



DRAFT  
2025 Annual Action Plan



# 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: <b>9 housing units</b> Homeowner housing added: <b>2 housing unit</b> Rental units rehabilitated: <b>0 housing unit</b> TBRA: <b>40 households assisted</b> Direct financial assistance to homebuyers: <b>1 household assisted</b>
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: <b>300 persons assisted</b>
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: <b>40 persons assisted</b>

*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).*