

TRI-CITIES CONSOLIDATED PLAN

THE 2010-2014 CONSOLIDATED COMMUNITY
DEVELOPMENT AND AFFORDABLE HOUSING
PLAN FOR KENNEWICK, PASCO, AND RICHLAND

ACKNOWLEDGEMENTS



CITY OF RICHLAND

John Fox, *Mayor*
Cynthia D. Johnson, *City Manager*

RICHLAND CITY COUNCIL

Edward Revell, *Mayor Pro Tem*
Rita Mazur, *Council Member*
Dave Rose, *Council Member*
Sheila Sullivan, *Council Member*
Bob Thompson, *Council Member*
Sandra Kent, *Council Member*

HOUSING AND COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

Marchell Mascheck, *Chair*
Richard Nordgren, *Vice Chair*
Alice Bryant
Chad Mitchell
Karlene Navarre
Michael Mills
Jerry Ball
Adam Morasch
Jason Heineman

HOUSING AND REDEVELOPMENT

Joseph Schiessl, *Planning and Redevelopment Manager*
Deborah Bluher, *CDBG/HOME Administrator*
Michelle Burden, *Housing Resources Specialist*



CITY OF KENNEWICK

Thomas C. Moak, *Mayor*
Robert R. Hammond, *City Manager*

KENNEWICK CITY COUNCIL

Marge Price, *Mayor Pro Tem*
James Hempstead, *Council Member*
Bob Olson, *Council Member*
Paul Parish, *Council Member*
Bob Parks, *Council Member*
Steve Young, *Council Member*

COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COMMITTEE

Ron Hue, *Chair*
Ed Mulhausen, *Vice Chair*
Gary Earp
John Grace
Marilyn Hyde
Pat Johnstone-Jones
Bobbie Littrell
Don Miksch
Roger Nelson
Mark Reed
Vel Wright

CORPORATE & COMMUNITY SERVICES, HOUSING AND COMMUNITY DEVELOPMENT

Kevin Ferguson, *Assistant City Manager*
Carol Hughes Evans, *Community Development Coordinator*
Darlene Mendoza, *Housing Specialist*



CITY OF PASCO

Mayor Joyce Olson, *District 4*
Gary Crutchfield, *City Manager*

PASCO CITY COUNCIL

Mayor Pro-Tem Matt Watkins, *At Large*
Councilman Al Yenney, *District 1*
Councilman Mike Garrison, *District 2*
Councilman Bob Hoffmann, *District 3*
Councilman Rebecca Francik, *District 5*
Councilman Tom Larsen, *At Large*

PLANNING COMMISSION

Chair Todd Samuel, *Position 1*
James L. Hay, *Position 2*
Andy Anderson, *Position 3*
David O. Little, *Position 4*
Joe Cruz, *Position 5*
Ray Rose, *Position 6*
Tony Schouviller, *Position 7*
Jana Kempf, *Position 8*
Carlos Perez, *Position 9*

COMMUNITY & ECONOMIC DEVELOPMENT

Rick White, *Director*
Sophia Aquarius, *Secretary*
Angie Pitman, *Block Grant Administrator*
Dave McDonald, *City Planner*
Jeff Adams, *Associate Planner*
Shane O'Neill, *Planner I*

SPECIAL ASSISTANCE WITH MAPPING

Benton-Franklin Council of Governments

Brian Malley

**CONSULTANTS FOR THE
2010 – 2014 CONSOLIDATED PLAN**

John Epler & Associates

John Epler

Melinda Briana Epler

Common Ground

Nikki Smith

TABLE OF CONTENTS

ACKNOWLEDGEMENTS.....	2
TABLE OF CONTENTS	6
EXECUTIVE SUMMARY	8
PURPOSE OF THIS CONSOLIDATED PLAN	8
PUBLIC PARTICIPATION AND POLICIES.....	14
MANAGING THE PROCESS	14
THE LEAD AGENCY.....	14
PUBLIC PARTICIPATION AND CONSULTATION	14
<i>The Planning Process</i>	14
<i>Consultation</i>	16
<i>Institutional Structure</i>	17
<i>Resources</i>	18
<i>Past Performance</i>	19
<i>Project Monitoring</i>	19
Priority Needs Analysis and Strategies.....	20
HOUSING AND COMMUNITY DEVELOPMENT NEEDS.....	22
POPULATION AND ECONOMY	22
<i>Background</i>	22
The Kennewick, Pasco, and Richland of 2009 – A Quick Look Today.....	25
POPULATION	27
<i>Population Growth</i>	27
<i>In-Migration</i>	29
<i>Annexations</i>	29
<i>Age</i>	30
<i>Race and Ethnicity</i>	32
<i>Foreign Born Population</i>	36
<i>Linguistic Isolation</i>	37
<i>Households</i>	38
<i>Group Quarters</i>	41
ECONOMY AND EMPLOYMENT	42
<i>Hanford</i>	42
<i>Unemployment</i>	45
Education and Workforce Development.....	47
<i>Household and Family Income</i>	49
<i>Households Living in Poverty</i>	55
Low and Moderate Income Neighborhoods.....	57
<i>Schools, Children and Youth</i>	59
COMMUNITY SAFETY.....	61
<i>Kennewick</i>	61
<i>Pasco</i>	63
<i>Richland</i>	65
HOUSING NEEDS AND HOUSING MARKET TRENDS AND ANALYSIS	68
HOUSING SUPPLY.....	68
HOUSING CONDITION	71
<i>Age of Housing</i>	71
Housing Conditions In Selected Neighborhoods.....	74
Lead-Based Paint And Lead Hazards.....	80
HOUSING AFFORDABILITY.....	82
Barriers To Affordable Housing	89

<i>Vacancy Rates</i>	91
Effects of economic recession on single family housing	92
Public Housing Authorities and Plans	96
SPECIAL NEEDS POPULATIONS	98
THE NEEDS OF HOMELESS PERSONS.....	98
<i>Extent Of Homelessness</i>	98
<i>Causes Of Homelessness</i>	99
<i>Critical Needs Of The Homeless</i>	101
<i>Homeless Housing Resources</i>	102
Permanent Affordable Housing For Homeless Persons.....	104
<i>Supportive Services</i>	104
Major Gaps In The Current System Of Housing & Services.....	105
OTHER SPECIAL NEEDS POPULATIONS.....	107
<i>Elderly</i>	107
<i>Frail Elderly</i>	109
<i>Persons with Disabilities</i>	110
Persons with Developmental Disabilities.....	111
<i>Mental Illness</i>	112
<i>Persons with HIV/AIDS</i>	113
Persons with Drug and Alcohol Dependency.....	115
<i>Special Needs Services</i>	117
COMMUNITY DEVELOPMENT NEEDS.....	126
INFRASTRUCTURE AND COMMUNITY FACILITIES.....	126
<i>Infrastructure Needs</i>	126
<i>Community facilities needs</i>	126
NEIGHBORHOOD REVITALIZATION.....	127
2010 TO 2014 STRATEGIC ACTION PLAN	129
INTRODUCTION	129
RESOURCES.....	129
STRATEGIC PLAN.....	130
Goal I: Improve Local Economies.....	130
Goal II: Improve Community infrastructure, Revitalize Neighborhoods, and Meet Unanticipated Needs	131
Goal III: Improve Public Facilities.....	132
Goal IV: Improve Affordable Housing Opportunities for Lower-Income Individuals and Households.....	133
Goal V: Support Priority Public Services.....	135
Goal VI: Substantially Reduce Homelessness by 2015 Through implementation of the Benton and Franklin Counties homeless housing plan.....	136
Goal VIII. Increase community awareness of fair housing laws consistent with the Community’s assessment of the impediments to fair housing	137
MEASURING PERFORMANCE IN ACHIEVING GOALS.....	138
ANTI-POVERTY STRATEGIES	139
APPENDIX	141
CITIZEN PARTICIPATION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS.....	141
<i>Introduction</i>	141
Encourage Citizen Participation Through Workshops, Special Events, Meetings <i>And Public Hearings</i>	142
<i>The Consolidated Plan (CPS)</i>	143
Consolidated Annual Performance And Evaluation Report (CAPER)	144
HUD TABLES	149
TOTAL.....	149

EXECUTIVE SUMMARY

PURPOSE OF THIS CONSOLIDATED PLAN

LOCAL PLANNING

The 2010-14 Tri-Cities Consolidated Plan represents a collaboration of the three principal cities of the region to develop a common set of goals and directions for meeting the community development and affordable housing needs of Kennewick, Pasco, and Richland. The Plan provides the community with: an assessment of housing and community development needs focusing on the needs of low- and moderate-income persons (defined as households with incomes falling below 80% of the median income of the area); reviews of housing market conditions; established goals, strategies and objectives to respond to the identified needs; a means of measuring progress toward meeting the goals; and a basis for developing annual plans to implement the five year Plan. A joint planning effort of the three cities was utilized to involve the community's stakeholders and services agencies in the planning process.

FEDERAL PROGRAM OBJECTIVES

The Plan establishes local priorities to implement the national objectives and priorities of the U. S. Department of Housing and Urban Development (HUD), utilizing the federal grant resources of the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program. Over the course of the five years covered by the Plan, more than \$11 million is expected to be provided through these programs to implement activities meeting the national objectives.

The national objectives established by HUD for the two programs are:

CDBG Program Objectives

- Provide Decent Housing
- Create a Suitable Living Environment
- Expand Economic Opportunities

HOME Program Objectives

- Expand the Supply of Decent, Safe, Sanitary and Affordable Housing

In 2010-12, the Plan also uses funds provided through HUD by the Housing and Economic Recovery Act (HERA) of 2008 – which established the Neighborhood Stabilization Program (NSP), the American Recovery and Reinvestment Act of 2009 – which established the CDBG-R Program, and related recovery programs to implement and assist in efforts to revitalize the economy.

CONSULTATION AND CITIZEN PARTICIPATION ARE CRITICAL ELEMENTS OF THE PLAN

The cities followed their adopted *Citizen Participation Plan for Housing and Community Development Programs* to provide opportunities for citizen involvement in the process and to assure that key private and public organizations and agencies were consulted during the planning process. This plan is used for the development of the Consolidated Plan and the Annual Action Plans, and provides for broad involvement, public hearings, and opportunities to provide input and comment on identified needs and proposed plans.

SUMMARY OF HOUSING AND COMMUNITY DEVELOPMENT NEEDS

To determine the housing and community development needs of the area, consultants were contracted to conduct research of a broad range of documents, studies, and reports as well as to obtain input from key representatives of the community through interviews, focus groups, and public meetings and hearings. This five-month process culminated with public hearings in fall 2009. The following represents highlights of the needs identified through this process.

Population & Growth

Population growth, and the accompanying economic expansion, has been the most significant impact on the area in recent years. In 2008, the Tri-Cities was the fastest growing metropolitan area in the State and the 29th fastest growing in the nation. Rapid growth however, is not a phenomenon new to the area. From 2000-2009 the population of the three cities grew by 34%, led by Pasco with 70%. Since 1990, however the growth has been 78%, with Pasco leading the way at a 168% growth rate. Annexation and in-fill development played a significant role in the growth. In 2009, the current population of the three cities stands at over 169,000. Kennewick is the largest city at 67,180, followed by Pasco at 54,490 and Richland at 47,410.

Age

The median age in Benton County is 34 years and in Franklin County is 39 years comparable to the statewide median of 35 years of age. The Tri-Cities senior population (over 65 years) represents currently 10% of the population but is projected to more than double to over 50,000 by 2030 when it is expected to be 16% of the overall population.

Race/Ethnicity

The Tri-Cities has a relatively large and growing Hispanic population. In Franklin County, the Hispanic population is growing at a 7% annual rate and has reached 49% of the county's population. Hispanics represent a smaller but growing population in Benton County (16%). The language barriers faced by Hispanics place them at a disadvantage when competing for jobs.

Housing Supply/Housing Condition

Housing in the region is predominantly single-family and is becoming increasingly the most common housing type. Approximately 63% of Richland's housing stock is single-family compared to Kennewick at 53% and Pasco at 54%. Only very limited multi-family housing has been built in recent years. The housing stock of the areas is very young with 73% having been constructed since 1960. Housing condition surveys conducted in 2009 reveal that there are a large portion of the residential properties in targeted neighborhoods that have deteriorated and require rehabilitation.

Housing Needs and Affordability

The Tri-Cities is relatively affordable in terms of homeownership housing. Benton County has a housing affordability index of 193.7 (an index of 110+ indicates a good balance of affordable housing) and Franklin's index is 152.2 compared to the state's average of 125. Current median house sales are \$171,000. However many renters find their housing not affordable. Fifty-three percent (53%) of all renters in the Tri-Cities who earn less than 50% of the median income, are "rent-burdened" paying more than 30% for housing costs. A wage earner paid at the state's minimum wage would need to work 62 hours per week in order to afford a 2 bedroom unit.

Needs of Homeless Persons

A total of 474 persons were found homeless on a single night in January 2009. Another 219 were "precariously housed" and at risk of becoming homeless. The causes of homelessness in the area most frequently fall under loss of jobs, mental illness or substance abuse. A broad range of housing and services are needed to return the homeless to self-sufficiency and stabilize their housing.

Community Development Needs

Within each of the communities there are substantial number of streets with no sidewalks, curbs and drainage. Street Improvements is a major need in the area including making crossing handicapped accessible. Parks facilities are in need of expansion and repair. Each of the three cities has designated targeted areas which have deteriorated; and each has developed plans and activities to revitalize those areas.

FIVE-YEAR GOALS AND STRATEGIES

Plan Goals and Strategies

The Strategic Plan is drawn from an analysis of the needs and resources identified through the planning process. The Goals and Strategies are designed to provide a framework for action in undertaking housing and community development activities over the next five years. The full strategic plan, including the implementing Objectives, can be found later in the section titled *2010 to 2014 Strategic Action Plan*.

GOAL I: IMPROVE LOCAL ECONOMIES

Strategy 1. *Support businesses that create permanent jobs for lower-income residents.*

Strategy 2. *Support businesses that provide essential services to lower-income neighborhoods.*

Strategy 3. *Support businesses that provide stability to at-risk areas or to areas with existing conditions of degradation and/or blight.*

Strategy 4. *Support activities that improve the skills of the local workforce and prepare lower-income and special needs workers for access to living wage jobs.*

Strategy 5. *Support facilities, infrastructure, or other eligible improvements that create living wage jobs and that need economic development assistance by virtue of their qualifying physical, environmental, economic, or demographic conditions.*

GOAL II: IMPROVE COMMUNITY INFRASTRUCTURE, REVITALIZE NEIGHBORHOODS, AND MEET UNANTICIPATED NEEDS

Strategy 1. *Expand or improve basic community infrastructure in lower-income neighborhoods while minimizing costs to households below 80% of area median income.*

Strategy 2. *Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.*

Strategy 3. *Access new funding opportunities to revitalize neighborhoods and address other community needs.*

GOAL III: IMPROVE PUBLIC FACILITIES

Strategy 1. *Support the revitalization of neighborhoods by improving and supporting public facilities that serve lower-income neighborhoods and people.*

Strategy 2. *Improve parks and recreation facilities in targeted neighborhoods.*

Strategy 3. *Support the beautification of communities by integrating art into public facilities as needed to address local policies.*

Strategy 4. *Support the development of a crisis response center to provide immediate stabilization and assessment services to persons in crisis, including homeless persons.*

GOAL IV: IMPROVE AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER-INCOME INDIVIDUALS AND HOUSEHOLDS

Strategy 1. *Expand the supply of affordable units by developing owner- and rental-occupied housing in in-fill areas or targeted neighborhoods, consistent with local comprehensive plans.*

Strategy 2. *Sustain or improve the quality of existing affordable housing stock.*

Strategy 3. *Provide homeownership opportunities for lower-income and special needs households.*

Strategy 4. *Minimize geographic concentration of new tax-exempt housing development in Pasco.*

GOAL V: SUPPORT PRIORITY PUBLIC SERVICES

Strategy 1. *Strategically support public services activities that respond to the immediate needs of persons in crisis.*

Strategy 2. *Support regional efforts to meet the basic living needs of lower-income households and individuals.*

GOAL VI: SUBSTANTIALLY REDUCE HOMELESSNESS BY 2015 THROUGH IMPLEMENTATION OF THE BENTON AND FRANKLIN COUNTIES HOMELESS HOUSING PLAN

Strategy 1. *Support existing homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency.*

Strategy 2. *Support the Continuum of Care's efforts to expand flexible voucher rental assistance programs for at-risk populations and homeless persons to achieve the listed objectives.*

Strategy 3. *Increase case management capabilities and improve coordination among providers.*

GOAL VII. INCREASE COMMUNITY AWARENESS OF FAIR HOUSING LAWS CONSISTENT WITH THE COMMUNITY'S ASSESSMENT OF THE IMPEDIMENTS TO FAIR HOUSING

Strategy 1. *Increase the knowledge of the general public, including lower-income and special needs persons, about their rights under fair housing laws.*

Strategy 2. *Partner with local real estate professionals – including property management firms, realtors, lenders, housing organizations, and others – to co-sponsor workshops or other educational events to identify and promote fair housing practices.*

Strategy 3. *Continue to progress in eliminating barriers to fair housing in the Tri-Cities region.*

PUBLIC PARTICIPATION AND POLICIES

This section describes the community consultation and planning process followed in the development of the Consolidated Plan for the Tri-Cities. It also explains the role and relationship of other public policies that are operating in the region.

MANAGING THE PROCESS

THE LEAD AGENCY

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

Since 1995, when the three cities formed a consortium to obtain HOME Investment Partnership (HOME) Program funds, the City of Richland has been the designated lead for the consortium and the Consolidated Plan. The City of Richland Planning and Redevelopment staff administers the HOME Program for the consortium and are the legal entity for the Consolidated Plan, Kennewick and Pasco staff support the City of Richland in the administration of the HOME Program and the Consolidated Plan requirements.

PUBLIC PARTICIPATION AND CONSULTATION

THE PLANNING PROCESS

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

The planning process began with extensive research on needs in the Spring of 2009. Plans, reports, and research conducted by agencies and organizations in the Tri-Cities were reviewed to learn of new information on needs and programs. State of Washington data on human services, housing, and demographics, along with data from the U.S. Census and American Community Surveys, provided a foundation of information upon which local data is added.

Meetings, interviews, hearings, and surveys were used to obtain other information and input from low- and moderate-income persons and program beneficiaries, along with representatives of organizations serving or advocating for special needs groups, lower-income persons, minorities, persons with disabilities, and other interested parties. Many others participated through associated planning processes, such as Ten Year Plan to End Homelessness, Community Action Committee surveys, and Public Housing Authority Strategic Plans. The surveys were particularly helpful in isolating priorities of low- and moderate-income persons, as a total of 650 individuals completed them. The Homeless and Housing Authority Plans have been integrated into the Strategy section of the Consolidated Plan.

On June 23, 2009 a series of citizen forums and public hearings were held in the Kennewick City Hall to advise the public on the amount of funds available, the potential eligible uses of the funds, and to obtain the views of citizens and organizations regarding housing and community development needs and potential activities. Notices of the meetings were published in the *Tri-City Herald* and *La Voz* Hispanic newspapers on June 4, 2009, 20 days prior to the forums and public hearings. More than 150 flyers inviting participation at the meetings were distributed throughout the communities to a variety of organizations, targeting those that provide assistance to lower income persons, and specifically to the three housing authorities (to encourage participation by public housing tenants) and to the Continuum of Care member organizations. In addition, flyers were provided to other developers, faith-based organizations and business organizations. The flyers were also posted in the three City Halls and in public libraries of each of the cities.

Individual 1 ½-hour forums were held on three separate needs areas, specifically Economic Development and Community Infrastructure; Public, Human and Special Needs Services; and Housing. At the end of each forum an opportunity was provided for public testimony on the subject. Participants in the forums were also encouraged to complete a survey identifying their priority needs. At the end of the day, a one-hour open microphone public hearing was held to provide an opportunity for formal testimony on any part of the planning process or needs of the community. Staff of the three cities attended to hear comments during the process.

The forums were attended by 31 individuals (some of who participated in more than one forum). A total of 24 surveys were completed. Additional written comments were received in the form of letters.

Each of the cities met with their community advisory committees to discuss the needs and strategies. Appropriate city department staff was consulted during the process to assure project needs were identified and projects proposed were feasible.

On September 16, 2009 an advertisement was published in the Tri-City Herald and on September 17, 2009 in LaVoz giving notice that the draft *2010-2014 Consolidated Plan* was available for review and written comment until October 16, 2009. Citizens were given 30 days to provide written comments. No comments were received during that time. The display advertisement also notified citizens of a Public Hearing before the Richland City Council to be held on October 20, 2009, starting at 7:30 p.m.

The City of Pasco Council approved the plan on October 19, 2009, the City of Kennewick City Council approved the plan on October 20, 2009, and on November 3, 2009, the Richland City Council as lead representative member of the Consortium, approved the 2010-2014 Consolidated Plan for submission to HUD by November 13, 2009.

CONSULTATION

An integral part of the planning process is the consultation to discuss needs and potential resources with key organizations and entities such as local government, faith-based organizations, and agencies which provide services or housing to special needs populations (including those who assist the elderly, persons with disabilities, persons with HIV/AIDS and homeless persons) and to other low- and moderate-income persons. The following organizations were consulted through interviews or one-on-one meetings during the process:

City of Kennewick Housing Authority	Advisory Groups of the three cities
City of Richland Housing Authority	B-F Continuum of Care
City of Pasco-Franklin County Housing Authority	B-F Community Action Committee
Benton-Franklin County Health District	Small Business Development Center
Hispanic Chamber of Commerce	Pasco Downtown Development Assoc.
City of Kennewick	
City of Pasco	
City of Richland	

In addition, the following participated in the forums (not duplicated if included above):

Work Source	Consumers
SEC Affordable Housing	Lutheran Community Services
Pasco Specialty Kitchen	Pasco Police Department
U.S. Dept HUD-Spokane Office	ESD 123
B-F Department of Human Services	NAMI-WA

NAMI-Tri-Cities
Elijah Family Homes
Vets Edge
Habitat for Humanity
Columbia Basin College
Tri-Cities Chaplaincy
VYC and PPCW
ERA Sun River Realty
Tri City Herald

Tri-Cities Home Builders Association

Copies of the Draft Consolidated Plan were distributed to the following entities for their review and comment:

- Washington State Department of Commerce
- Benton County
- Franklin County
- Benton-Franklin Regional Council of Governments
- Port Authorities of Benton, Kennewick and Pasco
- Chamber of Commerce
- Continuum of Care
- Chamber of Commerce of Kennewick, Pasco and Richland
- Tri-Cities Hispanic Chamber
- La Clinica
- TRIDEC
- Richland, Kennewick, and Pasco/Franklin County Housing Authorities
- Benton Franklin CAC

INSTITUTIONAL STRUCTURE

Tri-Cities CDBG and HOME staff works with a variety of non-profit and governmental agencies during the planning, project proposal, and implementation stages of the programs. While the City of Richland is the lead entity, it relies heavily on the staff of the other two cities for support in the HOME program. Each city is responsible for all functions of its CDBG Program. One of the strengths of the Tri-Cities consortium is the close working relationship between the cities in general as well as between the departments charged with administering the HUD programs. In turn, agencies such as B/F CAC, TRIDEC, Continuum of Care, Council of Governments, and several non-profit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The fact that the three cities are in close proximity, with common issues and opportunities, provides a base for cooperation. Staff of the cities and representatives of non-profit service and housing agencies participate on committees crossing jurisdictional lines. Staff of the three cities has developed and coordinated standardized reporting forms to reduce administrative burdens placed on recipients.

The Commissioners of each of the Housing Authorities are appointed by the City Councils of each of the cities. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for assisted housing development activities and whose residents have benefitted from public services delivered by the area’s non-profit agencies. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could supplement HOME and CDBG funds.

The cities have consistently used their relationships with local groups that include representatives of faith-based organizations, non-profit organizations and local coalitions to obtain input on needs in the community and proposed activities.

Relationships with private developers and the business community and the consortium are not as close as desired. Improved cooperation may occur, as targeted neighborhood projects are currently underway or are beginning to require cooperative partnerships (to plan, finance, and implement revitalization activities), which will involve property owners, businesses, developers, and the cities.

RESOURCES

Estimated federal resources over the next five years include the following (annual amount in \$1,000s):

Source	2010	2011	2012	2013	2014	Total
CDBG						
Kennewick	\$571	\$571	\$571	\$571	\$571	\$2,855
Pasco	\$613	\$613	\$613	\$613	\$613	\$3,065
Richland	\$270	\$270	\$270	\$270	\$270	\$1,350
CDBG Program Income	\$360	\$100	\$100	\$100	\$100	\$760
Total CDBG	\$1,814	\$1,554	\$1,554	\$1,554	\$1,554	\$8,030
HOME	\$686	\$686	\$686	\$686	\$686	\$3,430
HOME Program Income	\$637	\$150	\$150	\$150	\$150	\$1,237
108 Loan*						
Total All	\$3,137	\$2,390	\$2,390	\$2,390	\$2,390	\$12,697
*A request for a 108 Loan is currently being considered						

These Federal resources are expected to be supplemented with other resources such as “2163” homeless housing and assistance funds, “2060” affordable housing funds, Washington State Housing Finance Commission funds, Federal Home Loan Bank funds, McKinney-Vento grants, United Way, Washington State Housing Trust Funds, DSHS services, Local Improvement Districts ,donations and volunteer labor.

The match requirements of the HOME Program will be met from sources such as volunteer labor, land donations, material donations and fee waivers.

PAST PERFORMANCE

In 2008, CDBG funds were used to make significant progress in increasing the self-sufficiency of low- and moderate-income households and improving/maintaining affordable housing in the Tri-Cities in several ways:

- 29 homes received improvements to make them more handicapped accessible
- 22 homes received weatherization improvements to make them more energy efficient
- 6 households received LID payment assistance
- 27 new businesses were assisted in creating jobs for lower-income persons
- 3 businesses received façade improvements
- Converted housing for use as 2 units of transitional housing for former drug/alcohol abusers
- Over 3,100 seniors were provided meals or reduced cost healthcare services
- Over 525 homes were improved through code enforcement
- 1,000 youth received scholarships to participate in recreational activities
- 30 first-time homebuyers received down payment assistance and housing counseling to become better informed consumers
- 71 people assisted with rent and life skills training to avoid becoming homeless due to situations beyond their control
- 15 disabled persons from Richland and 26 from Kennewick participated in summer day camp
- 2 Neighborhood Parks in Richland improved
- 1 public restroom facility was added to Historic Downtown Kennewick

Highlights of progress in the use of HOME Program funds in 2008 for affordable housing projects included:

- Assistance to 16 lower-income homebuyers
- 4 new homes constructed
- 7 homes constructed through self-help projects
- Removal of 4 deteriorated homes and initiation of construction of 4 replacement homes
- Redesign, replat, and survey completed to initiate construction of 3 homes

PROJECT MONITORING

Staff in each of the three cities is responsible for monitoring the progress of all CDBG contracts in their own city to assure timely use of funds in compliance with

the HUD regulations and requirements. Staff maintains frequent contact with sub-recipients and use a variety of methods to monitor contracts, starting with contract provisions that mirror the federal requirements. Staff also uses site visits, program policies, reports, drawdown requests, and audits to monitor activities. Self-monitoring to assure timely use of funds has proven effective in the past.

The City of Richland serves as the lead representative member for providing various reports to HUD, manages the HOME funds for the consortium, and monitors the loans made under the program through contractual documents. HOME provisions are generally implemented in recorded deeds of trust, promissory notes, and other written loan documents. Housing projects must comply with local permitting and code processes. Housing units are inspected and corrections required as needed.

PRIORITY NEEDS ANALYSIS AND STRATEGIES

In regard to the CDBG Programs, the cities use the Consolidated Planning process as a basis for understanding the needs and obtaining input from the community in terms of priority needs. In addition, each city has their long-range priorities. For example, Kennewick is committed to revitalizing the downtown, redeveloping the Bridge to Bridge neighborhood, and continuing to develop the Riverfront. Richland is targeting the neighborhoods near downtown for revitalization and implementing a “Strategic Leadership Plan,” which guides the city in decision-making and implementing priorities. Pasco continues to develop approaches to improve the downtown and to make use of underutilized commercial and industrial areas.

Basis for Allocating Funds

Several considerations come into play in determining how the funds will be allocated. First, the primary basis is the benefit to low- and moderate-income persons. CDBG funds are allocated to activities benefitting low- and moderate-income persons that include brick and mortar benefits and improvements to the community. Second, requests for on-going funding are evaluated based upon their effectiveness in achieving desired results and the ability to be completed in a timely manner. Third, new requests are received in response to an application process.

In terms of allocating HOME funds, the City of Richland distributes the funds to the three cities using the same percentage basis as the HUD funding formula for the CDBG Program, to assure that housing resources are expanded or maintained in all areas of the jurisdiction. A minimum of 15 percent is made available to a Community Housing Development Organization.

Obstacles That May Challenge Meeting Underserved Needs

The number one challenge facing the three communities is being able to continue progress at the same level given the significant drop off in the federal allocations for

CDBG. A lack of adequate resources hampers the ability to meet the most pressing needs, and makes it difficult to develop high impact targeted projects. Each city is attempting to implement targeted revitalization efforts that require significant outlays of funds. Other funding sources will need to be pursued to supplement HUD resources.

HOUSING AND COMMUNITY DEVELOPMENT NEEDS

POPULATION AND ECONOMY

BACKGROUND

History of the Cities of Kennewick, Pasco, and Richland¹

The Tri-Cities area consists of 103 square miles of land in Southeast Washington, at the confluence of the Columbia River and two of its major tributaries, the Snake and the Yakima Rivers.² The Tri-Cities region is the fourth largest Metropolitan Statistical Area (MSA) in Washington.³ The city of Pasco was until recently the smallest of the three cities but by April 2009 it grew to an estimated population of 54,490. Across the Columbia River in Benton County are the cities of Kennewick, with an estimated population of 67,180, and Richland, with an estimated population of 47,410 in 2009.⁴

Native Americans inhabited the Tri-Cities area as early as 9,000 years ago, living on salmon, berries and game, with a substantial trade and communications network that extended into what is now British Columbia and Oregon. “At Chemna, Sahaptin-speaking Wanapum, Walla Walla and Yakama Indians fished for seasonal runs of salmon and hunted small game, deer and antelope. They gathered berries, greens and root vegetables along the water and on the nearby hills.”⁵

Lewis and Clark passed through the area in 1805, soon followed by a series of fur companies that laid claim to much of the land surrounding the junctions of the three rivers. During and after the great epidemics of 1830-31, smallpox, measles, dysentery, and other diseases decimated 80% of the native population of the Northwest.

In the 1840s, the British Hudson’s Bay Company was the largest organized entity in the Northwest. Shortly after its arrival settlers began entering the region to establish

1 Except where noted, background information taken from Tri-Cities: The Mid-Columbia Hub by Ted Van Arsdol, in the Washington State Employment Security Tri-Cities Profile, April 2001.

2 Tri-City Industrial Development Council, Southeast Washington: The Greater Tri-Cities Area, 2000.

3 Tri-City Industrial Development Council, September 2008.

4 Washington State Office of Financial Management, April 2009.

5 City of Richland Homepage “A bit of Richland’s history”

farms. In 1846, the 49th parallel became the dividing line between British and American territory. As fur trading and trapping declined in the region, cattle and horse ranching increased, supported by new steamship transportation on the rivers. The steamships also ferried miners headed north through the region. With this means of easy transport now available, by the late 1870s, railroad construction was underway.

The Washington Territorial Government, naming the town of Ainsworth its capital, established Franklin County in 1883. However, when railroad construction was completed in Ainsworth in 1885, the town, including its inhabitants and their possessions and materials, were moved to nearby Pasco, another railroad town. Pasco soon became the capitol of Franklin County. The railroads brought an increase in settlers to the region: Kennewick incorporated in 1904 and Benton County was established in 1905, named after the Missouri senator Thomas H. Benton. The farming town of Richland incorporated soon after, in 1910. Railroad construction continued in the region until WWI, when the automobile began to supplant the railroad as a primary source of transportation. The area continues to rely on the railroad for transport of farm products today.

Throughout the late nineteenth and early twentieth century, canals were built in an attempt to irrigate arid farmland in the dry Tri-Cities region. However, the price of water usually offset profits from crops, and lack of water remained a major obstacle to agricultural development in the area until the Grand Coulee Dam was built in the 1930s. In the 1950s, the Columbia Basin Irrigation Project and the building of the McNary Dam further increased the water supply to the Tri-Cities. Advances in agricultural chemistry increased the feasibility of dry-land farming, and in the 1950s, the agri-chemical industry was born near Kennewick. The chemical production industry evolved to become a major economic resource for the region.

During WWII, a Manhattan project plutonium production site was proposed for Hanford, an old agricultural town with a population of less than 300. The new town was built to house an incoming workforce, which, at its peak, numbered 51,000. The nearby city of Richland was also taken over by the U.S. government to house the operators of the nuclear reactors—the town grew from 300 to 15,000 in one year. Richland was reincorporated in 1958. Nearby Kennewick also grew from 1,900 to 15,000 in the 1940s.⁶ Pasco did not see as great of an expansion (though no doubt it benefited somewhat economically), for it was the furthest away from the nuclear site until the Interstate 182 Bridge connected Pasco and Richland in 1985.⁷

After WWII, the Cold War and the threat of nuclear war kept the Hanford Project thriving. Through the 1960s and 1970s, Hanford also became a research center for the application of nuclear energy for non-military purposes, which continues to the present. In the 1970s, the Washington Public Power Supply System selected the

⁶Tri-City Industrial Development Council, Southeast Washington: The Greater Tri-Cities Area, 2000.

⁷ City of Pasco Comprehensive Plan, 1995-2015.

Tri-Cities for construction of three power plants to generate electricity. Employment levels rose considerably in the 1970s and 1980s, until construction was halted on all but one of the plants in 1982. The Washington Public Power Supply System Nuclear Plant No. 2 reactor opened in 1984. Plutonium production continued in Hanford until 1988, when it was halted.

In 1989, the Department of Energy, the Environmental Protection Agency, and the Washington State Department of Ecology signed the Hanford Federal Facility Agreement and Consent Order, and today Hanford is still the site of the world's largest environmental cleanup project. The project had a workforce of 11,000, an annual budget of \$2 billion dollars as of fiscal year 2003, and is expected to continue for another 20 to 30 years.⁸

For the second year in a row, the Tri-Cities were named “Top Metros for Scientists and Engineers” in 2008 by *Expansion Management Magazine*.⁹ In recent years, the region's economy has become increasingly anchored in bio- and high-technology, in addition to light and heavy manufacturing, service industry, federal government, and agriculture.

Farms cover more than a million acres in Benton and Franklin Counties; potatoes, wheat, apples, grapes, alfalfa, strawberries, asparagus, corn, and hops are its biggest income producers. Much of this production is shipped from port facilities in the Tri-Cities to the Pacific Rim. Fresh produce also is shipped weekly to the East Coast via railroad. In recent years, the Tri-Cities area has become increasingly known for its wine production and growth of a variety of world-class grapes.

⁸ U.S. Department of Energy Richland Operations Office.

⁹ Tri-City Industrial Development Council, 2008.

THE KENNEWICK, PASCO, AND RICHLAND OF 2009 – A QUICK LOOK TODAY

The Tri-Cities Region

The Tri-Cities today can be characterized as a rapidly changing community. The area is experiencing a relatively rapid population growth. The economy remains relatively strong compared to most of the country and, importantly, while its economy has become more diversified over the years, its workforce needs are still heavily tied to the 586 square mile Hanford cleanup site and associated high-tech industries. Although the ultimate impact is not yet known, the rapid increase in federal resources being allocated to the area in 2008 and 2009 will cause further volatility in the area's employment, population, and housing. At the same time, with the advent of the wine industry, the nature of the agricultural sector continues to evolve with less reliance on the food processing industry.

