to preserve and produce affordable housing units.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- Increasing housing costs, coupled with the increased cost of other necessities, including food, childcare, and transportation, place considerable financial pressure on households across the Consortium, particularly for low- to moderate-income households.
- It is likely that the continued rise of rents and home values will further exacerbate existing affordability issues in the coming five years.
- Given the severity of housing cost burden and unaffordability emphasized by community members and stakeholders, traditional methods to calculate subsidies, such as FMR and HOME rents, fall short of bridging the unaffordability gap.

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

Introduction

The MA-20 Housing Market Analysis: Condition of Housing Section of the Consolidated Plan provides insight into the restoration and rehabilitation needs of the Consortium. Data regarding housing conditions comes from 2018–2022 ACS and 2016–2020 CHAS.

Both data sources capture information on housing units with at least one of the following “selected conditions.” Note that the conditions listed below correspond with the conditions defined in NA-15 Disproportionately Greater Need: Housing Problems.

- The housing unit lacks complete kitchen facilities.
- The housing unit lacks complete plumbing facilities.
- The household is crowded (more than one person per room).
- The household is cost-burdened (the household spends between 30 percent and 50 percent of its income on housing costs).

Overall, a significant percentage of the Consortium’s housing stock is older units, which are more likely to need rehabilitation and are more likely to be occupied by low- and moderate-income households. Additionally, stakeholders emphasized in consultation sessions that there is a severe shortage of accessible units in the area.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation."

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

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

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

Substandard Condition and Not Suitable for Rehabilitation: A housing unit is considered to be in substandard condition and not suitable for rehabilitation if it is in poor condition and not structurally and financially feasible to rehabilitate.

Condition of Units

The number of selected conditions (defined in the Introduction) provides insight into the needs of housing structures. Note that the selected conditions described in the Consolidated Plan are not comprehensive in terms of all conditions that would require rehabilitation. Table 47 shows the number of

owner and renter households with selected housing conditions in 2022. The majority of owner-occupied units (81 percent) had none of the outlined housing conditions, and 51 percent of renter-occupied units had at least one of the outlined housing conditions.

Table 47—Condition of Units

Condition of Units	Owner-Occupied (#)	Owner-Occupied (%)	Renter-Occupied (#)	Renter-Occupied (%)
With One Selected Condition	9,120	18%	12,510	46%
With Two Selected Conditions	324	1%	1,369	5%
With Three Selected Conditions	42	0%	12	0%
With Four Selected Conditions	0	0%	0	0%
No Selected Conditions	41,280	81%	13,216	49%
Total	50,766	100%	27,107	100%

Data Source: 2018–2022 ACS.

Year Unit Built

The year a housing unit was built also provides insight into the rehabilitation needs of the structure. Older households are more likely to have structural issues in need of repair. Table 48 presents the age of residential units of renter- and owner-occupied housing in 2022. The table indicates that a significant portion of the Consortium’s housing stock (43 percent of owner households and 53 percent of renter households) was built prior to 1980.

Table 48—Year Unit Built

Year Unit Built	Owner-Occupied (#)	Owner-Occupied (%)	Renter-Occupied (#)	Renter-Occupied (%)
2000 or later	19,900	39%	7,412	27%
1980–1999	8,558	17%	5,433	20%
1950–1979	16,978	33%	11,255	42%
Before 1950	5,330	10%	3,007	11%
Total	50,766	100%	27,107	100%

Data Source: 2018–2022 CHAS.

Risk of Lead-Based Paint Hazard

The presence of LBP in a unit constitutes a hazard in need of rehabilitation. Units built prior to 1980 have a risk of LBP. Table 49 provides additional information on units built prior to 1980. In 2022, 11 percent of

owner-occupied units and 7 percent of renter-occupied units built prior to 1980 had children under the age of six present in the home.

Table 49—Risk of LBP

Risk of LBP Hazard	Owner-Occupied (#)	Owner-Occupied (%)	Renter-Occupied (#)	Renter-Occupied (%)
Housing Units Built Before 1980 with Children Present	2,874	11%	3,494	7%
Total Number of Units Built Before 1980.	22,308	44%	14,262	53%

Data Source: 2018–2022 ACS (Total Units) 2016–2020 CHAS (Units with Children present).

Vacant Units

Vacancy rates provide further insight into units that may need rehabilitation. Specific information on the condition of vacant units is not readily available. However, Table 50 presents the 2022 vacancy rates in each city. As stated in previous sections, the vacancy rates in the Tri-Cities are extremely low, with Richland and Kennewick experiencing a 6 percent vacancy rate and Pasco experiencing a 5 percent vacancy rate in 2022.

Table 50—Vacant Units

Vacancy	Richland	Kennewick	Pasco
Vacant Units	1,454	1,845	1,118
Vacancy Rate	6%	6%	5%

Data Source: 2018–2022 ACS.

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

As described in this section and noted by stakeholders, a significant portion of the Tri-Cities housing stock is older units—22,308 owner households (44 percent) and 14,262 renter households (53 percent) are over four decades old. Older structures may require rehabilitation. In the Consortium, common problems seen in older units include unreliable parts and wiring, toxic components, and structural issues. Particularly among low- to moderate-income households, who may defer maintenance due to cost, rehabilitation can help mitigate severe housing problems. Stakeholders also noted that due to housing unaffordability, some low- and moderate-income households are forced to live in less expensive but substandard units.

Additionally, the lack of affordable, accessible units signifies a rehabilitation need, as units may need to be modified for people with physical disabilities or seniors. As stated in the Needs Assessment, veterans are the primary population affected by the substandard housing units and lack of accessible units in the Tri-Cities area. Veterans looking to secure housing with VASH vouchers find it difficult to locate units that meet the inspection requirements of the voucher. Persons with disabilities are also often veterans as well, so they are affected by the shortage of accessible units in the area. In addition to veterans, low-income

households are also affected by substandard housing conditions as it is difficult to find units that meet Section 8 inspection requirements.

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

91.205(e), 91.405.

All housing units constructed prior to 1978 are at risk of containing LBP. ACS and CHAS data estimate the number of households constructed prior to 1980. While not all households built prior to 1980 are in need of LBP remediation, the age of the housing unit and the presence of young children indicate there is a possible risk of LBP exposure. Lower-income households with young children who reside in units with LBP hazards may be less able to afford remediation services.

The Consortium estimates that, in 2022, 36,570 households were built prior to 1980. Of those households, 6,368 include children under the age of six.

Discussion

The Consortium identifies the key themes from this section to be:

- With a large portion of Consortium households living in a unit built prior to 1980, there is a need to inspect and possibly rehabilitate units with structural or health concerns.
- Low- and moderate-income households tend to live in older, more naturally affordable units, which puts them at a greater risk of housing problems.
- Rehabilitation is needed to ensure an adequate supply of accessible units.

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

Introduction

The MA-25 Public and Assisted Housing section of the Consolidated Plan describes the number, type, and characteristics of public housing units within the Consortium. As stated in NA-35 Public Housing, the KHA and the HACPFC manage public housing and vouchers for low- and moderate-income households in the Tri-Cities and provided the data analyzed in this section.

Overall, despite the variety of public and assisted housing units in the Consortium, stakeholders noted the need for increased availability and rehabilitation of these units to better meet the needs of the Consortium.

Totals Number of Units

This section provides an overview of the total number of units in the KHA and HACPFC public housing and voucher portfolio within Benton and Franklin Counties. The NA-35 Public Housing section of the Consolidated Plan provides definitions of the types of programs included in this section.

Tables 51.1 and 51.2 provide the combined number of units and vouchers available in the KHA and HACPFC. Note that NA-35 Public Housing provides information on the total number of vouchers and units in use. Combined, the two housing authorities manage 470 units of public housing, 280 of which are accessible units. The housing authorities also manage 1,507 Section 8 vouchers and 40 VASH vouchers.

Table 51.1—Total Number of Units by Program Type

Program Type	# Of Units Vouchers Available	# Of Accessible Units
Certificate	1507	N/A
Mod-Rehab	-	-
Public Housing	470	280

Data Source: KHA and HACPFC, 2024.

Table 51.2—Total Number of Units by Program Type

Program Type	# Of Units Vouchers Available	# Of Accessible Units
Project-Based	-	-
Tenant-Based	-	-
Total Vouchers	-	-
VASH (Special Purpose Voucher)	40	-
Family Unification Program (Special Purpose Voucher)	-	-

Program Type	# Of Units Vouchers Available	# Of Accessible Units
Disabled* (Special Purpose Voucher)	-	-
Total Special Vouchers	-	-

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

Data Source: KHA and HACPFC, 2024.

Describe the supply of public housing developments:

Together, KHA and HACPFC manage 470 units of public housing, 280 of which are considered accessible. Listed below is a description of each public housing property managed by the two housing authorities.

KHA

- Sunnyslope Homes: 124 units of one- to four-bedroom multi-family duplex units.
- Keewaydin Plaza: 66 units of one-bedroom units for elderly and disabled households.
- Lilac Homes: 16 tiny homes with one- and two-bedroom units.
- Bubble on Gum Street: Development under construction that will provide 58 one- to three-bedroom units.

HACPFC

- Scattered Site Properties: 47 two- to four-bedroom units:
 - Alderwood Square.
 - Oakwood Square.
 - Sagewood Square.
 - Beechwood Square.
 - Maplewood Square.
- Highland Park Homes: 24 two- to four-bedroom units.
- Rosewood Park: 168 units across four developments with one- to two-bedroom handicap-accessible units:
 - Octave Street.
 - W. Margaret Street.
 - High-Rise.
- Sprucewood Square: 60 units across two developments with one- to six-bedroom units:
 - N. 3RD Ave.

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

The number and characteristics of housing units maintained by the two housing authorities are described in the previous answer. The physical conditions of public housing units are captured by HUD inspection scores. Developments can receive a maximum score of 100 from an inspection, with higher scores indicating that a property better meets HUD's housing quality and inspection requirements. KHA and HACPFC were unable to provide the most recent inspection scores for all public housing developments. However, HUD's Real Estate Assessment Center provides inspection scores from 2021. Table 52 depicts the inspection scores of two public housing properties in the Tri-Cities. Sunnyslope Homes received a score of 90, and High-Rise received a score of 88.

Public Housing Condition

Table 52—Public Housing Condition (2021)

Public Housing Development	Average Inspection Score
Sunnyslope Homes	90
Rosewood Park (High-Rise)	88

Data Source: HUD Real Estate Assessment Center, Public Housing Inspection Scores (2021).

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

Stakeholders note that public housing units need rehabilitation. The PHA 5-Year Action Plan notes that HACPFC encourages and assists in the revitalization of distressed housing stock and completes yearly HQS inspections of existing facilities to ensure quality housing stock for residents.

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

KHA and HACPFC participate in several programs to improve the living environment of households residing in public housing. Listed below are initiatives outlined in the 2024 Joint PHA 5-Year Action Plan.

HACPFC

HACPFC partners with local organizations to provide the following:

- On-site nutritional services provided by Meals on Wheels.
- On-site after-school educational and recreation activities.
- Substance abuse referral.

KHA

KHA partners with local organizations and the City of Kennewick to provide the following:

- A scholarship program.

- Access to computers and books for youthful residents.
- Grants for gardening beds and mentorship by the local Master Gardeners' Association.
- Reduced cost or free summer activity vouchers.