The Tri-Cities is increasingly becoming a retirement area of the state - a testament to its climate, pace of life, and its relatively inexpensive housing stock (compared with most of the state). Its retirement age population continues to rise rapidly and will continue to do so in the next few years. While these and other factors bond the three communities, each of the communities has a special degree of distinction and its own identity.

Kennewick, Washington

The largest of the Tri-Cities, Kennewick has an economy supported by light manufacturing, food processing, retail trade, and services. Kennewick is looked upon as the retail hub of southeastern Washington and northeastern Oregon. Downtown beautification projects, including landscaping and building façade treatments, have greatly enhanced the visual appeal of the district. The core downtown business district has gone from 28% vacancy rates in 1998 to 3% or less in 2009. The city is also revitalizing the downtown area by bringing in new businesses that will generate the customers necessary to return it to a thriving center.

Kennewick offers extensive and affordable housing, services and retail amenities as well as a highly educated and trained workforce. Beautiful river-view sites are available for redevelopment. The development of residential tracts along the "ridgeline" that take advantage of expansive vistas of the river valley, are offering additional residential options. Kennewick is right behind Pasco in rapid and expansive development of new housing and new neighborhoods. Its newly constructed homes are generally higher in price than those in Pasco, and have created lovely upper-middle class neighborhoods.

Pasco, Washington

Pasco is the newly created entry-level residential growth center of the three communities. It has cooperated with private developers to annex large tracts of land for development of single-family homes for the areas' first-time homebuyer families. Growth has been so rapid that Pasco is Washington's first ranked city for percentage of growth – it's ranked 45 nationally. Pasco has the area's only bus and train depot, regional airport, and barge system.

Pasco is the region's gateway to Columbia Basin agribusiness, and is the center of food processing for the region. Its agricultural roots are in evidence each weekend at a thriving farmers' market in downtown Pasco, which draws buyers from the three cities as well as surrounding smaller cities and rural areas. The area produces some of Washington's best asparagus, onions, potatoes, apples, cherries, wine grapes, and other produce. Downtown Pasco is flavored by its relatively large percentage of Hispanic residents and businesses. The community has a majority of Hispanic residents and schools have a significant number of migrant and "transitional" English-speaking students. Retail and service businesses cater to the agricultural workers who have settled in the area.

Pasco is actively recruiting businesses to fill its downtown area as well as other industrial and commercial areas, including culturally-based businesses, manufacturers and light industrial plants, and product distributors. Pasco fosters a pro-business environment, with a large workforce that has access to local training and educational programs catering to many industry needs.

Richland, Washington

The smallest of the three cities, Richland is known for its resident scientists and technicians working in one of the country's most important nuclear research laboratories. The Hanford Site, located north of Richland, was the site of the Manhattan Project during WWII and the Cold War and played a major role in the scientific community worldwide, before cleanup began in 1989. Richland is home to the Department of Energy's Pacific Northwest National Laboratory (PNNL) – which is the second largest high-tech company in the state behind Microsoft – and is the second largest employer (4,220 people) in Eastern Washington, behind Fairchild AFB in Spokane.

Richland has the highest median income of the Tri-Cities, and the third highest per capita income in Washington. Richland enjoys a highly educated population base and is home to the region's four-year university, Washington State University Tri-Cities. The city's K-12 school system is also considered one of the best in the state.¹⁰

Richland offers the conveniences important to its highly educated, government service-based residents. A small district of its "alphabet" housing, built for the

10 Tri-City Industrial Development Council, September 2008.

military for early Hanford workers, is recognized on the federal registry of historic places as representative of the military/scientific culture. Richland contains many well-landscaped parks, waterfront property, and affluent well-maintained residential neighborhoods. Relative to the other two cities, Richland housing includes fewer newer homes with most of its residential structures located in well-established 20- to 60-year-old neighborhoods. Richland is working to diversify its economy by recruiting new industries, including new manufacturers, cultural and recreational tourism businesses, and scientific and medical services.

POPULATION

POPULATION GROWTH

During the ten years between the 1990 and 2000 Census, Washington State grew substantially more than the United States as a whole, and the Tri-Cities region followed suit. The rate of growth in the area was unusually high compared to most communities in Washington and the United States as a whole, particularly for areas the size of the Tri-Cities. Franklin County grew by 32%, along with Washington State. Benton County grew by 27%, far more than the national average of 13%.¹¹ 40% of the Tri-City population increase between 1990 and 1999, was due to immigration.¹² Between 2005 and 2025 the Tri-Cities MSA is projected to grow an additional 24%.¹³

In 2008, the Tri-Cities was growing faster than any other Metropolitan Statistical Area (MSA) in Washington and was the 29th fastest growing in the nation (the only MSA in Washington to reach the top 50).¹⁴

Table I
Population Change 1990, 2000, and 2009

Location	Year		Change 1990-2000	Year 2009	Change 2000- 2009
	1990	2000			
Kennewick	42,155	54,693	30%	67,180	23%
Pasco	20,337	32,066	58%	54,490	70%
Richland	32,315	38,708	20%	47,410	22%
Benton County*	112,560	142,475	27%	169,300	19%
Franklin County**	37,473	49,347	32%	72,700	47%
Washington State	4,866,692	5,894,121	32%	6,668,200	13%
United States	248,709,873	281,421,906	13%	307,002,688	9%
*including Kennewick and Richland.					
**including Pasco.					
Source: US Census 1990, 2000, US Census July 25, 2009 US population projection; Washington Office of Financial Management April 1, 2009.					

11 US Census 1990, 2000.

12 HUD, US Housing Market Conditions Regional Activity, 2000.

13 Tri-City Industrial Development Council.

14 US Census Bureau, via Tri-City Industrial Development Council, September 2008.

While Pasco was the smallest of the three cities in 2000, it surpassed Richland in 2008. With a population of 54,490 in 2009, it is the fastest growing of the Tri-Cities. Pasco grew 58% between 1990 and 2000 (when it was ranked Washington's 26th largest city), and another 70% between 2000 and 2009 (when it was ranked Washington's 16th largest city).¹⁵ Several factors are contributing to this growth, including an increase in mobility between the three cities with the building of the I-182 bridge over the Columbia River in 1985, and the development of several new residential subdivisions offering housing at relatively modest prices.

The three cities are growing more rapidly than the rest of the counties in which they are located. With Pasco's population rising rapidly, it is making up an increasingly larger percentage of the Franklin County population. While in 1990, Pasco comprised 54% of the total county population; it grew to 65% in 2000, and 75% in 2009. In 1990, Kennewick was 37% of Benton County's population, and Richland was 29%. Together, Kennewick and Richland comprised 66% of Benton County in 1990 and 2000, and 68% in 2009.¹⁶

As of April 2009, Franklin County was the fastest growing county in the state, growing 47% between 2000 and 2009. The growth was due to a combination of net migration (58%) and life span ratio (42%). Benton County was ranked fifth fastest growing, with 60% of growth due to net migration.¹⁷

A major impact over the next three years will be a large influx in the population as a result of new jobs to be created from federal funding dedicated to expedite the Hanford cleanup under the national economic recovery program. Approximately \$2 Billion in Federal funds has been allocated under the 2009 economic stimulus package to expedite the cleanup of nuclear waste at the plant. It is estimated that from 3,000-4,000 jobs will be involved in the expedited cleanup effort which will take place between 2010 and 2013.¹⁸ In addition, a new Vitrification Plant (which will begin converting some of the 450 million gallons of nuclear waste into glass) began construction in 2001. When completed in 2019, the plant is expected to employ between 800-1,000 persons in its operation.

Pasco's population is much younger than the other cities, with a median age of only 27 in 2000: 40% of Pasco's population is 18 to 44, the childbearing age group, with its second highest population from birth to age 17, at 36%. Considering this young population, it is likely that Pasco's population will continue to grow substantially due to natural increase.

Pasco's foreign born population increased by 57% between 1990 and 2000, versus the states' 47%, suggesting a further increase in population due to immigration as

¹⁵ Washington State Office of Financial Management 2009; US Census 2000.

¹⁶ Washington State Office of Financial Management 2008; US Census 1990, 2000.

¹⁷ Washington State Office of Financial Management 2009.

¹⁸ "Workforce of the Future" Issues Paper, Hanford Communities, October 2008.

well as overall in-migration.¹⁹ In 2007, people born outside of the US or Puerto Rico made up 27% of Franklin County's total population (in 2000, it was 25%). By contrast, Benton County's foreign-born population made up just 10% of the total population.²⁰

IN-MIGRATION

The U.S. Census does not generally or accurately report where in-migrating populations originate. However, given the demand for workers in local businesses and industries, many families and individuals may be relocating from out of state or from other cities to the Tri-Cities at their employer's request. Other sources of in-migration may be short-range shifts in population from one Washington City or even one Tri-City to another as new housing developments become available. Given the very strong increases in local populations (and the ensuing bump in the numbers of school-aged children), we can project that as this new population ages, future growth will continue if the area can retain its young maturing workers and families.

ANNEXATIONS

Between 1990 and 2000, Kennewick's annexations included a population of 2,143 – 17% of its total population change during the time period. Annexation accounted for 721 of Richland's population, or only 11% of its total change. Pasco, however, grew by 3,453 due to annexations alone, which was 29% of its total growth, and 99.7% of Franklin County's total growth due to annexations.²¹

Between 2000 and 2009, Kennewick gained 4,947 people due to annexation, Pasco gained 2,021 people, and Richland gained 35 people.²²

Kennewick's annexations occurred largely in annexations that took place in May and November of 2006, and a larger one in August of 2007. The bulk of Pasco's annexations occurred much earlier, in May 2001 and August 2002 – there have been no annexations since 2006 in Pasco. The majority of Richland's few annexations occurred in 2003, with no activity in 2007 and just 100 acres in 2008.

¹⁹ US Census 2000.

²⁰ American Community Survey 2007; US Census 2000.

²¹ Washington State Office of Financial Management; US Census 1990, 2000.

²² Washington State Office of Financial Management, 2009.

**Table 2
Annexations, October 2000-April 2009**

Location	Area in Acres	Total Units	Total Population
Kennewick	2,598	1,886	4,947
Pasco	2,802	759	2,021
Richland	966	13	35
Source: OFM Forecasting, State of Washington, April 2009.			

AGE

In Pasco the median age was 27 in 2000, whereas in Franklin County as a whole it was 39, suggesting that areas of the county outside of Pasco have considerably higher age brackets. Between 1990 and 2000, Pasco’s 17 years and younger population rose by 2%, while the population of persons aged 65 years and older dropped by 2%. However, the portion of the population from ages 45 to 64 increased during that time from 13% to 16%, suggesting that Pasco does have a “Baby Boom Bulge.” While smaller than that of the rest of the Tri-Cities area’s baby boom, Pasco’s population is also rising in age.²³

**Table 3
Age of Population, 2000**

Age	Location						
	Kennewick	Pasco	Richland	Benton County	Franklin County	State	U.S.
Birth to 17 years	30%	36%	27%	30%	35%	26%	26%
18 to 44 years	40%	40%	35%	37%	39%	40%	43%
45 to 64 years	21%	16%	25%	23%	18%	23%	19%
65 and older	10%	9%	13%	10%	9%	11%	13%
Median Age	32	27	38	34	39	35	35
Source: US Census 2000							

Richland has the oldest population of the three cities, with a median age of 38 in 2000, compared to Kennewick at 32, and the whole of Benton County at 34. The number of persons in the population aged 45 to 64 increased from 1990 to 2000 by 3%, while 18 to 44 year olds dropped by 4%, and its oldest and youngest populations remained proportionally the same. Richland’s 45 to 64 year olds are likely heavily professional with positions in the Hanford industries. It’s not unusual for highly educated or scientific professionals to be older than workers in other industries, nor unusual for them to retire later in life. An added factor is the impact of the 2008-09

²³ US Census 1990, 2000.

economic downturn is that many of the employees in the retirement range, have decided to defer retirement to try to bolster their retirement nest eggs.

Table 4
Age of Population, 2008

Age	Location		
	Benton County	Franklin County	State
Birth to 19 years	31%	36%	27%
20 to 44 years	32%	34%	35%
45 to 64 years	27%	21%	27%
65 and older	11%	9%	12%
Source: Washington State Office of Financial Management, September 2008			

Like the rest of the US population, the Tri-Cities is beginning to see a growing number in its older population, as people in the “Baby Boom Bulge” near retirement age. Richland and unincorporated Franklin County will see this sooner than Kennewick and Pasco. As this generation nears retirement, there will be a growing need for more services for seniors, assisted or supportive living units as well as smaller housing units. By law, this population is eligible to live in legally “age-restricted” communities.²⁴ Furthermore, there will be proportionally fewer residents in their prime working years.

At the same time, the Tri-Cities provides fewer traditional civic supports to the elderly, considering that crime (policing), public schools, and new facilities connections are costs more likely incurred to support younger persons and families. As physical and “social” needs for seniors increasingly impact community planning and functions, it is necessary to insure that additional recreational, medical/health, and alternative housing resources are available to older residents.

Table 5
Projected Age of Population,
Benton County, 2000-2030

Age	Year						
	2000	2005	2010	2015	2020	2025	2030
0-19	33%	31%	30%	29%	29%	29%	29%
20-44	34%	33%	33%	33%	33%	33%	32%
45-64	23%	25%	26%	25%	24%	22%	22%
65+	10%	10%	11%	13%	15%	16%	18%
85+	1%	1%	2%	2%	2%	2%	2%
Total Population	142,475	158,100	168,839	176,854	184,704	192,131	198,528

Source: OFM, Medium Projections, 2007

²⁴ NAHB Housing Facts, Figures, Trends, 2003.

In contrast, Pasco, with its population so significantly younger than the other areas of the Tri-Cities region, may have a greater current need for services that serve young families and teens. In 2015, Franklin County's population 0-44 is expected to be 74% of the total population, where that age group will be just 62% of Benton County's population.²⁵

Table 6
Projected Age of Population,
Franklin County, 2000-2030

Age	Year						
	2000	2005	2010	2015	2020	2025	2030
0-19	38%	37%	37%	38%	37%	36%	35%
20-44	36%	36%	36%	36%	35%	35%	35%
45-64	18%	19%	19%	19%	20%	20%	20%
65+	9%	8%	7%	7%	8%	9%	9%
85+	1%	1%	1%	1%	1%	1%	1%
Total Population	49,347	60,500	70,038	80,348	90,654	100,666	109,861

Source: OFM, Medium Projections, 2007

RACE AND ETHNICITY

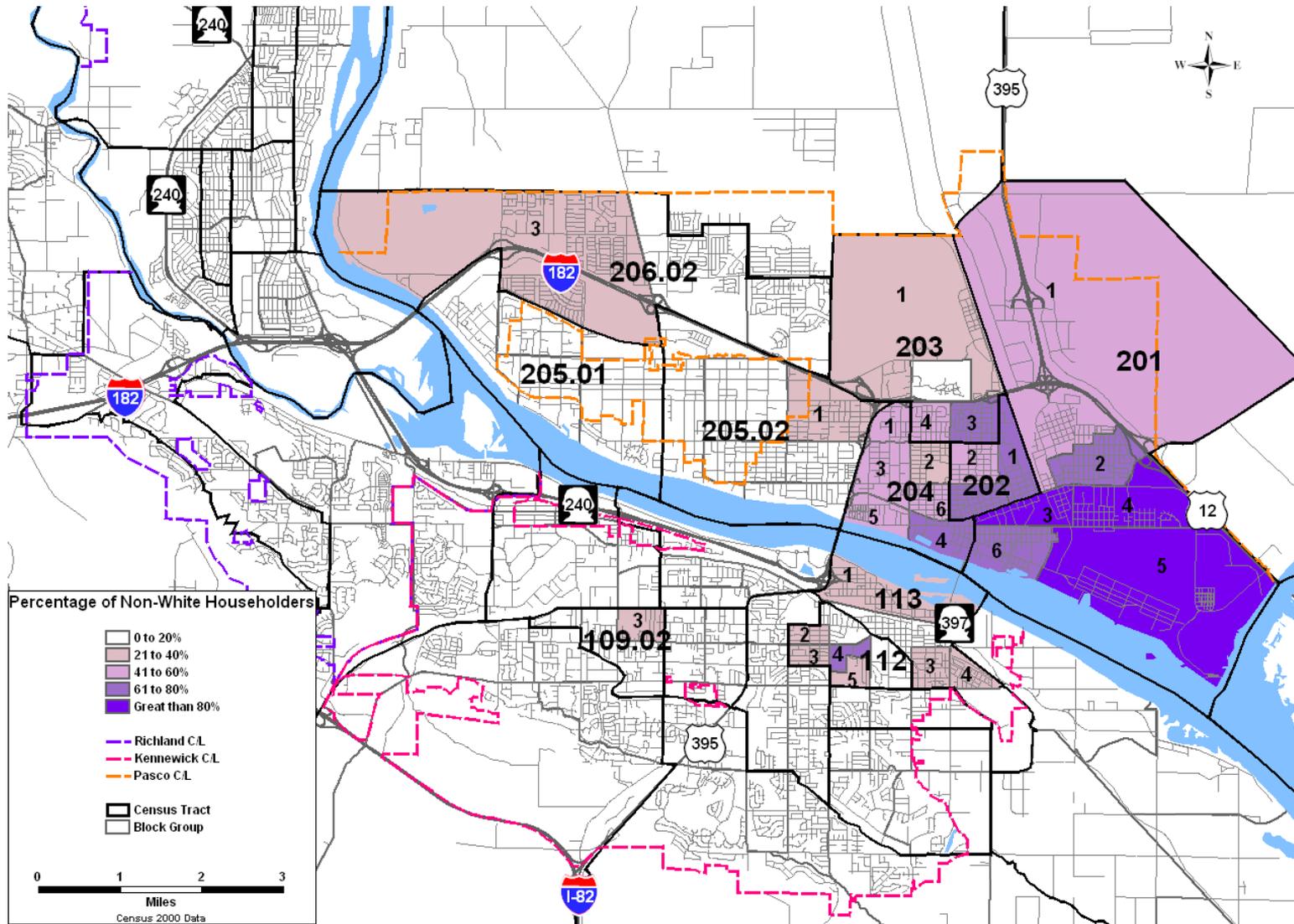
Benton County is significantly less racially diverse overall than Franklin County and the United States, and slightly less diverse than the state. Benton County's Hispanic population is equal to that of the United States', at 13%, and greater than Washington State, at 8%. In Benton County, Kennewick is the most diverse, with 16% of its population identifying as Hispanic.²⁶

Franklin County is significantly more diverse ethnically and racially than the state and U.S. populations. While African-Americans represent a much smaller percentage of Franklin County's population compared to the nation, it is on par with the State at 3%. Furthermore, Franklin County is 47% Hispanic. Pasco's Hispanic population is even higher at 56%.²⁷ The following map outlines the U. S. Census Block Groups with concentrations of minority populations. For purposes of this Consolidated Plan, areas of minority concentration are defined as census tracts in which 20% or more of the population is racial or ethnic minority. And by HUD's definition of disproportional need (an area in which a racial/ethnic group has a population that is at least 10% higher than the total percentage of persons in that racial ethnic/group found in the community as a whole), there are several census tracts and block groups which fall within that category, most notably census tracts 201, 202 and 204.

²⁵ Washington State Office Of Financial Management, 2007 Medium Projections.

²⁶ US Census 2000.

²⁷ US Census 2000.



The diversity of the Tri-Cities in regard to its racial/ethnic makeup is generally attributable to Hispanic residents, particularly in Pasco and surrounding Franklin County rural areas. This diversity began historically by virtue of the seasonal agricultural industries, and has been built upon by the numbers of formerly (and current) migrant workers that have settled permanently in the area. Public schools, real estate professionals, community media, businesses and other community resources have adapted their communication and services to become more inviting to migrant and non-English speakers, and even to facilitate those households to settle in the area.

Table 7
Population by Race and Ethnicity, 2000

Race	Location						
	Kennewick	Pasco	Richland	Benton County	Franklin County	State	U.S.
White alone	83%	53%	90%	86%	62%	82%	75%
Black or African American alone	1%	3%	1%	1%	3%	3%	12%
American Indian or Alaska Native alone	1%	1%	1%	1%	1%	2%	1%
Asian or Pacific Islander alone	2%	2%	4%	2%	2%	6%	4%
Other race alone	9%	37%	2%	7%	29%	4%	6%
Two or more races	3%	4%	2%	3%	4%	4%	2%
Total*	99%	100%	100%	100%	101%	101%	100%
Ethnicity							
Hispanic (of any race)**	16%	56%	5%	13%	47%	8%	13%

*May not equal 100 percent due to rounding.
** Hispanics are counted separately under ethnicity and therefore should not be counted in race calculations
Source: US Census 2000

It is important to note that for the first time, the 2000 US Census allowed an individual to designate him or herself to be of two or more races, and changed the way Hispanic origins are classified. These changes have made it difficult to assess trends in race and ethnicity. Comparisons of the population composition in 2000 with that in 1990 cannot be completely accurate. However, in comparison to the US as a whole, Pasco's Hispanic population rose from 41% to 56% of the total population from 1990 to 2000, whereas the U.S. proportional Hispanic population rose only 4 percentage points, from 9% to 13%.

While the actual overall growth in Pasco from 1990 to 2000 was 58%, the Hispanic population growth appears to have been 117%. From 1990 to 2000, the Tri-Cities' Hispanic population grew proportionally far more than the national Hispanic

population, with a high of 131% in Kennewick (rising from 9% to 16% of its total population), and a low of 85% in Richland (rising from 3% to 5% of its population). In the US, the reported Hispanic population growth rate was 58% during the same period.²⁸

These numbers illustrate the very significant changes taking place in Pasco and the surrounding Tri-Cities area. The median income for Hispanics in the Tri-Cities is significantly lower than the population as a whole, suggesting that Hispanics are in general filling lower-wage and seasonal farming jobs in the area. Pasco's Median Household Income is 35% less than that of Richland, which has a much smaller Hispanic population. Further, 23% of Pasco's population is living in poverty, compared with Richland's 8%.²⁹ (See additional discussion, under Income, later in this document.)

Table 8
Hispanic Population Change, 1990-2000

Location	Total Hispanic Population in 1990	Total Hispanic Population in 2000	Change in Hispanic Population 1990-2000	Percent Change in Hispanic Population 1990-2000
Kennewick	3,684	8,503	4,819	131%
Pasco	8,300	18,041	9,741	117%
Richland	983	1,826	843	86%
Benton County	8,624	17,806	9,182	106%
Franklin County	11,316	23,032	11,716	104%
Washington State	214,570	441,509	226,939	106%
United States	22,354,059	35,305,818	12,951,759	58%

Source: US Census 1990, 2000

Between 2000 and 2007, Franklin County's Hispanic population rose from 47% to 49% of the total population. With an annual growth rate of 7% during that time, Franklin County's Hispanic population is growing more rapidly than the county's population as a whole (6% annually).³⁰

²⁸ US Census 2000.

²⁹ US Census 2000.

³⁰ American Community Survey, 2007.

Table 9
Population by Race and Ethnicity, 2007

Race	Location		
	Benton County	Franklin County	State
White alone	84%	62%	81%
Black or African American alone	1%	2%	3%
American Indian or Alaska Native alone	1%	1%	1%
Asian or Pacific Islander alone	3%	2%	7%
Other race alone	8%	30%	4%
Two or more races	2%	4%	4%
Total*	99%	101%	100%
Ethnicity			
Hispanic (of any race)**	16%	49%	9%
*May not equal 100 percent due to rounding.			
** Hispanics are counted separately under ethnicity and therefore should not be counted in race calculations			
Source: American Community Survey 2007.			

Racial/ethnic population shifts have impacted the number of businesses owned and operated by Hispanic persons, the growing number of new Hispanic homeowners, and even, although very slowly, a small but growing number of middle-class and upwardly mobile Hispanic professionals. This change in the demographics of incomes has had a companion change in economies and business conditions. All three communities show evidence of businesses working to attract new Hispanic customers. Most likely those business changes will continue as the existing Hispanic population participates in available higher education and training programs, and their own economic outlook and opportunities will increase proportionally.³¹

FOREIGN BORN POPULATION

One-quarter of Franklin County's population in 2000 was foreign born. In each of the Tri-Cities, the number of foreign-born residents increased by at least 50% between 1990 and 2000, compared to the national average of 42%.³² Locally, the communities report an increase in non-Hispanic foreign-born households settling in the Tri-Cities. These new groups of immigrating citizens add to the Mexican-born agricultural workers who have come to and settled in the Tri-Cities for many years. Washington State as a whole, and particularly Eastern Washington, has been a popular location over the last 10 to 15 years for families seeking personal, economic, and religious opportunities they did not have in their country of birth. Foreign born families are frequently multi-generational and larger than what is average in the U.S.

³¹ US Census 2000.

³² US Census 1990,2000.

The number of immigrants coming into the United States has increased significantly in the last 25 years and is expected to continue as a major demographic trend in coming years. The events of September 11, 2001 have led to tighter controls over immigration and have slowed that process somewhat, but the rate of immigration is expected to move back toward previous highs. Despite lower interest rates for housing loans which became common in 2008, rise in housing prices that occurred in the past 5 years continues to make first-time home ownership difficult for low-income households, and for most immigrants whose initial employment is typically at lower wage rates.

Table 10
Foreign Born Population, 1990-2000

Location	Total Foreign Born Population in 2000	Percent of Total Population in 2000	Foreign Born who Entered from 1990-2000	Percent Change in Foreign Born Population 1990-2000
Kennewick	5,306	10%	2,770	52%
Pasco	9,760	30%	5,588	57%
Richland	2,782	7%	1,390	50%
Benton County	12,051	8%	5,718	47%
Franklin County	12,431	25%	6,810	55%
Washington State	614,457	10%	286,439	47%
United States	31,107,889	11%	13,178,276	42%

Source: US Census 1990, 2000

In 2007, people born outside of the US or Puerto Rico rose 2% from 2000 (from 25% to 27% of the total population). Of those born outside of the US, 36% had entered after 2000, and 82% were not US citizens in 2007. By contrast, Benton County's foreign-born population made up just 10% of the total population.³³

Immigrants in general face significant challenges when entering the country. Among these are: weak to no English language skills; adjusting to a different role of government; and the difficulties of adapting to a new culture, lifestyle, and climate. They also often find their job skills incompatible with the local job market. See additional discussion on the impact of migration in the Schools data section of this document.

LINGUISTIC ISOLATION

In 2000, 20% of the Pasco population was considered linguistically isolated.³⁴ This is a high percentage in comparison to 4% in the State, and 5% in the nation. In

³³ American Community Survey 2007; US Census 2000.

³⁴ US Census 2000. A linguistically isolated household is one in which no member 14 years old and over speaks only English, or speaks a non-English language and speaks English "very well." In other words, all household members 14 years old and over have at least some difficulty with English.

Benton County, only 4% of the population was linguistically isolated in 2000; however, over half of its linguistically isolated population resided in Kennewick. The same is true of the population speaking a language other than English: of the 8,391 who spoke English “less than very well” in Benton County, 46%—3,827—resided in Kennewick. Richland, by contrast, only housed 15% of the county’s population who spoke English “less than very well.”³⁵

Fifty-six percent of Pasco’s 9,559 foreign born population over five years of age speaks English “not well” or “not at all,” compared with 33% in Kennewick and 11% in Richland. Both Pasco and Kennewick are significantly higher than the state average of 25% and national average of 29%. Forty percent of the total Hispanic population in Pasco speaks English “not well” or “not at all.” Twenty-six percent of Kennewick’s Hispanic population and 13% of Richland’s fall into the same category.³⁶

In 2007, the sample size of the number of persons that are linguistically isolated was too small to determine trends, however the large number of non-English speaking or limited-English speaking persons in the area remains a challenge for schools, city governments and social service organizations. Tri-Cities schools operating under the new testing standards implemented to achieve “no child left behind” national policies, have only one year to prepare a non-English speaking student to test with their English speaking peers. In some households children become translators for parents who have more limited language skills resources.

Social service organizations report budget impacts by increases in demands from newly locating foreign-born households, who frequently arrive with insufficient language to earn gainful wages. Poor foreign-born households need additional help just to access the basic necessities that English-speaking lower-income persons can obtain. Interpreters are essential for a range of basic daily issues such as medical care, learning to use public transportation, accessing and enrolling in jobs training programs, understanding community services, and accessing public schools.

HOUSEHOLDS

In Pasco, the total number of households increased by 41% between 1990 and 2000, significantly more than both the county, 22%, and state, 21%. Households rose by 29% in Kennewick – more than both Richland, at 18%, and Benton County, at 25%. The change was particularly great in large family households of five or more people, which grew by 90% in Pasco and 36% in Kennewick.³⁷ Benton County’s large non-family households rose by 103% between 1990 and 2000, though it is still a small percentage of total households.³⁸

³⁵ US Census 2000.

³⁶ US Census 2000.

³⁷ US Census 1990, 2000.

³⁸ US Census 1990, 2000.

This change suggests that family sizes are increasing. However, the change in the number of non-family and/or related family households could be attributed to many factors. The impermanency of local jobs impact decisions by relocating workers who must decide whether to relocate alone or bring their families with them. Local real estate markets impact the nature of household relocation by the availability of suitably sized units. Racial, ethnic, or familial traditions can impact how household constellations are created: for example, whether households are multi-generational or whether they commonly offer help to unrelated displaced co-workers or friends. Commonly, students, single parents, younger persons, and seasonal workers more frequently “double-up” or couch-surf to create large, unrelated households. Lower income levels could also play a part, as families may be forced to share households with other families or relatives in order to afford rent or mortgages.

The consequences of an increase in household size strikes a number of community conditions. Over-crowding is less acceptable over the long term and can create problems if it becomes a permanent living condition. It can create health, family, and social problems if it becomes a standard housing mode for individuals or families. Furthermore, the configuration of a community’s existing housing stock generally fits the demands of its market. In the case of the Tri-Cities, a recent and dramatic increase in the size of households may result in excess vacancies of smaller units and increased demand and use of larger-sized housing units

The number of elderly single households increased in both Benton and Franklin Counties between 1990 and 2000: the change was most significant in Kennewick, whose elderly single households grew by 45%. At the same time, Benton and Franklin Counties had no increase in the percentage of elderly in the population as a whole (in fact the Franklin County’s population over 65 dropped 1%). The change may be attributed to movement into recently developed assisted living facilities and senior housing in Kennewick, or could be related to an unidentified change in the lifestyle of the elderly population in the two counties.

Current information on nursing home occupancy is not available. However, we know that Pasco was home to all of Franklin County’s nursing home residents, and that population dropped from 199 to 116 from 1990 to 2000. In Richland, the population in nursing homes also dropped: from 102 to 62, while in Kennewick, the population in nursing homes actually increased from 117 to 162.³⁹ Although not officially documented, small number changes similar to this are commonly attributed to the ebb and flow of various types of housing available at any one time for elderly persons with special needs.

³⁹ US Census 1990, 2000.

**Table II
Households, 1990 and 2000**

	Kennewick		Pasco		Richland		Benton County		Franklin County		Washington	
	2000	% Change 1990-2000	2000	% Change 1990-2000	2000	% Change 1990-2000	2000	% Change 1990-2000	2000	% Change 1990-2000	2000	% Change 1990-2000
Non-Family Households												
Single	5,424	31%	1,930	12%	4,230	15%	12,288	24%	2,635	11%	594,325	25%
Small (2-4 People)	1,162	34%	407	20%	620	35%	2,444	39%	568	15%	173,248	35%
Large (5+ People)	23	44%	24	20%	12	200%	59	103%	34	17%	4,698	69%
Total	6,609	32%	2,361	14%	4,862	17%	14,791	26%	3,237	12%	772,271	27%
Elderly Single	1,785	45%	819	20%	1,466	23%	4,087	30%	1,089	21%	184,924	14%
Family Households												
Small (2-4 People)	11,890	27%	4,933	39%	9,295	18%	31,837	23%	8,226	17%	1,281,021	17%
Large (5+ People)	2,287	36%	2,325	90%	1,392	24%	6,238	35%	3,377	48%	218,106	26%
Total	14,177	28%	7,258	52%	10,687	18%	38,075	25%	11,603	25%	1,499,127	19%
Total Households	20,786	29%	9,619	41%	15,549	18%	52,866	25%	14,840	22%	2,271,398	21%
Average Household Size	2.6	0%	3.3	13%	2.5	2%	3.2	20%	3.7	21%	2.5	0%
Source: US Census 1990, 2000												

In 2007, 69% of Benton County households were family households, compared to 72% in 2000. Franklin County's family households also decreased between 2000 and 2007 – from 78% to 76% of total households. Following suit, the average household size decreased from 3.67 to 3.41 in Franklin County, and from 3.17 to 2.79 in Benton County. Total households in Franklin County increased by 35% from 2000 to 2007, reflecting the County's 41% population increase. The number of Benton County households increased by 7% during the same period.⁴⁰

GROUP QUARTERS

Group Quarters Definition

As of 1983, group quarters were defined in the current population survey as non-institutional living arrangements for groups not living in conventional housing units or groups living in housing units containing ten or more unrelated people or nine or more people unrelated to the person in charge. Examples of people in-group quarters include a person residing in a rooming house, in staff quarters at a hospital, or in a halfway house. Beginning in 1972, inmates of institutions have not been included in the Current Population Survey.⁴¹

In 2000, the group quarters population in Pasco (1%), Kennewick (1%), and Richland (less than 1%) was a smaller group than either Franklin County or the state, each with 2%. In all areas of the Tri-Cities region, the institutionalized population comprised well over 50% of the Group Quarter population, with Franklin County's Group Quarter population 87% institutionalized. Sixty-six percent of Franklin County's institutionalized population resided in correctional institutions.⁴² In 2007, 1% of Franklin County's households and 2% of Benton County's households lived in group quarters.⁴³

⁴⁰ American Community Survey, 2007.

⁴¹ US Census 2000, Definitions.

⁴² US Census 2000.

⁴³ American Community Survey, 2007.

ECONOMY AND EMPLOYMENT

In 2008, the Bureau of Labor Statistics ranked the Tri-Cities fifth of all MSAs in the nation for job growth. The Tri-Cities also moved up forty spots from 69th to 29th in “Milkin’s 2008 Best Performing Small Cities.”⁴⁴

HANFORD

Activities at Hanford include cleaning the site and protecting the Columbia River from the waste generated from 50 years of producing plutonium for weapons as well as storing plutonium and other nuclear waste. Those cleanup efforts involve thousands of workers and expenditures of huge amounts of National resources. “Forty percent of the approximately one billion curies of human-made radioactivity that exist across the nuclear weapons complex resides here and must be dealt with to protect human health and the environment.”⁴⁵

General operations at the site are divided between the US Department of Energy, Operations Office and the Office of River Protection. Together they work on cleaning up the liquid and solid waste as well as removing contaminants from the ground, ground water, storage facilities and protecting the river.

The long-range impact of work at Hanford is clearly highlighted by the Operations Office:

We are taking spent nuclear fuel out of wet storage and moving it away from the Columbia River to safe, dry storage on the Central Plateau until it can be shipped to the national geologic repository. We’re stabilizing and packaging plutonium for disposition offsite.... Our momentum over the past several years has convinced us we can greatly accelerate risk reduction and the completion of the Environmental Management (cleanup) mission at Hanford from the original 2070 end date to 2035 or perhaps even earlier. Such acceleration would mean early risk reduction and a savings to taxpayers in the tens of billions of dollars. It’s a goal worth fighting for.⁴⁶

Given the importance of Hanford and its supportive industries to the Tri-Cities, the end of the clean-up efforts will have a profound impact on the community; economically and socially. For this reason, economic diversification is a priority issue for the three cities. In particular, the communities will also need to use and expand upon its scientific industries base by adding manufacturing, non-nuclear research such as medical, chemical or transportation, or other equally well-paid industries.

⁴⁴ Tri-City Industrial Development Council, September 2008.