Discussion

The Consortium identifies the key themes from this section to be as follows:

- There is an identified need to continue maintenance and rehabilitation of public housing units in need of repair.
- The need for assisted and public housing units in the Consortium is not met by the current voucher and unit portfolio.

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

Introduction

The MA-30 Homeless Facilities and Services section of the Consolidated Plan provides data on the number of beds and units available in the Consortium for people experiencing homelessness. As explained in the NA-40 Homeless Needs Assessment section, the Benton Franklin CoC (located within the BoS CoC) coordinates local homelessness response strategies, including facilities and services. The Benton Franklin CoC was unable to provide the most recent Housing Inventory Count (HIC) data. To supplement it, this section presents data from the Consolidated Plan consultation sessions, 2021 HIC, and 2023 HMIS reports to describe the landscape of homeless facilities and services in the Tri-Cities. Listed below are the HUD definitions of the specific terms used to refer to housing and shelter for people experiencing homelessness.

- **Emergency Shelter:** Any facility with the primary purpose of providing temporary or transitional shelter for the homeless in general or for specific populations of the homeless.
- **Permanent Supportive Housing:** Permanent housing in which housing assistance (e.g., long-term leasing or rental assistance) and supportive services are provided to assist households with at least one member (adult or child) with a disability in achieving housing stability.
- **Rapid Rehousing:** Permanent housing that provides short-term (up to three months) and medium-term (4–24 months) TBRA and supportive services to households experiencing homelessness.
- **Transitional Housing:** Temporary housing with supportive services to individuals and families experiencing homelessness with the goal of interim stability and support to successfully move to and maintain permanent housing.
- **Homelessness Prevention:** Short-term or medium-term rental assistance and housing relocation and stabilization services.

Overall, stakeholders and community members noted services and housing for people experiencing homelessness as a high priority. Stakeholders further noted that the current landscape of services is insufficient to provide for the needs of households experiencing homelessness.

Consultation Themes

The Consortium conducted a consultation session with service providers who work with people experiencing homelessness in the Consortium. In addition, the Consortium asked about the needs of people experiencing homelessness in the online stakeholder survey. Listed below are key themes that emerged from stakeholder engagement.

- Shelter supply, specifically low-barrier shelter supply, is lacking.
- Private sector housing options such as hotel stays, which used to serve as a part of providers' portfolio of housing options, are becoming too expensive or unavailable to utilize.
- There is a lack of transitional housing options.
- Limited options and shelter requirements sometimes force households to separate to receive shelter services.

Facilities Targeted to Homeless Persons (2021)

The HIC is an annual inventory of housing conducted during the last ten days in January. The count provides insight into the facilities targeted to those experiencing homelessness. Table 53 summarizes the results of the 2021 HIC. Of note, Benton and Franklin Counties had 269 emergency shelter beds and 299 rapid rehousing beds for people experiencing homelessness.

Table 53—Facilities Targeted to Homeless Persons (2021)

Population	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	Rapid Rehousing
Families	70	43	11	100
Single Households	199	22	128	119
Chronically Homeless Households	-	-	-	-
Veterans	-	10	-	6
Unaccompanied Youth	-	-	-	-

Data Source: 2021 HIC.

HMIS Entries by Housing Type (2023)

HMIS entries add context to the demand and utilization of homeless facilities. The 2023 Washington State Homeless System Performance County Report Card catalogs the number of households that utilized each type of housing facility, as presented in Table 54. Across both counties, 203 households utilized emergency shelter, and 390 households utilized rapid rehousing.

Table 54—HMIS Entries by Housing Type

Housing Type	Benton County	Franklin County
Rapid Rehousing	332	58
Emergency Shelter	200	3
Permanent Supportive Housing	40	1
Transitional Housing	10	0
Homelessness Prevention	158	36

Data Source: 2023 Washington State Homeless System Performance County Report Card.

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

The Housing Resource Center (HRC) of Benton and Franklin Counties serves as the CE site in the Tri-Cities. As stated in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), HRC assesses households and identifies and refers them to programs that best fit their needs. Some of these resources include:

- Substance use disorder assessment and treatment services 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 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 available through Columbia Basin College (CBC), Columbia Industries, Goodwill Industries, Work Source, Community Action Connection's Adult Literacy Program, and other training and literacy programs.
- Veteran's services available through Columbia Basin Veterans Coalition and Catholic Family and Child Services.
- The Benton Franklin County Human Services Department deploys an outreach team for people experiencing homelessness, which includes representatives from law enforcement and code enforcement, behavioral health providers, and housing providers.

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

The [HUD 2023 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report](#) lists the number of beds and units available for emergency shelter, transitional housing, rapid rehousing, and permanent supportive housing in the Washington BoS CoC. Listed below are facilities that provide shelter and services to Tri-Cities residents and how those facilities specifically address the needs of special populations experiencing homelessness:

- Benton Franklin DHS: Provides emergency shelter, rapid rehousing, hotel vouchers, and permanent supportive housing to people experiencing homelessness, including programs for people living with disabilities.
- Domestic Violence Services: Provides emergency shelter, rapid rehousing, transitional housing, and vouchers to people experiencing domestic violence.
- Safe Harbor Crisis: Provides emergency shelter to youth experiencing homelessness.
- Tri-City Union Gospel Mission: Provides emergency shelter to single males and women with children experiencing homelessness.

- Elijah Family Homes: Provides transitional housing to families with substance use disorder or a history of felonies.
- Columbia Basin Veterans Coalition: Provides transitional housing to veterans.
- River of Life MCC: Provides transitional housing services.
- Blue Mountain Action Council: Provides rapid rehousing services.
- Oxford House: Provides rapid rehousing services to people with substance use disorder.
- Bishop Skylstad Commons: Provides supportive housing.
- Snipes H3: Provides housing and supportive services for youth 18–24 years of age.

Discussion

- The current shelter capacity and resources are not sufficient to meet the needs of the community.
- There is a lack of transitional housing, shelters for specific populations, and low-barrier options observed by service providers.

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

Introduction

The MA-35 Special Needs Facilities and Services section of the Consolidated Plan describes the facilities and services available to special needs populations within the Tri-Cities. As discussed in the NA-35 Non-Homeless Special Needs Assessment section, special needs populations often have additional housing and supportive service needs. Special populations include, but are not limited to, persons with a disability, persons with substance use disorder, veterans, and seniors.

Overall, despite the variety of services available to special needs populations, stakeholders and community members note a desire for increased supportive services and accessible units.

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

The supportive housing needs of special needs populations are discussed in the NA-45 Non-Homeless Special Needs Assessment section. The most prominent needs identified through stakeholder and community engagement were:

- Low-barrier housing options.
- Dedicated supportive services, particularly mental health and substance use disorder services.
- Accessible units for people with physical disabilities.

The Tri-Cities work closely with the CoC, Benton and Franklin Counties, and regional partners to provide services and housing to special needs populations in the community through the provision of housing options and supportive services. Listed below are facilities within the Tri-Cities that specialize in supportive services for special populations. This list is not exhaustive.

- Elijah Family Homes provides stable housing for families seeking recovery and safety from substance use disorder.
- Pasco Haven, which is a 60-unit housing project in Pasco, provides mental health support and health care services.
- Senior Life Resources provides services, including meals on wheels, nutrition and companionship, and home care services, to help seniors age in place.
- The Benton County Veterans Assistance Program supports veterans and their families with emergency needs and offers outreach and case management to keep veterans housed. The program currently supports over 1,000 families.
- The Benton and Franklin Counties Veteran Service Officer assists veterans in applying for public benefits and offers housing assistance.
- Columbia Valley Recovery offers crisis stabilization, short-term treatment, and residential treatment for people experiencing substance use disorder.
- DVSBF offers emergency housing and supportive services for those experiencing domestic violence.
- Snipes H3 provides housing and supportive services to youth 18–24 years of age.

- As stated in NA-35, KHA and HAPFC serve low-income residents living in the Consortium with housing assistance.
- Home Base Connections Center is the regional administrator of HOPWA funds for Asotin, Benton, Franklin, Garfield, and Walla Walla Counties. Services offered include assistance with moving costs, short-term rental, mortgage, and utility assistance, and TBRA.

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

People with medical conditions, particularly people experiencing housing instability or homelessness, often need access to care and a safe place to recover after leaving the hospital. Experiencing homelessness can create and exacerbate physical, mental, and behavioral health conditions, and many who experience homelessness have complex medical needs. The Tri-Cities supports and participates in the Benton and Franklin CoC and Benton County Department of Human Services as the lead agency for the CoC. Benton and Franklin County Department of Human Services manages programs to assist individuals and families at risk of becoming homeless through CE. Members of the CoC 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) to be released into homelessness. Homeless service and housing providers have been working with counselors and release agents from Eastern Washington Mental Health Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged.

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

As detailed in the Action Plan, one of the Consortium's goals for fiscal year 2025 is to increase and preserve affordable housing choice. In doing so, the Tri-Cities will work to preserve and expand the supply of affordable housing by funding activities such as homeowner and rental rehabilitation, which can provide accessibility improvements to people with disabilities and seniors. Additionally, the Consortium will support programs such as TBRA and downpayment assistance to help low- and moderate-income households, including special needs populations, obtain and maintain housing.

Discussion

The Consortium identifies the key themes in this section to be as follows:

- Stakeholders note that even with these services, they are seeing an increased demand for housing and supportive services that oftentimes outpaces provider capacity.

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

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

Stakeholders emphasized through consultation sessions that there are a limited number of active affordable housing developers in the Tri-Cities.

The Consolidated Plan Stakeholder survey asked respondents what they believe the biggest barrier to affordable housing development is in the Tri-Cities. Listed below are their top three answers.

- High cost of development.
- Lack of funding.
- Lack of incentive for developers.

In a consultation held with affordable housing developers, stakeholders emphasized the barriers that exist to getting dollars to developers, including:

- Lack of connection with financing models and community partnerships.
- Lack of understanding regarding the nature of affordable housing in the wake of local stigmas regarding affordable housing.
- State legislation, such as the Climate Commitment Act, increases regulations on new buildings.

Richland, Kennewick, and Pasco engage in ongoing efforts to advance public policy to increase the support of affordable housing development for Tri-Cities residents.

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

Introduction

The MA-45 Non-Housing Community Development Assets section of the Consolidated Plan summarizes data trends related to employment and the workforce, including labor force participation, educational attainment, and workforce skills, training, and development efforts in the Tri-Cities. Data regarding educational attainment and median income comes from the 2018–2022 ACS. Data on jobs by sector comes from the most recent Longitudinal Employer-Household Dynamics data (2021). To more accurately compare jobs with workers, Table 55 uses 2017–2021 ACS estimates.

Overall, stakeholders note that COVID-19 changed the landscape of the economy in the past five years. Additionally, high cost of living and connectivity issues serve as barriers to obtaining and maintaining employment.

Economic Development Market Analysis

The Tri-Cities is home to a diverse economy. The three cities enjoy a favorable geographic position located at the confluence of the Columbia River and its major tributaries, the Snake and Yakima Rivers, and surrounded by more than a million acres of farmland in Benton and Franklin Counties. Production, manufacturing, and food processing are noted industries in the region. The forthcoming sections outline the business activity and education trends observed in the Tri-Cities according to 2022 ACS data.

Business Activity

The characteristics of the workforce provide insight into the nature of the economy and economic development needs in the region. Table 55 summarizes the number of workers and jobs in each sector in 2021. According to 2021 ACS data, the three most common sectors by worker and job were Education and Health Care Services, Professional, Scientific, and Management Services, and Retail Trade.

Table 55—Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs Less Workers %
Agriculture, Mining, Oil & Gas Extraction	3,800	1,592	5%	2%	-4%
Arts, Entertainment, Accommodations	3,831	7,958	5%	9%	3%
Construction	6,125	7,973	9%	9%	0%
Education and Health Care Services	14,080	22,329	20%	24%	4%
Finance, Insurance, and Real Estate	2,774	3,431	4%	4%	0%
Information	1,046	626	1%	1%	-1%
Manufacturing	6,256	4,970	9%	5%	-4%
Other Services	2,391	2,058	3%	2%	-1%
Professional, Scientific, Management Services	11,226	21,326	16%	23%	7%
Public Administration	4,095	2,398	6%	3%	-3%
Retail Trade	6,683	11,910	10%	13%	3%
Transportation & Warehousing	5,381	4,021	8%	4%	-3%
Wholesale Trade	2,133	2,604	3%	3%	0%
Grand Total	69,821	93,196	100%	100%	0%

Data Source: 2017–2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs).

Table 56 presents the unemployment rate in the Tri-Cities in 2022. In that year, 5.1 percent of Tri-Cities residents were unemployed. The unemployment rate was nearly double for 16–24-year-old residents at 10.1 percent.

Table 56—Labor Force

Labor Force Statistic	Number of People
Total Population in the Civilian Labor Force	107,072
Civilian Employed Population 16 years and over	101,376
Unemployment Rate	5.1%
Unemployment Rate for Ages 16–24	10.1%
Unemployment Rate for Ages 25–65	3.8%

Data Source: 2018–2022 ACS.

Table 57 summarizes the occupations of Tri-Cities workers by sector in 2022. The most common sector of employment was management, business, and financial, which accounted for 39 percent of workers.

Table 57—Occupations by Sector

Occupations by Sector	Number of People
Management, Business, and Financial	39,351
Farming, Fisheries, and Forestry Occupations	3,793
Service	16,540
Sales and Office	18,824
Construction, Extraction, Maintenance, and Repair	9,055
Production, Transportation, and Material Moving	13,804

Data Source: 2018–2022 ACS.

Table 58 provides information on the average commute time of Tri-Cities residents. The majority of residents (77 percent) had a commute under 30 minutes.

Table 58—Travel Time

Travel Time	Number of Residents	Percentage
<30 Minutes	70,094	77%
30–59 Minutes	16,223	18%
60 or More Minutes	4,605	5%
Total	90,922	100%

Data Source: 2018–2022 ACS.

Education

Educational attainment provides insight into the training and job needs of residents. Table 59 displays the educational attainment by employment status of Tri-Cities residents in 2022. Predictably, increases in education level correlated with decreases in unemployment. Seven percent of people without a high school diploma were unemployed in 2022 compared to 2 percent of people with a bachelor's degree or higher.

Table 59—Educational Attainment by Employment Status

Educational Attainment	In Labor Force (Civilian Employed)	In Labor Force (Unemployed)	Not in Labor Force
Less Than High School Graduate	9,544	738	5,450
High School Graduate (Includes Equivalency)	17,790	907	6,966
Some College or Associate's Degree	26,779	1,097	7,064
Bachelor's Degree or Higher	27,603	474	4,621

Data Source: 2018–2022 ACS.

Table 60 displays educational attainment by age. Overall, 30 percent of Tri-Cities residents had a bachelor's degree or higher in 2022, while 86 percent had a high school diploma or higher.

Table 60—Educational Attainment by Age

Educational Attainment	18–24 yrs (Age)	25–34 yrs (Age)	35–44 yrs (Age)	45–65 yrs (Age)	65+ yrs (Age)
Less Than 9th Grade	299	1,271	2,312	4,837	2,423
9th to 12th Grade, No Diploma	3,650	2,466	2,067	2,779	1,174
High School Graduate, GED, or Alternative	8,165	8,546	6,722	10,395	7,050
Some College, No Degree	5,834	7,606	6,343	9,774	7,958
Associate's Degree	1,503	3,608	2,802	4,940	2,699
Bachelor's Degree	1,425	6,699	5,168	8,341	4,899
Graduate or Professional Degree	99	3,033	3,899	5,558	4,000

Data Source: 2018–2022 ACS.

Table 61 shows the 2022 median earnings of Tri-Cities residents with varying levels of educational attainment. In each city, higher levels of educational attainment correlated with increased median earnings.

Table 61—Median Earnings in the Past 12 Months

Educational Attainment	Richland	Pasco	Kennewick
Less Than High School Graduate	\$33,646	\$32,385	\$32,567
High School Graduate (Includes Equivalency)	\$46,234	\$40,026	\$34,898
Some College or Associate's Degree	\$46,660	\$49,212	\$49,634
Bachelor's Degree	\$75,083	\$72,340	\$68,827
Graduate or Professional Degree	\$94,824	\$89,211	\$82,422

Data Source: 2018–2022 ACS.

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

According to 2021 ACS data, the three most common sectors by worker and job were:

- Education and Health Care Services (20 percent of workers and 24 percent of jobs).
- Professional, Scientific, and Management Services (16 percent of workers and 23 percent of jobs).
- Retail Trade (10 percent of workers and 13 percent of jobs).

Within these sectors, there are a variety of employers in the region. Listed below are the ten largest employers and their sectors in the Tri-Cities as reported by the Tri-City Development Council. Many of these employers align with the major sectors identified. In addition, this list identifies food processing and environmental remediation as additional sectors in the Tri-Cities.

- Battelle/Pacific Northwest National Laboratory (Research and Development).
- Kadlec Regional Medical Center (Health Care).
- Kennewick School District (Education).
- Lamb Weston (Food Processing).
- Washington River Protection Solutions (Environmental Remediation).
- Pasco School District (Education).
- First Fruits Farms (Food Processing).
- Richland School District (Education).
- Central Plateau Cleanup Company (Environmental Remediation).
- Bechtel National (Engineering and Construction).

Describe the workforce and infrastructure needs of the business community:

The Consortium conducted a consultation with economic development organizations regarding the needs of the business community. Stakeholders noted that employers face challenges finding workers. Listed below are common themes that emerged from the consultations as to why employers are struggling to

hire. Overcoming these barriers to employment for Tri-Cities residents is a need of the business community.

- The lack of access to childcare services is prohibitive to people entering the workforce.
- Transportation is a large barrier to maintaining employment.
- Potential workers and businesses have a lack of understanding about available opportunities and the pathway to those opportunities.
- The lack of affordable housing opportunities makes it difficult for potential workers to relocate.
- The pandemic shifted the demographics of the workforce. Many residents are opting for remote work opportunities and a higher number of women are exiting the workforce.

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

The Benton-Franklin Council of Governments 2021–2025 CEDS outlines several initiatives the counties will take to promote economic development, including supporting the following projects:

- Creating a Regional Post-Disaster Economic Recovery and Resilience Plan.
- Infrastructure projects to support industrial development.
- Support for clean energy projects.

Additionally, since 2022, the Tri-City Regional Chamber of Commerce has operated the Benton County Business Resource Initiative, which provides financial assistance to businesses negatively impacted by COVID-19. In 2023, the program awarded 161 grants ranging from \$3,000 to \$30,000 with a total investment of over three million dollars. These funds can be used for workforce training, work incentive bonuses, rent/utilities assistance, digital platform upgrades, and outdoor space enhancements.

The Tri-City Regional Chamber of Commerce writes in its 2023 Annual Report that this program is a catalyst for transformative change within the business community to allow small businesses to recover from the pandemic and become resilient to future challenges. These grants help to create more opportunities for small businesses to expand and create economic and employment opportunities within the Tri-Cities.

Finally, in October 2024, Lamb Weston announced the closure of a potato processing plant in Franklin County, which employed 375 local residents. The plant closure will likely impact the workforce and economy of the region as displaced workers look to find other employment opportunities. The TRIDEC noted that the organization will provide job search support to laid-off workers.

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

In 2022, 30 percent of Tri-Cities residents over the age of 25 obtained a bachelor's degree or higher. This figure was 46 percent in Richland, 26 percent in Kennewick, and 20 percent in Pasco. Many positions in the top sectors of the Consortium, such as Professional, Scientific, and Management Services, Healthcare, and Education, require a bachelor's degree. Additionally, as stated previously in this section, stakeholders noted that hiring employees with the necessary training is a barrier to economic development.

Stakeholders noted that some residents might not know the options or pathways to engage with employment opportunities. Other residents, such as persons with limited English, face additional barriers to obtaining employment despite having the necessary skill set.

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

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

CBC in Pasco offers several 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 a central information system. The High School Academy at CBC recruits youth ages 16 to 20 to achieve a high school diploma and advanced career training. The initiative is the result of a partnership with schools, the Fast Forward Program (Boys and Girls Club), the Benton Franklin Juvenile Justice Center, and community agencies.

The Small Business Development Center at TRIDEC helps start-up companies and small businesses. The Center is a partnership with CBC; Washington State University, Tri-Cities; 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 City of Pasco.

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

Yes.

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

The Benton-Franklin Council of Governments 2021–2025 CEDS includes the following goals:

- Improve the municipal infrastructure to support a growing and diverse population in an increasingly carbon-free economy.
- Effectively plan for economic diversification and innovation.
- Enhance economic resilience and workforce development.
- Improve the quality of life of residents and expand the number of tourism-related activities.

Discussion

The Consortium identifies the key themes of this section to be as follows:

- There exist notable barriers for residents in the workforce to obtaining and maintaining employment, such as lack of affordable housing and childcare costs.
- Increasing connectivity, both to transportation and job networks, will help qualified candidates obtain and maintain employment.
- The business and workforce community in the Tri-Cities is still feeling the effects of the COVID-19 pandemic.

MA-50 Needs and Market Analysis Discussion

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

As of 2024, there have been no significant changes to the areas identified with concentrated housing problems in Pasco and the surrounding Tri-Cities in the past five years. The eastern portions of each city, particularly those with older housing stock, continue to face housing challenges. This aligns with the ongoing concerns noted in 2019 regarding older housing being more prone to issues like structural decay and overcrowding, which is particularly prevalent in mobile home parks across the region.

Stakeholders still emphasize the need for improvements in these areas, especially in older neighborhoods in Pasco, where deteriorating housing conditions persist. These areas have also seen demographic shifts, with Pasco's population growth being driven by younger residents and a majority Latino population. The city's aging housing stock, especially in lower-income neighborhoods, continues to correlate with housing problems, reinforcing the need for targeted interventions in these eastern sectors.

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

As of the most recent data available in 2021, the two census tracts in Pasco were designated as R/ECAPs. These areas have been consistently recognized for their high minority populations and poverty rates above 40 percent.

No significant changes have been reported in the identification of new R/ECAPs within the Tri-Cities, though the concentrated areas continue to exhibit ongoing socioeconomic challenges. Additionally, disparities in poverty rates for specific racial and ethnic groups (such as Black or African American, American Indian, Alaska Native, and Hispanic or Latino households) persist in Pasco and Kennewick, with poverty rates more than 5 percent higher than the general consortium average.