⁴⁵ US Department of Energy, Richland Operations Office, Message from the Manager, Keith Klein, 2004

⁴⁶ *ibid*

The Hanford facility has historically had a major impact on employment the region. While Pacific Northwest National Laboratory (PNNL), employed 4,220 people at the end of 2008, Hanford contractors (Bechtel National Inc., CH2M Hill, Flour Hanford, Inc., URS-Washington Division) employed more than 7,000 people at that time.⁴⁷

PNNL is one of the US Department of Energy's ten national laboratories, with annual revenue of \$881 million in 2008. It has operated since 1965, and researches alternative energy, cyber security, non-proliferation, and innovative scientific research. According to the company's website, over the last ten years Battelle has invested more than \$18 million dollars in the Tri-Cities community to improve science education and quality of life.⁴⁸

In 2009, massive federal funding under the national economic recovery program was dedicated to the Hanford cleanup. This funding will be used to expedite the process and will create a major influx of employees into the region for at least 3 years.

Table 12
Major Employers in Tri-Cities MSA, 2008

Employer	Number of Employees	Type of Business
Pacific NW National Lab/DOE	4,220	Research facility
Bechtel National Inc./BNI	2,800	Government contractor
Wyckoff Farms	2,500	Agricultural producer & distributor
ConAgra/Lamb Weston	2,128	Frozen food processing
Pasco School District	2,002	Public school district
CH2M Hill Hanford Group Inc./CHG	1,950	Government contractor
Kennewick School District	1,800	Public school district
Tyson Foods	1,800	Meat packing
Fluor Hanford, Inc.	1,561	Government contractor
Kadlec Medical Center	1,422	Hospital
Richland School District	1,400	Public school district
Energy Northwest	1,228	Wholesale electric utility
Kennewick General Hospital	913	Hospital
Broetje Orchards	900	Organic apple producer & distributor
Columbia Basin College	824	Community college
Apollo Sheet Metal	800	Construction, sheet metal fabricator
URS-Washington Division	755	Government contractor, engineering
Lourdes Health Network	715	Hospital
Benton County	673	County government
AREVA NP, Inc.	650	Nuclear fuel fabricator
Lockheed Martin	650	Information technology services
Fluor Government Group	618	Government contractor
Boise Inc.	571	Manufacturer of pulp and paper
City of Richland	542	City government and Utilities

⁴⁷ Tri-City Industrial Development Council, December 2008.

⁴⁸ <http://www.pnl.gov>

Amazon	400	Fulfillment center
U.S. Department of Energy	394	Government agency
City of Kennewick	375	City government
Franklin County	273	County government
City of Pasco	270	City government
AgriNorthwest	238	Agricultural produce services
Reser's	230	Agricultural products (potatoes)
Douglas Fruit	210	Agricultural producer & distributor (tree fruits)
Lampson International	200	Manufacturing equipment
Source: Tri-City Industrial Development Council, December 2008.		

AGRICULTURE

In 2008 there were 11,360 people employed in agriculture in Benton and Franklin Counties, comprising 10% of the total employment in the two counties, and 12% of total agricultural employment in Washington State.

The recession made a significant impact on agricultural workers in 2008. For instance, in 2007, January unemployment in Benton County agriculture was estimated to be 5,320 workers. By the peak month of employment in 2007, unemployed workers had declined to 3,570, for a net drop in the unemployed of 1,750. Many of these 1,750, and undoubtedly some other entrants to the labor force over that time period, were absorbed into the employed labor force. However, the picture for Benton County was considerably different in 2008. While January 2008 unemployment had declined to 5,090 compared to 5,320 in 2007, by the 2008 peak month, only an additional 240 unemployed workers were absorbed into the employed labor force. An estimated 4,850 were still unemployed.⁴⁹

In June 2009 – the peak agricultural employment month, there were 11,630 people employed in agriculture in the South Eastern Agricultural Reporting Area (Benton, Franklin, and Walla Walla Counties), a gain of 7.6% since June 2008.⁵⁰

According to the Washington State Employment Security Department, there was a dramatic increase in the national and international demand for various U.S. agricultural products between 2006 and 2007 – which produced a national revenue increase of 24% in just one year. Some, but not all, of the increase in agricultural exports was due to the depreciation of the dollar against the currencies of U.S. trading partners. However, export prices declined almost as sharply during the last quarter of 2008 – suggesting a decrease in international demand during 2008 relative to 2007.

⁴⁹ Washington State Employment Security Department, *2008 Agricultural Workforce in Washington State*, June 2009.

⁵⁰ Washington State Employment Security Department, *Year-To-Date Seasonal Agricultural Employment*, June 2009.

Nationally, the long-term trend for agricultural employment continues to drop, due in large part to increasing productivity in agriculture. However, this has not been the recent history for the agricultural labor force in Washington: over the past several years, the level of seasonal and non-seasonal agricultural employment in the state has remained relatively stable.⁵¹

OTHER EMPLOYMENT SECTORS

The Tri-Cities MSA had 35% fewer high-paying manufacturing jobs than the state average in 2003; the majority of the area's manufacturing jobs were in food manufacturing and processing.⁵² An estimated 47% of all Tri-Cities jobs were in the Services industry in April 2004. Government followed with 19%, followed by Retail and Wholesale Trade at 14%. Manufacturing jobs represented only 7% of April 2004 jobs; and Construction and Mining accounted for 6%.⁵³

UNEMPLOYMENT

While Washington unemployment gradually increased from 1998 to 2002, the Tri-Cities area as a whole decreased. That trend has continued: since 2003, the Tri-Cities MSA unemployment rate has been steadily declining – from 7.3 in 2003 to 5.4 in 2008. Washington's unemployment rate decreased similarly: from 7.4 in 2003, to 5.4 in 2008. Pasco dropped from 10.1 in 2003 to 6.2 in 2008; Richland dropped from 4.8 to 4.4; and Kennewick dropped from 7.3 to 5.4.⁵⁴

The unemployment rates in the first quarter of 2009 have increased substantially compared to just two years earlier: the March 2009 unemployment rate for the Tri-Cities MSA was 8.8, compared to 5.2 in 2007. In March 2009, Benton County reported 8.2% unemployment, while Franklin County reported 10.3%.⁵⁵

Until 1998, Pasco's population was too small for its unemployment rate to be followed by the Bureau of Labor Statistics. However, since 1998, Pasco's unemployment rate has been consistently much higher than the rest of the Tri-Cities area and more than double the state average for those years. These unemployment rates, which are not seasonally adjusted, are affected by the high number of seasonal farm workers and food process workers in the area.

Graph I

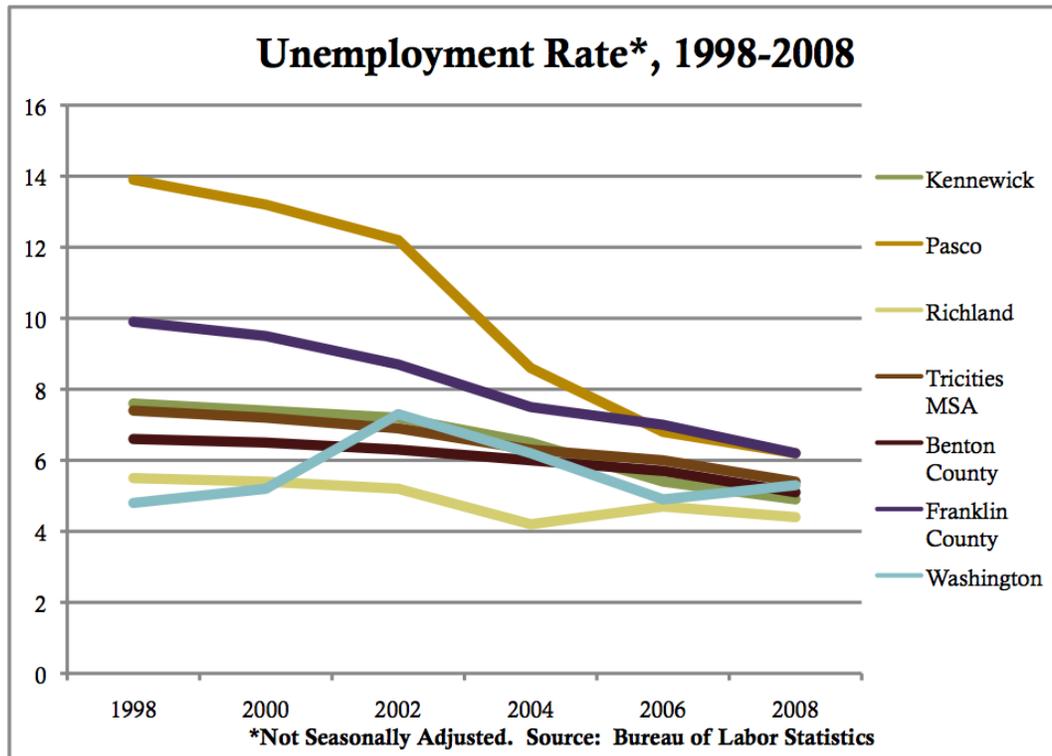
51 Washington State Employment Security Department, *2008 Agricultural Workforce in Washington State*, June 2009.

52 Washington State Labor Area Summary, 2003.

53 Washington State Office of Financial Management.

54 Bureau of Labor Statistics.

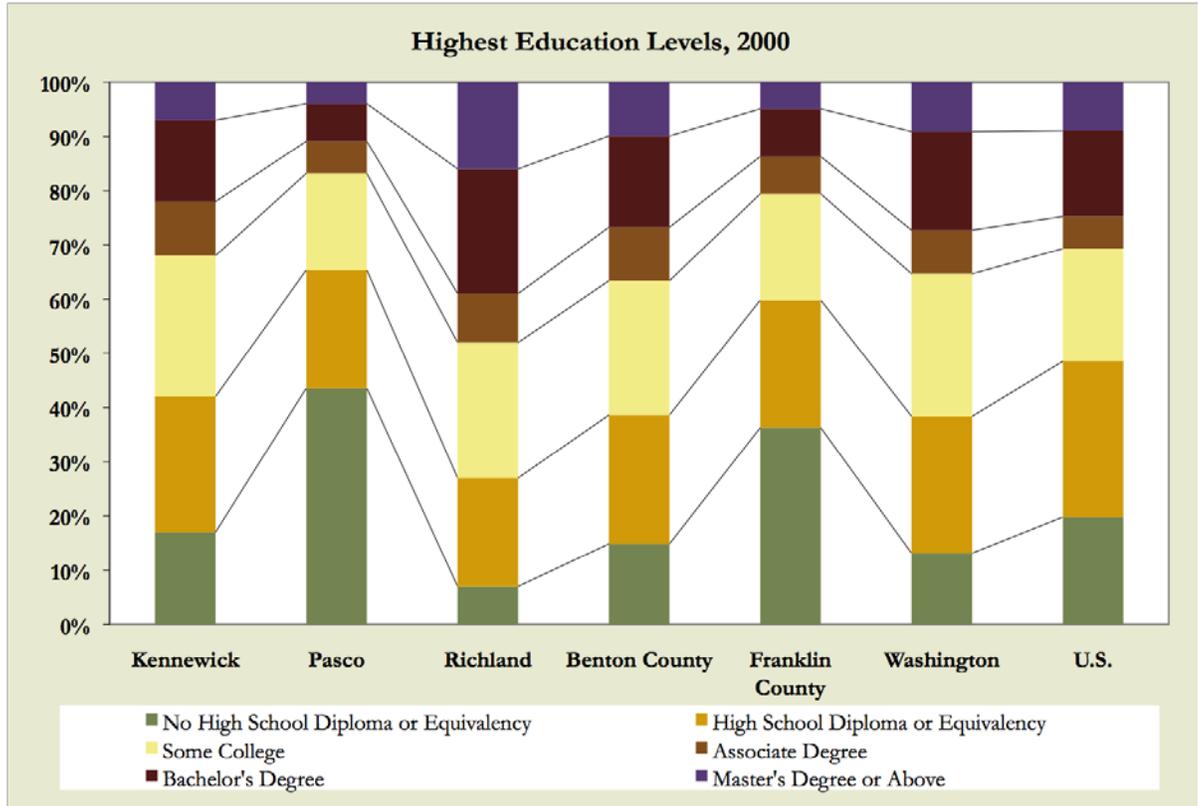
55 Washington State Employment Security Department, *Washington Labor Market Quarterly Review*, March 2009.



**Table 13
Biennial Unemployment Rate, 1990-2008**

	Year									
	1990	1992	1994	1996	1998	2000	2002	2004	2006	2008
Kennewick	6.9	8.5	6.0	9.7	7.6	7.4	7.2	6.5	5.4	4.9
Pasco	n/a	n/a	n/a	n/a	13.9	13.2	12.2	8.6	6.8	6.2
Richland	5.0	6.1	4.3	7.1	5.5	5.4	5.2	4.2	4.7	4.4
Tri-cities MSA	7.0	8.4	6.0	9.3	7.4	7.2	6.9	6.3	6.0	5.4
Benton County	6.0	7.4	5.2	8.5	6.6	6.5	6.3	6.0	5.7	5.1
Franklin County	10.1	11.5	8.4	12.1	9.9	9.5	8.7	7.5	7.0	6.2
Washington	4.9	7.6	6.4	6.5	4.8	5.2	7.3	6.2	4.9	5.3
*Not Seasonally Adjusted. Source: Bureau of Labor Statistics										

EDUCATION AND WORKFORCE DEVELOPMENT



Graph 2

At the turn of the century, Washington State had an education level that was higher than that of the nation. At that time, Richland was the only city of the three Tri-Cities that surpassed the state rate, with 93% of its population with a high school diploma/equivalency or above, and 39% having a Bachelor's Degree or above (compared with the state's 13% and 27%, respectively). Pasco, at the opposite end of the spectrum, had a significantly undereducated population compared to the other two cities, the state, and the nation. Only 56% of Pasco's population held at least a high school diploma or equivalency, and only 11% had a Bachelor's Degree or above. This could in part be due to the high percentage of foreign-born residents, as well as significant language barriers including linguistic isolation, and a cycle of low income that economically prohibits those in poverty from reaching higher education. While Kennewick's population was not as drastically undereducated, it too had fewer degree holders, with 22% of its population holding a Bachelor's Degree, compared with 27% in the state and 25% in the nation.⁵⁶

⁵⁶ US Census 2000.

Table 14
Highest Education Levels, 2000

Highest Education Level Attained	Location						
	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington	US
No High School Diploma or Equivalency	17%	44%	7%	15%	37%	13%	20%
High School Diploma or Equivalency	25%	22%	20%	24%	24%	25%	29%
Some College	26%	18%	25%	25%	20%	26%	21%
Associate Degree	10%	6%	9%	10%	7%	8%	6%
Bachelor's Degree	15%	7%	23%	17%	9%	18%	16%
Master's Degree or Above	7%	4%	16%	10%	5%	9%	9%

Source: US Census, 2000

By 2007, only 22% of Benton County’s population had a Bachelor’s Degree or higher, down from 27% in 2000. In Franklin County, the number of people with a Bachelor’s Degree remained 14% in 2000 and 2007. By contrast, in 2007 30% of Washington’s population as a whole had a Bachelor’s Degree.⁵⁷

Table 15
Highest Education Levels, 2007

Highest Education Level Attained	Benton County		Franklin County	
	Number	Percent	Number	Percent
No High School Diploma or Equivalency	14,245	14%	10,310	26%
High School Diploma or Equivalency	31,375	31%	12,760	32%
Some College	24,899	24%	7,748	20%
Associate Degree	9,888	10%	3,487	9%
Bachelor's Degree	14,229	14%	3,532	9%
Master's Degree or Above	8,250	8%	1,819	5%

Source: American Community Survey, 2007

According to the Bureau of Labor Statistics, education levels are proportional to both unemployment rates and median weekly earnings. While the unemployment rate in the U.S. for a high school dropout was 7.1% in 2007, the rate for persons with high school diplomas was 4.4%, and 2.2% for those with a Bachelor’s Degree. Only 1.8% of persons with a Master’s Degree and 1.4% with a Doctoral Degree were unemployed.⁵⁸ In 2007, those without a high school diploma or equivalency earned 23% less than those with an Associate Degree, and 63% less than those with a Bachelor’s Degree.⁵⁹

⁵⁷ American Community Survey, 2007.

⁵⁸ Bureau of Labor Statistics, Population Survey, 2007.

⁵⁹ Bureau of Labor Statistics, Population Survey, 2007.

Table 16
U.S. Median Weekly Earnings By Highest Level of Educational Attainment, 2007

Unemployment Rate in 2007	Education attained	Median Weekly Earnings in 2007
1.4%	Doctoral degree	\$1,497
1.3%	Professional degree	\$1,427
1.8%	Master's degree	\$1,165
2.2%	Bachelor's degree	\$987
3.0%	Associate degree	\$740
3.8%	Some college, no degree	\$683
4.4%	High-school graduate	\$604
7.1%	Less than a high school diploma	\$428
Note: Based on 2007 annual averages for persons age 25 and over. Earnings are for full-time wage and salary workers. Source: Bureau of Labor Statistics, Population Survey, 2007.		

HOUSEHOLD AND FAMILY INCOME

Probably in part due to its higher education levels, Washington has a higher median household income than that of the nation in 2000. Richland surpassed the state in 2000 by 16%, with a median household income of \$53,092. Pasco’s median household income by contrast, was 25% less than the state, at only \$34,540. Its per capita income was only \$13,404, which is 42% less than the state. Kennewick’s per capita income was 12% less than the state, while Richland’s was 11% more than the state.⁶⁰

The region’s income is on the rise however, particularly in Pasco. Between 1990 and 2000, Pasco’s median household income rose 93%. During the same time, Kennewick’s median household income grew by 46%, Richland’s grew by 45%, and the state’s grew by 47%.⁶¹

60 US Census 1990, 2000.

61 US Census 1990, 2000.

**Table 17
Income, 1999**

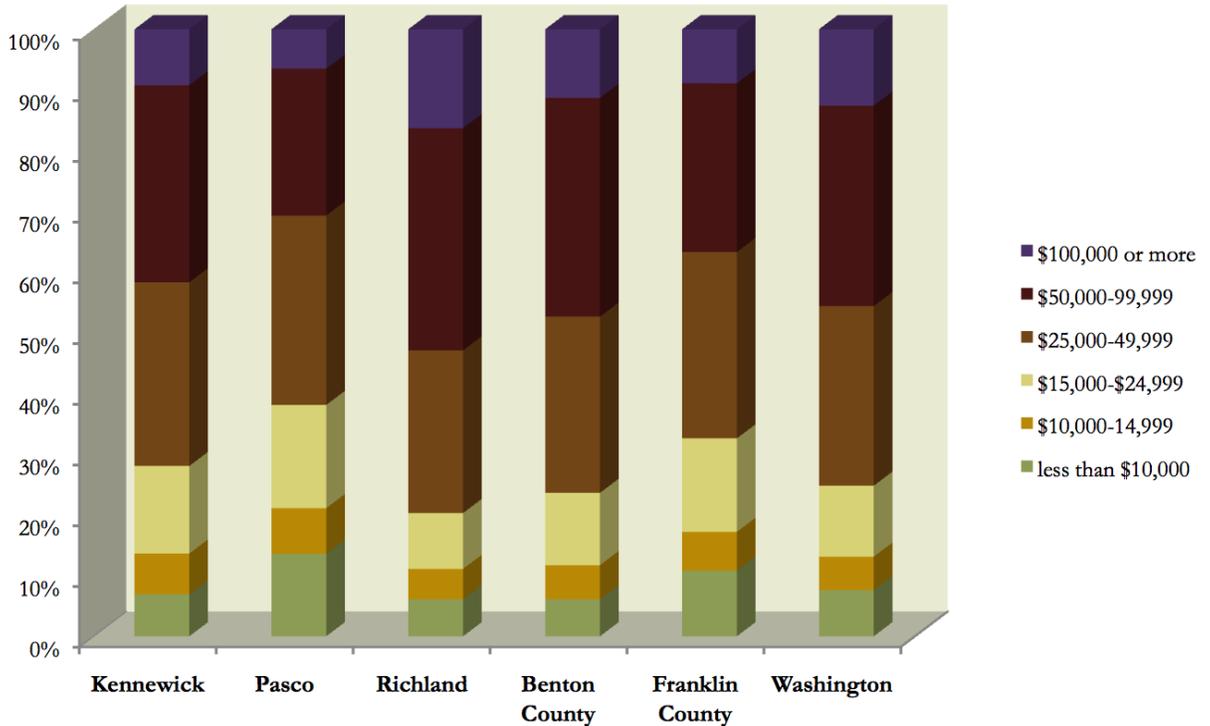
Income Measure	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington	U.S.
Median household income	\$41,213	\$34,540	\$53,092	\$47,044	\$38,991	\$45,776	\$41,994
Per capita income	\$20,152	\$13,404	\$25,494	\$21,301	\$15,459	\$22,973	\$21,587
Median family income	\$50,011	\$37,342	\$61,482	\$54,146	\$41,967	\$53,760	\$50,046
Median earnings male*	\$41,589	\$29,016	\$52,648	\$45,556	\$32,209	\$40,687	\$37,057
Median earnings female*	\$26,022	\$22,186	\$30,472	\$27,232	\$24,533	\$30,021	\$27,194
*Working full-time, year-round. Source: US Census 2000							

In Pasco, 38% of the households made less than \$25,000 per year in 2000, and only 7% were in the top income bracket, making \$100,000 per year. In Kennewick, only 9% made \$100,000 or more, and 28% made less than \$25,000. In Richland, on the other hand, 16% were in the top income bracket while only 20% of households made less than \$25,000 per year.⁶²

62 US Census 2000.

Graph 3

Household Income Range, 1999



Source: US Census

Table 18
Income, 2007

Income Measure	Benton County	Franklin County	Washington
Median household income	\$51,464	\$48,457	\$55,591
Per capita income	\$25,411	\$18,787	\$29,027
Median family income	\$66,861	\$53,954	\$66,642
Median earnings male*	\$50,122	\$34,867	\$50,269
Median earnings female*	\$32,120	\$30,176	\$37,454

*Working full-time, year-round.
Source: American Community Survey, 2007

Between 2000 and 2008, Benton County’s median household income grew by an estimated 15%, where Franklin County’s income grew by 11%. By contrast, Washington’s median household income grew by 24% during the same period. In 2000, Benton County’s household income was actually higher than the state’s, but in 2008 it was an estimated 6% lower than the state. Franklin County’s income remained far below the state (34% below).⁶³

⁶³ Washington Office of Financial Management, October 2008.

**Table 19
Median Household Income, 2000-2008**

Location	2000	2001	2002	2003	2004	2005	2006	2007 (Est.)	2008 (Proj.)
Benton County	\$49,190	\$51,638	\$52,723	\$54,335	\$56,617	\$54,873	\$53,385	\$55,429	\$56,683
Franklin County	\$40,349	\$42,221	\$42,636	\$42,460	\$41,317	\$42,327	\$43,017	\$44,820	\$44,800
Washington State	\$48,301	\$49,364	\$50,003	\$50,846	\$53,890	\$54,085	\$56,184	\$59,119	\$60,010
Source: State of Washington Office of Financial Management, October 2008.									

Median income levels by household type show a trend nearly across the board with Pasco’s having lower incomes than the region, county, and state. The only exception for Pasco’s trend of lowest incomes is for male seniors living alone. The lowest income in Tri-Cities population groups is found in Pasco households composed of single female householders with children under 18, at just \$12,934. The income level for this household type is 40% lower than the average for the same households in the state, 31% less than Kennewick (still below that of the state), and 81% less than Richland.

This information is significant in that it impacts a large group of children. Children living in poverty during their school years have been studied for the potential impact that poverty has on their lifelong patterns of certain behaviors. Family income during child development years has a relationship to adult behaviors such as educational attainments, the frequency of leaving school without graduating, living in poverty as an adult, and other problems. Fortunately early intervention and community and school programs (such as pre-school environments), and supervised after-school athletic and scholastic clubs have demonstrated that children can succeed as adults without regard to family income. Families as a whole in Pasco have median incomes of 31% less than the state average; Kennewick’s median income for families is 7% less than the state’s, and Richland exceeds state averages.⁶⁴

64 US Census 2000.

Table 20
Median Income by Household Type, 2000

	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Families *	\$50,011	\$37,342	\$61,482	\$54,146	\$41,967	\$53,760
Families with children < 18 years	\$45,149	\$31,867	\$58,604	\$50,906	\$36,730	\$51,326
Families with female householder, no husband present	\$22,817	\$16,684	\$28,262	\$24,821	\$17,304	\$26,790
Female householder no husband present, with children < 18 years	\$18,877	\$12,934	\$23,432	\$20,905	\$13,531	\$21,832
Non-family households	\$26,219	\$20,087	\$29,833	\$27,638	\$21,366	\$29,394
Female householder living alone	\$20,545	\$15,563	\$22,744	\$20,707	\$16,629	\$22,005
Male householder living alone	\$30,136	\$20,145	\$43,990	\$32,661	\$22,131	\$30,215
Male householder 65+ living alone	\$24,688	\$22,500	\$32,125	\$24,938	\$21,103	\$21,808
Female householder 65+ living alone	\$16,286	\$16,173	\$16,437	\$16,656	\$16,641	\$16,882
*Including Couples. Source: US Census 2000						

In 2007, a female householder with no husband present earned \$32,954, compared to an overall median family income of \$66,861. In Franklin County, the contrast is more severe: a female householder with no husband present earned just \$23,017, compared to a median family income of \$53,954.⁶⁵

Minority Household Income

Of the three largest race and ethnic groups that include the categories of people reporting two or more races, other races, and Hispanic, all have incomes below \$30,000 in Pasco and Kennewick. In 2000, the Hispanic population of Pasco had an annual median household income of \$26,673, which is 19% less than that of the state; Kennewick's was 11% less than that of the state.⁶⁶ Income ranges for Hispanic persons in Pasco may be strongly connected to their predominance in the agricultural and food processing industries. Both types of employment pay low wages and are seasonal.

⁶⁵ American Community Survey, 2007.

⁶⁶ US Census 2000.

Table 21
Median Household Income by Race and Ethnicity, 2000

Race	Location					
	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
White alone	\$43,678	\$42,665	\$53,237	\$49,536	\$46,137	\$47,312
Black or African American alone	\$38,583	\$23,359	\$36,779	\$38,500	\$26,250	\$35,919
American Indian or Alaska Native alone	\$31,691	\$35,625	\$61,964	\$35,221	\$31,750	\$32,670
Asian alone	\$42,188	\$43,250	\$71,739	\$64,464	\$44,188	\$47,517
Pacific Islander alone*	\$75,432	\$6,250	\$150,211	\$76,745	\$6,250	\$41,656
Other race alone	\$27,053	\$26,653	\$54,643	\$32,056	\$28,011	\$31,363
Two or more races	\$27,448	\$27,750	\$42,125	\$34,207	\$28,899	\$37,356
Ethnicity						
Hispanic (of any race)	\$29,176	\$26,673	\$45,707	\$31,925	\$28,518	\$32,757

Source: US Census 2000
*Note: The limited number of Pacific Islanders in the Tri-Cities creates wide ranging information on households.

It has only been during the last 15 to 20 years that a large number of Hispanic seasonal farm workers have settled into permanent residences in the Tri-Cities area. Household incomes could increase as Hispanic workers seek permanent residence in the communities (fewer workers are migrating between Mexico and the US during picking seasons), as Hispanic-owned businesses proliferate and hire other Hispanic persons into non-agricultural industries, and Hispanic children remain in schools consistently and graduate with their peers.

Indicators for economic improvement for Hispanic persons are evidenced by the 2000 Census: increases in the number and size of permanent related households, indicate that fewer Hispanic agricultural workers are single, unaccompanied males, sending money earned to their families still in Mexico. The increase in children enrolled in local schools show numbers large enough to support comprehensive language skills programs in all three communities. Another indicator, which is not reflected in the 2000 Census, is the increased numbers of Hispanic homebuyers in Pasco's newest housing developments since 2000. Their position as valued consumers in the communities is also evident in the proliferation of businesses catering to a range of ethnic-specialty desires/needs, such as bakeries, fancy dress and tuxedo shops for cultural events, extensive advertising in the Spanish language throughout business districts, and large numbers of mobile Mexican food restaurants/vans.

Table 22
Median Household Income by Race and Ethnicity, 2007

Race	Benton County	Franklin County	Washington
White alone	\$56,643	\$58,039	\$58,107
Black or African American alone	*	\$47,605	\$38,538
American Indian or Alaska Native alone	\$63,225	\$26,250	\$33,619
Asian alone	\$62,314	*	\$61,404
Pacific Islander alone	*	*	\$47,188
Other race alone	\$24,819	\$33,612	\$38,608
Two or more races	\$40,574	\$44,126	\$47,716
Ethnicity			
Hispanic (of any race)	\$30,143	\$33,474	\$39,920
* No sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution. Source: American Community Survey, 2007			

Between 2000 and 2007, Hispanic household income in Washington grew by 22%. However, it only grew by 17% in Franklin County, and it decreased by 6% in Benton County. In Franklin County, Asian-American households saw a 41% loss in income, dropping from \$44,188 to \$26,250. In contrast, African-American households saw an 81% gain in median income in Franklin County between 2000 and 2007.⁶⁷

HOUSEHOLDS LIVING IN POVERTY

Twenty-one percent of Pasco's residents were living in poverty in 2000 (\$16,700 income for a family of four), compared to 11% in Kennewick and 8% in Richland. The highest percentage of the population living in poverty is female householders living alone with children under five: sixty-seven percent of these households were living in poverty in Pasco in 2000. One third of families with children under five are living in poverty in Pasco, while one quarter are living in poverty in Kennewick, far more than the state's average of 15%.⁶⁸

⁶⁷ American Community Survey 2007; US Census 2000.
⁶⁸ US Census 2000.

Table 23
Percent of Population Living in Poverty, 1999

Population Group	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Individuals	13%	23%	8%	10%	19%	11%
Individuals 18 or older	10%	19%	7%	8%	16%	10%
Individuals 65 and older	9%	10%	6%	7%	8%	8%
Families*	10%	20%	6%	8%	16%	7%
Families with children <18	15%	27%	9%	12%	22%	11%
Families with children <5	24%	34%	13%	18%	30%	15%
Females alone with children <18	37%	55%	26%	32%	53%	31%
Females alone with children <5	56%	67%	43%	51%	65%	46%
Total All Households	11%	21%	8%	9%	17%	10%
*Including Couples Source: US Census 2000						

From 2000 to 2007, the Benton County population living in poverty grew by 2%, bringing it to the level of the state (11%). Franklin County's population continued to have a high poverty rate (16% in 2007), although it was slightly lower than in 2000. The poverty rate increased significantly in both counties for females living alone with children under five. In Benton County, those living in poverty included nearly the entire population group (90%) in 2007. In Franklin County, the number was only slightly better, at 79%. By contrast, 42% of Washington's females living alone with children under five were living in poverty.⁶⁹

Table 24
Percent of Population Living in Poverty, 2007

Population Group	Benton County	Franklin County	Washington
Individuals	11%	16%	11%
Individuals 18 or older	10%	13%	10%
Individuals 65 and older	4%	13%	8%
Families*	8%	12%	8%
Families with children <18	13%	18%	12%
Families with children <5	23%	18%	13%
Females alone with children <18	34%	48%	34%
Females alone with children <5	90%	79%	42%
Total All Households	11%	16%	11%
*Including Couples Source: US Census American Community Survey 2007			

⁶⁹ American Community Survey, 2007; US Census 2000.

Additionally, 23% of Benton County's Hispanic population was living in poverty in Benton County, as was 21% of Franklin County's Hispanic population.⁷⁰

There are several neighborhoods and targeted areas in the cities with 20% or more of the population living below the poverty level. This information will be considered when targeting areas for special economic development activities as well as affordable housing and other neighborhood improvements.

Franklin County has 13 block groups within its 4 different census tracts, with more than 20% of area residents living below poverty, reflecting a concentration of low-income households. The highest percentage in a single block group is 48% of residents. Benton County has 14 block groups within its 14 different census tracts that have 20% or more of its residents with incomes below the poverty level. Not all census tracts have a block groups within the 20% of poverty or greater group.. The block group with the highest percentage of persons living below poverty was 51%. The majority of block groups with 20% or more of persons below poverty level are in Kennewick and small city or rural areas of Benton County. The city of Richland has only a few block groups at 20% of more persons with incomes below poverty.

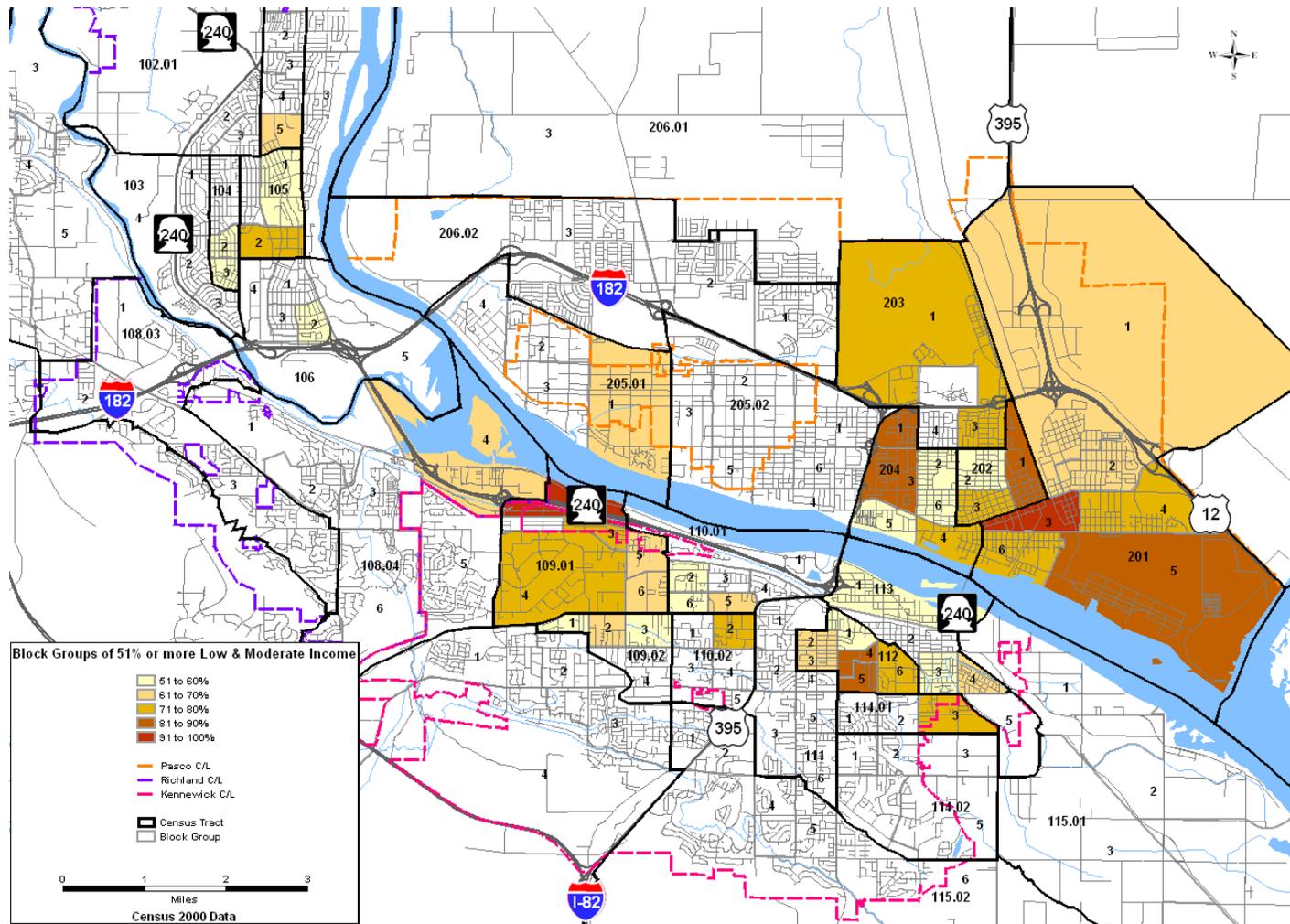
It is important to note that block groups vary in size and include anywhere from 100 to almost 5,000 residents. In addition, block groups can have spotty income or demographic patterns, based on geographic layout of the census sub-division patterns as opposed to political subdivisions, an area's street grids property, or neighborhood layouts.

LOW AND MODERATE INCOME NEIGHBORHOODS

As demonstrated by the following maps, the majority of the neighborhoods with 51% or more of households classified as low- and moderate-income tend to be concentrated near the Columbia River, and generally in the eastern part of each city. Not surprisingly, these areas are the oldest neighborhoods of the communities, containing the oldest housing. For purposes of this Consolidated Plan, areas of low- and moderate-income concentration are defined as U. S. Census Block Groups and Census Tracts with at least 51% low and moderate income households.

The map entitled "CDBG Eligible Block Groups" indicates the areas in the Tri-Cities where CDBG projects serving those neighborhoods may be carried out. Typically, this is defined as areas where 51% or more of the households are at or below the low and moderate income standard. However, because the city of Richland has only a limited number of qualifying areas, HUD guidelines allow an exception to add qualifying areas with 44.5% or more low- and moderate-income households.

⁷⁰ American Community Survey, 2007.



SCHOOLS, CHILDREN AND YOUTH

A public school district serves each of the three communities. Richland and Kennewick also have an additional private school district. School demographics are frequently representative of an area's income, employment, family, and other conditions. For the most part the data matches the demographic data on adults provided earlier in this document (such as incomes, ethnicity/race and educational achievements). Free or reduced school lunches reported by school districts reflect the general pattern of income in the Tri-Cities – during the 2007-2008 school year, they ranged from 27% of the students in Kennewick, to 29% in Richland, and 69% in Pasco.

Between 2003 and 2007, Benton County saw a decline of 26% in licensed family childcare businesses and a 4% decrease in licensed center facilities – for a net loss of 778 potential childcare slots. Infant care continues to be the most difficult care to find, as well as the most expensive. For a family with an infant and a preschooler in full-time care, the median cost was 21% to 25% of the county's median household income for 2007.⁷¹

In 2007, there were 182 licensed family childcare businesses (with 1,558 slots) and 50 childcare centers (with 2,481 slots) in Benton County. An average of 1,944 children per month were receiving childcare subsidies, and there were 364 Head Start/ECEAP slots in 2008. A majority of providers spoke English, and 39% indicated that one or more of their staff speaks Spanish.⁷²

In Franklin County, between 2003 and 2007, 35 (16%) of licensed family childcare businesses closed – resulting in 277 fewer slots. However, during the same time, the number of childcare centers more than doubled – from 10 to 24 – providing a total net gain of 811 slots. For a family with an infant and a preschooler in full-time care, the median cost represented 27% to 36% of the county's median household income for 2007.⁷³

In 2007, there were 190 licensed family childcare businesses (with 1,624 slots), and 24 childcare centers (1,582 slots) in Franklin County. The annual median household income in 2007 was \$42,917 – childcare for an infant would cost approximately 21% of that income (\$9,100) at a childcare center. An average of 1,812 children per month were receiving childcare subsidies, and there were 213 Head Start/ECEAP slots in 2008. Eighty-six percent (86%) of the licensed facilities in Franklin County report that one or more staff members speak Spanish.⁷⁴

⁷¹ Washington State Child Care Resource and Referral Network, *Child Care in Benton County*, September 2008.

⁷² Washington State Child Care Resource and Referral Network, *Child Care in Benton County*, September 2008.

⁷³ Washington State Child Care Resource and Referral Network, *Child Care in Franklin County*, September 2008.

⁷⁴ Washington State Child Care Resource and Referral Network, *Child Care in Franklin County*, September 2008.

The Washington State Child Care Resource & Referral Network receives calls from parents, providers, and community members seeking information and assistance navigating the childcare system. The top three challenges parents identified when calling the center in 2007: affordability, inconvenient locations, and hours that match parents' needs.⁷⁵

High school dropout rates among the three cities range from 3% in Richland, 6% in Kennewick, and 9% in Pasco. While Pasco does have a slightly higher drop out rate, the school district has implemented programs to address the issue. Also, local community centers in Pasco are operating youth programs to emphasize academic improvement, physical fitness, and safety. The public participation process including focus groups, the community survey, and in advisory committee meetings supported the need for supervised youth recreation in all communities.

Although information is not available specifically regarding youth involvement in drug-related problems, the increase in methamphetamines usage and the ensuing serious health, safety, and housing problems of recent years are thought to equally impact both youthful and young adults .

⁷⁵ Washington State Child Care Resource and Referral Network, *Child Care in Benton County*, September 2008.

COMMUNITY SAFETY

The Police Departments of the three cities report known crimes to the Washington Association of Sheriffs and Police Chiefs for inclusion in the FBI Uniform Crime Report (UCR). For the purpose of the UCR, crimes are designated as part 1 or part 2 crimes. Part 1 crimes consist of violent crimes (murder and non-negligent manslaughter, forcible rape, robbery, and aggravated assault) and property crimes (burglary, larceny-theft, motor vehicle theft and arson). All other crimes are considered as part 2 crimes. While a useful measure for comparing crime rates over time and between jurisdictions, these data do not tell the whole story of crime as many crimes go unreported.

KENNEWICK

Crime rates in Kennewick for 2008, the most recent reporting period, were comparable to those in the State of Washington for that year, but significantly above those of Benton County as a whole. Violent crimes represent only a small portion of the total crimes – there were 235 violent part 1 crimes reported in Kennewick for 2008, 156 of which were aggravated assault. During the same year, there were 2,412 part 1-property crimes, 1,810 of which were larceny.⁷⁶

There were a total of 6,539 adult arrests and 1,014 juvenile arrests made in Kennewick in 2008.⁷⁷

Table 25
Part I Crimes, 2007-2008 (Rate per 1,000)

Category	Kennewick	County	State
All part 1 crimes	40.2	28.9	40.2
Violent crimes	3.6	2.5	3.2
Property crimes	36.6	26.4	36.9
Source: Washington Association of Sheriffs and Police Chiefs, <i>Crime in Washington 2008 Annual Report.</i>			

The trend in the short run is shown in the figure below. The overall crime rate in Kennewick has fallen since 1998 and nearly matched the state in the last year reported.

⁷⁶ Washington Association of Sheriffs and Police Chiefs, *Crime in Washington 2008 Annual Report.*

⁷⁷ Kennewick Police Department, *2008 Annual Report.*

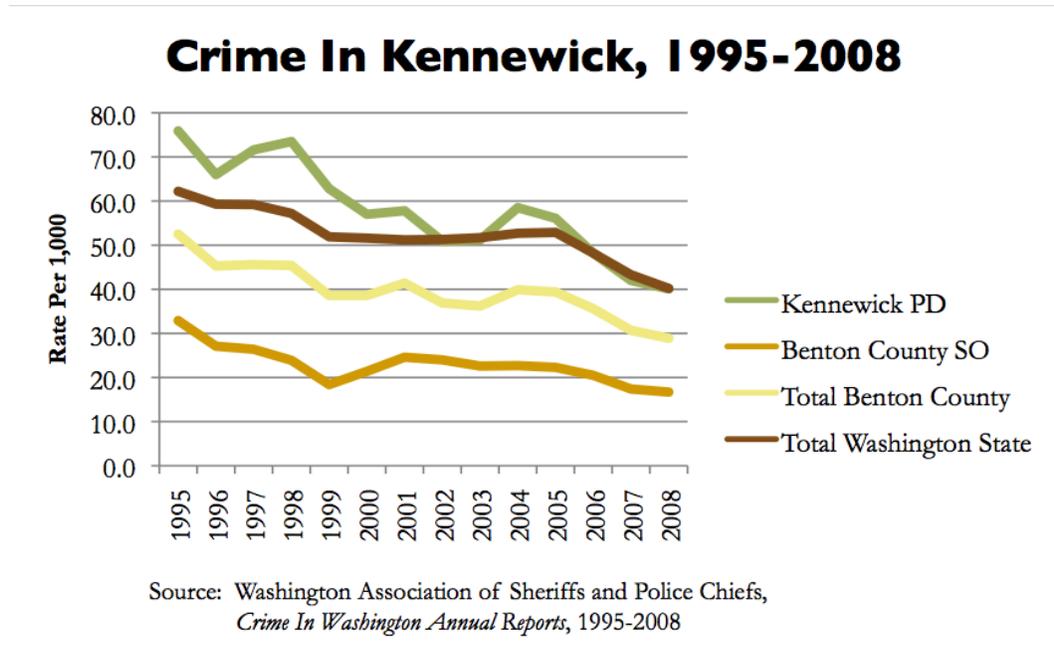


Figure 5

In 2008, the Kennewick Police Department reported 403 offenses involving domestic violence, the majority of which (318) were simple assaults. There is a domestic violence advocate available to victims through the City Attorney’s office. Kennewick reported 2 hate crimes in 2008: one anti-Black and one anti-American Indian/Alaskan Native.

There has been a recent increase in gang activity in Kennewick, including a gang-related murder. The Kennewick Police Department’s 2008 Annual Report noted that it “continued to be challenged with violent criminal behavior as well as increased criminal gang activity.” The Department saw gang-related graffiti incidents rise by 1,568% between 2003 and 2008. In June 2008, the Department created a “Violent Crimes Gang Task Force” in collaboration with the Federal Bureau of Investigation.⁷⁸

Additionally, a School Resource Officer (SRO) was assigned to each of the high schools in Kennewick. A SAP (Selective Aggressive Probation) program provides more intensive probation to youths coming from juvenile detention. There were a total of 1,014 juvenile arrests made in 2008.⁷⁹

Illegal drug operations are a continuing problem in Kennewick and the Tri-Cities area. The Kennewick Police Department, along with Richland and Pasco, is a partner

⁷⁸ Kennewick Police Department, *2008 Annual Report*.

⁷⁹ Kennewick Police Department, *2008 Annual Report*.

in the Tri City METRO Drug Task Force. Using federal grant funds to support the task force, officers are trained in techniques to intervene in mid- to upper-level drug operations. Methamphetamine labs and other illegal drug production and use are typically linked to other crimes in communities. Intervening to reduce drug operations should reduce crime rates in general. In 2008, there were 111 cases/investigations by the task force, with 152 arrests.⁸⁰

The Kennewick Police Department is involved in several public safety initiatives, including the Crime Resistant Community Living Program, which partners officers with landlords to provide training in tenant screening and other strategies to reduce and prevent crime through precautions such as environmental design (e.g., proper security, locks, lighting). Buildings meeting specified requirements can be certified and advertised as such.

Under the Business Watch program, the Kennewick Police Department provides businesses and employees with training on several topics, conducts security surveys as a resource for making improvements to prevent crime, and alerts businesses of reported security risks. There is also an active Neighborhood Watch program in Kennewick.

PASCO

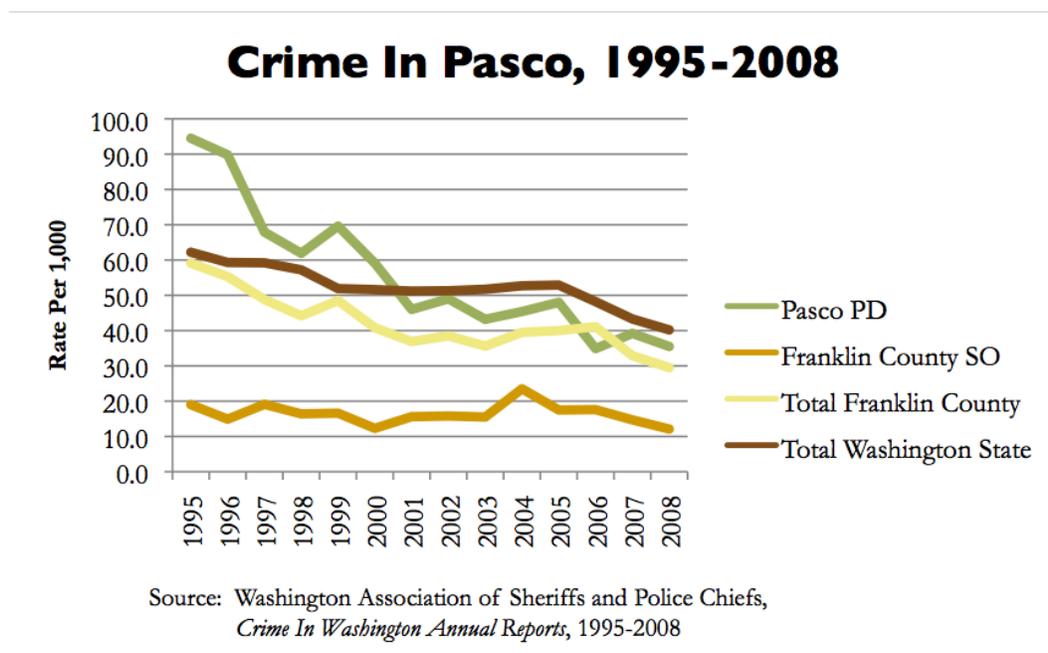
Crime rates in Pasco were slightly lower than those in the State of Washington during 2008, but quite a bit above those of Franklin County as a whole. Violent crimes represent only a small portion of the total crimes – there were 166 violent part 1 crimes reported in Pasco for 2008, 100 of which were aggravated assault. During the same year, there were 1,688 part 1-property crimes, 1,030 of which were larceny.

Table 26
Part I Crimes, 2007-2008 (Rate per 1,000)

Category	Pasco	County	State
All index crimes	35.5	29.5	40.2
Violent crimes	3.2	2.7	3.2
Property crimes	32.3	26.9	36.9
Source: Washington Association of Sheriffs and Police Chiefs, <i>Crime in Washington 2008 Annual Report</i> .			

The trend in the short run is shown in the figure below. The overall crime rate in Pasco has fallen since 1996; it fell just below the state in the last year reported.

⁸⁰ Kennewick Police Department, *2008 Annual Report*.

**Figure 6**

In 2008, the Pasco Police Department reported 503 offenses involving domestic violence, 350 of which were simple assaults. There is a domestic violence advocate at the department, and available to assist victims. Franklin County also reported one anti-Hispanic hate crime in 2008.⁸¹

During the first quarter of 2009, the Pasco Police Department reported 449 total crimes, 255 of which were larceny. This is down 9% from the first quarter of 2008.⁸²

Illegal drug operations are a continuing problem in Pasco and the Tri-Cities area. The Pasco Police Department, along with Richland and Kennewick, is a partner in the Metro Drug Task Force, (described in the Kennewick Crime section) which is a program that Pasco administers.

Like Kennewick, the Pasco Police Department is involved in several other public safety initiatives. The Crime-Free Multi-Family Housing Program also trains Pasco landlords in tenant screening, supports crime prevention through environmental design (e.g., proper security, locks, lighting), and trains tenants on how to be safe. There are currently over 1,400 rental units in the program. Neighborhood safety is improved through a Neighborhood Watch (Block Watch) program. The Police Department works closely with the Planning Department and with the Pasco and Franklin County Housing Authority, which has adopted a “1 strike you’re out” policy to evict tenants for specific offenses including drugs and weapons.

⁸¹ Washington Association of Sheriffs and Police Chiefs, *Crime in Washington 2008 Annual Report*.

⁸² Pasco Police Department, *Crime Statistics, 2009*.

A School Resource Officer (SRO) is assigned to each of Pasco's high schools and middle schools. The DARE program is presented in 5th grade classes. Graffiti has been reduced by 97% from 1,200 reported events about eight years ago to 45 reported events in 2003. The graffiti abatement program (GAP) assists both businesses and residents in removing graffiti.

The Pasco Police Department also utilizes Community-Oriented Policing, with a mini-station in each of the patrol areas that is staffed and linked to officers on patrol. This program helps connect the police officer in the community. Officers are trained to help solve problems on the spot, if possible. The Citizens Academy brings community members into the department to learn about procedures and operations. Finally, there is an advisory committee made up of ten individuals representing the community.

RICHLAND

Crime rates in Richland were slightly below those in Benton County and well below the State of Washington for 2008. Violent crimes represent only a small portion of the total crimes – there were 101 violent part 1 crimes reported in Richland for 2008, 62 of which were aggravated assault. During the same year, there were 1,055 part 1-property crimes, 788 of which were larceny.

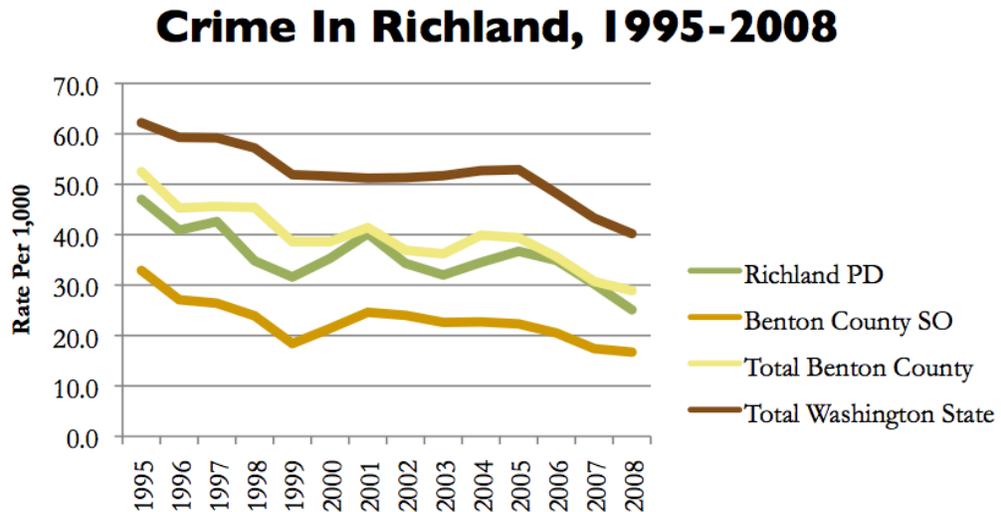
Table 27
Part I Crimes, 2007-2008 (Rate per 1,000)

Category	Richland	County	State
All index crimes	25.1	28.9	40.2
Violent crimes	2.2	2.5	3.2
Property crimes	22.9	26.4	36.9
Source: Washington Association of Sheriffs and Police Chiefs, <i>Crime in Washington 2008 Annual Report.</i>			

The City of Richland received a “Municipal Excellence Award” from the Association of Washington Cities honored at its 2009 conference in Spokane, winning the public safety category for its “PARSTAT” program. Since 2006, the Richland Police Department has used the Performance and Accountable Response to Statistics (PARSTAT) process as its primary crime-fighting strategy. Richland Police Department uses the program to incorporate “increased accountability and effective crime-fighting strategies into a values-based organization.”⁸³

⁸³ City of Richland, “Richland Receives Statewide Excellence Award,” June 2009.

The figure below provides information on crime trends. Richland’s overall rate of crime has remained relatively steady since 1998 and has been consistently below the state’s trends.



Source: Washington Association of Sheriffs and Police Chiefs, *Crime In Washington Annual Reports, 1995-2008*

Figure 7

In 2008, the Richland Police Department reported 232 offenses involving domestic violence, the majority of which (175) were simple assaults. There is a domestic violence advocate available to victims, although not on staff at the Police Department.

Richland reported 4 hate crimes in 2008: two anti-Black, one anti-multi-racial, and one anti-multi-religious.

As with the balance of the Tri-Cities, Richland is experiencing an increasing number of illegal drug operations. In addition to participation in the Metro Drug Task Force, the Richland Police Department’s PAC Team does drug enforcement and surveillance. Drug violations in Richland increased considerably between 1997 and 2007 – from 121 to 363 annually. The highest year on record during that time was in 2006, with 460 drug-related calls.⁸⁴

The Richland Police Department is involved, or planning to be involved, in several other public safety initiatives. Anticipated soon is Crime Resistant Community Living, which partners an officer with landlords to provide training in tenant screening and other strategies in order to reduce and prevent crime through

⁸⁴ Richland Police Department, 1997-2007 crime comparison data.

precautions such as environmental design (e.g., proper security, locks, lighting). Buildings meeting specified requirements can be certified and advertised as such.

The Police Department is being proactive in anti-gang initiatives to combat the area's recent increase in gang activity. A School Resource Officer (SRO) will be assigned to each of the high schools in the fall.

HOUSING NEEDS AND HOUSING MARKET TRENDS AND ANALYSIS

HOUSING SUPPLY

The housing markets of Pasco, Kennewick, and Richland are surprisingly different given the proximity of the communities. Even more remarkable is the sudden growth in owner-occupied units overall and especially in Pasco, which has traditionally experienced the lowest incidence of homeownership. Kennewick is the closest to Pasco in new development for buyers although the new developments in Kennewick tend to offer larger and more costly housing units.

During the 1990s, the overall number of housing units in both Pasco and Kennewick increased at the very high rates of 34% and 29% respectively, compared to Richland at 19%. By comparison, residential units in the state rose by only 21% during the same time.

One critical change in the Tri-Cities area housing market is the recent development of a relatively large number of family-type owner-occupant units in Pasco – and in Richland and Kennewick to a lesser degree. This growth is reflected in Pasco’s status as the fastest growing city in Washington State and its position as one of the fastest growing areas the United States. Since 2000, Pasco has permitted 2,414 single-family residential units, Kennewick has permitted 1,179, and Richland has permitted 1,264.

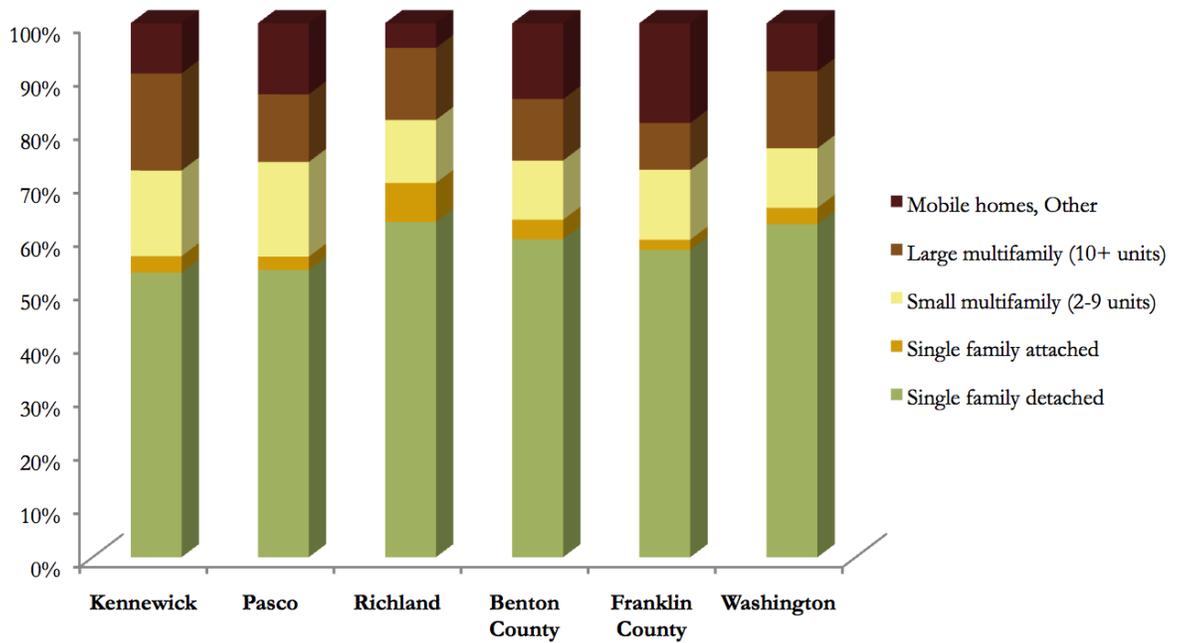
The recent strength of single-family housing markets in Pasco, Richland and Kennewick has driven the communities to expand infrastructure and amenities into new neighborhoods serving newly annexed areas as well as areas in other cities. Pasco and Kennewick in particular have expansive new neighborhoods with newly created parks, schools, libraries, paths, streets and sidewalks. The housing is overwhelmingly composed of family-style units on curving and cul de sac-style neighborhoods, with three or more bedrooms, multiple baths, and ample yards and garden areas.

The Tri-Cities housing stock in 2000 was primarily made up of single-family detached homes with the highest percentage in Richland (63%), followed by Pasco (54%) and Kennewick (53%). Those percentages have increased significantly in Pasco and Kennewick since 2000, as new-single family subdivisions have been developed. This development is in part in response to lowered mortgage interest rates that have resulted in qualifying more households for homeownership. As

mortgage rates return to historical patterns, homeownership rates may again begin to decrease, softening the single-family home market.

New multi-family rental development has accompanied the single-family owner-occupant unit boom. However, the amount of new rental units developed is relatively small in comparison to the percentage of growth among single-family units. Small multi-family units made up 18% of the housing stock in Pasco, 16% in Kennewick and 12% in Richland in 2000.⁸⁵

Figure 8
Types of Housing, 2000



Source: US Census 2000

More Richland households owned their homes in 2000 (66%) than did households in Pasco (60%) and Kennewick (60%) or Washington as a whole (65%). This is probably because comparatively fewer Pasco and Kennewick residents are able to afford the high costs of housing due to their relatively lower incomes.

Major shifts in the type of housing constructed have occurred over the first 9 years of the decade. This is particularly evident in Pasco where single-family units have more than doubled during that period. The limited number of apartment units

⁸⁵ US Census 2000.

constructed in the Tri-Cities during this period means that there are relatively fewer affordable housing choices for very low-income households.

Table 28
Change in Housing Type, 2000-2008

Structure Type	Kennewick			Pasco			Richland		
	2000	2008	Percent Change	2000	2008	Percent Change	2000	2008	Percent Change
Total	22,068	26,638	21%	10,341	17,094	65%	16,458	20,001	22%
Single Unit	12,452	16,287	31%	5,819	11,952	105%	11,533	14,185	23%
Multi-Unit (2+)	7,542	8,334	11%	3,145	3,655	16%	4,161	5,028	21%
Manufactured, Motor Homes, Trailer, Other	2,074	2,017	-3%	1,377	1,487	8%	764	788	3%

Source: OFM Forecasting, State of Washington, April 2009.

The recent increase in home ownership has a positive influence on neighborhoods and could be expanded to include more lower-income households and households of minority ethnicity or race. Richland has the highest housing cost; any subsidy to increase homeownership among lower-income persons would have the greatest impact on Buyer Program funds. Additionally, in Richland, new home development is generally in the \$200,000 and above range⁸⁶, which would be a prohibitive cost for lower-income buyers. Accordingly, Richland might emphasize buyer opportunities in older, established housing with or without rehabilitation, depending on the condition of the units.

Table 29
2000 Tenure by Type of Household – Comparison Chart

	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Percent of Households						
Renters	40%	40%	34%	31%	34%	35%
Owners	60%	60%	66%	69%	66%	65%
Single Individuals						
Renters	55%	52%	52%	47%	47%	51%
Owners	45%	48%	48%	53%	53%	49%
Singles, Elderly						
Renters	44%	38%	37%	36%	35%	37%
Owners	56%	62%	63%	64%	65%	63%

86 City permit information, Year 2000 to July 1, 2004; Pasco, Richland and Kennewick

Non-Family Households (2 or more)						
Renters	57%	52%	53%	49%	47%	53%
Owners	43%	48%	47%	51%	53%	47%
Family Households*						
Renters	33%	36%	25%	24%	31%	27%
Owners	68%	64%	75%	76%	69%	74%
Population in Households						
Renters	19,416	12,765	11,536	39,566	17,319	1,840,204
Owners	35,081	18,856	26,982	102,087	31,114	3,917,432
Average Household Size						
Renters	2.3	3.3	2.2	2.4	3.4	2.3
Owners	2.8	3.3	2.6	2.8	3.2	2.7
Total Households	54,497	31,621	38,518	141,653	48,433	5,757,636
* Totals may not equal to 100% due to rounding. Source: US Census 2000						

The Hispanic population has a much lower percentage of owners than renters in the Tri-Cities, particularly in Pasco and Kennewick, where Hispanic income is substantially lower. In Pasco, 43% of householders of Hispanic or Latino descent own their homes; in Kennewick the number is even lower at 35%.⁸⁷ Given that Hispanic households also have lower income in general, increasing homeownership in this group may require not only financial assistance and homebuyer counseling but also assistance in developing budgeting and financial management skills.

HOUSING CONDITION

AGE OF HOUSING

The 2007 American Community Survey found the Tri-Cities housing stock to be significantly newer than the state as a whole. In Franklin County, approximately 32% of all housing units were built since 2000. Approximately 24% of housing units in the Tri-Cities area were built prior to 1960, compared with 26% in the state as a whole.⁸⁸

**Table 30
Age of Housing Units, 2007**

	Total Housing Units	Built 2000-2007	%	Built 1980-1999	%	Built 1960-1979	%	Built 1940-1959	%	Built 1939 or earlier	%
Benton County	63,307	10,317	16%	15,592	25%	21,346	34%	13,958	22%	2,094	3%
Franklin County	22,310	7,131	32%	3,771	17%	6,921	31%	3,871	17%	616	3%
Washington	2,744,324	359,862	13%	875,692	32%	794,691	29%	393,208	14%	320,871	12%

Source: American Community Survey, 2007

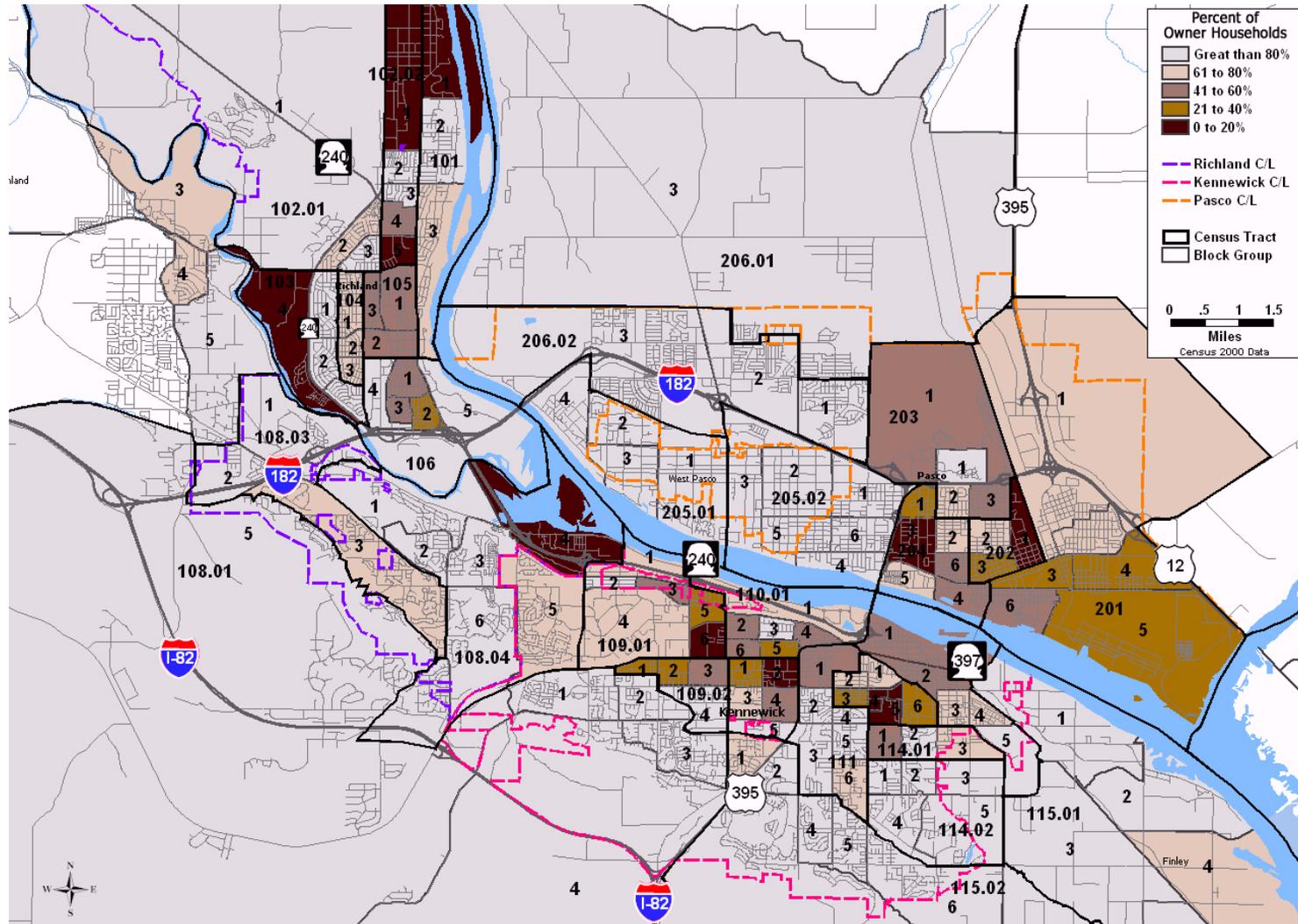
⁸⁷ US Census 2000.

⁸⁸ American Community Survey, 2007.

Housing in Richland is older than the two other communities: as of the 2000 Census, 40% of Richland housing was constructed prior to 1960, compared with 34% for Pasco and 20% for Kennewick, with the youngest housing stock.

Common problems in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based solders on utilities pipes, and on occasion wood and timber treatments with toxic components. As the table below indicates, the vast majority of units in the Tri-Cities were constructed after World War II. The housing building boom of the 1960's and 1970's created a bulge to which the 2000 boom has added significantly.

Federal community development and affordable housing funds will require review of properties that might be historic or culturally significant. Richland inventoried and applied for historic status in a specific district for alphabet housing built for Hanford employees in the 1940's and 1950's. That historic status was granted because the housing provides a look into the remarkable culture, scientific achievements and community of Hanford's historic activities during WW II and the Cold War.



HOUSING CONDITIONS IN SELECTED NEIGHBORHOODS

Street view ("windshield") surveys of selected residential areas in Kennewick and Pasco were conducted by consultants in July 2004 and in July 2009. In Richland, a survey was conducted by consultants in July 2004, and a separate survey was conducted in July 2008, by an Urban and Regional Planning Program student from Eastern Washington University who was serving as an Intern to the city.

The 2009 survey in Kennewick and Pasco consisted of visually viewing each house from the street, using a five-point rating system to assess overall exterior condition (1= "excellent" condition to 5 = "dilapidated"). The primary elements rated were roofs, foundations, porches, and windows – although other elements (chimneys, fascia, and siding) were considered as well. Structures rated 3 through 5 reflect deferred maintenance to key areas of the building's components or appearance that, if left unresolved, would result in more severe problems of safety or structural integrity. These unresolved conditions tend to create a depressing effect on investment in the area, and can lead to overall deterioration of values and livability of the neighborhood. The survey concluded that housing rehabilitation activities could be beneficial in several of the areas, improving the quality of both the housing stock and the neighborhoods themselves.

The 2008 survey of Richland also used a street view of the homes to rate the quality and condition of housing. A three-point system of "good", "fair", and "poor" was used to categorize the results. The survey report concluded that the current housing conditions were often a reflection of the original quality of the structure as the housing surveyed fell into two distinct types of housing: prefab and "executive" (higher quality construction) housing. The report also found that some of the neighborhoods are candidates for reinvestment. Other conclusions are found below in the Richland Surveys section.

Comparisons Between 2004 and 2009 Surveys

Care should be taken when drawing conclusions from a comparison of the detailed results of the 2004 and 2009 surveys. While there appear to be some changes and trends in the condition of structures (when comparing 2004 data with 2009 data), some of the numbers within structure categories are relatively small, so a shift of 4-5 units from a "good" to a "fair" rating may give the appearance of a large percentage change.

A rapid population gain, combined with the impact of the current recession which began some 18 months ago resulted in housing costs as a higher percentage of total income, and increased unemployment rates – may have had a negative effect on overall conditions of housing in both Kennewick and Pasco as homeowners and landlords tended to defer needed repairs. You will find that some of the individual

categories appear to show that some housing slipped from a rating of “1” to a “2”, a “2” to a “3”, or even a “3” to a “4” between the 2004 and 2009 surveys.