Thus, while these concentrated areas remain largely the same, the economic disparities and challenges faced by these populations continue to be a critical focus for local and federal planning efforts.

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

As of 2024, the characteristics of the housing market in areas of concentrated poverty in Pasco and the Tri-Cities remain similar to what was reported in 2019. These areas, particularly in the eastern portions of Pasco, continue to feature lower home values and rents, which are linked to the concentration of poverty and housing problems such as overcrowding, substandard housing conditions, and cost burdens.

While property values have risen across the broader Tri-Cities region due to population growth and economic development, the neighborhoods identified as R/ECAPs still lag in terms of housing quality and affordability. The demand for affordable housing has increased, but the older housing stock in these areas, including mobile home parks, continues to contribute to higher levels of housing-related issues.

In summary, while there may be slight increases in overall property values due to regional economic growth, the fundamental market characteristics—low property values, aging housing stock, and significant housing demand—persist in these concentrated areas of poverty. These factors continue to exacerbate housing issues in the identified R/ECAPs in Pasco.

Are there any community assets in these areas/neighborhoods?

As of 2024, community centers and faith-based organizations remain vital assets in the low-income neighborhoods of Pasco and the broader Tri-Cities, particularly in areas with lower home values and rents. These resources continue to play a crucial role in providing social, educational, and support services to residents, especially in areas with concentrated poverty, like Pasco's R/ECAPs. The importance of these assets has not diminished; instead, it has grown as population increases and economic disparities have heightened the demand for social services.

While specific locations of community assets have remained largely the same, these organizations have adapted to the evolving needs of the community. For instance, some community centers and faith-based groups have expanded their services to include more focused assistance in areas like food security, housing support, and mental health, which are increasingly critical in these low-income areas.

Overall, community assets such as faith-based organizations and community centers continue to be key to supporting low-income families in the Tri-Cities. These institutions provide vital social services and community connections, helping to alleviate some of the challenges faced by residents in these economically disadvantaged areas.

Are there other strategic opportunities in any of these areas?

As of 2024, the strategic opportunities for leveraging community assets and promoting inclusive development in Pasco and the surrounding Tri-Cities have not significantly changed from the 2019 findings. Encouraging inclusive development continues to be a priority, with a focus on utilizing community centers, faith-based organizations, and public infrastructure to revitalize economically disadvantaged areas.

Each city operates under a Comprehensive Plan, which emphasizes mixed-use development, affordable housing, and improving public transportation. Pasco's Comprehensive Plan highlights strategic efforts to enhance the quality of life in low-income neighborhoods through public-private partnerships and investment in infrastructure. However, there has been increased attention on integrating sustainability and resilience into these development strategies, likely reflecting the broader focus on climate adaptation and resource efficiency in urban planning.

One noticeable shift is the growing emphasis on sustainability and long-term resilience, particularly in response to the region's rapid population growth and economic changes. The Comprehensive Plans are evolving to address new challenges related to housing affordability, environmental sustainability, and the need for greater community involvement in development processes.

Overall, while the core strategies of leveraging community assets and promoting inclusive development remain unchanged, there is a stronger focus on sustainability and resilience in the strategic opportunities for these areas.

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

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

According to 2022 ACS estimates, 6 percent of households in the Tri-Cities did not have internet access. Broken down by city, 4 percent of Richland households, 5 percent of Pasco households, and 7 percent of Kennewick households did not have internet access. Households without internet connection do not have equal access to resources such as those provided by government agencies, schools, and employers.

In 2023, Benton and Franklin Counties both created Broadband and Digital Equity Local Action Plans that describe the needs of low- and moderate-income households and neighborhoods. The plans indicate that Northeastern Kennewick and census tracts along the Columbia River inside the cities of Kennewick and Pasco have the greatest need for digital equity. It is estimated that between 15–22 percent of households in these census tracts do not have access to a computer, and 15–40 percent of households speak English as a second language. The report also lists the following populations as having the greatest need in Benton and Franklin Counties:

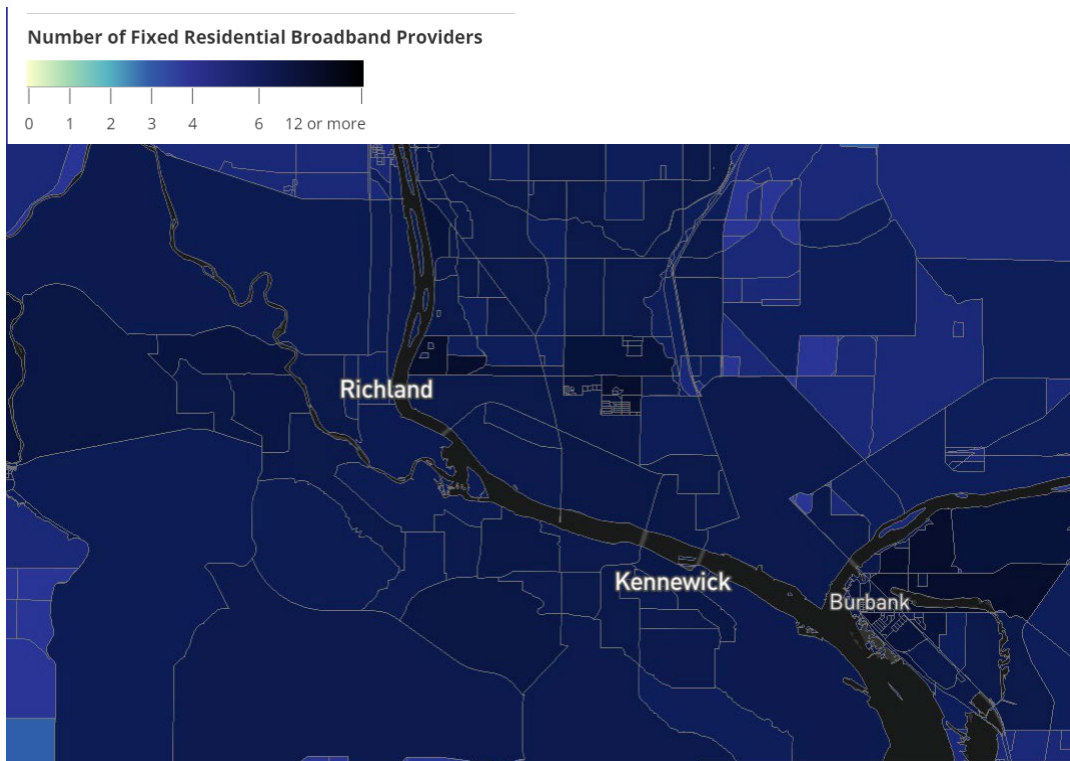
- Incarcerated/recently released individuals.
- Children and youth in foster care.
- Non-English speakers.
- Seniors.
- Poverty-impacted individuals and families.
- Housing insecure.
- Veterans.
- People with disabilities.
- Marginalized groups.
- People with low educational attainment.

The reports call for the Tri-Cities to provide ongoing financial and technical support to populations with limited internet access, promote awareness regarding existing programs, and provide accommodations to people with a disability who may require special equipment and teaching.

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

Overall, a lack of broadband provider competition can lead to market rigidity, which allows providers to charge higher prices for broadband. However, since 2019, the number of service providers in the Tri-Cities has increased. As of 2021, no area in the Tri-Cities had fewer than four broadband internet providers. Available technologies include Asymmetric Digital Subscriber Line, cable, fiber, fixed wireless, and satellite.

Figure 9—Broadband Providers in the Tri-Cities



Data Source: Federal Communications Commission, Fixed Broadband Deployment (2021).

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

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

Benton and Franklin Counties published Natural Hazard Mitigation Plans in 2019 and 2018, respectively. These plans assess each city's risk of experiencing a natural hazard. Summarized below are the risks by natural hazard.

- **Flooding:** At the confluence of the Columbia, Snake, and Yakima rivers, the Tri-Cities is at moderate risk of flooding. While the construction of dams along these rivers has reduced flooding potential, increased hazard severity could result in dam failure and flooding.
- **Drought:** The Tri-Cities are assessed at a moderate risk of drought.
- **Wildfires:** While there is a high probability of fire ignition throughout the three cities, there is a moderate risk that these ignitions will turn into wildfires.

Benton County Emergency Services, whose service area covers the Tri-Cities, works to minimize the impact of disasters on the people, property, economy, and environment of Benton County through comprehensive disaster planning, preparedness education, training, and resource coordination.

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

As outlined in both counties' Natural Hazard Mitigation Plans, instances of flood, drought, wildfires, and severe weather can severely impact the region. Listed below are vulnerabilities indicated in the reports.

- Droughts would impact the agricultural and water transportation industry, disrupting local economies.
- Severe weather events can impact power sources, create debris, and stress infrastructure and transportation, causing damage to personal property and municipal facilities.
- Floods bring risks of landslides and damage to infrastructure and roads and personal property.
- Wildfires threaten the health and safety of people and can cause displacement and damage to homes and property.

As the risk of climate-related hazards increases, so does the vulnerability of low- and moderate-income households. Low- and moderate-income households may not have the means to evacuate hazardous situations or have the ability to recover quickly. For instance, low- and moderate-income households may be less likely to carry flood insurance.

To mitigate risks to low- and moderate-income households, Benton County Emergency Services maintains a Comprehensive Emergency Management Plan, which includes specific procedures as it pertains to mass sheltering.

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines the Consortium's goals, objectives, and specific strategies to work toward those goals and objectives over the next five federal fiscal years.

The Strategic Plan is comprised of twelve sections:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing
- Barriers to Affordable Housing
- Homelessness Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

The three cities work together to prepare and submit the Consolidated Plan because they formed a HOME Consortium in order to receive HOME funds. Richland serves as the lead entity for the HOME Consortium and receives and administers HOME funds on behalf of all three cities. Each city directly receives its own separate allocations of CDBG funds. This Strategic Plan includes priority needs and goals for the use of the Consortium's HOME funds as well as Richland's CDBG funds over the next five years. Kennewick and Pasco have separate Strategic Plans to guide the use of their respective CDBG funds over the next five years.

This five-year strategic plan sets the framework for projects and activities in the Tri-Cities over the next five years. The three cities have identified a common set of priority needs for affordable housing and community development. There is one common goal framework for the use of HOME and CDBG funds. For CDBG, the cities share a common goal framework, but activities under each overarching goal vary based on the specific priorities within each city.

Three priority needs were identified by the three cities:

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

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

The SP-10 Geographic Priorities section of the Consolidated Plan provides insight into how priority needs are selected, and investments are allocated.

Geographic Area

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

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

The Consortium allocates funds to address strategies under the three overarching goal areas:

- Affordable housing choice.
- Community and economic development.
- Public services.

Investments are distributed throughout the three cities, and allocations are determined through the use of low- and moderate-income population data, and other data, as applicable.

Rehabilitation of older housing stock was determined to be a priority for the Tri-Cities through quantitative and qualitative data analysis. 2022 ACS data indicates that a significant percentage of housing structures in the Tri-Cities was built prior to 1980 and may need health and safety upgrades. Stakeholders noted that, oftentimes, Section 8 voucher recipients have difficulty finding units that meet the habitability criteria set by HUD due to poor unit conditions. Additionally, stakeholders note the limited amount of accessible housing available in the Tri-Cities. Thus, ensuring current affordable housing stock is not lost due to health and safety concerns and is accessible to people with physical disabilities is a priority.