Additionally, a mobile home park in the Bridge-To-Bridge Neighborhood (north of Columbia Drive) that was in the 2004 survey, was not surveyed in 2009, as it was purchased by the Port of Kennewick and slated to be completely vacated by early 2010. In 2004, this area had in general, better-kept mobile homes. Therefore, the survey total shows a greater percentage of “2”s, “3”s, and “4”s than it would have had this area been included.

The following is a summary of the conditions found in the 2008 and 2009 Surveys:

Kennewick Conditions Survey

GENERAL COMMENTS

Housing conditions were surveyed in four neighborhoods: First and Washington; Metaline-Filmore; and the “Bridge to Bridge” neighborhood which was split into north of Columbia Drive and south of Columbia Drive. While a 25% sampling of housing units in most neighborhoods was conducted, because the Metaline-Filmore neighborhood consisted of only 56 total homes in 2004, a 100% sampling was conducted to insure the validity of the survey. The 2009 survey also conducted a 100% sampling in this neighborhood.

The results of the surveys revealed that, while visibly not in as good of condition as most residential neighborhoods of the city, the basic condition of housing in the neighborhoods was generally good. Fifty-five percent of all units were considered “good” to “excellent” and only 2% fell into the “poor” category. (Generally the latter were vacant units clearly slated for demolition.) Housing in “fair” condition represented 31% of all housing surveyed.

The survey found that the limited number of multi-family units surveyed (12), tended to be in better condition than either mobile/manufactured or single-family structures. More than one-half (55%) were rated “good” or “excellent.” This is in stark contrast to the previous survey, when 43% were rated either “good” or “excellent.”

THE BRIDGE-TO-BRIDGE NEIGHBORHOOD

The survey split the neighborhood into north and south of Columbia Drive. The north of Columbia Drive neighborhood is home to approximately 200 households living in mobile homes, representing approximately 80% of the residences in the neighborhood. The mobile home park east of Washington Drive has been purchased by the Port of Kennewick and is mostly vacated.

This area north of Columbia Drive is a mixture of higher-end mobile homes (to the west of Washington Drive, for example), and more dilapidated areas that have gone through considerable turnover since the 2004 survey. Many of the mobile homes

exhibited roof problems, and several had porch, siding, and/or paint problems. Overall, the area contains a higher percentage of homes needing repair (69% in fair to poor condition) than other neighborhoods surveyed.

The neighborhood south of Columbia Drive is primarily a single-family neighborhood, mixed with commercial/industrial units and several duplexes. Well-restored large, older homes are side by side with smaller homes in need of repair. Twenty of the 34 (58%) single-family structures surveyed were in “good” or “excellent” condition. It appeared that there had been some decline in the condition of single family homes in the 5 year period between surveys as a net of approximately 6 homes shifted from “good” to “fair”. In this area, several houses in “fair” condition were being repaired by owners.

FIRST AND WASHINGTON

Approximately 280 residential structures are located in this neighborhood lying just east of downtown Kennewick. In general, this is a well-kept neighborhood with extremes on either end of housing condition. In 2009, one-third (32%) of the residences in this predominately single-family neighborhood were found in need of some rehabilitation (in fair to deteriorated condition). This was up from 24% in 2004 representing a net shift of 5 units which moved into the “in need of repair” category. Roof repairs and paint issues were the most commonly noted problems. This area had a relatively low percentage (22%) of houses that needed no repair. There were several houses for sale, or being readied for sale, in 2009.

METALINE AND FILMORE

Fifty-seven residential structures were surveyed in this small, isolated neighborhood in transition located in northern Kennewick. In 2004, this neighborhood contained the greatest range of housing choices and conditions, with new, well designed homes mixed with housing that is in only fair condition. The quality of other single-family residences on two sides of the neighborhood was above average.

Between 2004 and 2009, the condition of the mobile homes in this neighborhood had deteriorated somewhat. Overall in 2004, 27% of Metaline-Filmore housing stock was in “fair” to “deteriorated” condition. In 2009, that percentage rose to 42%. However, single-family homes showed signs of improvement overall. Whereas in 2004, 73% were “good” to “excellent,” in 2009, 95% of these homes were rated “good” to “excellent.”

Pasco Conditions Survey

GENERAL COMMENTS

The area surveyed consisted of 45 square blocks, composed of the Pasco downtown core and the residential area just north of downtown. A 100% survey of residential and commercial structures was conducted in the area bounded by Tacoma Avenue, Columbia Street, 14th Avenue and Bonneville Street. A little more than 40% of the structures are residential.

In the 2009 survey, the area contained 133 residential structures (115 of which were single-family homes), 204 commercial/retail structures and 3 buildings categorized as mixed use. Since 2004, the number of residential structures increased by 6%, and 14% more commercial structures were evident in the downtown area. Between surveys, significant change was evident, as several of the central commercial buildings had been divided into multiple retail spaces, and there had been some new commercial construction. In general, the revitalization of several storefront facades was evident in the central business district, while in the outlying commercial areas, many businesses had deteriorated since the last survey. While there appear to be some changes in the condition of structures (when comparing 2004 data with 2009 data), caution should be used in drawing conclusions. Since some of the numbers within structure categories are relatively small, a shift of 4-5 units from a “good” to a “fair” rating may give the appearance of a large percentage change.

Ten percent of the structures appeared to be vacant (compared to 15% in 2004) and 30 of these 34 vacant structures were commercial/retail buildings.⁸⁹ In general, there are a significant number of structures in need of repair. Fifty-three structures (16%) were rated “deteriorated” to “poor,” and 91 (48%) were rated “fair.”

RESIDENTIAL HOUSING

There were a total of 133 residential structures and 3 more mixed-use structures in the target area. The vast majority of the residential buildings (115) were single-family homes primarily located in the north and west of the area. Multi-family housing tended to be in slightly better condition than single-family housing.

Fifty-five percent of the multi-family structures were rated “good” or better, whereas 46% of single-family structures were rated as high. A total of 62 single-family homes were rated “fair” to “poor”, requiring at least some attention to assure they remain decent, safe, and sanitary. Among these were 4 single-family homes that required substantial renovation or possible demolition. The most common issues found in single-family homes were a need for roof repair or replacement, a need for new paint, and/or a need for front porch repairs or replacement. In addition, fascia damage was often found, and exterior surfaces (stucco, siding, and window frames) were in need of repair.

Of the 18 multi-family residential only structures, 4 (22%) were “fair”, and 4 (22%) were “deteriorated,” requiring attention to assure their continued use for housing. Porch integrity was often cited, along with unsafe balconies, paint issues, roof problems, and door and window frames in need of repair.

COMMERCIAL/RETAIL BUILDINGS

The commercial buildings tended to be in significantly better condition than the residential structures. A total of 204 commercial/retail structures were observed in

⁸⁹It is likely that the actual number of vacancies is higher as observable vacancies tend to be conservative estimates.

the target area. Sixty-six (32%) were found to be in “excellent” condition and there was evidence of recent upgrading of buildings, both in a superficial (painting, awnings, etc.) and substantial way (renovation and major repair). Another 67 (33%) were in good condition. One-quarter of all units were in “fair” condition, and 10% were in “deteriorated” to “poor” condition. Vacant structures were in approximately the same condition as those that were occupied – several banks and other large businesses were vacant. The most commonly cited defects were foundation and siding cracking and settling, door and window frame damage (or lacking protective paint), and deteriorated paint surfaces.

Richland Housing Surveys

The 2004 Survey also included several neighborhoods in Richland. This area was re-surveyed in July 2008 by an Intern to City of Richland using a 3 point scale to rate housing condition in a more confined area of the City.

The results of the 2004 survey follow:

GENERAL COMMENTS ON THE 2004 SURVEY

Four neighborhoods were included in the survey: three predominately residential neighborhoods near downtown Richland, and one mixed-use neighborhood in East Richland near the Columbia River (the Wye/Island View Neighborhood). 370 of almost 1,500 residential structures in the neighborhood were surveyed.

In general, most housing in the three neighborhoods in the central Richland area was found in reasonably good condition. The survey found only one building that had deteriorated beyond rehabilitation. Over one-half of all structures were categorized as in “excellent” condition. Approximately 20% of the units fell into “fair” to “deteriorated” condition. It is estimated that there are approximately 304 properties within the four neighborhoods that need attention (with ratings of deteriorated to poor); there was a somewhat higher percentage of multi-family structures (25%) in need relative to single-family homes (20%).

DAVENPORT-GOETHALS-ABBOT-GEORGE WASHINGTON

This was the largest of the four neighborhoods, containing approximately 740 structures. Of the three central Richland neighborhoods, this neighborhood contained a larger number of structures needing attention. While just over one-half of the structures were in “excellent” condition, a significant number of homes fell into the “fair” to “deteriorated” categories (24%). Approximately 140 single-family residential structures and about 40 duplexes/triplexes were in this category. Siding problems, roof repair/replacement, porch repairs, and paint were the most frequent conditions noted.

PUTNAM-WRIGHT-SWIFT-SANFORD

This relatively small neighborhood of approximately 150 residences is in generally good condition, demonstrating the positive signs of pride in ownership. 55% of all structures were categorized as being in “excellent” condition. Porches and roofs

were the most often referenced conditions. Paint and siding problems were also found. About 20 structures fell in the categories as needing treatment but only one structure in the survey was determined to be in “deteriorated” condition.

WRIGHT-THAYER-LEE

Housing in this neighborhood was in the best condition among all areas surveyed. Almost 2/3 of all structures (63%) were found in “excellent” condition and needing no attention. Recent work on a significant number of homes was evident. New roofs, new siding, and recent repairs were evident.

WYE/ISLAND VIEW NEIGHBORHOOD

The Wye Neighborhood is located on a large expanse of land near the confluence of the Yakima and Columbia Rivers. There are over 130 residential structures of three or less units in the area. Most of the homes need considerable work and only 12% were considered to be in “excellent” condition. Fifty-eight percent of the residential structures were rated “fair” or lower. The majority of homes require work on several components in order to remain decent and safe housing.

GENERAL COMMENTS ON THE 2008 SURVEY OF CENTRAL RICHLAND

The 2008 survey concentrated on the areas surrounding the downtown core. A total of 6,000 structures were surveyed. The general boundaries were from the Columbia River to the By-Pass Highway and I-182 to Saint Street. The three-point scale used is not comparable with the 5-point scale system in the 2004 survey, so direct comparisons are not possible.

The survey concluded that today’s housing conditions reflect the quality of the original construction and are perhaps influenced by other factors. The factors affecting the condition of housing appear to be the quality of the original housing stock, the presence or lack of curb/gutter/sidewalks, the proximity/distance to parks and schools and the neighborhood income, poverty and foreclosures rate. The best maintained homes were the “executive housing” constructed near the Columbia River while the prefab homes in the neighborhoods away from the River tended to have more cases of “fair” to “poor” housing. Three neighborhoods were found to have significant “fair” to “poor” ratings:

- Torbett-Stevens-Williams-Wright-Symons-Perkins
- Williams-Thayer-Sanford-Wright
- Benham-George Washington Way-Abbot-Goethals

LEAD-BASED PAINT AND LEAD HAZARDS

The Residential Lead-Based Paint Hazard Reduction Act of 1992 seeks to identify and mitigate sources of lead in the home. A high level of lead in the blood is particularly toxic to children age six and younger. Lead can damage the central nervous system, cause mental retardation, convulsions, and sometimes death. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity, and aggressive behavior.

A leading source of lead in the home is painted surfaces. Deteriorating paint, friction in sliding windows, lead on impact surfaces, as well as unsafe renovation practices, can all result in the accumulation of dust in the house and lead in the soil. Unfortunately lead contamination can also be found in some water pipes, generally in the soldering materials used in early infrastructure systems. That method of contamination is not subject to HUD residential issues so is not reported here. It is generally the responsibility of communities to review the potential in their own water systems and make decisions in concert with engineers and other experts on utility systems.

The presence of deteriorating paint, lead-contaminated dust, and/or bare, lead-contaminated soil can result in significant lead-based paint hazards.⁹⁰ According to a 1999 national survey of homes, 27% of all homes in the United States had significant lead-based paint (LBP) hazards.⁹¹ The national survey found that location in the country was a factor in the probability of hazards. Significant LBP hazards are more prevalent in the northeast (43%) than in the west (19%).

Age of housing is also an important matter, and is commonly used to estimate the risk of significant hazards in the home. Lead was banned from residential paint in 1978. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977, and just 1% after that.

The table below shows the number of housing units by date of construction as of the 2000 Census, and an estimate of the percentages of possible LBP hazards. The estimates derived in this table may be high because they are based on national averages, and the incidence of lead-based paint hazards is lower in the west.

Richland, with the largest stock of older units will have a greater incidence of the potential for lead-based paint problems. However, Richland's older housing stock is generally in better condition than that of Pasco, in particular. Kennewick is somewhat in the middle, with some older homes, particularly in its lower income neighborhoods that have the potential for unidentified lead hazards. Given the local

90 HUD Lead Safe Housing Rule (24 CFR 35).

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

cost of inspection of units for lead, Pasco's target homes, particularly those occupied by lower income renters and owners are not likely to have been rehabilitated and cleared of lead-based paint hazards. Despite the varied incidence of lead-potential housing age as well as condition, the Tri-Cities has proposed a regional approach to ensure that area owner/occupants and renters have access to information about the potential for hazards, identification of lead-based paint conditions, and ways to address the hazards. This plan includes regional strategies and objectives in the Strategic Action Plan for reducing lead based paint hazards in local housing.

Table 31
Age of Housing and Estimates of Presence of Lead-Based Paint by
Income Level, 2000

Income Group	Year Built			Total Units	# of units with LBP Hazards	% of Units with LBP Hazards
	Before 1940	1940-1959	1960-1979			
Kennewick						
All Housing Units	413	3,935	10,595	14,943	2,390	16%
Owner Occupied with inhabitants below poverty level	19	110	275	404	72	18%
Renter Occupied with inhabitants below poverty level	37	223	941	1,201	148	12%
Pasco						
All Housing Units	473	2,965	4,396	7,834	1,873	24%
Owner Occupied with inhabitants below poverty level	17	144	149	310	86	28%
Renter Occupied with inhabitants below poverty level	84	377	820	1,281	257	20%
Richland						
All Housing Units	135	6,371	6,069	12,575	3,400	27%
Owner Occupied with inhabitants below poverty level	0	172	103	275	89	32%
Renter Occupied with inhabitants below poverty level	0	271	364	635	142	22%

Source: US Census 2000; Clickner et al.

The Environmental Health Division of the Benton and Franklin Health District has responsibility for responding to lead based health cases and works in conjunction with the Preventative Health Division when a case has been reported. While cases of lead poisoning have been relatively rare, when reported, it appears that the elevated lead levels often are from children who have moved into the area from

industrial communities with smelter plumes. The majority of the few cases found are the result of lead-based pottery or candy from Mexico. Another rare source of lead contamination in the Tri-Cities area is from pesticides that were used in older orchards.

HOUSING AFFORDABILITY

Housing affordability is defined as housing costs which are below 30% of the household income. In most communities of the state a significant percentage of the households are living with housing costs exceeding 30% of their income. However, the Tri-Cities area enjoys one of the highest affordability indexes in the State. Benton County has the second highest index in the State, meaning housing in only one other county is more affordable⁹². Franklin County is the 7th ranked county among the 39 in the State. In spite of the relatively affordable housing stock, there are population groups in the Tri-Cities that are unable to afford available housing.

A more detailed analysis of data on housing affordability related to specific households is compiled in the HUD CHAS Tables from US Census data only every ten years. The most current CHAS data provide data that describe year 2000 affordability and housing-cost burden conditions for owners and renters. They provide a wealth of information on various categories of households with levels of income indicating which are cost-burdened. The Tables indicate the great difficulty households at the lowest income levels, particularly extremely low- (households at 30% of MFI) and low- (50% of MFI) incomes have in finding affordable housing. The disposable income available to these households to pay for housing and other living costs is inadequate; and a large majority pays far more 30% of their income for housing.

Owners are generally considered cost burdened when they pay more than 30% of their monthly income for principal, interest, property taxes, insurance and basic utilities. According to HUD CHAS data, 61.5% of extremely low-income homeowners in the Tri-Cities in 2000 were cost burdened.

Renters are considered cost burdened when their rent plus basic utilities exceeds 30% of monthly income. A total of 53% of Tri-Cities renter households that have incomes of less than 50% of median income, are paying more than 30% of their income for rental housing. The corresponding percentages for the individual cities are: Richland (54%), Kennewick (53%) and Pasco (50%).

The problem is even more severe for large families with limited income. A total of 84.2% of families with five or more members who are extremely low-income renters

⁹² The Housing Affordability Index, Washington Center for Real Estate Research, First Quarter 2009.

(less than 30% of median area income) were cost burdened in 2000. In addition, when overcrowding is considered with this group, over 98% have “housing problems” (defined as cost burdened and/or overcrowded). Surprisingly, in each of the three cities, the largest percentage of cost-burdened households was households of 2-4 persons. This suggests a critical need for affordable two- to three-bedroom rental housing units.

Table 32
Low-Income Ranges and Affordable Housing Costs,
Tri-Cities MSA, 2009

Definition	Percent of AMI	Income Limit	Maximum Monthly Housing Costs
Extremely low income	to 30% of AMI	\$19,400	\$486
Very low income	to 50% of AMI	\$32,400	\$810
Other low income	to 80% of AMI	\$51,840	\$1,296
Notes: Estimated AMI (Area Median Income) for the Tri-Cities MSA was \$64,800 in 2009. Source: National Low Income Housing Coalition, <i>Out of Reach</i> , 2009.			

In the first quarter of 2009, the Housing Affordability Index (HAI) was 193.7 in Benton County and 152.2 in Franklin County. By contrast, statewide the HAI was 125.5, suggesting that the Tri-Cities area is currently more affordable than the state as a whole.⁹³ However, the lower-income population in the Tri-Cities is still finding it difficult to afford housing. In Franklin County, for instance, the HAI for first-time homeowners was much lower, at 99.7.

Table 33
Housing Costs, 2007

Type of Cost	Benton County	Franklin County	Washington
Median Value, Owner Occupied	\$162,700	\$140,800	\$300,800
Median Owner Costs With Mortgage	\$1,296	\$1,215	\$1,675
Median Owner Costs Not Mortgaged	\$396	\$410	\$453
Median Gross Rent	\$681	\$609	\$816
Selected Owner Costs, With Mortgage, 30% or more of income	28%	28%	41%
Selected Owner Costs, Not Mortgaged, 30% or more of income	11%	11%	14%
Selected Renter Costs, 30% or more of income	46%	39%	47%
Source: American Community Survey, 2007			

⁹³ The Housing Affordability Index, Washington Center for Real Estate Research, First Quarter 2009. The Index measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

The data in the table above show that housing in the Tri-Cities is expensive but still well below the state median home values and median gross rents. However, 46% of Benton County renters and 28% of homeowners with a mortgage were paying 30% or more of their income for housing costs in 2007. Similarly, 28% of Franklin County homeowners with a mortgage and 39% of renters were paying 30% or more of their income.⁹⁴ Rental assistance and buyer assistance would help at all levels of lower-income housing to make existing units more affordable.

Persons with disabilities often have Social Security Income (SSI) as their sole source of income and thus have a great deal of difficulty finding housing they can afford. Based on the SSI payment of \$683/month in 2008, a disabled Tri-Cities renter would have to pay 73.6% of their benefit for an efficiency apartment⁹⁵. If SSI represents an individual's sole source of income, only \$202 in monthly rent is affordable. This example is the most drastic along the housing need continuum, but it illustrates the necessity of affordability for lower-income households. It also demonstrates that some lower-income persons cannot obtain decent safe and sanitary housing without assistance.

Table 34
Renter Housing Costs and Income for Tri-Cities MSA, 2009

Housing/Income Factor	Number of Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR)*	\$503	\$548	\$688	\$930	\$1,102
Income needed to afford	\$20,120	\$21,920	\$27,520	\$37,200	\$44,080
Hourly wage required to afford (working 40 hours/week)	\$9.67	\$10.54	\$13.23	\$17.88	\$21.19
Hours per week at minimum wage (\$8.55 in Washington)	45	49	62	84	99
*HUD FY2009 Fair Market Rents. Source: National Low Income Housing Coalition, <i>Out of Reach 2009</i>					

A report by the National Low Income Housing Coalition reveals major problems in affordability for area renters. To be able to afford a two-bedroom apartment at the HUD-established Fair Market Rents, the amount of annual income needed by a family of four in the Tri-Cities is \$27,520. Using this as a base, only 61% of the households in the area have sufficient incomes to afford an apartment. A wage earner working 40 hours per week would have to earn \$12.17 an hour (much higher than the Washington State minimum wage of \$8.55) to afford to pay the rent and utilities.⁹⁶

⁹⁴ American Community Survey, 2007.

⁹⁵ Priced Out - The Housing Crisis for Persons with Disabilities, the Technical Assistance Collaborative, 4/09.

⁹⁶ National Low Income Housing Coalition; *Out of Reach*, 2009.

Table 35
Tri-Cities Residential Housing Sales, 2009

Month	Active Listings	Total Sold	Average Sale Price	Median Sale Price	Homes Under Contract
January	1,205	127	\$186,100	\$165,000	134
February	1,222	132	\$178,800	\$163,700	145
March	1,249	178	\$178,500	\$153,500	179
April	1,228	191	\$178,500	\$156,800	222
May	1,052*	260	\$188,500	\$163,300	426**
June	1,040*	266	\$200,000	\$171,000	420**

Source: Tri-City Association of Realtors, July 2009
 *Counting methods changed in May, reducing the number of active listings.
 **Includes properties that went under contract and sold in the same month.

In July 2009, 266 homes were sold in the Tri-Cities, down 31% from July 2006. The median sale price was \$171,000 in July 2009, down from \$185,200 in July 2006.⁹⁷ Between 2006 and 2008, the number of residential housing permits in Kennewick decreased by 172%, in Pasco they decreased by 83%, and in Richland they decreased by 38%.⁹⁸

More importantly, the permit data reveals that since 2006 there has been very limited construction of multi-family housing in the area. This limits housing choices, particularly for new families and lower income households, because the more affordable units are generally multi-family units.

A major impact on housing resources over the next three years will be a large, but short-term, influx in the population as a result of new jobs created from massive federal funding dedicated to expedite the Hanford cleanup under the national economic recovery program. This influx will pose great pressure on the multi-family housing market and upward pressures on rents.

⁹⁷ Tri-City Association of Realtors, June 2009.

⁹⁸ HUD State of the Cities, Permit Database, July 2009.

Table 36
Tri-Cities Residential Building Permits, 2000-2009

Type of Units	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009*
Kennewick										
Units in Single-Family Structures	267	331	403	328	384	413	316	209	104	26
Units in All Multi-Family Structures	0	10	216	8	43	114	10	23	16	25
Total Units	267	341	619	336	427	527	326	232	120	31
Pasco										
Units in Single-Family Structures	228	380	738	871	1,031	1,008	729	518	398	85
Units in All Multi-Family Structures	0	0	2	204	724	168	0	0	0	0
Total Units	228	380	740	1,075	1,755	1,176	729	518	398	85
Richland										
Units in Single-Family Structures	231	383	378	321	296	340	318	296	227	48
Units in All Multi-Family Structures	46	154	110	93	280	0	0	176	3	20
Total Units	277	537	488	414	576	340	318	472	230	68

Source: *State of the Cities Data Systems (SOCDS) Permit Database*, socds.huduser.org.
*As of May 2009

The Tri-Cities has not been totally insulated from the economic recession as noted by the decreased sales in single-family homes. While the housing market in the region has experienced a decline in both single-family sales and values, these decreases have been much less than statewide and national declines. Nonetheless, in just one year, the number of home sales in Benton and Franklin Counties decreased by nearly one-fourth between 4th Quarter 2007 and 2008.⁹⁹

Table 37
Existing Home Sales (Seasonally Adjusted), 2007-2008

Location	07:Q2	07:Q3	07:Q4	08:Q1	08:Q2	08:Q3	08:Q4	% Change	
								Last qtr	Year ago
Benton County	3,990	3,940	3,550	3,340	3,390	3,260	2,710	-16.9%	-23.7%
Franklin County	820	810	730	690	700	670	560	-16.4%	-23.3%
Washington	130,780	115,090	101,230	97,730	89,720	85,210	71,730	-15.8%	-29.1%

Source: Washington Center for Real Estate Research, March 2009

In the first quarter of 2009, the Benton-Franklin market had a median resale price of \$159,400 (down 1.8% from the year before) in the first quarter of 2009.¹⁰⁰

⁹⁹ Washington Center for Real Estate Research, March 2009.

¹⁰⁰ Washington Center for Real Estate Research, March 2009. Housing Affordability Index measures the ability of a middle-income family to carry the mortgage payments on a median price home. When the index is 100 there is a balance between the family's ability to pay and the cost. Higher indexes indicate housing is more affordable.

The table below demonstrates how difficult it is for the lowest-income households (i.e., those living in poverty) to budget for daily expenses. The source of these data is an analysis of national costs and expenditures prepared by the Catholic Campaign for Human Development.¹⁰¹ It can be used for illustrative purposes here, but care should be taken in applying this information directly to conditions in the Tri-Cities where many of these costs may be less. The budget starts with an annual income of \$20,614 per year, a national figure for a household of four living in poverty in 2007. As the table shows, families living in poverty have insufficient income to meet their daily living expenses.

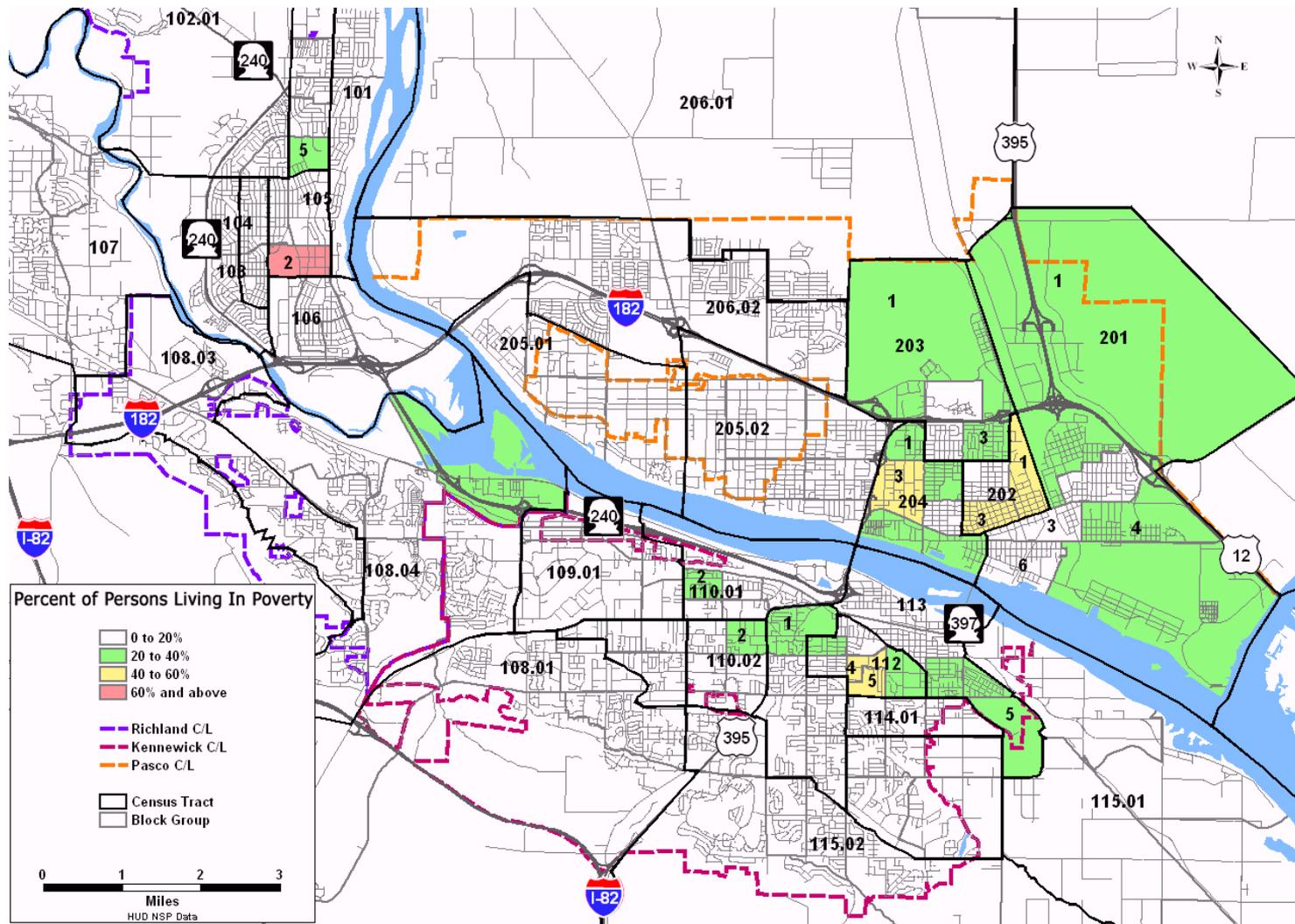
Table 38
Budgeting for Poverty in the United States, 2007

Item	Source	Amount
Annual Income (for a family of 4 living in poverty)	US Census, Current Population Survey, <i>Annual Social and Economic Supplement</i> , 2006.	\$20,614
Rent	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2007	-5,756 \$14,858
Utilities	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2007	-2,656 \$12,202
Transportation	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2007	-5,330 \$6,872
Food	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2007 (assuming food stamps for the majority)	-4,064 \$2,808
Health Care	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2007 (assumes health insurance through employer)	-2,329 \$479
Child Care	US Dept. of Agriculture, Center for Nutrition Policy and Promotion, <i>Expenditures on Children by Families</i> , April 2007 (assumes subsidy of ¾ of real cost)	-2,600 \$-2,121

Source: Catholic Campaign for Human Development, Poverty USA, 2007.

The expenditures noted above assume a substantial subsidy in the form of food stamps and child care, as well as employer-paid health insurance. The list leaves out toiletries, school supplies, shoes, clothes, holiday gifts, education life insurance, furnishings, recreation, cleaning supplies, entertainment, birthdays, and so on.

101 United States Conference of Catholic Bishops, Catholic Campaign for Human Development, www.usccb.org/cchd, 20052007.



BARRIERS TO AFFORDABLE HOUSING

Since the beginning of this century the Tri-Cities communities have been very successful in attracting development of single-family units. Additionally, infrastructure and facilities have been added to enhance newly developed neighborhoods and improve existing areas. Pasco has annexed significant parcels of land specifically to make room for new development, and as it did so it insured infrastructure was put in place to support the new housing.

Over the past three years, single-family prices have remained relatively steady, falling only slightly while much of the state faced significant price fallback. In April 2009, Richland still appeared to have the highest average cost for housing, particularly for owner-occupied units. Kennewick was the second most expensive.

The purchase price of a home generally serves as the greatest barrier to obtaining affordable housing in most communities. However, the housing stock of the Tri-Cities area is one of the most affordable in the state and local HUD-funded housing programs provide opportunities for lower-income households to become first time homebuyers. In some cases, the city programs can lower the mortgage payment to the same level that the household was paying for rent. An on-going study of real estate trends shows that significant affordable single-family housing is available in the area relative to other communities in Washington.¹⁰² In early 2009, Franklin County was second on the list of 39 counties ranked for affordability in their single-family housing stock, while Benton County ranked fourteenth. Furthermore, there is evidence that housing is becoming even more affordable in the Tri-Cities as generally low mortgage rates and housing prices – which have tended to remain relatively steady over the past three years – have helped keep sales prices relatively low.

The trend over the past three years has been toward steadily increasing affordability: The affordable housing index for middle-income single-family housing purchasers in Benton County has risen from 169.7 in the first quarter of 2007, to 175.9 in 2008, and to 193.7 in 2009.¹⁰³ The increases in Franklin County have been at a slightly less rapid pace: from 127.0 in 2007, to 132.8 in 2008, and finally to 152.2 in 2009.

In terms of housing affordability for first-time homebuyers (purchasers assumed to be 70% of the median household income), in 2009 Benton County was ranked as the second most affordable county in the State with an affordability index of 116.2 and Franklin County was seventh at 99.7. The statewide index of 73.3 reflects that housing is relatively less affordable to first-time homebuyers in most other areas of the state. A barrier to affordable homeownership is the inability of lower-income

¹⁰² *Washington State's Housing Market- A Supply/Demand Assessment*, Washington Center for Real Estate Research, April 2009.

¹⁰³ An index of 100 is considered to be "balanced" in terms of the ability of the family to pay and the cost. A rate of more than 100 indicates the housing is more affordable.

households to save enough money to make the down payment and pay closing costs for home purchase, which is even more difficult for those households below 70% of median.

In the multi-family housing market, some of the major factors affecting costs – and thereby putting upward pressure on rents – are land costs, limited land zoned for multi-family housing, cost of infrastructure construction, energy costs, and low vacancy rates. Antiquated building codes can also create cost barriers to new construction, however the three cities have updated their codes, having adopted late versions that were developed by the industry to decrease the impact of codes on housing costs. The cities are committed to continually update the codes to reduce barriers to affordability.

In the Tri-Cities, while there is still available land that is properly zoned and reasonably priced in many areas of the region, sites with this combination of favorable factors are becoming more limited. As we will see below, vacancy rates had fallen to below 3% early in 2009 while rents had escalated by 8% from 2008 to 2009, reflecting a market under pressure. An adequate supply of affordable housing can relieve that pressure. Given the projected growth rates for the area, additional pressure will be placed on the market unless new affordable rental housing is developed.

The vast majority of housing permits in the two-county area have been for single-family housing, and represented 98% of all residential permits in 2008. Of the three communities, Richland has recently been developing the largest number of multi-family units in the area. Since 2005, no multi-family permits have been issued in Pasco. Rental housing is relatively less expensive than single-family housing – yet households at the lower income levels (50% of median income or less) are typically already priced out of the single-family homeowner market and face limited opportunities without receiving some type of financial assistance. Given the significant low-income population in the Tri-Cities (particularly in Pasco), its high growth rate, and low production levels of new rental housing, very low-income families and individuals – plus large families requiring several bedrooms – face significant challenges in obtaining adequate housing they can afford.

Another group with limited choices includes the elderly and persons with disabilities. With limited choices of affordable assisted- and independent-living units, members of this group (particularly those in the lower income brackets) face difficulty in obtaining affordable housing. Given the numbers and percentages of elderly with housing cost burdens, there may be an insufficient range or number of units that address their needs.

Providing a sufficient supply of housing that meets these special needs will help prevent escalation of rents for these groups. Governmental assistance will be necessary to bring their housing costs into affordable ranges. The limited amount of funds available from the HOME and CDBG entitlements limits the potential for

impacting the need for affordable housing. In 2008 and 2009, state-generated funding from the Housing Trust Fund and from the “2060” Revenues has fallen, resulting in reduced ability of the cities and developers to leverage HUD funds for new rental housing. Currently state and federal low-income housing tax credit programs have criteria that encourage larger developments. Without access to leveraged state funds, affordable housing development for renters will generally be limited to a few small multi-family projects.

VACANCY RATES

In March 2009, apartment rental costs in Benton and Franklin Counties had risen to an average of \$656, reflecting an annual rental rate increase of 8% since March 2008. Vacancy rates in the Benton-Franklin market region have been low in recent years, as shown in the table below. Between March 2008 and 2009, the vacancy rate fell from 4.2% to 2.9%. In contrast, the statewide vacancy rate rose from 4.1% to 6.3% during the same period.¹⁰⁴ Generally, vacancy rates of approximately 5% are considered in the industry to reflect a balanced housing market; and rates of 3% or lower place upward pressure on rental rates.

Table 39
Apartment Costs and Vacancy Rates, Benton-Franklin Market
Spring 2009

Type of Unit	Average Size	Average Rent	Vacancy Rate
One-Bedroom Units	705	\$578	3.4%
Two-Bedroom Units	886	\$644	2.9%
Overall Apartment Market	842	\$656	2.9%
Source: Washington Center for Real Estate Research, <i>Washington Apartment Market, March 2009</i> .			