The cities will also continue to take advantage of opportunities to improve downtown areas, particularly in deteriorated areas. Stakeholders note that as public facilities continue to age, they require a greater degree of maintenance and rehabilitation. Additionally, stakeholders identified a need for greater job opportunities, affordable housing for workers, increased connectivity to job sites, and pathways for small businesses. Improvements to the vitality and viability of each city's downtown region will help to attract and promote businesses that will potentially result in jobs for lower-income residents and improve connectivity. All three cities will continue to focus on local and other resources for rebuilding the downtown areas.

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

Priority Needs

The SP-25 Priority Needs section of the Consolidated Plan provides greater detail into the goals outlined in the Strategic Plan.

Table 62—Priority Need 1: Affordable Housing Choice

Priority Level	High
Description:	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as new homeowner housing, homeowner rehabilitation, and rental rehabilitation. Additionally, the Consortium will support programs, such as TBRA and downpayment assistance, to support low- and moderate-income households in obtaining and maintaining housing.
Population Served:	Income Level <input checked="" type="checkbox"/> Extremely Low <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Middle Family Types <input checked="" type="checkbox"/> Large Families <input checked="" type="checkbox"/> Families with Children <input checked="" type="checkbox"/> Elderly <input checked="" type="checkbox"/> Public Housing Residents

Priority Level	High
Population Served (Continued):	<p>Homeless</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Chronic Homelessness <input checked="" type="checkbox"/> Individuals <input checked="" type="checkbox"/> Families with Children <input checked="" type="checkbox"/> Mentally Ill <input checked="" type="checkbox"/> Chronic Substance Abuse <input checked="" type="checkbox"/> Veterans <input checked="" type="checkbox"/> Persons with HIV/AIDS <input checked="" type="checkbox"/> Victims of Domestic Violence <input checked="" type="checkbox"/> Unaccompanied Youth <p>Non-Homeless Special Needs</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Elderly <input checked="" type="checkbox"/> Frail Elderly <input checked="" type="checkbox"/> Persons with Mental Disabilities <input checked="" type="checkbox"/> Persons with Physical Disabilities <input checked="" type="checkbox"/> Persons with Developmental Disabilities <input checked="" type="checkbox"/> Persons with Alcohol or Other Addictions <input checked="" type="checkbox"/> Persons with HIV/AIDS and Their Families <input checked="" type="checkbox"/> Victims of Domestic Violence <input type="checkbox"/> Non-Housing Community Development <input type="checkbox"/> Other
Target Areas Affected:	Not targeted
Associated Goals:	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> G1: Increase and Preserve Affordable Housing Choices <input type="checkbox"/> G2: Community, Neighborhood, and Economic Development <input type="checkbox"/> G3: Public Services

Priority Level	High
Describe Basis for Relative Priority:	<p>The most recent CHAS estimates from 2020 indicate that 53 percent of Tri-Cities residents were housing cost-burdened or severely housing cost-burdened. Stakeholders and community members confirmed through consultation that the lack of accessible, affordable housing available in the Tri-Cities is a high priority, as detailed in the Needs Assessment and Market Analysis.</p> <p>Low vacancy rates, limited affordable housing developers, and a lack of accessible units in the region emphasize the need to preserve current affordable housing stock through rehabilitation.</p>

Table 63—Priority Need 2: Community and Economic Development

Priority Level	High
Description:	The Tri-Cities Consortium will support investments in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as public facility rehabilitation, community development, infrastructure improvements, and other non-housing public services.
Population Served:	<p>Income Level</p> <p><input checked="" type="checkbox"/> Extremely Low</p> <p><input checked="" type="checkbox"/> Low</p> <p><input checked="" type="checkbox"/> Moderate</p> <p><input checked="" type="checkbox"/> Middle</p> <p>Family Types</p> <p><input checked="" type="checkbox"/> Large Families</p> <p><input checked="" type="checkbox"/> Families with Children</p> <p><input checked="" type="checkbox"/> Elderly</p> <p><input checked="" type="checkbox"/> Public Housing Residents</p> <p>Homeless</p> <p><input type="checkbox"/> Rural</p> <p><input type="checkbox"/> Chronic Homelessness</p> <p><input type="checkbox"/> Individuals</p> <p><input type="checkbox"/> Families with Children</p> <p><input type="checkbox"/> Mentally Ill</p> <p><input type="checkbox"/> Chronic Substance Abuse</p> <p><input type="checkbox"/> Veterans</p> <p><input type="checkbox"/> Persons with HIV/AIDS</p> <p><input type="checkbox"/> Victims of Domestic Violence</p> <p><input type="checkbox"/> Unaccompanied Youth</p>

Priority Level	High
Population Served (Continued):	<p>Non-Homeless Special Needs</p> <p><input checked="" type="checkbox"/> Elderly</p> <p><input checked="" type="checkbox"/> Frail Elderly</p> <p><input checked="" type="checkbox"/> Persons with Mental Disabilities</p> <p><input checked="" type="checkbox"/> Persons with Physical Disabilities</p> <p><input checked="" type="checkbox"/> Persons with Developmental Disabilities</p> <p><input type="checkbox"/> Persons with Alcohol or Other Addictions</p> <p><input type="checkbox"/> Persons with HIV/AIDS and their Families</p> <p><input type="checkbox"/> Victims of Domestic Violence</p> <p><input checked="" type="checkbox"/> Non-Housing Community Development</p> <p><input type="checkbox"/> Other</p>
Target Areas Affected:	Not targeted
Associated Goals:	<p><input type="checkbox"/> G1: Increase and Preserve Affordable Housing Choices</p> <p><input checked="" type="checkbox"/> G2: Community, Neighborhood, and Economic Development</p> <p><input type="checkbox"/> G3: Public Services</p>
Describe Basis for Relative Priority:	Stakeholders and community members noted during consultation sessions and surveys that there is a high demand for public services and facilities, particularly parks and recreation. As community buildings continue to age, there is a greater need for maintenance for these spaces. Additionally, stakeholders noted sidewalk improvements, particularly to increase ADA compliance and accessibility, are noted Consortium needs.

Table 64—Priority Need 3: Public Services

Priority Level	High
Description:	The Tri-Cities Consortium will support individuals and families by investing in housing and supportive services to increase self-sufficiency and well-being among low- and moderate-income households in the Tri-Cities.
Population Served:	<p>Income Level</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Extremely Low <input checked="" type="checkbox"/> Low <input checked="" type="checkbox"/> Moderate <input type="checkbox"/> Middle <p>Family Types</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Large Families <input checked="" type="checkbox"/> Families with Children <input checked="" type="checkbox"/> Elderly <input checked="" type="checkbox"/> Public Housing Residents <p>Homeless</p> <ul style="list-style-type: none"> <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Chronic Homelessness <input checked="" type="checkbox"/> Individuals <input checked="" type="checkbox"/> Families with Children <input checked="" type="checkbox"/> Mentally Ill <input checked="" type="checkbox"/> Chronic Substance Abuse <input checked="" type="checkbox"/> Veterans <input checked="" type="checkbox"/> Persons with HIV/AIDS <input checked="" type="checkbox"/> Victims of Domestic Violence <input checked="" type="checkbox"/> Unaccompanied Youth

Priority Level	High
Population Served (Continued):	Non-Homeless Special Needs <input checked="" type="checkbox"/> Elderly <input checked="" type="checkbox"/> Frail Elderly <input checked="" type="checkbox"/> Persons with Mental Disabilities <input checked="" type="checkbox"/> Persons with Physical Disabilities <input checked="" type="checkbox"/> Persons with Developmental Disabilities <input checked="" type="checkbox"/> Persons with Alcohol or Other Addictions <input checked="" type="checkbox"/> Persons with HIV/AIDS and their Families <input checked="" type="checkbox"/> Victims of Domestic Violence <input type="checkbox"/> Non-Housing Community Development <input type="checkbox"/> Other
Target Areas Affected:	Not targeted
Associated Goals:	<input type="checkbox"/> G1: Increase and Preserve Affordable Housing Choices <input type="checkbox"/> G2: Community, Neighborhood, and Economic Development <input checked="" type="checkbox"/> G3: Public Services
Describe Basis for Relative Priority:	Housing and supportive service providers noted through outreach efforts that the demand for services is higher than what organizations have the capacity to address. As housing costs continue to increase, the number of households requesting supportive services will likely increase as well.

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

Influence of Market Conditions

The SP-30 Influence of Market Conditions section of the Consolidated Plan describes the characteristics of the housing market as they relate to the Tri-Cities' priority needs.

Overall, as detailed in the Needs Assessment and Market Analysis, rising rents, low vacancy rates, and lack of affordable housing development have characterized the Tri-Cities housing market. As a result, many low- and moderate-income households live in unaffordable or substandard units. Table 65 outlines various market characteristics that influence affordable housing programs in the Tri-Cities.

Table 65—Influence of Market Conditions

Affordable Housing Type	Market Characteristics That Will Influence the Use of Funds Available for Housing Type
Tenant-Based Rental Assistance	Low vacancy rates and rising rents have increased the competition for affordable rental units, particularly among low-income renters. As a result, securing a rental unit in the private market can be a significant challenge. During consultation sessions, stakeholders noted that, because of increasing prices, service providers have a limited portfolio of housing options to offer clients. These factors will likely increase the need for TBRA.
TBRA for Non-Homeless Special Needs	Many of the same market constraints, including low vacancy rates and rising rents, that impact TBRA programs also impact rental assistance for special needs populations, including seniors, victims of gender-based violence, and people with disabilities. Data analysis indicated that, for instance, many households with at least one senior experience housing cost burden. For TBRA programs, a deeper subsidy level may be needed to serve vulnerable populations.
New Unit Production	Stakeholders noted in the consultation sessions that there is a limited number of affordable housing developers in the Tri-Cities. Stakeholders cite the lack of incentives and funding as primary reasons for the lack of affordable housing construction. In addition, for both new unit production and rehabilitation, the cost of labor in the area will increase slightly along with the cost of living as the area continues to grow in population and economic opportunities. This increased labor cost, coupled with the lack of affordable housing developers in the region, will impact the feasibility of certain projects and the quantity possible.
Rehabilitation	The Tri-Cities currently fund programs for housing repair and rehabilitation. In recent years, there continues to be high demand for housing rehabilitation and repair assistance. Stakeholders note the need to repair public housing and assisted units.

Affordable Housing Type	Market Characteristics That Will Influence the Use of Funds Available for Housing Type
Acquisition, including preservation	Stakeholders noted in the consultation sessions that there is limited land for development. The demand for housing and land in the region continues to increase; this demand will drive prices upward.

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

The SP-35 Anticipated Resources section of the Consolidated Plan identifies the federal, state, local, and private resources expected to be available to the Consortium to address the priority needs outlined in the Strategic Plan.

The City of Richland receives two federal entitlement grants on an annual basis. First, Richland receives HOME funds as the lead entity of the Tri-Cities HOME Consortium for use throughout the three cities. Second, Richland received CDBG funds for use within the City of Richland. These federal funds include:

- HOME in the approximate annual amount of \$652,569.
- CDBG in the approximate annual amount of \$295,000.