Since vacancy rates are relatively low in the region, there have been few vacant units in the Tri-Cities in recent years. The national recession has resulted in some increases in vacancies. Many of those houses are suitable for rehabilitation; and the federal government has provided “Stimulus Funds” to the city governments of the Tri-Cities to assist them to quickly return the homes to occupancy. As can be seen by the “Vacancies” map in the Appendix provided by HUD, five census tracts demonstrated vacancy rate of 6% or more. Each of these census tracts are located in or near the downtowns of each of the three communities.

The total housing inventory of Benton County homes was 64,772 in 2007, up 14.6% from 2000. In Franklin County, there were 23,121 homes in 2007, up 41.9% since

¹⁰⁴ Washington Center for Real Estate Research, *Washington Apartment Market, March 2009*.

2000. By contrast, the state housing inventory as a whole grew by just 13.1% between 2000 and 2007. In Benton and Franklin Counties, 1,436 homes were available for sale in 2007 (in 2008, there were 1,421 homes for sale, down 1% from the year before).

Review of the 2003 Home Mortgage Disclosure Act (HMDA) Aggregate Report for Richland, Kennewick, Pasco MSA demonstrates that minority populations of ethnic/racial persons are relatively less successful than Caucasian persons at accessing certain types of mortgage financing. The information did not provide enough data to determine if a pattern of racial discrimination is evident or certain racial/ethnic households were not economically qualified.

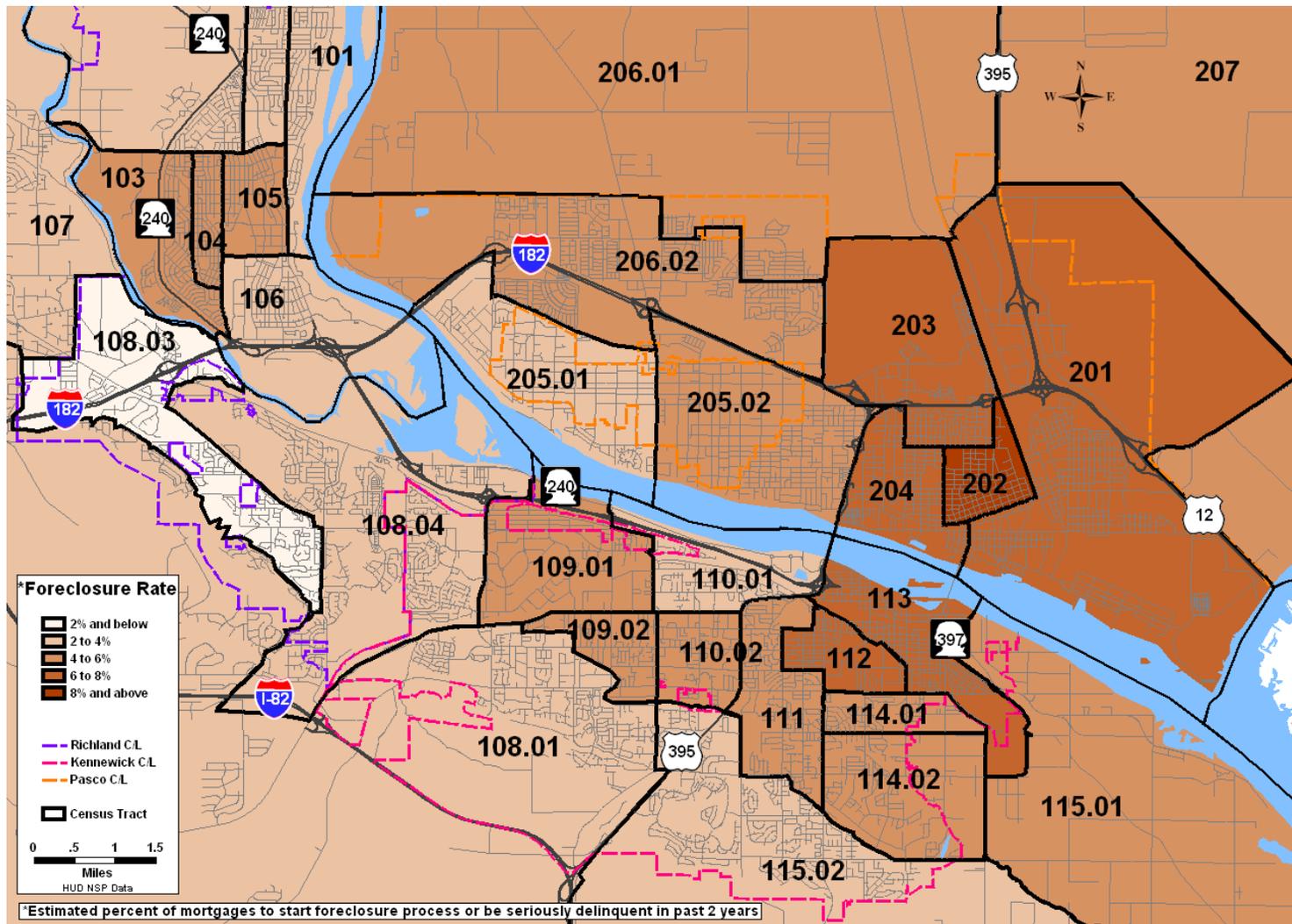
HMDA data does not take into consideration the variable in a community such as the lack of buyer counseling, budgeting programs, and debt management that can help a lower-income household of any race become more competitive on mortgage applications. All three communities want to encourage ownership among all races and ethnicities, and accordingly will review their program materials to ensure that standard and specialized (e.g. longer term assistance for buyers at risk) homebuyer counseling and special programs are integrated into buyer assistance programs. Additionally the income differential between Caucasians and persons of minority racial/ethnic origins creates a financial barrier to obtaining affordable housing. The creation of gainful employment opportunities for former agricultural workers and service-industry workers would make the biggest difference in opening up access to a variety of affordable housing options.

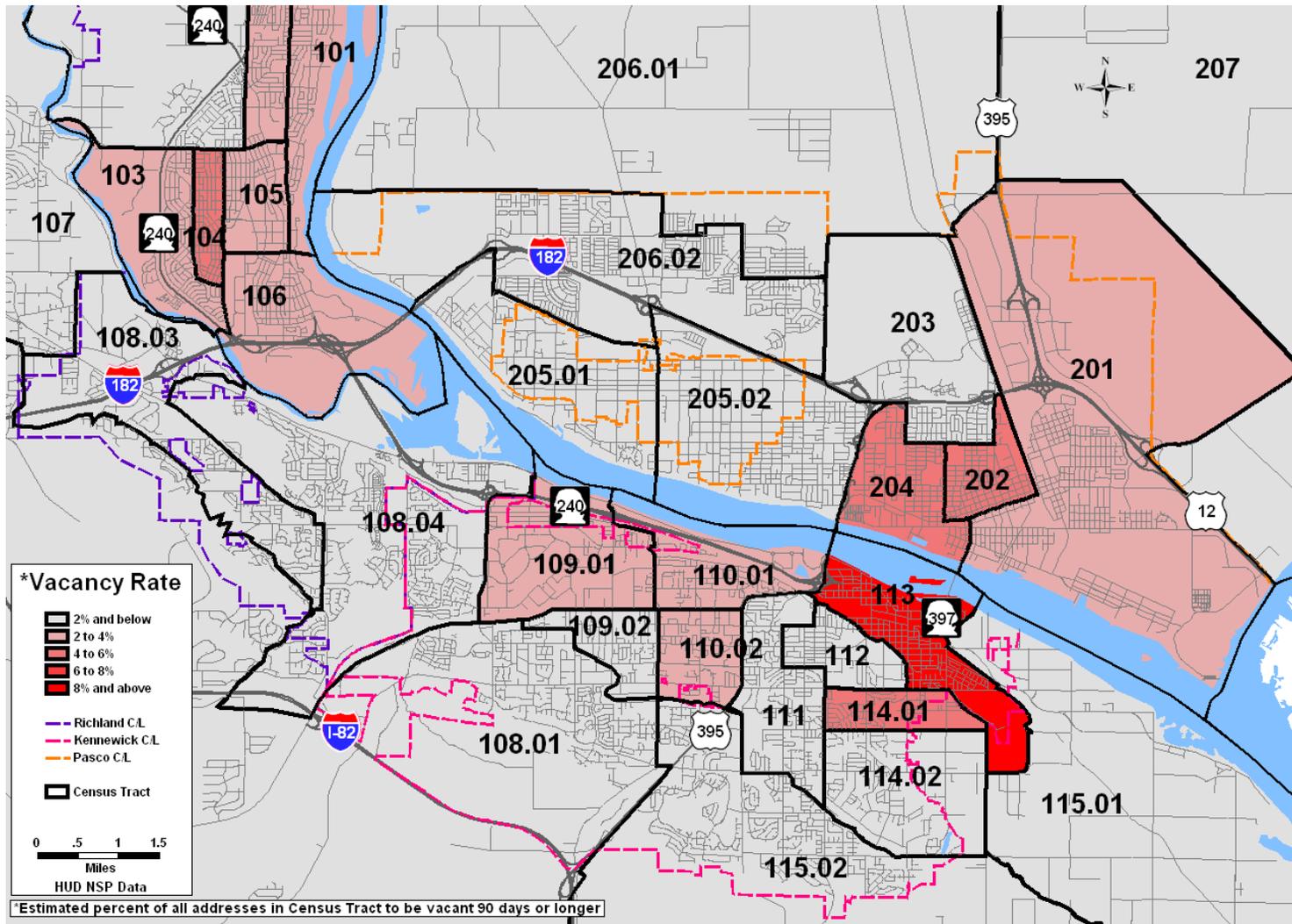
EFFECTS OF ECONOMIC RECESSION ON SINGLE FAMILY HOUSING

In 2008, the nation entered a major recession which created major economic crises in many communities of the nation. The loss of jobs, devaluation of housing and tight financial markets all created negative impacts on housing markets. In particular, these factors impacted homeowners who had recently purchased or refinanced their homes.

The Tri-Cities housing market has not been as affected by the recession and related factors to the extent of many other communities in the nation. The following maps track the impact of foreclosures in the area. As can be seen by the Foreclosure/Delinquency Rate Map, foreclosures and delinquencies tend to be greatest in the areas with the highest percentage rates of households living in poverty (see the map showing high poverty rates found Economy and Employment section). The Housing Vacancy Rate Map has a similar general pattern. These relationships are particularly clear in Kennewick and Pasco. However, in Richland, foreclosures and vacancy rates tend to be high in several areas in spite of the relative affluence of

the community. Foreclosures in Richland may be more associated with over-extended mortgages rather than other factors.





PUBLIC HOUSING AUTHORITIES AND PLANS

There are three public housing authorities serving the needs of low-moderate income households in the region. While there is good coordination among them and they often sit on common regional housing-related committees, each operates independently with separate Boards. Together, they provide more than 1,900 units of assisted housing to households in the Tri-Cities. The demand for housing far outweighs the limited resources they have available as evidenced by long waiting lists for persons seeking assisted housing. The majority of households assisted tend to be in the lowest income brackets under \$12,000 in household income. Each housing authority offers affordable rental assistance, limiting the amount a household pays towards housing costs to 30% of their income.

The Kennewick Housing Authority

The Kennewick Housing Authority (KHA) operates a range of housing for lower income households. Among housing under its authority are 190 units of Low Rent Public Housing, 542 Section 8 Tenant-Based Vouchers and 6 units of Section 8 Project-Based Vouchers. KHA also administers an 8-unit HOPWA rental housing program for families with HIV/AIDS. The Low Rent units are in two large developments consisting of the Sunnyslope Homes development of 62 duplexes of one to four bedroom units and 66 one-bedroom units in the 7-story high-rise apartment building known as Keewaydin Plaza. The Tenant-Based Voucher Program provides housing for singles and families in studios and apartments up to 5 bedrooms in size. Currently, while the waiting lists are “open,” more than 300 households are on the waiting list for vouchers and approximately 175 for the Low Rent Housing Program. The wait list show that one to three bedroom units for families is the primary need followed by housing needed for the elderly and disabled persons.

The KHA has just initiated a planning process to develop a new Five Year Strategic Plan to guide the authority. One major goal of the process is to develop a plan which will result in the development of new projects to meet the needs in Kennewick. Interviews with the KHA staff point to priorities for assisting homeless populations and note the need for long-term affordable housing resources, as well as shelter and transitional housing for domestic violence victims.

The Housing Authority of the City of Pasco and Franklin County

The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates 666 units of housing for lower income households. A total of 280 units are operated under the Low Rent Public Housing Program, 165 of which are designated for elderly and disabled persons and another 115 for families. They also operate a large (318 units) Section 8 Voucher Program for families consisting primarily of one to three bedroom units. Finally, they provide 44 non-subsidized homeless/migrant housing units and 24 USDA Farmworker Housing units for larger families. The

Housing Authority reports that tightening HUD budgets resulted in a decreasing number of households that can be assisted. While improvements to the Low Rent Housing units have been made in recent years, there are continuing needs to upgrade the structures.

There are a total of 410 households on the combined waiting list, which is currently open (the Section 8 waiting list is likely to close soon however). Eighty-six percent (86%) of households on the wait list represent families, 10% disabled persons and the remainder elderly.

The Authority has adopted two goals from the 2005-09 Consolidated Plan for its strategic plan goals:

Goal 1: Improve affordable housing opportunities for low and moderate income households by adding to the existing owner-occupied and renter-occupied affordable housing stock in targeted neighborhoods; and maintaining/improving the existing housing stock; and

Goal 2: Reduce homelessness by supporting options to provide homeless housing and providing emergency housing and services to prevent homelessness.

The Richland Housing Authority

The Richland Housing Authority manages over 540 Section 8 Vouchers, 100 of which assist disabled persons. They also manage the Columbia Park Apartments, the Three Rivers Senior Housing Project located in Richland, and 27 units of Farm Worker housing in Benton City. It also owns two affordable transitional housing facilities for 7 persons and 2 families with disabilities. RHA does not administer a Low Rent Public Housing Program. The RHA reports that Section 8 Fair Market Rents have not kept up with the housing market within the City, resulting in difficulties in finding adequate housing.

Interviews with RHA staff indicate that the need for housing for disabled persons is increasing. The goals of RHA strategic plan include:

1. Expansion of the supply of assisted housing
2. Improvement of the quality of assisted housing
3. Increasing housing choices
4. Promoting self-sufficiency and assist development of families and individuals
5. Ensure equal opportunity and affirmatively further fair housing

SPECIAL NEEDS POPULATIONS

THE NEEDS OF HOMELESS PERSONS

EXTENT OF HOMELESSNESS

Homelessness is clearly a major issue in the Tri-Cities. In January 2009, a one day count of the homeless found 474 homeless persons meeting the definition of “homeless” in the two-county area, including 308 households. Another 219 individuals, including 117 households, were precariously housed (temporarily living with friends or family, doubled up, or “couch surfing”). This latter group tends to become tomorrow’s homeless, as they are at high risk of being forced to exit to the streets.

While shelters and transitional facilities of the community were able to temporarily house the vast majority of homeless persons on that day, 35 households representing 51 individuals were found out of doors or staying in a vehicle. The other homeless counted were staying in shelters (119 persons), transitional housing (211 persons) or were temporarily in jail but with no place identified to stay at release (93 persons).

Organizers of the 2009 count stated that, as in previous counts, the numbers of homeless found on the streets or in vehicles did not fairly reflect the total number of persons without housing on that one day in winter – they represented a significant undercount. The count was required on a specific day in January to meet national count requirements. However, because of the harsh winter weather in the Tri-Cities, the number of homeless tends to be lower in mid-winter than the rest of the year. National studies also confirm that one-day counts miss large numbers of homeless persons.

While more than 50 volunteers from 20 agencies participated in the 2009 homeless count, they were not able to find all of the homeless in the Tri-Cities area. They canvassed feeding stations, shelters, libraries, transit stations, truck stops, employment agencies, county jails, and health clinics. They also visited parks and other spots in the urbanized area where homeless were seen. They obviously could not cover all areas of the counties, including areas outside of the cities, and they could not cover all areas for the full 24 hours. In addition, it is well known that unaccompanied youth are notoriously difficult to find, and even when found are not willing to provide any information. It is believed that there are many undocumented individuals and families that similarly will not identify themselves as homeless and

will not speak with canvassers for fear of recrimination. Finally, the count was conducted in mid-winter, a time that homeless individuals are “taken in” by the community and friends because of the harsh weather. Typically, the number of homeless persons seeking shelter increases in more mild months.

The 2009 homeless count number represented an 8% reduction in the number of homeless persons counted in 2008 (517), and represents a drop of 36% over the 2007 count (740). Homeless providers cite weather variables, improvements in the system of care, resources, and improved coordination as reasons for this decline. While the decline in the number of homeless in the community is a significant outcome in early 2009, the economic downturn appears to have had a counter effect as more persons showed up at food banks and shelters. The following chart shows the long-range trends in the homeless counts for Benton and Franklin Counties.

Table 40
Historical Results of Benton-Franklin Counties
Homeless Counts

Year of Point in Time Count	Number of Homeless Individuals Counted
2004	349
2005	483
2006	996
2007	704
2008	517
2009	474

Source: Benton-Franklin Community Action Committee Homeless Count Data Base, June 2009

While the Point in Time Count under-represents the extent of homelessness, it does illustrate the detail of the “face of homelessness” in the Benton-Franklin area. Children 18 or under made up over one-third of the homeless. One-third of persons served in the annual count indicated they had a mental illness and another 26% said they suffered from drug or alcohol addiction. Fifteen percent said they had co-occurring disorders, and 20% said they were physically disabled. (Since this was self-reported, and substance abusers are often careful not to discuss addiction for fear of loss of benefits or incarceration, the percentage of persons with disabilities from substance abuse is likely to be higher than what was counted).

CAUSES OF HOMELESSNESS

The causes of homelessness in the Tri-Cities area are varied. Often there are multiple events and circumstances that lead up to a person or family becoming homeless. HOME BASE, the Benton Franklin 2006-2015 10 Year Homeless Housing Plan, outlines the causes of homelessness in the region:

“The roots of the problem lie in the uneven way the economy has dealt with persons who are economically at risk.”¹⁰⁵ An underlying factor is that low-income persons are unable to cope with the cost of living in spite of the fact that the area has enjoyed a strong economic and population growth, expansion of jobs, and significant new housing construction. Households in poverty are particularly vulnerable to becoming homeless. The percentage of households in poverty in the Tri-Cities exceeds the state standard (ranging from 8% in Richland to 21% in Pasco, compared to 10% statewide).

Financial instability caused by a lack of living wage jobs, and the impacts of high housing costs, are major contributing factors leading to homelessness.¹⁰⁶ The lack of adequate income has a major impact on the ability of families and individuals to cope with adversity. The cost of housing places a severe burden on those with limited incomes. In 2009, a household consisting of two adults and two children would need to have an income of \$27,520 to be able to afford to rent a two-bedroom unit at the current Fair Market Rents (in other words, they would be able to pay less than 30% of MHI for housing).¹⁰⁷ Looked at another way, the same worker employed at state minimum wages would have to work 62 hours a week to afford rent on a two-bedroom unit. Thirty-nine percent of all renters in the two-county area are unable to meet the affordability standard. This means that many households are forced to pay far more than 30% of their income for housing, leaving little for other necessities and emergencies.

The Benton and Franklin Counties Continuum of Care found that among the other significant homelessness factors was disability (particularly due to mental illness or chronic substance abuse). A total of 32% of those surveyed indicated they suffered from mental illness.¹⁰⁸ Family dysfunction was frequently cited, including domestic violence and parent-child conflicts. Also, many who are new to the area and without a job are unable to rent housing due to limited funds or poor rental history. Still others suffer from minor psychological or social dysfunction, which makes it very difficult to hold a job let alone maintain a livable wage. In the current economic conditions, this results in an inability to compete for the few new jobs available. More often than not, homeless persons suffer from a range of these difficulties. The loss of a job, a family break-up, and illness or drug abuse are often the precipitating event leading to homelessness.

As the table below indicates, the most often cited causes of homelessness reported by persons interviewed during the Point-in-Time count were mental illness and a loss of employment.

¹⁰⁵ HOME BASE – A Continuum of Care System for Benton and Franklin Counties, 2006

¹⁰⁶ HOME BASE – A Continuum of Care System for Benton and Franklin Counties, 2006

¹⁰⁷ Out of Reach, The National Low Income Housing Coalition, 2009

¹⁰⁸ Benton-Franklin Community Action Committee, 2009 Point in Time Count data, June 2009

Table 4I
Situations Causing Homelessness – Number Cited by Homeless Persons, 2009

Situation Cited	Number of Homeless Citing Cause
Loss of job	119
Mental Illness	113
Drug or Alcohol Use	81
Unable to Pay Rent/Mortgage	76
Family Break-up	75
Source: 2009 Point in Time Count, Benton-Franklin Community Action Committee, June 2009	

CRITICAL NEEDS OF THE HOMELESS

The community has responded to the issue of homelessness by creating a Continuum of Care organization composed of non-profit and government housing and services providers in the area. The Continuum has assessed the causes of homelessness and the needs of persons who are homeless in order to develop plans and activities to end homelessness. An underlying critical need of homeless persons is housing or shelter. However, housing alone will not return many homeless persons to self-sufficiency without the appropriate type of services. A strong case management component is critical for assuring the progress of the homeless person or family. The Continuum Network has outlined the following major needs of the homeless in its 2006-15 Benton-Franklin Ten-Year Homeless Housing Plan:

- Many homeless, including transients, need shelter and food for a minimum period of time.
- For persons in crisis, their need for respite beds (there are only 3 crisis beds in the 2-county area) and crisis counseling is immediate.
- Domestic violence victims need immediate, secure housing.
- Persons coming out of detox or substance abuse rehabilitation need longer-term transitional housing and services.
- For others who are homeless but continue to actively abuse substances, there is little or no housing available.
- Many youth are in need of respite care and shelter.
- For many adults, such as the seriously mentally ill, permanent housing with an accompanying service component is the only appropriate answer to their needs.

- Persons with developmental disabilities and persons with HIV / AIDS need long-term housing with supporting services.
- Families with children will need childcare so that the adult can receive counseling and services such as job training; and after obtaining work, they will need childcare.
- Life skills training and basic education are particularly important for youth and adults alike. They also are usually in need of skills training, including budgeting and financial management.
- While the needs of homeless persons who are unwilling to seek out (or refuse) services may be acute, the primary need simply may be to assure that they are protected from harm by providing food and clothing, and assuring they are monitored during severe weather.

In open meetings discussing community needs in 2009, homeless providers indicated that there was a major need in the Tri-Cities for a Crisis Response Center that would provide immediate stabilizing services and counseling for homeless persons in crisis.

Affordable housing continues to be a major problem. The number of individuals and families that are a paycheck away from homelessness is increasing.¹⁰⁹ One-half of lower-income households in the two counties pay more than 30% for their income for rent, and a homeless person with little or no income from employment can little afford to pay for housing.

Low-income persons, the homeless, and persons in crisis typically are unable to meet housing costs. Often the final event causing homelessness is the inability to pay rent, which leads to eviction. But the lack of housing affordability is multi-faceted. As noted earlier, the loss of jobs is an increasingly greater event leading to eviction. Once evicted, people have difficulty qualifying for adequate housing (even if they could afford it), due to the cost and results of credit checks/housing references required as move-in costs by prospective landlords. Finally, even if a homeless person in transitional housing “graduates” and is otherwise ready for permanent housing, rentals are still not affordable because monthly rents are outside of their means or initial rent /security deposit requirements are higher than they can afford.

HOMELESS HOUSING RESOURCES

A variety of housing options are available to assist the homeless in the Tri-Cities; however, the mix of housing for the homeless is not sufficient to meet current needs. The following chart indicates the populations served by existing homeless projects.

¹⁰⁹ HOME BASE, A Continuum of Care System for Benton & Franklin Counties-Ten Year Homeless Housing Plan 2006-15, 2006

There are currently no youth shelters in the area, no transitional housing for youth, and no shelters for families in general. Resources for male heads of households with children are lacking as well. Further, there are insufficient transitional units to meet the needs of homeless persons who are victims of domestic violence.

Finally, given the significant needs and the lack of turnover, permanent supportive housing for disabled homeless persons is needed, particularly for those with serious mental illness. Among this population are those who are chronically homeless. This population needs long-term, permanent housing with supporting services to help them live as independently as possible within a permanent supportive housing setting. In recent years, the community has been able to expand these housing resources and has stabilized a significant number of one of the most difficult homeless populations. The Benton-Franklin Community Action Committee has been instrumental in the community coordinating with services providers to link services with these new permanent supportive housing units.

Table 42
Year Round Homeless Housing Resources, June 2008

Provider Agency	Target Populations	Family Beds	Individual Beds	Total Beds
SHELTERS				
Union Gospel Mission	Single Male		54	54
Union Gospel Mission	Single Male & Female with Children	8		8
Union Gospel Mission	Single Female		4	4
Benton-Franklin CAC ESAP Vouchers	Single Male & Female with Children		120	120
Benton-Franklin CAC 2163 Vouchers	Single Male & Female with Children		41	41
Domestic Violence Services Confidential House	DV-Single Females with Children	35	-	35
Domestic Violence Services Emergency Shelter	DV- Single Females with Children	36		36
Prosser Jubilee Ministries Vouchers	Single Male & Female with Children	5		5
Shelter Totals		84	219	303
TRANSITIONAL HOUSING				
Benton-Franklin CAC THOR	Families with Children	21		21
Benton-Franklin CAC TBRA	Families with Children	192		192
BF DHS Mobiles	Single Males & Females		20	20
BF DHS Jadwin House	Single Males & Females		8	8
Elijah Family Homes	Families with Children	26		26
Oxford Houses	Single Males		68	68
Oxford Houses	Single Females		7	7
Oxford Homes	Single Households with Children	16		16
Bi-County HGAP	Single Males & Females		56	56
Bi-County HGAP	Families with Children	48		48

Transitional Totals		303	159	462
PERMANENT SUPPORTIVE HOUSING FOR THE DISABLED				
Benton-Franklin CAC Bateman House 1	Single Males & Females		18	18
Benton-Franklin CAC Bateman House 2	Single Males & Females		22	22
BF DHS	Single Males & Females		9	9
Benton-Franklin CAC Home Choices 1	Single Males & Females		35	35
Benton-Franklin CAC Home Choices 2	Single Males & Females		14	14
Permanent Supportive Housing Totals		0	98	98
Year Round Shelter & Housing Resources		387	476	863
Source: Benton-Franklin Counties Point in Time Housing Inventory, May 2008.				

PERMANENT AFFORDABLE HOUSING FOR HOMELESS PERSONS

The Kennewick, Pasco, and Richland Housing Authorities provide subsidized units to low- and moderate-income families and individuals. However, these units are rarely available to the homeless due to the extensive waiting lists and wait periods for housing. In addition, there are a number of HUD-subsidized rental units operated by non-profits and private owners in the area. These apartments are also rarely a resource for the homeless due to rents beyond affordable ranges for the homeless, or inability to compete for vacant units due to past evictions or low credit scores. The private market is also not capable of providing a source of affordable housing for homeless individuals who are graduating from transitional housing and other homeless housing.

SUPPORTIVE SERVICES

Homeless persons require a wide range of services and support to assist them in gaining self-sufficiency and independence. Case management, which includes advocacy, mentoring, referral, and other support, is considered the most critical need within a continuum of services. Case managers can assist homeless persons to obtain other services in the community that they may need such as counseling, life skills training, financial assistance, drug abuse treatment, medical assistance, and job training. The non-profit homeless providers have a wide variety of services to assist the homeless. However, as noted by the gaps below, due to inadequate resources the level of service and intensity of services available is often insufficient to assure that the homeless are supported enough to reach self-sufficiency.

MAJOR GAPS IN THE CURRENT SYSTEM OF HOUSING & SERVICES

An analysis of needs and available resources conducted by the Benton-Franklin Continuum of Care Network in 2006 resulted in the identification of critical gaps in the community's Continuum of Care system that the Network is working to fill. The Network is working to develop the resources and systems to not only help the homeless return to self-sufficiency and housing stability but to assist those very low-income at-risk households to prevent their homelessness by providing supportive services and supporting the expansion of affordable housing resources.

Gaps in Services

- Case management and assessment for all homeless populations, including goal planning, referral, and advocacy;
- Rental assistance for families with children and single adults.

Gaps in Housing

Transitional housing for all homeless populations with intensive case-managed services designed to enhance economic stability and self-sufficiency, particularly:

- Transitional housing for families, especially large families
- Transitional housing for single adults
- Transitional housing for domestic violence victims, specifically women with children
- Youth shelter
- Affordable permanent housing

Gaps Systems Assisting Homeless Persons

A centralized client intake, assessment, and referral system is lacking for all homeless populations. In addition, the analysis also noted the following gaps in the system, which while not as critical as the major gaps identified above, are important to the success of the continuum:

- Shelter for all populations
- Permanent affordable housing for persons who are at 30% or lower of median income
- Affordable child care
- Dental assistance
- Rental assistance and mortgage payment for families in crisis
- Landlord/tenant mediation services
- Life skills training

- Transportation assistance
- Mental health care for persons with mental "health issues" but who are not clinically diagnosed, and
- Help for elderly and disabled who have Medicare or those who do not have insurance to pay for prescription drugs.

OTHER SPECIAL NEEDS POPULATIONS

In addition to homeless persons, there are many residents of the Tri-Cities with other special needs, many of whom are at risk of becoming homeless. Housing affordability and availability/affordability of care and supports are typically the critical needs of these populations which include the elderly, frail elderly, domestic violence victims, persons with HIV/AIDS, seriously mentally ill, chronic substance abusers, persons with physical disabilities, and persons with developmental disabilities. An estimated 4,100 affordable housing units are needed to meet the needs of these populations.

ELDERLY

Generally a person who is 65 years of age or older is referred to as elderly, senior, or a senior citizen. An elderly household is defined as a person 65 years of age or older living alone, or a group of more than one person who shares a common dwelling, and has at least one person in residence 65 years of age or older.

The demographics of the elderly population have changed significantly in the United State as a whole, as well as in the Tri-Cities. Nationally, since the beginning of the century the number of persons 65 years and older has increased tenfold, while the general population has only experienced a twofold increase.¹¹⁰ The percentage of Tri-Cities populations that were elderly in 2000 is provided below.

Table 43
Tri-Cities Elderly Populations, 2000

City	Total Elderly Population 65+	% of Elderly in General Population
Kennewick	5,567	10.2%
Pasco	2,785	8.7%
Richland	4,959	12.8 %
Source: US Census 2000		

In 2000, the Tri-Cities overall had a slightly higher percentage of elderly than the United States as a whole (8.4%).¹¹¹ Data for age differences among the three cities is discussed earlier in the general population data. However, it is important to note that in about six years, significant numbers of aging Baby Boomers will push these numbers much higher than any previous growth percentage (currently at a national growth rate of about 13% every ten years).

¹¹⁰ US Census 2000 Special Report: US Census Demographic Trends in the 20th Century

¹¹¹ US Census 2000

The post-war “Baby Boomers” are just now becoming today’s seniors. The first group of aging boomers is entering the early-mid 60s in 2009. While there is currently not an accurate updated count of population by age available, the 2000 Census indicated that Kennewick had 2,331 Baby Boomers (aged 55 to 59 years of age), Richland had 2,149, and Pasco had 1,028. Since today’s Boomers are considered to be the core community of middle-class consumers, taxpayers, and key workers, their aging into the normal retirement years may initiate significant sociological as well as financial transitions in the communities. Most Baby Boomers will have lower incomes in retirement than they had while in the workforce, less comprehensive (if any) medical insurance, and will have increasing health conditions typical of elderly persons.

Today’s local facilities and resources are insufficient to address this significant increase in need: independent and assisted-living residential units, medical or nursing care-based units, and in-home services will all be in great demand. As of the 2000 Census the Tri-Cities had a total of 330 persons in local nursing homes, and another 255 in non-institutional group-living situations. According to these numbers, the majority of elderly still remain in their own homes or in independent retirement apartments. Two of the three private market studies in 2007 and 2009 demonstrated the need for additional senior housing (assisted living and independent living) in Franklin County.¹¹²

One of the newest phenomena among the elderly is the role of head of household in a family constellation that includes young children. Grandparents serving as sole primary caretakers of children less than 18 years of age are a significant demographic growth area. In the year 2000, Richland had 395 elderly households with minor children in residence, and in 166 of those, grandmothers/grandfathers held primary responsibility for one or more minor child. Pasco had 941 households with a mix of elderly and minor children, and of those, 280 households included a grandparent as primary caretaker of the children. Kennewick had 982 elderly households with children, and 465 in which the elderly householder was the primary caretaker of those children. The US Census reports that in the years between the 1990 Census and a survey completed in 1997, the number of households where a grandparent had primary responsibility for a minor child increased by 19%.¹¹³

¹¹² Senior Housing Market Analysis, Concepts in Community Living, 2007 and Network Consulting and Management, 2009 indicated there was a need for assisted and independent living for seniors whereas the 2008 Haddock & Associates Report concluded there was no need for additional senior assisted living in Franklin County

¹¹³ US Census, 2000

Table 44
Population Over 65 as a Percentage of Total Population,
2000-2030

	2000	2005	2010	2015	2020	2025	2030
Benton County	10%	10%	11%	13%	15%	16%	18%
Franklin County	9%	8%	7%	7%	8%	9%	9%

Source: Washington Office of Financial Management, Medium Forecast, October 2007

The table above shows a steady increase in population over 65 from 2000 to 2030. Benton County's elderly population will rise from 10% to 18% during that time.¹¹⁴ In 2007, there were 17,700 people over 65 in Benton County (11% of the total population), and 5,287 people over 65 in Franklin County (8% of the total population).¹¹⁵

During the Consolidated Planning focus group sessions, nutrition and affordable housing were identified as priority needs for the Tri-Cities elderly population. Assisted housing for the elderly, as well as subsidized affordable rental housing and increasing ADA accessibility were also noted as priority needs. A related issue was the aging of parent care-givers of children with disabilities, especially developmental disabilities.

FRAIL ELDERLY

Frail elderly are defined as persons over the age of 65 that have significant physical and cognitive health problems. As people age, their chance of becoming "frail" increases. Furthermore, as life expectancy rates increase in the US, the elderly population becomes older. The U.S. population of age 85 and older has been the fastest population growth of any age group since the beginning of the 20th century. According to the U.S. Census Special Reports on Elderly, an estimated 9.2% of 65 years olds need help with basic living needs; 11% of 70 to 74 year olds, and more than 49% over 80 years olds need assistance with everyday activities.¹¹⁶

Data on the actual number of frail elderly is not available; generally related data is used to create estimates. Census data for disabled persons by age can provide a close estimate of the number of frail elderly. Pasco has 655 persons over the age of 65 with a disability; Richland has 1,881; and Kennewick has 1,426 persons over 65 with a disability.¹¹⁷ Although not all disabled persons are frail, the number of frail elderly who consider themselves sick rather than disabled (and accordingly did not report a disability to the census) probably balances these numbers.

¹¹⁴ Washington Office of Financial Management, Medium Forecast, October 2007

¹¹⁵ American Community Survey, 2007

¹¹⁶ DSHS Report to WA State Legislature, 2002

¹¹⁷ US Census Data Set: Census 2000 Summary File 3 (SF 3) – Sample Data, by City

In 2007, 2,334 people over 65 years old had a disability in Franklin County – nearly half of the total population over 65 (46%), compared to just 12% of the total population. Similarly, 46% of people over 65 in Benton County had a disability in 2007 – 7,843 people.¹¹⁸

Frail elderly are more likely to need intensive living and health supports than the general population of elderly. According to the Census Bureau, 70% of all women and 53% of all men who live to be 65 will live to the age of 80. Five years later, almost one-half of all 85 year olds will have severe disabling conditions.¹¹⁹ The 2007 American Community Survey found 2,158 people in Benton County and 504 people in Franklin County who were 85 years and older.