The Anticipated Resources table below describes these two funding sources.

Anticipated Resources

Table 66—Anticipated Resources: Richland

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public—Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$652,569	\$0	\$400,00	\$1,052,569	\$4,210,276	HOME funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community. HOME funds require a match.
CDBG	Public—Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$295,000	\$0	\$0	\$295,000	\$1,180,000	CDBG funds leverage local, state, and federal funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME and CDBG funds are important resources in the community and are 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 the needs and goals outlined in this plan and meet the needs of 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 Grants, housing and homeless funds generated by recording fees, and county or city general funds.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds and land made available at reduced costs (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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

Non-applicable.

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

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

The SP-40 Institutional Delivery Structure section of the Consolidated Plan summarizes information gathered through stakeholder and community engagement and existing reports on the institutional delivery structure in the Consortium. The institutional delivery structure includes entities that will carry out the objectives outlined in the Strategic Plan for HOME and CDBG.

Table 67—Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Richland	Government	<ul style="list-style-type: none">• Economic Development• Non-Homeless Special Needs• Ownership• Planning• Neighborhood Improvements• Public Facilities• Public Services	Jurisdiction
Pasco	Government	<ul style="list-style-type: none">• Economic Development• Non-Homeless Special Needs• Ownership• Planning• Neighborhood Improvements• Public Facilities• Public Services	Jurisdiction
Kennewick	Government	<ul style="list-style-type: none">• Economic Development• Non-Homeless Special Needs• Ownership• Planning• Neighborhood Improvements• Public Facilities• Public Services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

Tri-Cities HOME and CDBG staff work 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.

The following strengths, challenges, and gaps summarize key themes from outreach efforts and existing Tri-Cities plans, studies, and reports related to the Consortium's institutional delivery structure. The following lists are not exhaustive but include strengths, challenges, and gaps as they relate to the Consolidated Plan.

Strengths

- Efficient collaboration between the three jurisdictions to administer HOME funds.
- Strong local and regional partnerships to collaborate on programs and initiatives that benefit low- and moderate-income people and reduce administrative burden.

Challenges

- Limited capacity among housing and human services providers to meet the needs of the community.
- Limited funding for service providers to hire and retain qualified staff.
- Limited affordable housing developers in the region.
- Private sector housing options, which used to serve as part of service providers' portfolios, are becoming too expensive or unavailable to utilize.
- Housing voucher waitlists rarely open or close within days due to high demand.
- The ending of the Treasury Rental Assistance Program and state-funded Eviction Rental Assistance Program left a gap in resources.

Gaps

- Lack of transitional housing options.
- Need for low-barrier shelter options.
- Limited shelter options for men and adolescent boys means families may have to separate across shelters.
- Need to expand language options for housing and human services providers, particularly Ukrainian, Burmese, and Spanish.

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

The Consortium directs public service funding to services for people experiencing homelessness or who are at risk of experiencing homelessness. There are no known providers in the Tri-Cities that provide homeless prevention services targeted to people with HIV or AIDS.

Table 68.1—Homeless Prevention Services Summary (Homelessness Prevention Services)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Counseling/Advocacy	X	X	-
Legal Assistance	X	X	-
Mortgage Assistance	X	-	-
Rental Assistance	X	X	-
Utilities Assistance	X	-	-

Table 68.2—Homeless Prevention Services Summary (Street Outreach Services)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Law Enforcement	-	-	-
Mobile Clinics	-	-	-
Other Street Outreach Services	X	X	-

Table 68.3—Homeless Prevention Services Summary (Supportive Services)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Alcohol & Drug Abuse	X	X	-
Child Care	X	X	-
Education	X	X	-
Employment and Employment Training	X	X	-
Healthcare	X	X	-
HIV/AIDS	X	X	-
Life Skills	X	X	-
Mental Health Counseling	X	X	-
Transportation	X	X	-

Table 68.4—Homeless Prevention Services Summary (Other)

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Other	-	-	-

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

The Benton Franklin CoC operates the HRC, which serves as the CE point for the Tri-Cities. As outlined in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), the HRC is designed to allow anyone in need of assistance to be assessed in a standard and consistent manner. Upon assessment, the HRC prioritizes households based on need. Chronic homeless, fleeing violence, unsheltered homeless, sheltered homeless, and veterans, among others, comprise the highest need. Households are then referred to the appropriate programs among the network of homeless services in the two counties. As stated in this section, there are strong, inter-organizational partnerships in the Tri-Cities that coordinate to address the needs of people experiencing homelessness.

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

Listed below are the strengths and gaps identified by stakeholders during outreach efforts and in existing Tri-Cities plans and reports regarding the service delivery system for special needs populations and persons experiencing homelessness.

Strengths

- The HRC serves as an accessible vehicle by which households can obtain services.
- The consistent use of a prioritization tool promotes fair and equitable access to services.
- The County Human Services Department employs a regular outreach team to people experiencing homelessness in the community.
- The CoC runs internal programs to fill gaps in the housing system.

Gaps

- There is a lack of transitional housing options.
- Need for more low-barrier shelter options and options for a variety of family types.
- The demand for services is beyond what most providers have the capacity for.

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

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

Additionally, the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025) includes five objectives to improve system delivery and reduce homelessness in the community. They are:

- Quickly identify and engage people experiencing homelessness under the state definition, and all unaccompanied youth under any federal definition, through outreach and coordination between every system that encounters people experiencing homelessness.
- Prioritize homeless housing for people with the highest needs.
- Operate an effective and efficient homeless crisis response housing system that swiftly moves people into stable housing.
- Project the impact of the fully implemented local plans on the number of households housed and the number of households left unsheltered, assuming existing resources and state policies.
- Address racial disparities among people experiencing homelessness.

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

The SP-45 Goals section of the Consolidated Plan summarizes the priorities and specific goals the Tri-Cities will set for the next five funding years.

Goals Summary Information

Table 69—Goal 1: Affordable Housing Choice

Prompt	Description
Description	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as homeowner and rental rehab. Additionally, the Consortium will support programs such as TBRA and downpayment assistance to help low- and moderate-income households obtain and maintain housing.
Category	<input checked="" type="checkbox"/> Affordable Housing <input type="checkbox"/> Public Housing <input type="checkbox"/> Homeless <input type="checkbox"/> Non-Homeless Special Needs <input type="checkbox"/> Non-Housing Community Development <input type="checkbox"/> Other:
Start Year	2025
End Year	2029
Outcome	<input checked="" type="checkbox"/> Availability/Accessibility <input checked="" type="checkbox"/> Affordability <input type="checkbox"/> Sustainability
Objective	<input type="checkbox"/> Create Suitable Living Environments <input checked="" type="checkbox"/> Provide Decent Affordable Housing <input type="checkbox"/> Create Economic Opportunities
Geographic Areas Included	None
Priority Needs Addressed	<input checked="" type="checkbox"/> PN-1: Affordable Housing Choice <input type="checkbox"/> PN-2: Community and Economic Development <input type="checkbox"/> PN-3: Public Services
Funding Allocated	CDBG: \$500,000 HOME: \$4,936,561

Goal Outcome Indicator	Homeowner Housing Rehabilitated: 45 housing units Homeowner Housing Added: 5 housing units Rental Units Rehabilitated: 0 housing units TBRA: 200 households assisted Direct Financial Assistance to Homebuyers: 5 households assisted
-------------------------------	--

Table 70—Goal 2: Community, Neighborhood, and Economic Development

Prompt	Description
Description	The Tri-Cities Consortium will support investments in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as public facility rehabilitation, community development, infrastructure improvements, and other non-housing public services. The Goal Outcome Indicators in this table are specific to the City of Richland.
Category	<input type="checkbox"/> Affordable Housing <input type="checkbox"/> Public Housing <input type="checkbox"/> Homeless <input type="checkbox"/> Non-Homeless Special Needs <input checked="" type="checkbox"/> Non-Housing Community Development <input type="checkbox"/> Other:
Start Year	2025
End Year	2029
Outcome	<input type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input checked="" type="checkbox"/> Sustainability
Objective	<input checked="" type="checkbox"/> Create Suitable Living Environments <input type="checkbox"/> Provide Decent Affordable Housing <input type="checkbox"/> Create Economic Opportunities
Geographic Areas Included	None
Priority Needs Addressed	<input type="checkbox"/> PN-1: Affordable Housing Choice <input checked="" type="checkbox"/> PN-2: Community and Economic Development <input type="checkbox"/> PN-3: Public Services
Funding Allocated	CDBG: \$458,750 HOME: \$0
Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low- and Moderate-Income Housing: 1,500 persons assisted

Table 71—Goal 3: Homeless Intervention and Public Services

Prompt	Description
Description	The Tri-Cities Consortium will support individuals and families by investing in housing and supportive services to increase self-sufficiency and well-being among low- and moderate-income households in the Tri-Cities.
Category	<input type="checkbox"/> Affordable Housing <input type="checkbox"/> Public Housing <input type="checkbox"/> Homeless <input checked="" type="checkbox"/> Non-Homeless Special Needs <input type="checkbox"/> Non-Housing Community Development <input type="checkbox"/> Other:
Start Year	2025
End Year	2029
Outcome	<input checked="" type="checkbox"/> Availability/Accessibility <input type="checkbox"/> Affordability <input type="checkbox"/> Sustainability
Objective	<input checked="" type="checkbox"/> Create Suitable Living Environments <input type="checkbox"/> Provide Decent Affordable Housing <input type="checkbox"/> Create Economic Opportunities
Geographic Areas Included	None
Priority Needs Addressed	<input type="checkbox"/> PN-1: Affordable Housing Choice <input type="checkbox"/> PN-2: Community and Economic Development <input checked="" type="checkbox"/> PN-3: Public Services
Funding Allocated	CDBG: \$221,250 HOME: \$0
Goal Outcome Indicator	Public Services other than Low- and Moderate-Income Housing: 200 persons assisted

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

An estimated one household will be assisted in the 2025 program year in the HOME homebuyer assistance program. Thirty households from Kennewick, Pasco and Richland will be served with the TBRA program. Two homeowner rehabilitation programs are targeted for the 2025 program year.

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

The SP-50 Public Housing Accessibility and Involvement section of the Consolidated Plan provides information on the Consortium's strategy to address the needs of public housing developments and their tenants.

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A.

Activities to Increase Resident Involvements

The HACPFC 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 KHA Governing Board includes one position designated for a resident representative. That position is currently filled, and the resident representative is fully engaged. Additionally, KHA has multiple bilingual staff and utilizes the Language Line services to ensure public housing residents have meaningful access to programs and services. KHA also holds periodic "Meet & Greet" sessions for residents to discuss issues of concern.

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

No.

Plan to remove the 'troubled' designation

Non-applicable.

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

The SP-55 Strategic Plan Barriers to Affordable Housing section of the Consolidated Plan reviews the barriers to affordable housing described in the Needs Assessment and Market Analysis and strategies to remove those barriers.

Barriers to Affordable Housing

As detailed in the Needs Assessment and Market Analysis, the Consortium identifies the following to be barriers to affordable housing:

- High cost of development.
- Lack of funding.
- Lack of incentive for developers.