Many frail elderly have difficulty obtaining suitable affordable housing with supportive services. Among the elderly, the incidence of low income is higher than in the general population and many of the frail elderly have fixed social-security incomes. Many are limited to care that can be obtained through Medicaid. Independent living and in-home support costs force many into group living facilities and into facilities that have openings for Medicaid-paid care. Medicaid assisted living and nursing home beds are limited: six facilities between Richland and Kennewick advertise financially assisted residential care for the elderly or persons with disabilities.

PERSONS WITH DISABILITIES

In 2007, the American Community Survey reported 7,008 people in Franklin County with a disability (12% of the population). Of those, 1,023 were children ages 5-15, and 2,334 were over 65 years of age. In Benton County, 23,831 people were living with a disability (16% of the population). 1,784 were children ages 5-15, and 7,843 were over 65 years of age.

Washington's public schools are required to provide education to children with disabilities at least to age 21. Educational services range from mainstream standard classrooms to one-on-one home or hospital-based tutoring. Once they become adults, some can qualify for assistance under a variety of programs with the Department of Vocational Rehabilitation (offering assistance in job training and placement), the Division of Developmental Disabilities, and specialized programs for persons who are visually impaired, deaf or hard of hearing.

As many disabled persons rely on social security supplemental income (the majority income source within the disabled community), housing for persons with disabilities is a tremendous affordability problem. As discussed earlier in this document as an example of cost burden, persons on social security supplemental income can afford less than \$200 a month for rent and utilities (approximately 1/3 of total SSI income).

¹¹⁸ American Community Survey, 2007

¹¹⁹ WA State Department of Health Special Report on Elderly

Without rent assistance, this extremely low-income group of individuals has little choice but to live in over-crowded or sub-standard units, reside in their parent's or sibling's homes well into adulthood, couch surf, or become homeless.

Additional needs for the disabled population include help with nutrition and food, and therapeutic services for mental illness or chemical dependency. Among the disabled population the incidence of mental illness and alcohol or drug abuse is higher than among the general public. Reliable transportation, particularly to evening shift jobs and social events is always a need. Local para-transportation systems generally cannot provide the individual flexibility that is enjoyed by those with full mobility and personal transportation.

Focus groups and survey respondents identified assisted living, affordable rental units, job training, and emergency assistance (shelter, food, medicine) as priority needs for Tri-Cities residents with disabilities.

PERSONS WITH DEVELOPMENTAL DISABILITIES

In 2006-2007, DSHS reported 583 clients in Kennewick, 287 in Richland, and 433 in Pasco with developmental disabilities.¹²⁰

The DSHS Division of Developmental Disabilities (DDD), a division of the Aging and Disability Services Administration (ADSA), provides support services and opportunities for the personal growth and development of persons with developmental disabilities resulting from mental retardation, epilepsy, cerebral palsy, autism or similar neurological conditions that originated before adulthood. DDD clients' disabilities are life-long and constitute a substantial handicap to everyday functioning. Children under age 6 may receive services if they have Downs Syndrome or have developmental delays of 25% or more below children of the same age.¹²¹

DDD provides a variety of residential, training, job placements, living skills supports, and other services to augment what is provided to persons with other types of physical or mental disabilities. Persons with developmental disabilities generally are born with one or multiple types of specific disabling conditions, either congenitally or due to mechanical injuries during birth. Because of these conditions, persons with developmental disabilities have a significantly lower than "normal" cognitive ability, and may have severe to mild problems with speech or communication, motor control, impulse control, or other physical anomalies. The majority of developmentally disabled persons have multiple disabilities. They may also have disorders such as mental illness or substance abuse problems. As with the elderly

¹²⁰ Washington State Department of Social and Health Services, Data Analysis Division, February 5, 2009

¹²¹ Washington State Department of Social and Health Services, Data Analysis Division, February 5, 2009

and those with other types of disabilities, persons with developmental disabilities have benefited from improvements to medicine, adaptive technologies, and special therapies.¹²²

Generally as a group, developmentally disabled people are living longer, are less likely to reside in nursing homes and institutions, and are more independent than in years past. Since the disabled civil rights advancements of the 1970's and ensuing changes in legislation and programs, DDD clients may exercise choice in residence, job placement, family planning, and other personal rights issues.

Housing for adult developmentally disabled persons is a severe affordability need. As with other disabled persons, they most likely live on social security supplemental income and thus have extremely low incomes. With the advent of de-institutionalization, which began occurring in the 1970's, most DDD persons live in community settings within the general population. Adult clients of DDD also pay for their own rent, food and transportation, though they may receive other funded services to pay for other living expenses, skills development, or job training.

Focus groups identified a major concern with the aging parents of children with developmental disabilities. As parents reach their senior years, they are less able to continue care-giving. As a consequence, a major cost becomes hiring assistance at a time when the parent's income and resources are typically declining.

MENTAL ILLNESS

Mental illness ranges from mild and short-term depression to chronic, lifetime conditions such as schizophrenia. Publicly funded services focus on persons whose mental illness affects their ability to work and live in the community independently. Most persons with depression, anxiety, and other mental illnesses that can be self-managed do not reside in institutions. This is largely due to the fact that the major focus of publicly funded mental health services is on stabilization and avoidance of institutionalization.

The Washington State Department of Social and Health Services served 1,670 mental services clients in Kennewick in 2006-2007: with 74 cases of inpatient evaluation and treatment, 35 in cases in state institutions, and 1,664 cases in community services. In Richland, there were 1,010 clients: 59 inpatient evaluation and treatment, 20 state institutions, and 1,003 community services. In Pasco, there were 998 clients: 49 inpatient evaluation and treatment, 25 state institutions, and 991 community services.¹²³

¹²² DSHS Client Services Data Base, 7-22-03; DSHS Special Reports on Disabilities 2001

¹²³ Washington State Department of Social and Health Services, Research and Data Analysis Division, February 2009. Note: these numbers do not add up, likely due to an overlap of cases between programs.

Focus groups revealed a need for a crisis response center to triage and provide immediate stabilizing services for persons with mental illness who are found in crisis. Currently, many people coming out of jails with mental illness or substance abuse issues do not have housing or financial resources creating a crisis. Both temporary housing (shelter and transitional) and permanent supportive housing with intensive services, were described as critical needs. The 2009 homeless count noted that 32% of the individuals found homeless suffered from mental illness. A total of 54% of the homeless persons surveyed in the count indicated that “mental illness” was a reason for them becoming homeless¹²⁴.

PERSONS WITH HIV/AIDS

HIV and AIDS are two different conditions: while those who have HIV may not contract AIDS, everyone with AIDS has already contracted HIV. HIV and AIDS are spread through blood to blood contact, transfer of body fluids during unprotected sex, from a pregnant mother to her fetus, or during nursing or birth.¹²⁵

Human Immunodeficiency Virus (HIV) is the virus that causes AIDS. It invades key immune system cells, changes them and eventually displaces and/or destroys them, in ways that science does not yet totally understand.

Acquired Immunodeficiency Syndrome (AIDS) is diagnosed into different categories, based on numeric levels of reduced T-Cell counts as well as the presence (or history) of different types of diseases.¹²⁶ The first condition is a low count of an infected person’s CD-4 T-Cells, which are part of everyone’s immune system and create the body’s defenses against disease. The second factor that confirms the presence of AIDS is the existence (or history) of one or more “AIDS Defining Illnesses”. Defining illnesses include a long list of cancers and other serious and often deadly diseases that gain a stronghold in a body with a suppressed or defective immune system.

As the disease progresses, many persons with HIV and most persons with AIDS experience temporary or permanent impairment or loss of various physical functioning. They can have impaired speech, sight, mobility, stamina, physical strength, mental health, breathing, ability to process nutrients, and ability to withstand light. They can also experience the failure of major organs, or the ability to regulate body temperature. Overall, the ability of a person with HIV/AIDS to care for oneself will generally decline as the disease progresses. In addition, opportunistic diseases thrive on the failing immune systems of persons with HIV or

¹²⁴ 2009 Point in Time Count Review of Findings, Benton-Franklin Community Action Committee, July 2009.

¹²⁵ AIDSMap Web-site, Maintained by the British AIDS Association and the International AIDS Alliance.

¹²⁶ US Department of Health and Human Services, *Washington State HIV Surveillance Quarterly Report*, April 2009.

AIDS. For example, over 1/3 of HIV-diagnosed persons also have Hepatitis-C another dangerous, debilitating and contagious disease.¹²⁷

Environmental and social issues can complicate the individual health of a person with HIV/AIDS, as well as the potential for that person to transmit the disease to others. For instance, “people with HIV are more likely to abuse alcohol at some time during their lives. Alcohol use is associated with high-risk sexual behaviors and injection drug use, two major modes of HIV transmission”.¹²⁸ Studies show that decreasing alcohol use among HIV patients not only reduces the medical and psychiatric consequences associated with alcohol consumption in those already suffering from declining health, but also decreases other drug use and HIV transmission.¹²⁹

As of 2008, Benton County had a cumulative history of 115 HIV diagnoses. Of those, 19 were newly diagnosed between 2003 and 2008. Eighty-five people in Benton County currently have HIV, and 53 of those people have AIDS. Franklin County records a total history of 71 persons diagnosed with HIV – 26 of them diagnosed between 2003 and 2008. Of those currently living, 57 people have HIV and 34 of them have AIDS.¹³⁰

Locally the incidence of the diseases is relatively small; however, the disease is becoming increasingly prevalent in suburban and rural areas. Locally the Benton – Franklin Health District has developed a Bilingual Outreach Project to educate migrant farm workers about the risks of contracting HIV/AIDS. A Spanish-speaking outreach worker provides information at labor camps, English as a second language classes, jails, and alcohol and drug dependency treatment facilities.¹³¹

The Tri-Cities area has not recently accessed funds from the competitive HUD Housing Opportunities for Persons With Aids (HOPWA). This program, though monetarily limited, provides grants to assist in development of permanent or transitional housing for persons with AIDS and their families. The Tri-Cities might also qualify for some funds through the state’s entitlement share of HOPWA, which provides aid for services such as case management. Additional HUD competitive multi-family programs can provide for development of affordable (and/or assisted) units for persons with AIDS as well as other diseases and disabilities. Section 8 rental assistance programs may also include selection criteria for a “set-aside” of vouchers for persons with HIV/AIDS and or families with members that have HIV/AIDS.

¹²⁷ US Department of Health and Human Services, National Institute of Health.

¹²⁸ Alcohol use in HIV patients by Petry, N.M.: What we don’t know may hurt us. *International Journal of STD and AIDS* 10(9):561–570, 1999.

¹²⁹ Lucas, G.M.; Gebo, K.A.; Chaisson, R.E.; and Moore, R.D. Longitudinal assessment of the effects of drug and alcohol abuse on HIV–1 treatment outcomes in an urban clinic. *AIDS* 16(5):767–774, 2002.

¹³⁰ Washington State’s HIV/AIDS Surveillance Report, September 2004.

¹³¹ Washington State Department of Health’s Health Education and Resource Exchange.

The needs identified by focus groups and survey respondents for persons with HIV/AIDS, are similar to those needs identified for disabled persons. They include help with nutrition and food, and therapeutic services for both mental illness and chemical dependency. Also identified were needs for assisted living, affordable rental units, job training, and emergency assistance (shelter, food and medicine).

PERSONS WITH DRUG AND ALCOHOL DEPENDENCY

The Center for Disease Control uses the following definition for alcoholism:

Alcoholism is a primary, chronic disease with genetic, psychosocial, and environmental factors influencing its development and manifestations. The disease is often progressive and fatal. It is characterized by continuous or periodic: impaired control over drinking, preoccupation with the drug alcohol, use of alcohol despite adverse consequences, and distortions in thinking, most notably denial.¹³²

Alcoholism is associated with numerous health conditions including liver cirrhosis, pancreatitis, and cancers of the liver, mouth, throat, larynx, and esophagus; high blood pressure; heart disease; and psychological disorders. Other community, family and social problems linked to alcoholism include motor vehicle injuries and deaths, other disabling accidents, domestic violence, rape, divorce, job loss, financial problems, and child abuse (Naimi, 2003). Withdrawal from long-term dependency on alcohol can also be dangerous and has been linked to strokes, heart attack or death for some persons. Excessive ingestion of alcohol, even for early abusers or first-time users, can cause death.

Drug abuse is generally defined as uncontrollable, compulsive drug seeking and use, despite negative health and social consequences.¹³³ Drugs that are the object of an addiction can range from legal prescription medications for pain or physiological health, to illegal natural or synthetic chemicals, including byproducts of natural plants.

A relatively new drug abuse problem is the proliferation of illegal methamphetamine labs and the manufacture of the drug by laypersons (addicts), in their homes, motel rooms, storage units, and automobiles. The problems related to methamphetamine transcend the addictive problems and dangers to the person who uses it. Because of its chemistry and the potential for exposure to hazardous contamination, children of abusers and other non-using family members, police, and the general public are all put at risk.

¹³² CDC, National Center for Chronic Disease Prevention and Health Promotion Alcohol and Public Health., ASAM, 2001.

¹³³ The Essence Of Drug Addiction By Alan I. Leshner, Ph.D., Director, National Institute Of Drug Abuse, National Institutes Of Health.

The most visible social issues associated with drug abuse are crime, poverty, neglect and abuse of children, family problems, and the decline of neighborhoods, public schools and areas associated with heavy drug trafficking and use.

Generally a person with a singular diagnosis of alcoholism or drug addiction (currently combined into the term; chemical dependency (CD) is not considered a candidate for Social Security Disability. To qualify as a disabled person for the purposes of receiving SSI, an alcoholic or drug addict must have another co-occurring disabling condition.

Many alcoholics and drug addicts have secondary or co-occurring disorders as a result of long-term use of chemicals or pre-existing conditions that precipitated the use of the addicting chemicals. For example, drug addiction can unintentionally occur with the use of pain killing medications for very real and painful physical ailments. Alcoholism can be exacerbated when a person with mental illness seeks ways to escape the frightening symptoms of their disease. Unfortunately the alcohol or drug dependency usually worsens physical and mental conditions and provides an additional debilitating problem.

Most alcoholics and drug addicts do not successfully quit using without intervention, detoxification and treatment help. Successful treatment programs generally stress abstinence and significant changes in the person's life style as the only "cure" for the chemical dependency. Prevention and early intervention are thought to be the best way to deal with drug or alcohol abuse.

Many treatment programs require aftercare maintenance treatments for the newly sober/clean, chemically dependent person that includes transitional housing in alcohol/drug-free environments. Generally these are group-living environments with in-house case management, after-care therapeutic programs, medical/health supervision, and on-going help with correcting the damage of a debilitating past lifestyle and its consequences. Programs offer a range of help: employment training, debt management, medical/health management and care, behavior modification, and legal assistance with past-due child support or other civil, criminal, or financial issues.

During 2006-2007, 721 persons received some type of state-funded alcohol/drug-abuse related services from DSHS in Pasco (including 487 in outpatient treatment and 80 in residential treatment); 464 in Richland received DSHS treatment (289 in outpatient treatment and 42 in residential treatment); and 968 in Kennewick received DSHS treatment (665 in outpatient treatment and 155 in residential treatment). The type of help ranged from assessment of their alcoholism to residential treatment programs.

Addictions have been reported as a major cause of homelessness in the Tri-Cities. In the most recent homeless count, 81 (39%) of the persons found homeless in the Tri-Cities self-reported alcoholism/drug abuse as the reason for their homelessness.

DSHS estimates 33.1% of Medicaid Disabled, 31.1% of Other Medicaid Adults, and 47.3% of General Assistance-Unemployable (GA-U) clients in need of drug and alcohol treatment actually received treatment in 2008 in Washington.¹³⁴

The priority needs for persons with alcoholism and drug addictions is treatment options and care during detoxification, and post-treatment assistance with developing a sober/drug-free life. Affordable transitional and permanent housing is vital, particularly for lower-income chemically dependent persons. The Tri-Cities, like most communities in Washington and the US, do not have enough assisted affordable housing to meet the current need, let alone the growing need for post-recovering chemical dependents. Rental assistance vouchers or development of group-setting housing units are needed to add to the chances that lower-income persons exiting treatment remain clean and sober.

Some communities have created so-called “damp” housing units with on-site supervision and response access for emergencies. These units do not require sobriety or clean time from drugs as a lease condition. They keep the target population off the streets, near medical/mental health intervention services, and provide a degree of day-to-day supervision. It is also considered a possible connection to treatment over the long-term. For the most part it is a less threatening environment that can somewhat protect the hardest to reach alcoholic/drug addicts. At the same time, it protects the community and general public from the damage and costs suffered from the potentially detrimental lifestyle and ill health of an addict. HUD’s Safe Haven housing program is a funding source for development of such units. There currently are no Safe Haven units in the Tri-Cities.

Needs beyond housing, both damp and clean and sober units, include access to treatment, assistance in obtaining Medicaid/Medicare, outreach, and intensive case management, in addition to the needs identified for other disabled persons.

SPECIAL NEEDS SERVICES

Information on the numbers of special needs individuals in the Tri-Cities are generally a guesstimate, based on service-related data. If a person does not seek service and ends up in Washington State Department of Social and Health Services (DSHS) or other programs, most likely they are not included in the estimates for special populations. The Table below provides a comprehensive list of area residents that receive one or more services from the variety of programs sponsored by DSHS, which has the primary responsibility within the State to serve special needs persons. The 2007 data below provides the most recent comprehensive list of persons receiving these services.

¹³⁴ Washington State Department of Social and Health Services, *DASA Treatment Expansion: Spring 2009 Update*.

**Table 45
Residents Receiving DSHS Services – Kennewick, FY2007**

	All Ages		Youth (Ages 0-17)		Adults		Seniors	
	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate
Aging and Adult Services Total	672	1.04%	-	-	249	0.62%	423	6.15%
Adult Family Homes	60	0.09%	-	-	20	0.05%	40	0.58%
Adult Residential Care	31	0.05%	-	-	1	0.0%	30	0.44%
Assisted Living	81	0.13%	-	-	16	0.04%	65	0.94%
Comprehensive Assessments	493	0.76%	-	-	198	0.5%	295	4.29%
In-Home Services	324	0.5%	-	-	161	0.4%	163	2.37%
Nursing Facilities	172	0.27%	-	-	31	0.08%	141	2.05%
Additional Services	79	0.12%	-	-	45	0.11%	34	0.49%
Alcohol and Substance Abuse Total	968	1.49%	131	0.73%	835	2.09%	2	0.03%
ADATSA Assessments	136	0.21%	1	0.01%	135	0.34%	-	-
Assessments-General	462	0.71%	75	0.42%	386	0.97%	1	0.01%
Detoxification	119	0.18%	2	0.01%	117	0.29%	-	-
Opiate Substitution Treatment	15	0.02%	3	0.02%	12	0.03%	-	-
Outpatient Treatment	665	1.03%	68	0.38%	596	1.49%	1	0.01%
Residential Treatment	155	0.24%	14	0.08%	141	0.35%	-	-
Additional Services	34	0.05%	24	0.13%	10	0.03%	-	-
Children's Services Total	2,627	4.06%	1,278	7.1%	1,280	3.21%	15	0.22%
Adoption and Adoption Support	339	0.52%	146	0.81%	182	0.46%	4	0.06%
Behavioral Rehabilitation Services	21	0.03%	21	0.12%	-	-	-	-
Child Care Services	101	0.16%	99	0.55%	2	0.01%	-	-
Child Protective Services (CPS) Case Management	1,729	2.67%	835	4.64%	844	2.12%	9	0.13%
Child and Family Welfare Services Case Management	528	0.82%	312	1.73%	213	0.53%	1	0.01%
Family Reconciliation Services (FRS)	301	0.46%	141	0.78%	148	0.37%	4	0.06%
Family Voluntary Services Case Management	85	0.13%	41	0.23%	44	0.11%	-	-
Family-Focused Services	157	0.24%	76	0.42%	80	0.2%	1	0.01%
Foster Care Placement Services	153	0.24%	147	0.82%	6	0.02%	-	-

2010-2014 TRI-CITIES CONSOLIDATED PLAN

SECTION IV • SPECIAL NEEDS

Foster Care Support Services	244	0.38%	185	1.03%	59	0.15%	-	-
Other Intensive Services	22	0.03%	22	0.12%	-	-	-	-
Additional Services	7	0.01%	7	0.04%	-	-	-	-
Developmental Disabilities Total	583	0.9%	276	1.53%	296	0.74%	11	0.16%
Case Management	578	0.89%	275	1.53%	292	0.73%	11	0.16%
Community Residential Services	126	0.19%	3	0.02%	112	0.28%	11	0.16%
County Services	192	0.3%	64	0.36%	123	0.31%	5	0.07%
Family Support Services	119	0.18%	63	0.35%	56	0.14%	3	0.04%
Personal Care Services	184	0.28%	70	0.39%	111	0.28%	2	0.03%
Professional Support Services	60	0.09%	7	0.04%	51	0.13%	-	-
RHCs and Nursing Facilities	3	0.0%	-	-	3	0.01%	-	-
Voluntary Placement-Children	2	0.0%	1	0.01%	1	0.0%	-	-
Economic Services Total	21,057	32.51%	9,064	50.32%	11,576	29.02%	376	5.46%
Basic Food Program	12,665	19.55%	6,138	34.08%	6,248	15.66%	279	4.05%
Child Support Services	13,941	21.52%	5,886	32.68%	7,969	19.98%	45	0.65%
Consolidated Emergency Assistance Program	45	0.07%	24	0.13%	21	0.05%	-	-
Diversion Cash Assistance	149	0.23%	87	0.48%	62	0.16%	-	-
General Assistance	670	1.03%	2	0.01%	641	1.61%	27	0.39%
Refugee Assistance	36	0.06%	-	-	36	0.09%	-	-
Refugee and Immigrant Services	484	0.75%	126	0.7%	325	0.81%	33	0.48%
Supplemental Security Income-State	237	0.37%	3	0.02%	62	0.16%	172	2.5%
TANF and State Family Assistance	4,227	6.53%	2,885	16.02%	1,341	3.36%	1	0.01%
Working Connections Child Care	3,358	5.18%	2,172	12.06%	1,186	2.97%	-	-
Additional Services	437	0.67%	2	0.01%	434	1.09%	1	0.01%
Juvenile Rehabilitation Total	41	0.06%	30	0.17%	11	0.03%	-	-
Community Placements	5	0.01%	4	0.02%	1	0.0%	-	-
Dispositional Alternatives	13	0.02%	9	0.05%	4	0.01%	-	-
Functional Family Parole	18	0.03%	12	0.07%	6	0.02%	-	-
Institutions, Youth Camps, and Basic Training	20	0.03%	17	0.09%	3	0.01%	-	-
Medical Assistance Total	18,270	28.2%	10,681	59.3%	6,837	17.14%	752	10.93%
Dental Services	6,704	10.35%	4,657	25.86%	1,905	4.78%	142	2.06%
Hospital Inpatient Care	786	1.21%	141	0.78%	570	1.43%	75	1.09%
Hospital Outpatient Care	4,253	6.57%	1,370	7.61%	2,547	6.39%	336	4.88%
Managed Health Care Payments	12,356	19.07%	8,773	48.71%	3,537	8.87%	46	0.67%
Medically Eligible Clients (T19)	17,148	26.47%	10,189	56.57%	6,212	15.57%	747	10.85%

2010-2014 TRI-CITIES CONSOLIDATED PLAN

SECTION IV • SPECIAL NEEDS

Medically Eligible Clients (not T19)	1,595	2.46%	630	3.5%	960	2.41%	5	0.07%
Other Medical Services	9,400	14.51%	4,850	26.93%	4,037	10.12%	513	7.45%
Physician Services	6,465	9.98%	2,788	15.48%	3,297	8.27%	380	5.52%
Prescription Drugs	5,973	9.22%	2,168	12.04%	3,407	8.54%	398	5.78%
Mental Health Services Total	1,670	2.58%	481	2.67%	1,144	2.87%	45	0.65%
Childrens Long Term Inpatient Program (CLIP)	2	0.0%	2	0.01%	-	-	-	-
Community Inpatient Evaluation and Treatment	74	0.11%	12	0.07%	61	0.15%	1	0.01%
Community Services	1,664	2.57%	481	2.67%	1,138	2.85%	45	0.65%
State Institutions	35	0.05%	1	0.01%	33	0.08%	1	0.01%
Vocational Rehabilitation Total	481	0.74%	4	0.02%	474	1.19%	3	0.04%
Medical and Psychological Services	3	0.0%	-	-	3	0.01%	-	-
Placement Support	21	0.03%	-	-	21	0.05%	-	-
Support Services	31	0.05%	-	-	31	0.08%	-	-
Training, Education, and Supplies	16	0.02%	-	-	15	0.04%	1	0.01%
Vocational Rehabilitation Case Management	481	0.74%	4	0.02%	474	1.19%	3	0.04%
Vocational Assessments (Job Skills)	61	0.09%	2	0.01%	59	0.15%	-	-
DSHS Total	27,314	42.16%	12,491	69.35%	13,895	34.84%	833	12.1%
Population	64,780		18,010		39,890		6,880	

**Table 46
Residents Receiving DSHS Services – Pasco, FY2007**

	All Ages		Youth (Ages 0-17)		Adults		Seniors	
	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate
Ageing and Adult Services Total	523	1.13%	-	-	173	0.65%	350	8.95%
Adult Family Homes	18	0.04%	-	-	3	0.01%	15	0.38%
Adult Residential Care	26	0.06%	-	-	1	0.0%	25	0.64%
Assisted Living	52	0.11%	-	-	8	0.03%	44	1.13%
Comprehensive Assessments	404	0.87%	-	-	143	0.53%	261	6.68%
In-Home Services	323	0.7%	-	-	132	0.49%	191	4.88%
Nursing Facilities	128	0.28%	-	-	32	0.12%	96	2.46%
Additional Services	42	0.09%	-	-	18	0.07%	24	0.61%
Alcohol and Substance Abuse Total	721	1.55%	99	0.63%	619	2.31%	3	0.08%
ADATSA Assessments	49	0.11%	1	0.01%	48	0.18%	-	-

2010-2014 TRI-CITIES CONSOLIDATED PLAN

SECTION IV • SPECIAL NEEDS

Assessments-General	422	0.91%	79	0.5%	341	1.27%	2	0.05%
Detoxification	63	0.14%	1	0.01%	62	0.23%	-	-
Opiate Substitution Treatment	12	0.03%	2	0.01%	10	0.04%	-	-
Outpatient Treatment	487	1.05%	58	0.37%	427	1.6%	2	0.05%
Residential Treatment	80	0.17%	11	0.07%	69	0.26%	-	-
Additional Services	5	0.01%	4	0.03%	1	0.0%	-	-
Children's Services Total	2,098	4.52%	1,097	6.96%	940	3.51%	16	0.41%
Adoption and Adoption Support	216	0.47%	101	0.64%	106	0.4%	5	0.13%
Behavioral Rehabilitation Services	12	0.03%	11	0.07%	1	0.0%	-	-
Child Care Services	55	0.12%	50	0.32%	5	0.02%	-	-
Child Protective Services (CPS) Case Management	1,439	3.1%	762	4.83%	634	2.37%	8	0.2%
Child and Family Welfare Services Case Management	360	0.78%	198	1.26%	154	0.58%	3	0.08%
Family Reconciliation Services (FRS)	290	0.62%	155	0.98%	131	0.49%	1	0.03%
Family Voluntary Services Case Management	45	0.1%	25	0.16%	19	0.07%	-	-
Family-Focused Services	64	0.14%	34	0.22%	30	0.11%	-	-
Foster Care Placement Services	99	0.21%	97	0.62%	2	0.01%	-	-
Foster Care Support Services	147	0.32%	116	0.74%	31	0.12%	-	-
Other Intensive Services	14	0.03%	13	0.08%	1	0.0%	-	-
Additional Services	5	0.01%	5	0.03%	-	-	-	-
Developmental Disabilities Total	433	0.93%	256	1.62%	171	0.64%	6	0.15%
Case Management	427	0.92%	252	1.6%	169	0.63%	6	0.15%
Community Residential Services	34	0.07%	1	0.01%	31	0.12%	2	0.05%
County Services	76	0.16%	38	0.24%	37	0.14%	1	0.03%
Family Support Services	96	0.21%	59	0.37%	37	0.14%		
Personal Care Services	153	0.33%	76	0.48%	74	0.28%	3	0.08%
Professional Support Services	30	0.06%	8	0.05%	21	0.08%	1	0.03%
RHCs and Nursing Facilities								
Voluntary Placement-Children	1	0.0%	1	0.01%	-	-	-	-
Economic Services Total	19,031	40.99%	9,585	60.81%	8,925	33.36%	495	12.66%
Basic Food Program	11,933	25.7%	7,112	45.12%	4,443	16.61%	378	9.67%
Child Support Services	10,420	22.44%	4,705	29.85%	5,641	21.08%	48	1.23%
Consolidated Emergency Assistance Program	98	0.21%	54	0.34%	44	0.16%	-	-
Diversion Cash Assistance	208	0.45%	127	0.81%	81	0.3%	-	-
General Assistance	511	1.1%	1	0.01%	450	1.68%	60	1.53%
Refugee Assistance	17	0.04%	7	0.04%	10	0.04%	-	-

2010-2014 TRI-CITIES CONSOLIDATED PLAN

SECTION IV • SPECIAL NEEDS

Refugee and Immigrant Services	320	0.69%	114	0.72%	173	0.65%	33	0.84%
Supplemental Security Income-State	320	0.69%	1	0.01%	55	0.21%	264	6.75%
TANF and State Family Assistance	4,178	9.0%	3,260	20.68%	915	3.42%	3	0.08%
Working Connections Child Care	4,190	9.02%	2,813	17.85%	1,377	5.15%	-	-
Additional Services	314	0.68%	-	-	313	1.17%	1	0.03%
Juvenile Rehabilitation Total	44	0.09%	38	0.24%	6	0.02%	-	-
Community Placements	4	0.01%	3	0.02%	1	0.0%	-	-
Dispositional Alternatives	13	0.03%	12	0.08%	1	0.0%	-	-
Functional Family Parole	20	0.04%	16	0.1%	4	0.01%	-	-
Institutions, Youth Camps, and Basic Training	27	0.06%	23	0.15%	4	0.01%	-	-
Medical Assistance Total	19,919	42.9%	13,492	85.59%	5,678	21.22%	749	19.16%
Dental Services	8,068	17.38%	6,405	40.63%	1,521	5.68%	142	3.63%
Hospital Inpatient Care	1,001	2.16%	133	0.84%	774	2.89%	94	2.4%
Hospital Outpatient Care	4,116	8.87%	1,521	9.65%	2,189	8.18%	406	10.38%
Managed Health Care Payments	13,586	29.26%	10,944	69.43%	2,558	9.56%	84	2.15%
Medically Eligible Clients (T19)	18,137	39.06%	12,445	78.95%	4,962	18.55%	730	18.67%
Medically Eligible Clients (not T19)	2,631	5.67%	1,284	8.15%	1,326	4.96%	21	0.54%
Other Medical Services	10,547	22.72%	6,493	41.19%	3,485	13.03%	569	14.55%
Physician Services	7,382	15.9%	3,905	24.77%	3,047	11.39%	430	11.0%
Prescription Drugs	6,274	13.51%	2,655	16.84%	3,167	11.84%	452	11.56%
Mental Health Services Total	998	2.15%	339	2.15%	646	2.41%	13	0.33%
Childrens Long Term Inpatient Program (CLIP)	-	-	-	-	-	-	-	-
Community Inpatient Evaluation and Treatment	49	0.11%	14	0.09%	35	0.13%	-	-
Community Services	991	2.13%	337	2.14%	641	2.4%	13	0.33%
State Institutions	25	0.05%	-	-	25	0.09%	-	-
Vocational Rehabilitation Total	284	0.61%	10	0.06%	271	1.01%	3	0.08%
Medical and Psychological Services	2	0.0%	-	-	2	0.01%	-	-
Placement Support	9	0.02%	-	-	8	0.03%	1	0.03%
Support Services	14	0.03%	-	-	14	0.05%	-	-
Training, Education, and Supplies	5	0.01%	-	-	4	0.01%	1	0.03%
Vocational Rehabilitation Case Management	284	0.61%	10	0.06%	271	1.01%	3	0.08%
Vocational Assessments (Job Skills)	35	0.08%	1	0.01%	34	0.13%	-	-
DSHS Total	26,886	57.91%	14,659	93.0%	11,351	42.43%	805	20.59%

Population	46,430		15,760		26,760		3,910

**Table 47
Residents Receiving DSHS Services – Richland, FY 2007**

	All Ages		Youth (Ages 0-17)		Adults		Seniors	
	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate	Number Served	Use Rate
Ageing and Adult Services Total	461	1.02%	-	-	134	0.48%	327	5.55%
Adult Family Homes	29	0.06%	-	-	9	0.03%	20	0.34%
Adult Residential Care	44	0.1%	-	-	3	0.01%	41	0.7%
Assisted Living	96	0.21%	-	-	7	0.03%	89	1.51%
Comprehensive Assessments	358	0.79%	-	-	105	0.38%	253	4.3%
In-Home Services	196	0.43%	-	-	93	0.33%	103	1.75%
Nursing Facilities	116	0.26%	-	-	24	0.09%	92	1.56%
Additional Services	41	0.09%	-	-	18	0.06%	23	0.39%
Alcohol and Substance Abuse Total	464	1.03%	66	0.58%	397	1.42%	1	0.02%
ADATSA Assessments	34	0.08%	-	-	34	0.12%	-	-
Assessments-General	251	0.56%	47	0.41%	203	0.73%	1	0.02%
Detoxification	51	0.11%	2	0.02%	48	0.17%	1	0.02%
Opiate Substitution Treatment	13	0.03%	1	0.01%	12	0.04%	-	-
Outpatient Treatment	289	0.64%	34	0.3%	255	0.91%	-	-
Residential Treatment	42	0.09%	3	0.03%	39	0.14%	-	-
Additional Services	6	0.01%	3	0.03%	3	0.01%	-	-
Children's Services Total	1,244	2.75%	595	5.25%	615	2.2%	8	0.14%
Adoption and Adoption Support	177	0.39%	65	0.57%	104	0.37%	2	0.03%
Behavioral Rehabilitation Services	4	0.01%	4	0.04%	-	-	-	-
Child Care Services	55	0.12%	55	0.49%	-	-	-	-
Child Protective Services (CPS) Case Management	798	1.77%	386	3.41%	393	1.4%	3	0.05%
Child and Family Welfare Services Case Management	285	0.63%	169	1.49%	112	0.4%	1	0.02%
Family Reconciliation Services (FRS)	166	0.37%	78	0.69%	83	0.3%	3	0.05%
Family Voluntary Services Case Management	22	0.05%	10	0.09%	12	0.04%	-	-
Family-Focused Services	73	0.16%	34	0.3%	39	0.14%	-	-
Foster Care Placement Services	94	0.21%	93	0.82%	1	0.0%	-	-

2010-2014 TRI-CITIES CONSOLIDATED PLAN

SECTION IV • SPECIAL NEEDS

Foster Care Support Services	126	0.28%	105	0.93%	21	0.08%	-	-
Other Intensive Services	16	0.04%	16	0.14%	393	1.4%	-	-
Additional Services	7	0.02%	7	0.06%	112	0.4%	-	-
Developmental Disabilities Total	287	0.63%	149	1.32%	134	0.48%	4	0.07%
Case Management	286	0.63%	148	1.31%	134	0.48%	4	0.07%
Community Residential Services	50	0.11%	1	0.01%	46	0.16%	3	0.05%
County Services	116	0.26%	47	0.41%	68	0.24%	1	0.02%
Family Support Services	39	0.09%	17	0.15%	21	0.08%	1	0.02%
Personal Care Services	77	0.17%	20	0.18%	55	0.2%	2	0.03%
Professional Support Services	33	0.07%	5	0.04%	26	0.09%	2	0.03%
RHCs and Nursing Facilities	4	0.01%	-	-	4	0.01%	-	-
Voluntary Placement-Children	1	0.0%	1	0.01%	-	-	-	-
Economic Services Total	9,661	21.37%	3,939	34.77%	5,440	19.44%	259	4.4%
Basic Food Program	5,648	12.5%	2,554	22.54%	2,890	10.33%	204	3.46%
Child Support Services	6,523	14.43%	2,753	24.3%	3,723	13.31%	24	0.41%
Consolidated Emergency Assistance Program	3	0.01%	2	0.02%	1	0.0%	-	-
Diversion Cash Assistance	83	0.18%	51	0.45%	32	0.11%	-	-
General Assistance	324	0.72%	3	0.03%	294	1.05%	27	0.46%
Refugee Assistance	6	0.01%	1	0.01%	4	0.01%	1	0.02%
Refugee and Immigrant Services	332	0.73%	129	1.14%	157	0.56%	46	0.78%
Supplemental Security Income-State	175	0.39%	1	0.01%	35	0.13%	139	2.36%
TANF and State Family Assistance	1,477	3.27%	941	8.31%	536	1.92%	-	-
Working Connections Child Care	1,331	2.94%	840	7.41%	491	1.75%	-	-
Additional Services	178	0.39%	1	0.01%	177	0.63%	-	-
Juvenile Rehabilitation Total	46	0.1%	32	0.28%	14	0.05%	-	-
Community Placements	20	0.04%	13	0.11%	7	0.03%	-	-
Dispositional Alternatives	12	0.03%	10	0.09%	2	0.01%	-	-
Functional Family Parole	18	0.04%	13	0.11%	5	0.02%	-	-
Institutions, Youth Camps, and Basic Training	26	0.06%	18	0.16%	8	0.03%	-	-
Medical Assistance Total	7,916	17.51%	4,261	37.61%	3,112	11.12%	543	9.22%
Dental Services	2,801	6.2%	1,837	16.22%	855	3.06%	109	1.85%
Hospital Inpatient Care	305	0.67%	44	0.39%	206	0.74%	55	0.93%
Hospital Outpatient Care	1,859	4.11%	541	4.78%	1,084	3.87%	234	3.97%
Managed Health Care Payments	5,252	11.62%	3,515	31.03%	1,690	6.04%	47	0.8%
Medically Eligible Clients (T19)	7,668	16.96%	4,206	37.13%	2,921	10.44%	541	9.19%

Medically Eligible Clients (not T19)	375	0.83%	105	0.93%	265	0.95%	5	0.08%
Other Medical Services	3,804	8.42%	1,651	14.57%	1,773	6.34%	380	6.45%
Physician Services	2,665	5.9%	955	8.43%	1,423	5.09%	287	4.87%
Prescription Drugs	2,730	6.04%	938	8.28%	1,512	5.4%	280	4.76%
Mental Health Services Total	1,010	2.23%	306	2.7%	676	2.42%	28	0.48%
Child Study and Treatment Center (CSTC)	1	0.0%	1	0.01%	-	-	-	-
Childrens Long Term Inpatient Program (CLIP)	3	0.01%	3	0.03%	-	-	-	-
Community Inpatient Evaluation and Treatment	59	0.13%	14	0.12%	43	0.15%	2	0.03%
Community Services	1,003	2.22%	305	2.69%	671	2.4%	27	0.46%
State Institutions	20	0.04%			19	0.07%	1	0.02%
Vocational Rehabilitation Total	233	0.52%	2	0.02%	226	0.81%	5	0.08%
Medical and Psychological Services	3	0.01%	-	-	3	0.01%	-	-
Placement Support	8	0.02%	-	-	8	0.03%	-	-
Support Services	11	0.02%	-	-	11	0.04%	-	-
Training, Education, and Supplies	10	0.02%	-	-	10	0.04%	-	-
Vocational Rehabilitation Case Management	232	0.51%	2	0.02%	225	0.8%	5	0.08%
Vocational Assessments (Job Skills)	32	0.07%	1	0.01%	31	0.11%	-	-
DSHS Total	12,559	27.79%	5,279	46.6%	6,635	23.71%	596	10.12%
Population	45,200		11,330		27,980		5,890	

DOMESTIC VIOLENCE

In 2008, the three municipal police departments reported 1,138 cases of domestic violence. Each city has available a domestic violence advocate to assist victims. The community also has a non-profit agency, Domestic Violence Services of Benton and Franklin Counties, whose mission is to advocate for and empower domestic violence victims by providing free, safe and confidential shelter and support services. From the time DVS started in November 2003, through December 2008, it has provided the following services:

- Sheltered 1,912 domestic violence victims and their children: 895 women, 991 children, and 26 men.
- Provided 29,501 bed nights.
- Answered 65,603 calls on 24-hour crisis line.