In a consultation held with affordable housing developers, stakeholders emphasized the barriers that exist to getting dollars to developers, including:

- Lack of connection with financing models and community partnerships.
- Lack of understanding regarding the nature of affordable housing in the wake of local stigmas regarding affordable housing.
- State legislation, such as the Climate Commitment Act, which increases regulations on new buildings.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategies to remove barriers to affordable housing include the following activities:

- Updated zoning codes to allow more affordable housing development (as detailed in the Richland, Kennewick, and Pasco Comprehensive Plans).
- Provide down payment assistance to low- and moderate-income households.
- Encourage infill development to preserve older neighborhoods.
- Support increasing housing densities.
- Support rental and homeowner rehabilitation programs.

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

The SP-60 Homelessness Strategy section of the Consolidated Plan describes the Consortium's strategy for reducing homelessness.

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

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

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

As outlined in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), the County Human Services Department employs an Outreach Coordinator who participates in a team that conducts targeted outreach to people experiencing homelessness. The team is comprised of law enforcement, code enforcement, behavioral health providers, and housing providers. This program helps to reach people experiencing homelessness and assess and connect them to needed resources.

Additionally, the CoC names its five-year objectives in the plan, which include increasing engagement with people experiencing homelessness. Action items include:

- Consistent outreach to frequent homeless gatherings.
- Expanding street and community outreach to new areas.
- Increasing access points.
- Offering education to the community and access points.

Addressing the emergency and transitional housing needs of homeless persons

As outlined in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), the Benton Franklin CoC named a variety of objectives to address the emergency and transitional housing needs of people experiencing homelessness, including:

- Increasing transitional housing for veterans by eight units.
- Expanding case management services.
- Prioritizing applicants according to qualifying factors such as chronically homeless, fleeing violence, homeless unsheltered, homeless sheltered, veterans, people with disabilities, vulnerable populations, and people at imminent risk of homelessness.

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

As outlined in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), the Benton Franklin CoC named a variety of objectives to address the permanent housing and independent living needs of people experiencing homelessness, including:

- Expanding case management services.
- Expanding and maintaining relationships with local landlords.
- Seeking to develop additional affordable housing units.
- Increasing permanent supportive housing by 50 units for people experiencing chronic homelessness.

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

Members of the homeless CoC have worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care, and corrections facilities) to be released into homelessness.

As outlined in the Benton & Franklin Counties Five-Year Plan to End Homelessness (2020–2025), the Benton Franklin CoC operates specific programs for individuals with mental health conditions or substance use disorders, those being released from incarceration, young adults exiting foster care and homeless youth shelter, and those with disabilities. These programs serve to reduce the return to homelessness.

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

The SP-65 Lead-based Paint Hazards section of the Consolidated Plan describes the actions taken to reduce LBP hazards.

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

A substantial share of housing in each of the three cities is older and more at risk of having lead paint hazards, which is particularly true of older units in poor maintenance, such as those in lower-income neighborhoods.

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

How are the actions listed above related to the extent of lead poisoning and hazards?

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

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

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

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

The SP-70 Anti-Poverty Strategy section of the Consolidated Plan describes the actions taken to reduce poverty.

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

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

The Tri-Cities also recognize that improvements to the physical environment, such as street and road improvements, make people feel safer on the streets and downtown and make the community more attractive to new residents and new businesses.

The three cities will continue to explore ways to use CDBG funds to support programs that help employ persons in poverty, such as the Pasco Specialty Kitchen, and to invest in training and support for new and existing businesses that provide quality jobs to the region. Supportive services offer the opportunity to make choices about self-sufficiency and a way out of poverty and the contributing circumstances (e.g., domestic violence, mental illness, loss of employment, illness).

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

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

The CDBG program staff are active participants in CoC meetings, where needs, resources, and strategies are regularly discussed and coordinated. Each of the three cities has its own Comprehensive Plan, which considers its city as part of the region as a whole. Both Benton and Franklin counties continue to expand their housing, behavioral health, and supportive service systems. Notably, this includes continued work on the Coordinated Entry System, which works to increase efficiencies and outcomes of the CoC in the region.

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

SP-80 Monitoring - 91.230

The SP-80 Monitoring section of the Consolidated Plan describes the standards and procedures the Tri-Cities will use to monitor its housing and community development projects.

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

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

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

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

ANNUAL ACTION PLAN

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

Introduction

The Annual Action Plan is comprised of ten sections:

- Expected Resources
- Annual Goals and Objectives
- Projects
- Geographic Distribution
- Affordable Housing
- Public Housing
- Homeless and Other Special Needs Activities
- Barriers to Affordable Housing
- Other Actions
- Program Specific Requirements

Together, these sections guide the investment of federal housing and community development funds for the program year operating from January 1 to December 31, 2025. As a recipient of federal funding from HUD, the Consortium receives an annual entitlement, or formula grant, from the CDBG and HOME. Richland and the Consortium received the following grant amounts for the 2025 program year period.

- HOME: **\$652,569.**
- CDBG: **\$295,000.**

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 Consortium intends to use these funds to further the three primary goals listed in the Consortium's 2025–2029 Consolidated Plan, which include:

- Affordable housing choice.
- Community and economic development.
- Public services.

Anticipated Resources

Table 72—Expected Resources—Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public—federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$652,569	\$0	\$400,00	\$1,052,569	\$4,210,276	Fiscal year 2025 allocation amount
HOME	Public—federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental Rehab New Construction for Ownership TBRA	\$295,000	\$0	\$0	\$295,000	\$1,180,000	Fiscal year 2025 allocation amount

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

CDBG and HOME funds are important resources in the community and are 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 the needs and goals outlined in this plan and in meeting the needs of 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 fees, and county or city general funds.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds and land made available at a 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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Non-applicable.

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

The AP-20 Annual Goals and Objectives section of the Consolidated Plan summarizes the specific goals and actions the Consortium will undertake during the program year. The Consortium has identified the following three goals to guide its CDBG and HOME funding over the next year.

Goals Summary Information

Table 73.1—Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase and preserve affordable housing choices	2025	2029	Affordable Housing	N/A	Affordable Housing Choice	CDBG: \$100,000 HOME: \$987,312	Homeowner housing rehabilitated: 9 housing units Homeowner housing added: 2 housing unit Rental units rehabilitated: 0 housing unit TBRA: 40 households assisted Direct financial assistance to homebuyers: 1 household assisted
2	Community, neighborhood, & economic development	2025	2029	Non-Housing Community Development	N/A	Community & Economic Development	CDBG: \$91,750 HOME: \$0	Public facility or infrastructure activities other than low-/moderate-income housing benefit: 300 persons assisted
3	Public services	2025	2029	Public Services	N/A	Public Services	CDBG: \$44,250 HOME: \$0	Public service activities other than low-/moderate-income housing benefit: 40 persons assisted

Table 73.2—Goal Descriptions

Goal Name	Goal Description
Increase and preserve affordable housing choices	The Consortium will work to preserve and expand the supply of affordable housing by funding activities such as homeowner and rental rehab. Additionally, the Consortium will support programs such as TBRA and downpayment assistance to help low- and moderate-income households obtain and maintain housing.
Community, neighborhood, & economic development	The Tri-Cities Consortium will support investments in low-income communities to ensure access to thriving, connected, and inclusive communities by funding activities such as public facility rehabilitation, community development, infrastructure improvements, and other non-housing public services.
Public services	The Tri-Cities Consortium will support individuals and families by investing in housing and supportive services to increase self-sufficiency and well-being among low- and moderate-income households in the Tri-Cities.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The AP-35 Projects section of the Consolidated Plan describes how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME Community Housing Development Organization (CHDO) projects go through a competitive process, ensuring the maximum effectiveness in the use of federal grant funds.

Table 74—Project Information

#	Project Name
1	CDBG Planning & Administration
2	CDBG Owner Occupied Rehabilitation Program
3	Public Facilities/Improvements
4	Public Service
5	CDBG Renter Occupied Rehabilitation Program
6	HOME Administration
7	HOME First Time Homebuyer Assistance Program
8	HOME Owner Occupied Rehabilitation Program
9	HOME Homeowner Housing Development
10	HOME TBRA

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

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Given the significant increase in housing needs, including the lack of accessible housing units, the City of Richland will prioritize rehabilitation efforts in the community. High priority is also placed on projects that would enhance the economic opportunities of residents.

Whenever feasible, projects that leverage additional funds or are coordinated with community partners are emphasized and given priority. The city does not anticipate obstacles to meeting the underserved needs addressed in the projects. However, decreased funding, particularly for the HOME program, limits the reach of these projects.

AP-35 Project Summary

The AP-35 Project Summary provides greater detail into the specific projects the Consortium will undertake in FY2025.

Project Summary Information

Project Number	Project Name	Description
1	Target Area:	N/A
1	Goals Supported:	Increase and Preserve Affordable Housing Choice Community, Neighborhood, and Economic Development Public Services
1	Needs Addressed:	Affordable Housing Choice Community and Economic Development Public Services
1	Funding:	CDBG: \$59,000
1	Description:	Fund necessary for staff to administer, manage, and monitor the implementation of CDBG funds and associated federal regulations. Administration funding will include 20 percent of eligible program income.
1	Target Date:	12/31/2025
1	Estimate the number and type of families that will benefit from the proposed activities:	N/A
1	Location Description:	625 Swift Blvd., MS19, Richland, WA 99352
1	Planned Activities:	CDBG funding will be provided to support administration, management, and monitoring. Responsibilities include, but are not limited to, activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure are also included. Should program income be generated through the program year, the city will apply 20 percent of the amount to address administrative expenses incurred through the program year. Any unspent CDBG administrative funds will be used to cover HOME administrative expenses during the program year.
2	Project Name:	CDBG Owner-Occupied Rehabilitation Program
2	Target Area:	N/A
2	Goals Supported:	Increase and Preserve Affordable Housing Choice
2	Needs Addressed:	Affordable Housing Choice

Project Number	Project Name	Description
2	Funding:	CDBG: \$100,000
2	Description:	Use existing revolving loan funds, including program income (PI) in the current year, to support health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery.
2	Target Date:	12/31/2025
2	Estimate the number and type of families that will benefit from the proposed activities:	5
2	Location Description:	TBD
2	Planned Activities:	Staff support, including marketing efforts, application intake, reviewing and assessing required repairs from eligible homeowners, implementing qualifying minor repairs and repairs that will be necessary to maintain occupancy health and safety, and maintaining a good supply of housing for CDBG-eligible populations.
3	Project Name:	Public Facilities/Improvements
3	Target Area:	N/A
3	Goals Supported:	Community, Neighborhood, and Economic Development
3	Needs Addressed:	Community and Economic Development
3	Funding:	CDBG: \$91,750
3	Description:	Support costs, including project delivery of public facility and infrastructure improvements.
3	Target Date:	12/31/2025
3	Estimate the number and type of families that will benefit from the proposed activities:	300 persons
3	Location Description:	Scattered
3	Planned Activities:	Activities include public facility improvement of accessibility to neighborhoods with the removal of architectural barriers to mobility or accessibility of elderly persons or "severely disabled" adults, including staff costs for project delivery.
4	Project Name:	Public Service
4	Target Area:	N/A
4	Goals Supported:	Public Services

Project Number	Project Name	Description
4	Needs Addressed:	Public Services
4	Funding:	CDBG: \$44,250
4	Description:	Public service-funded activities to carry out opportunities to low-income clientele, including city staff costs for program delivery.
4	Target Date:	12/31/2025
4	Estimate the number and type of families that will benefit from the proposed activities:	40
4	Location Description:	Scattered
4	Planned Activities:	Administration, project delivery, monitoring, reporting, and management of the contract and activity.
5	Project Name:	CDBG Renter Occupied Rehabilitation Program
5	Target Area:	N/A
5	Goals Supported:	Increase and Preserve Affordable Housing Choice
5	Needs Addressed:	Affordable Housing Choice
5	Funding:	CDBG: \$0
5	Description:	Use existing revolving loan funds, including PI in the current year, to support health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income renters, including staff costs for program delivery.
5	Target Date:	12/31/2025
5	Estimate the number and type of families that will benefit from the proposed activities:	0
5	Location Description:	TBD
5	Planned Activities:	Staff support, including marketing efforts, application intake, reviewing and assessing required repairs from eligible renters, implementing qualifying minor repairs and repairs that will be necessary to maintain occupancy health and safety, and maintaining a good supply of housing for CDBG-eligible population.
6	Project Name:	HOME Administration
6	Target Area:	N/A

Project Number	Project Name	Description
6	Goals Supported:	Increase and Preserve Affordable Housing Choice Community, Neighborhood, and Economic Development Public Services
6	Needs Addressed:	Affordable Housing Choice Community and Economic Development Public Services
6	Funding:	HOME: \$65,256.90
6	Description:	Support costs of staff involved in the administration of the HOME grant. Increased to 15 percent of Grant Award to prepare and respond to COVID-19 as approved with HOME Waiver. Administration funding will include 10 percent of eligible program income.
6	Target Date:	12/31/2025
6	Estimate the number and type of families that will benefit from the proposed activities:	N/A
6	Location Description:	625 Swift Blvd., MS19, Richland, WA 99352
6	Planned Activities:	HOME funding will be provided to support administration, management, and monitoring responsibilities, including activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure are also included. Excess HOME admin funds will continue to be carried forward for future use. The HOME regulations allow for admin carryforward. Should program income be generated in program year 2025, the city will apply 10 percent of that amount to address administrative expenses incurred throughout the program year.
7	Project Name:	HOME First-Time Homebuyer Assistance Program
7	Target Area:	N/A
7	Goals Supported:	Increase and Preserve Affordable Housing Choice
7	Needs Addressed:	Affordable Housing Choice
7	Funding:	HOME: \$30,000
7	Description:	Support costs of providing downpayment assistance to qualifying first-time homebuyers, including project delivery.
7	Target Date:	12/31/2025

Project Number	Project Name	Description
7	Estimate the number and type of families that will benefit from the proposed activities:	3
7	Location Description:	Scattered
7	Planned Activities:	Up to \$10,000 down payment and closing cost assistance and related costs, including project delivery. Forgiven after the Period of Affordability.
8	Project Name:	HOME Owner-Occupied Rehabilitation Program
8	Target Area:	N/A
8	Goals Supported:	Increase and Preserve Affordable Housing Choice
8	Needs Addressed:	Affordable Housing Choice
8	Funding:	HOME: \$500,000
8	Description:	Support health- and safety-related minor home repairs for HOME-eligible low- and moderate-income homeowners, including staff costs for program delivery.
8	Target Date:	12/31/2025
8	Estimate the number and type of families that will benefit from the proposed activities:	7
8	Location Description:	TBD
8	Planned Activities:	Staff support, including marketing efforts, application intake, reviewing and assessing required repairs from eligible homeowners, implementing qualifying minor repairs and repairs that will be necessary to maintain occupancy health and safety, and maintaining a good supply of housing for HOME-eligible populations.
9	Project Name:	HOME Homeowner Housing Development
9	Target Area:	N/A
9	Goals Supported:	Increase and Preserve Affordable Housing Choice
9	Needs Addressed:	Affordable Housing Choice
9	Funding:	HOME: \$97,885.35
9	Description:	Support new construction of affordable housing units for HOME-eligible low- and moderate-income households.
9	Target Date:	12/31/2025

Project Number	Project Name	Description
9	Estimate the number and type of families that will benefit from the proposed activities:	0
9	Planned Activities:	Staff support for new construction of affordable units
10	Project Name:	HOME TBRA
10	Target Area:	N/A
10	Goals Supported:	Increase and Preserve Affordable Housing Choice
10	Needs Addressed:	Affordable Housing Choice
10	Funding:	HOME: \$359,426.75
10	Description:	Emergency TBRA program and Regular TBRA program, including program year HOME unspent consortium member allocations, PI, partial 2025 Consortium member allocations, and 2025 CHDO Set-Aside to address the immediate housing needs.
10	Target Date:	12/31/2025
10	Estimate the number and type of families that will benefit from the proposed activities:	30
10	Location Description:	Scattered, within the city limits of Richland, Kennewick, and Pasco
10	Planned Activities:	Emergency TBRA program and Regular TBRA program

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

The AP-50 Geographic Distribution section of the Consolidated Plan identifies geographic target areas for HOME and CDBG funds.

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

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

Geographic Distribution

Table 75—Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Rationale for the priorities for allocating investments geographically

N/A.

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

Introduction

The AP-55 Affordable Housing section of the Consolidated Plan specifies the goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The goal numbers represented below reflect activities that will be funded with federal dollars through the Tri-Cities HOME Consortium and Richland's CDBG allocation.

Table 76—One-Year Goals for Affordable Housing by Support Requirement

Support Requirement	Number of Households
Homeless	0
Non-Homeless	51
Special-Needs	0
Total	51

Table 77—One-Year Goals for Affordable Housing by Support Type

Support Type	Number of Households
Rental Assistance	40
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	51

Discussion

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

- HOME—TBRA: 40 households will be assisted with TBRA.
- HOME—CHDO: Support efforts of a CHDO to develop one single-family homeownership unit.
- HOME—Owner-Occupied Rehabilitation: Two homes will receive rehabilitation. An additional seven units will be rehabilitated through CDBG funding.
- HOME—Down Payment Assistance Program: Each city provides a down payment program, providing funds for low- and moderate-income first-time homebuyers. One home will receive down payment assistance.

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

Introduction

The AP-60 Public Housing section of the Consolidated Plan describes the actions the Consortium will take in FY2025 to carry out the strategies listed in the public housing portion of the Strategic Plan.

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

The City of Richland will help address the needs of public housing and activities in 2025 by continuing to work closely with and support the efforts of the KHA.

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

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

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

Non-applicable.

Discussion

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

Introduction

The AP-65 Homeless and Other Special Needs Activities section of the Consolidated Plan describes the actions the Consortium will take in FY2025 to carry out the strategies listed in the homelessness strategy portion of the Strategic Plan.

The three cities will continue to be involved in the Benton Franklin CoC. As outlined in the Benton and Franklin Counties Five-Year Plan to End Homelessness, the CoC works to reduce homelessness by:

- Conducting outreach, screening, and assessing individuals and families to identify housing needs as well as other services.
- Providing referrals to available emergency housing services to provide immediate alternatives to sleeping on the streets.
- Referring individuals and families to prevention programs to assist with housing needs.
- Referring individuals and families to transitional housing with supportive services.
- Referring individuals and families to permanent and permanent supportive housing to combine affordable housing assistance with voluntary support services to address the needs of chronically homeless people. The services are designed to build independent living and tenancy skills and connect people with community-based health care, treatment, and employment services.

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

Throughout the Consolidated Planning process, the Consortium identified a priority need to support individuals and families at risk of homelessness or experiencing homelessness. The City of Richland's FY2025 anticipated projects include a public services project with a goal of assisting persons at risk of homelessness by increasing their self-sufficiency and well-being.

Richland, Kennewick, and Pasco will continue to be active participants in the CoC and encourage cooperation in sharing information to identify existing resources that might be available to meet community needs. Staff from the cities will continue to participate in and support the annual PIT count in Benton and Franklin counties scheduled for January 2025.

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

The City of Richland contributes the maximum amount of CDBG funds toward public services. These organizations work closely with the CoC and organizations at varying levels of the CoC to provide the right services to give those families and individuals experiencing homelessness the opportunity to transition out of a homeless situation and into a stable housing situation. Further, each city works diligently with the two local housing authorities to continue the development of affordable housing opportunities.

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

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

Discussion

AP-75 Barriers to Affordable Housing - 91.420, 91.220(j)

Introduction

The AP-75 Barriers to Affordable Housing section of the Consolidated Plan describes the actions the Consortium will take in FY2025 to reduce barriers to affordable housing.

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

The Tri-Cities is in the process of updating its 2020–2024 Analysis of Impediments to Fair Housing Choice to identify zoning, building, and policy issues that may contribute to fair housing concerns. All cities allow the building of accessory unit dwellings; structure requirements vary by city, but each city allows the construction of these buildings that contribute to affordable housing.

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

Discussion

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

Introduction

The AP-85 Other Actions section of the Consolidated Plan describes the actions the Consortium will take to meet the needs of low- and moderate-income households in the Tri-Cities.

One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support, and are active members of a the CoC, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. The CoC uses a Coordinated Entry System that is fully implemented and aims to create efficiencies in the service provider network by not duplicating services and matching those in need of services to those organizations most suited to meet those needs.

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

The city will provide education on LBP, including information on Safe Work Practices, actions to take when rehabbing or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by the Washington Department of Commerce and Environmental Protection Agency will be distributed to all potential housing clients and be available via online links from the city's website.

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

The City will pursue various activities outlined in the 2025–2029 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the CoC Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and CoC providers to meet the needs of homeless individuals and families. Richland staff will participate in the PIT count, used to measure community trends and shifts that are impacting those individuals and families experiencing homelessness.

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

The City supports efforts by agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide some technical assistance support of projects that meet a housing and community development need as identified in the 2020–2024 Consolidated Plan and will assist organizations to apply for funds from other local, state, or federal resources within staff capacity.

Discussion

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

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the AP-35 Projects section of the Annual Action Plan. The following identifies program income that is available for use and is included in projects to be carried out.

CDBG Program

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

Requirement	Amount
1. The amount of urgent need activities.	-
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit—A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100 percent

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

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

N/A.

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

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

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

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

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

N/A.

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A.

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A.

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A.

APPENDIX

Table A1—Assisted Housing Units in the Tri-Cities

Project Name	Number of Assisted Units
Heatherstone	141
McMurray Park Phase II	223
Sandstone Apartments	98
Parkview Apartments	119
Quail Ridge Apartments	107
Silver Creek Apartments	50
Vincent Village	240
Vintage at Richland	46
Pinecrest Apartments	148
Copper Ridge Apartments	53
Kamiakin Apartments	230
Stonegate	233
Varney Court	198
Vineyards, The	38
Tepeyac Haven	45
Meadow Park Apartments	44
Heatherstone Preservation	152
Bishop Topel Haven	449
Desert Villa & Desert Villa East	42
Three Rivers Village	151
Copper Mountain	40
Nueva Vista	273
Columbia Park	32
Columbia Park	138
Nueva Vista Phase II	138
Bishop Skylstad Commons	28
Heatherstone	53

Data Source: Washington State Housing Finance Commission Affordable Housing Data Portal (October 2024).