- Provided legal advocacy to 9,282 clients; Assisted with 1,679 protection orders.
- Provided over 18,500 advocacy and group counseling hours.
- Provided over \$100,000 in rental assistance.
- Provided over 8,000 hours of education and training to volunteers and community.

COMMUNITY DEVELOPMENT NEEDS

INFRASTRUCTURE AND COMMUNITY FACILITIES

The area's capital facilities, while greatly improved in recent years, continue to require renovation and new improvements to keep up with the population growth and changing needs of the communities.

INFRASTRUCTURE NEEDS

The Tri-Cities has established "high" priorities for three infrastructure needs: water/sewer improvements, street improvements and sidewalks. During the stakeholder meetings, the most frequently expressed priority infrastructure needs were neighborhood sidewalks improvements, street improvements and the use of Local Improvement Districts (LIDs). Given that many of these streets are in lower income neighborhoods, the use of LIDs and payment of LID assessments for lower income households is a critical strategy to maintaining the affordability of the communities for all populations.

A significant number of streets in all three cities but principally Kennewick and Pasco are without sidewalks, curbs and gutters, and adequate lighting. All three cities continue to upgrade the most critical neighborhood streets - those involving safety issues, particularly for children, the elderly and handicapped. They are also working to improve accessibility by making street crossings/curbs fully accessible.

COMMUNITY FACILITIES NEEDS

Regarding public facilities, "high" priorities have been assigned to handicapped centers, homeless facilities, youth centers, child care centers and domestic violence shelters. A clear priority in the stakeholder meetings and with the homeless coalition is studying the feasibility of developing a crisis response center for

homeless persons and those in crisis to serve as a centralized assessment and stabilization center. In addition, the Benton-Franklin Ten-Year Homeless Housing Plan identified two major facilities needs: crisis response facilities, and shelters for domestic violence victims and for youth.

Park improvements and facilities continue to be a priority, including parks in lower-income neighborhoods. Renovation of parks and playground facilities are needed in several existing parks. Among the specific improvements needed are pathways/walkways, play/sports facilities and restrooms. Several participants in the planning process expressed a need to integrate art into community improvements. A major asset of all three communities is the riverfront park area. All three communities are making efforts to greatly improve access and use. Over recent years, Kennewick and Richland have made significant strides in improving the riverside park system converting it into an active urban community park.

NEIGHBORHOOD REVITALIZATION

Each of the three cities has established targeted neighborhood revitalization, focusing planning and financial resources on specific deteriorated areas. Generally, each community has included mixed-used development and mixed-income housing with economic development activities as an approach to revitalization. Each is concerned with the vitality and viability of their downtowns.

In Kennewick, the community, with the assistance of the Urban Design Assistance Team, conducted a study of the “Bridge to Bridge, River to Railroad” Corridor, a deteriorated and underutilized area between the two downriver bridges, the Columbia River and downtown Kennewick (generally within Census Tract 113). Implementing some of the recommendations of the study, the Port Authority and the City have cooperated to acquire and remove substandard housing, primarily older trailers and mobile homes in the area near the river to consolidate property for investment of housing and business neighborhoods, including the development of the river’s edge. The other area of focus for the City continues to be the continuing effort to revitalize Downtown Kennewick, generally falling in Census Tract 112.

Pasco has been utilizing the CDBG program and other resources to improve Downtown Pasco, which contained many vacant or underutilized and deteriorated structures when they began the effort. Over time, many of the structures have been improved/restored and CDBG funds have been used to improve storefronts to support small businesses moving into the structures. Consideration has been given to promoting the significant number of Hispanic businesses into a regional shopping center for the broader region’s growing Hispanic population. During the Stakeholders Meetings, the use of LIDs in conjunction with Business Improvement Districts (BIDs) was suggested as a method of expediting the redevelopment process

in the Downtown. Residential neighborhoods to the east of downtown have received infrastructure improvements in the past and may receive public facilities funding in the future to improve streets and sidewalks. In addition, Pasco intends to prioritize infrastructure improvements in the Museum and Longfellow neighborhoods as well as the neighborhoods north of Downtown, west of the Civic Center and south of US Highway 395.

Richland has already improved the downtown mall area and will continue to conduct revitalization efforts in the central core. Areas of focus will include Census Tracts 102-106 and 108.4 (BG 4). The use of LIDs and BIDs as tools for stimulating revitalization will be pursued by the City. They will also begin exploration of mixed-use, mixed income and worker housing developments in the area surrounding the core downtown/municipal campus. Envisioned is moving toward “urban villages” with worker housing connected to, and located near, jobs in new and rehabilitated office buildings/medical clinic/hospital/retail services.

2010 TO 2014 STRATEGIC ACTION PLAN

The test of our progress is not whether we add more to the abundance of those who have much; it is whether we provide enough for those who have too little.

-Franklin D. Roosevelt

INTRODUCTION

The Strategic Action Plan is drawn from an analysis of the needs and resources identified through the planning process. The goals and strategies are designed to provide a framework for action in undertaking housing and community development activities over the next five years.

The Goals describe the priority areas for overall improvement in the cities of Kennewick, Pasco, and Richland. The Strategies describe the general methods that the entitlement communities will employ to impact living and working conditions. The Objectives detail the specifics of the strategies, the tools that will be used to implement the strategies, and the populations and areas that will be targeted. Finally, to determine progress in meeting the goals, Performance Measures will be tracked.

RESOURCES

Federal resources expected to be available during the five-year period of the plan are expected to reach almost \$11 million. Based on the 2009 HUD allocations, the expected funding available to the three communities in the first year of the program is approximately \$1.45 million in CDBG funds and almost \$700,000 in HOME funds. Additional resources will become available from program income and potentially from Section 108 Loans and Float Loans.

STRATEGIC PLAN

The Objectives of the 2010-2014 Consolidated Plan are generally long-term in nature (e.g. in support of on-going housing program activities and continued activities to support revitalization efforts). However, included are short-term objectives within Goal III (Improve Public Facilities) as it is planned that some of the facilities will be completed in the first three years and in Goal VI (Substantially Reduce Homelessness) as plans for the Crisis Center and Domestic Violence Shelter facilities anticipate those activities to be undertaken in the first four years. The following Goals, Strategies, and Objective are not listed in priority order:

GOAL I: IMPROVE LOCAL ECONOMIES

Strategy 1. *Support businesses that create permanent jobs for lower-income residents.*

1.1 OBJECTIVE

Provide assistance to existing or new micro-enterprises and other businesses to add or retain lower-income workers and/or lower-income business owners.

Strategy 2. *Support businesses that provide essential services to lower-income neighborhoods.*

2.1 OBJECTIVE

Support recruitment or job retention activities to ensure that essential businesses can provide services to an area that has a majority of lower-income persons, or an area with 20% or more of its population living at poverty levels.

Strategy 3. *Support businesses that provide stability to at-risk areas or to areas with existing conditions of degradation and/or blight.*

3.1 OBJECTIVE

Support incentives to businesses locating in an area that is underdeveloped, degraded, or blighted, that will create jobs and add stability to the area.

Strategy 4. *Support activities that improve the skills of the local workforce and prepare lower-income and special needs workers for access to living wage jobs.*

4.1 OBJECTIVE

Support training and work-skills programs that prepare lower-income workers for obtaining or retaining living wage employment in local industries and businesses.

Strategy 5. *Support facilities, infrastructure or other eligible improvements that create living wage jobs, and that need economic development assistance by virtue of their qualifying physical, environmental, economic, or demographic conditions.*

5.1 OBJECTIVE

Support a range of eligible special economic development activities, to address economic development needs in the following targeted strategy areas:

- Richland’s Downtown area
- Kennewick’s Downtown area and the Bridge-Bridge/River-Railroad area
- Pasco’s Downtown area

5.2 OBJECTIVE

Continue implementation of existing Business Improvement District (BID) and/or Local Improvement District (LID) in selected at-risk or degraded/blighted areas business neighborhoods, integrating code enforcement as a method of removing health and safety issues. Study the potential for developing new improvement districts in neighborhoods where there is a demonstrated need for comprehensive improvements. Support community improvement strategies in areas determined to have the potential for success.

GOAL II: IMPROVE COMMUNITY INFRASTRUCTURE, REVITALIZE NEIGHBORHOODS, AND MEET UNANTICIPATED NEEDS

Strategy I. *Expand or improve basic community infrastructure in lower-income neighborhoods while minimizing costs to households below 80% of area median income.*

1.1 OBJECTIVE

Provide assistance to lower-income households that participate in local improvement districts for infrastructure projects. Assistance may be limited to selected neighborhoods or to the neediest

households based upon a percentage of median income and fund availability.

1.2 OBJECTIVE

Assist infrastructure activities that revitalize and stabilize older or declining neighborhoods, or areas in which the majority of households are lower-income.

Strategy 2. *Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems.*

2.1 OBJECTIVE

Support projects that construct or retrofit sidewalks and other pedestrian facilities for ADA-compliance.

Strategy 3. *Access new funding opportunities to revitalize neighborhoods and address other community needs.*

3.1 OBJECTIVE

Support the potential future use of funding options, including possible application for the Section 108 Loan Guarantee Program and/or Float Loans if needed, to complete economic development or related activities.

GOAL III: IMPROVE PUBLIC FACILITIES

Strategy 1. *Support the revitalization of neighborhoods by improving and supporting public facilities that serve lower-income neighborhoods.*

1.1 OBJECTIVE

Support development or improvement of community and/or neighborhood centers that provide a variety of supervised activities, resources, and community programs.

Strategy 2. *Improve parks and recreation facilities in targeted neighborhoods.*

2.1 OBJECTIVE

Support a range of improvements to existing or new parks such as building bike and walking paths, constructing water features or swimming pools, improving public restrooms, landscaping, or installing play equipment in lower-income neighborhoods.

Strategy 3. *Support the beautification of communities by integrating art into public facilities as needed to address local policies.*

3.1 OBJECTIVE

Include artwork and beautification efforts in community facilities that serve lower-income neighborhoods.

Strategy 4. *Support the development of a crisis response center to provide immediate stabilization and assessment services to persons in crisis, including homeless persons.*

4.1 OBJECTIVE

At such time as the development plan is completed, determine appropriate methods for potential support.

GOAL IV: IMPROVE AFFORDABLE HOUSING OPPORTUNITIES FOR LOWER-INCOME INDIVIDUALS AND HOUSEHOLDS

Strategy I. *Expand the supply of affordable units by developing owner- and renter-occupied housing in in-fill areas or targeted neighborhoods, consistent with local comprehensive plans.*

1.1 OBJECTIVE

Promote the use of mixed-income housing development and mixed-use developments that provide both affordable housing and economic opportunities.

1.2 OBJECTIVE

Develop new single-family housing units that create permanent affordable housing, with priority given to projects in target areas.

1.3 OBJECTIVE

Support local efforts to provide rental assistance vouchers that meet a variety of needs, including persons at risk of homelessness and homeless persons.

1.4 OBJECTIVE

Support coordinated community efforts to develop new affordable rental housing units for lower-income households by providing financial assistance to local housing development organizations.

Focus on developing new rental housing for senior households and for large families needing 3 or more bedroom units.

Strategy 2. *Sustain or improve the quality of existing affordable housing stock.*

- 2.1 OBJECTIVE
Rehabilitate housing units for homebuyers, current owners, and renters, using the method of purchase/rehabilitation/resale.
- 2.2 OBJECTIVE
Implement and support housing activities, which provide assistance to properties working to meet local codes and making improvements that align with neighborhood character. Activities include eligible code enforcement tasks, energy efficiency improvements, accessibility provision, and meeting other needs.
- 2.3 OBJECTIVE
Remove spot blight conditions in targeted neighborhoods through housing rehabilitation – and/or demolishing deteriorated housing, and building replacement housing.
- 2.4 OBJECTIVE
Increase community outreach efforts to promote lead-free housing and reduce health dangers to young children. Increase education and knowledge of lead-based paint hazards, and reduce the cost burden of assisted lower-income households by paying for tests that identify lead hazards.

Strategy 3. *Provide homeownership opportunities for lower-income and special needs households.*

- 3.1 OBJECTIVE
Provide gap financing and/or down payment/closing costs assistance to eligible lower-income homebuyers. Terms of the assistance may vary based on household income, specific housing needs, rehabilitation, neighborhood factors, and local priorities.

Strategy 4. *Minimize geographic concentration of new tax-exempt housing development in Pasco.*

- 4.1 OBJECTIVE

Pasco currently has a concentration of tax-exempt housing developments, which and deprive the local government of revenue to provide necessary public services (such as maintenance of infrastructure, fire protection, public schools, and police protection). Priority for new assisted housing projects will be given to those that do not involve property tax exemptions.

GOAL V: SUPPORT PRIORITY PUBLIC SERVICES

Strategy 1. *Strategically support public services activities that respond to the immediate needs of persons in crisis.*

1.1 OBJECTIVE

Support public service activities that provide:

1. Crisis intervention and assistance aimed at stabilization and appropriate placement with services and/or housing.
2. Program assistance that provides the tools or resources to assist the client from crisis modes to increasing self-sufficiency.

Strategy 2. *Support regional efforts to meet the basic living needs of lower-income households and individuals.*

2.1 OBJECTIVE

Support coordinated efforts to provide effective public services for individuals and households by addressing one or more of the following needs.

- Low income workers: including micro-enterprise owner/workers – employment services needs (e.g. child-care, job skill training).
- Lower-income homeowners: anti-predatory lending, loan default, and foreclosure prevention.
- Lower-income homebuyers: buyer counseling and debt management.
- Seniors: supportive services such as nutrition, health, and living-skills support.
- Children and youth: child care and supervised recreation.
- Veterans: medical care and re-training.

- Lower-income and special needs persons: food, utilities assistance, parenting skills, public transportation, access to health/dental care and/or insurance, information on lead-based paint hazards, fair housing rights.
- Persons with disabilities: recreational programs, living skills training and support, obtaining housing with needed supports or access features.

GOAL VI: SUBSTANTIALLY REDUCE HOMELESSNESS BY 2015 THROUGH IMPLEMENTATION OF THE BENTON AND FRANKLIN COUNTIES HOMELESS HOUSING PLAN

Strategy 1. Support existing homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency

1.1 OBJECTIVE

Support the development of emergency shelters for youth (including parenting teens), victims of domestic violence, and families with children.

1.2 OBJECTIVE

Increase transitional housing resources with intensive case management services for homeless persons who are victims of domestic violence, veterans, and families with children.

1.3 OBJECTIVE

Develop permanent supportive housing resources for veterans, and for disabled homeless persons who are seriously mentally ill, have chemical dependencies, have developmental disabilities, or are chronically homeless.

Strategy 2. Support the Continuum of Care's efforts to expand flexible voucher rental assistance programs for at-risk populations and homeless persons to achieve the following objectives:

2.1 OBJECTIVE

Use voucher assistance for persons at-risk of homelessness, including those leaving institutions, to prevent them from becoming homeless.

2.2 OBJECTIVE

Use vouchers as a "rapid rehousing" resource to provide to stable housing to households that have recently become homeless.

2.3 OBJECTIVE

Use vouchers to serve as a stable, but temporary source of transitional housing for homeless persons in need of time and services to develop self-sufficiency.

Strategy 3. *Increase case management capabilities and improve coordination among providers.*

3.1 OBJECTIVE

Support the use and coordination of the integrated case management system to provide a high level of communication and coordination among case managers and housing providers.

3.2 OBJECTIVE

Support the Continuum of Care's efforts to focus on meeting the individualized needs of homeless persons.

GOAL VII. INCREASE COMMUNITY AWARENESS OF FAIR HOUSING LAWS CONSISTENT WITH THE COMMUNITY'S ASSESSMENT OF THE IMPEDIMENTS TO FAIR HOUSING

Strategy 1. *Increase the knowledge of the general public, including lower-income and special needs persons, about their rights under fair housing laws.*

1.1 OBJECTIVE

Ensure lower-income and special needs renters and homebuyers have information available to assist them to access a full range of local housing opportunities by distributing a English and non-English HUD-approved fair housing literature to housing development and management partners, as well as to program clients.

Strategy 2. *Partner with local real estate professionals – including property management firms, realtors, lenders, housing organizations and others – to co-sponsor workshops or other educational events to identify and promote fair housing practices.*

2.1 OBJECTIVE

Provide proactive information to the public, as well as those directly involved in real estate and related industries, about fair housing requirements.

Strategy 3. *Continue to progress in eliminating barriers to fair housing in the Tri-Cities region.*

3.1 OBJECTIVE

Update the Tri-Cities Assessment of the Impediments to Fair Housing.

MEASURING PERFORMANCE IN ACHIEVING GOALS

The U.S. Department of Housing and Urban Development has instructed CDBG and HOME jurisdictions to establish performance measures to determine if proposed activities achieve desired results or “outcomes”. These outcomes are the basic and major changes or benefits that communities are attempting to achieve in carrying out the strategies and objectives described in the plan. Listed below are the specific outcomes expected to be reached over the next five years, followed by measures that will be used to determine if the outcomes are being achieved. Data on these measures will be collected over the period of the plan to monitor progress in achieving desired outcomes.

The Tri-Cities consortium intends to reach its adopted long-term goals through achievement of the following HUD-designated objectives:

- Providing new or improved decent housing
- Providing a suitable living environment
- Creating economic opportunities

The achievement of these broad objectives will be measured by the following three HUD-designated outcome categories:

- Availability/Accessibility for lower-income households, including persons with disabilities
- Affordability for lower-income households
- Sustainability of livable and viable communities by benefiting lower-income persons or by removing or eliminating slums or blighted areas

Examples of program outcomes that are more fully outlined in HUD Table 2C in the Appendix are:

Decent Affordable Housing – Affordability

- Increase by 198 the number of new lower-income homeowners with affordable loans and/or increase the number of lower-income households with improvements to their properties at an affordable cost.

Suitable Living Environment – Availability/Accessibility

- Increase by 50 the number of lower-income households assisted with LID assessment payments.

Economic Opportunity – Availability/Accessibility

- Increase by 75 the number of lower-income persons with newly created jobs or who retained a job that was in danger of being lost.

ANTI-POVERTY STRATEGIES

The Tri-Cities Consolidated Plan focuses on meeting the needs of the low-moderate income persons. Within that group are persons living in poverty who often are more vulnerable than other lower-income groups because of their limited resources. In Benton and Franklin Counties, persons living in poverty in 2007 equaled over 12% of the population. It is the goal of the three cities to reduce the percentage of families living in poverty.

The Consortium will use its HOME and CDBG funds to reduce the impacts of poverty on low and moderate income families and individuals in the community while working toward moving persons out of poverty. HOME and CDBG resources will be used to reduce housing costs to make housing more affordable for homeowners and tenants through rehabilitation and weatherization activities, and if feasible to assist in the construction of new affordable rental housing. The three cities will explore ways to use CDBG funds to support programs that help employ persons in poverty such as the Pasco Kitchen and to assist the Benton-Franklin Continuum of Care to expand the communities' housing and services designed to help homeless persons back to full sufficiency.

Importantly, the communities will continue to coordinate with the public housing authorities to support opportunities to expand voucher programs and maintain the current capacity to assist the lowest income households. Over the years, a close, cooperative relationship between the Benton Franklin Community Action Committee (CAC) and the three cities has resulted in supporting the CAC's anti-poverty strategies while enhancing the cities' effort to assist families in poverty. The following goals of the Consolidated Plan are specifically aimed at combating poverty over the next five years:

- **Improve Local Economies** – Support activities that create job opportunities for lower-income persons, and support activities that prepare lower-income persons to access living wage jobs
- **Improve Affordable Housing Opportunities for Lower-income Individuals and Households** – Promote mixed-income housing development, and improve the quality of the existing affordable housing stock
- **Support Priority Public Services** - Support services that respond to the needs of persons in crisis, and focus efforts on meeting the basic-living needs of lower-income families

- **Substantially Reduce Homelessness by 2015 through Implementation of the Benton and Franklin Counties Homeless Housing Plan** - Increase housing resources that assist homeless persons to reach housing stability, and support expansion of the voucher rental assistance programs.

APPENDIX

CITIZEN PARTICIPATION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT PROGRAMS (CURRENT PLAN)

INTRODUCTION

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

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

Prior to implementation, the Citizen Participation Plan will be available for a period of 30 days for public comment and will be made available in a format accessible to persons with disabilities, upon request. Upon adoption by Kennewick, Pasco and

Richland City Councils, and final approval by HUD, the Citizen Participation Plan will be used by each CDBG entitlement city and the Tri-Cities HOME Consortium.

Citizen Advisory Committees

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

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

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

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

1. Each City will hold a minimum of 2 public hearings at separate times throughout each year to seek input and comment on housing and community development needs, the development of proposed activities, and to review program performance. The hearings will be held at times and locations convenient to potential and actual beneficiaries with accommodation for persons with disabilities. In the case of a public hearing where a significant number of non-English speaking residents can be reasonably expected to participate, an interpreter will automatically be made available.

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

THE CONSOLIDATED PLAN (CPS)

The development of the CPS is a cooperative effort between the cities of Kennewick, Pasco and Richland as members of a Consortium, private citizens, businesses, developers, agencies, public housing, and faith based organizations that serve low and moderate-income persons. This document provides the planning

framework, strategies, goals and performance benchmarks to be achieved over a five-year period by the CDBG and HOME Programs. HUD will evaluate the performance of each City and the Tri-Cities HOME Consortium through the accomplishments of community development and housing program goals established in the CPS. At least 2 public hearings will be held by the Consortium throughout the development of the CPS to allow participation from the public on this planning document. At least one of the public hearings will be held before the Consolidated Plan is published for comment. The draft CPS will be available for public review and comment for at least 30 days prior to completion and submission of the final plan to HUD.

ANNUAL ACTION PLAN

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

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

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

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

Public Hearing Notice

Public hearings will be held at times and in locations convenient to potential or actual beneficiaries, and that are easily accessible to disabled persons. Within reason,

all non-English speaking citizen's needs and persons with impairments or disabilities will be accommodated to provide adequate participation in the process. A display ad notice will be published in the non-legal section of the local newspaper/publication at least 7 to 14 days prior to the hearing. The notice will include some or all of the following information as appropriate to the particular hearing:

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

Amendments Or Substantial Amendments To The Plan

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

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

Responding To Comments And Complaints

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

views not accepted and the reasons why it was not accepted will be included in the final document prior to submittal to HUD.

Access To Records

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

Staff Support And Technical Assistance

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

Relocation And Displacement Policy

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

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

Availability Of Documents

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

IN RICHLAND, WA

- City of Richland Housing and Redevelopment Office, 975 George Washington Way
- Richland Public Library, 955 Northgate Dr.
- Richland Housing Authority, 1215 Thayer Dr.

IN KENNEWICK, WA

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

IN PASCO, WA

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

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

City of Richland Housing and Redevelopment Office, 942-7595

City of Kennewick Community Development Office, 585-4432

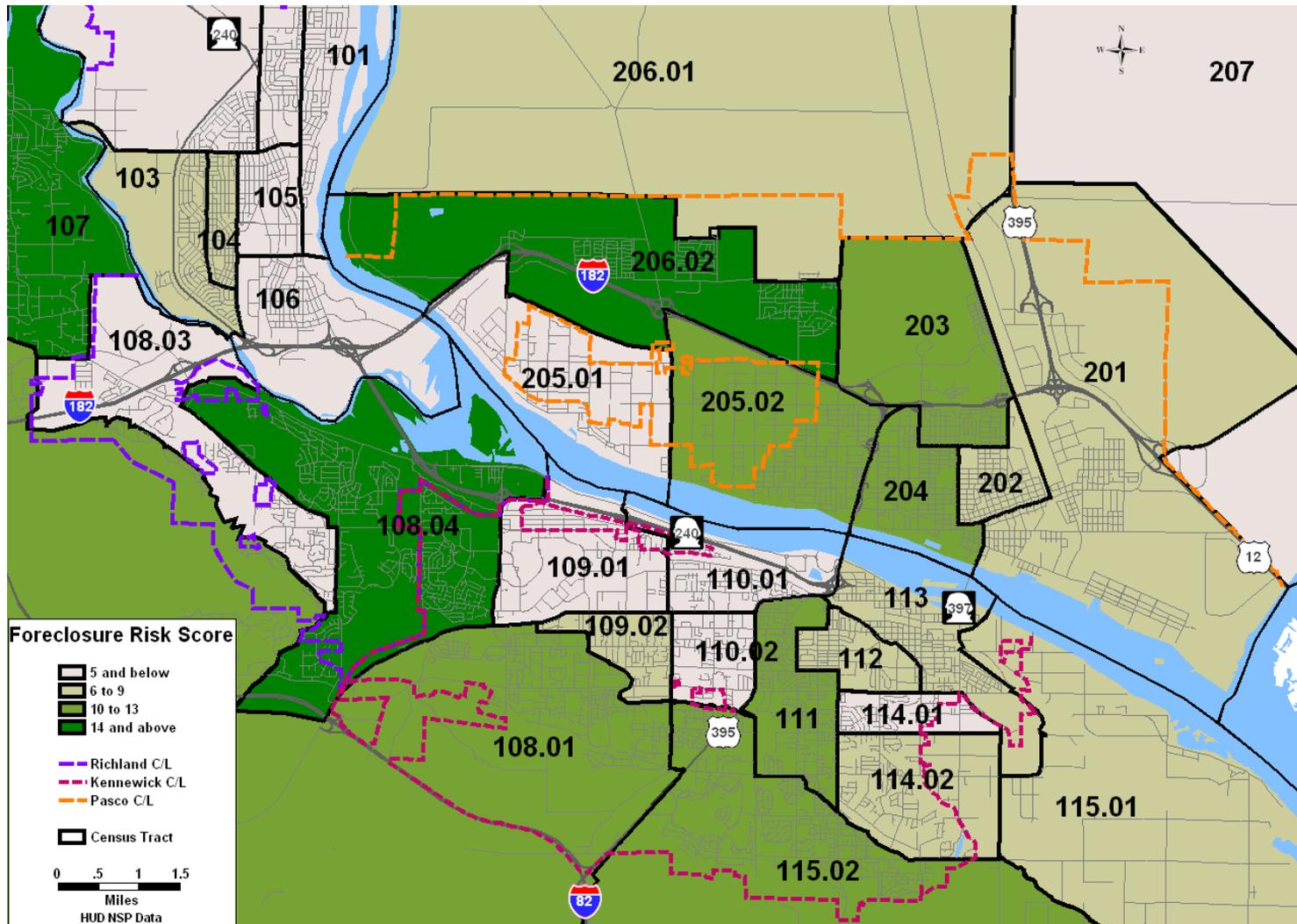
City of Pasco Community and Economic Development Office, 545-3441

Written Citizen Comments during the Planning Process

Written comments received during the 2010-2014 Consolidated Plan process:

On June 30, 2009, Barbara Carter provided written comments suggesting that the Consolidated plan support and promote the inclusion of public art in eligible public facility improvement projects, public service activities, and that housing and studio apartment housing opportunities be incorporated to assist eligible artists and those who practice art related occupations. On July 9, 2009 Beth Parker also provided written comment that public art also be incorporated into the Consolidated Plan.

The response of the Tri-Cities consortium was to modify a strategy in Goal III, Improve Public Facilities, to include “support the beautification of communities by integrating art into public facilities....”.



HUD TABLES

Benton-Franklin Counties
Table IA
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

	Current Inventory	Under Development	Unmet Need/ Gap*
--	-------------------	-------------------	---------------------

*These numbers on based on individuals served per year.

Individuals

Example		100	40	26
Beds	Emergency Shelter	225		303
	Transitional Housing*	101		9
	Permanent Supportive Housing*	117		36
	Total	443	0	348

Persons in Families With Children

Beds		953		480
Beds	Emergency Shelter	492		152
	Transitional Housing	29		25
	Permanent Supportive Housing			
	Total	1474	0	657

*These numbers on based on individuals served per year and an average of 4 persons per household.

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	14	51	7	72
1. Number of Persons in Families with Children	37	177	19	233
2. Number of Single Individuals and Persons in Households without children	82	34	32	148
(Add Lines Numbered 1 & 2 Total Persons)	119	211	51	381
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	TOTAL
a. Chronically Homeless	24		4	28
b. Seriously Mentally Ill	63			
c. Chronic Substance Abuse	64			
d. Veterans	8			
e. Persons with HIV/AIDS	0			
f. Victims of Domestic Violence	72			
g. Unaccompanied Youth (Under 18)	2			

U.S. Department of Housing and Urban Development
OMB Approval No. 2506-0117 (Exp. 4/30/2011)

Table IB
Special Needs (non-homeless) Populations

SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi- Year Goals	Annual Goals
Elderly	Medium	626			
Frail Elderly	Medium	365			
Severe Mental Illness	High	338			
Developmentally Disabled	High	496			
Physically Disabled	Medium	1967			
Persons w/ Alcohol/Other Addictions Drug	Low	198			
Persons w/HIV/AIDS	Low	11			
Victims of Domestic Violence	High	105			
Other					
TOTAL		4106			

Information on the number of individuals in the Tri-Cities that have unmet needs is generally an estimate, based on service-related data, gaps identified from local agencies and surveys. Projections have also been made based on current populations of the three cities, and extrapolating percentage of change from 2000 Census Data and 2007 American Community Survey. If a person does not seek service or if a service or case-management agency cannot serve the person due to various reasons, the individual may end up entering the system through a crisis situation such as through law enforcement, hospital emergency room, etc. Projected numbers relating to unmet needs are thought to be conservative.

Priorities were assigned based on high level of need identified for those populations in the community meetings and in the data reviewed. It is anticipated that mentally ill and Domestic Violence Victims will be assisted over the next five years and that as many as two Developmentally Disabled persons will also be assisted.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)		Priority		Unmet Need
Renter	Small Related	0-30%	H	604
		31-50%	H	288
		51-80%	L	53
	Large Related	0-30%	H	579
		31-50%	H	276
		51-80%	L	32
	Elderly	0-30%	H	460
		31-50%	H	385
		51-80%	L	210
	All Other	0-30%	M	520
		31-50%	M	311
		51-80%	L	73
Owner	Small Related	0-30%	M	367
		31-50%	M	484
		51-80%	M	114
	Large Related	0-30%	M	265
		31-50%	M	391
		51-80%	M	470
	Elderly	0-30%	M	555
		31-50%	M	516
		51-80%	M	294
	All Other	0-30%	M	309
		31-50%	M	228
		51-80%	M	289
Non-Homeless Special Needs	Elderly	0-80%	M	626
	Frail Elderly	0-80%	M	365
	Severe Mental Illness	0-80%	H	338
	Physical Disability	0-80%	M	120
	Developmental Disability	0-80%	H	1967
	Alcohol/Drug Abuse	0-80%	M	198
	HIV/AIDS	0-80%	L	11
	Victims of Domestic	0-80%	H	105

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI	10	2	2	2	2	2
31 - 50% of MFI	20	4	4	4	4	4
51 - 80% of MFI						
Owners						
0 - 30 of MFI	3	1	1	1		
31 - 50 of MFI	46	3	11	11	11	10
51 - 80% of MFI	120	24	24	24	24	24
Homeless*						
Individuals						
Families	100	20	20	20	20	20
Non-Homeless Special Needs						
Elderly	20	4	4	4	4	4
Frail Elderly	5	1	1	1	1	1
Severe Mental Illness						
Physical Disability	2	1		1		
Developmental Disability	2		1		1	
Alcohol/Drug Abuse	3	2	1			
HIV/AIDS						
Victims of Domestic Violence	2	1				1
Total	333					
Total Section 215	333					
215 Renter	135					
215 Owner	198					

* Homeless individuals and families assisted with transitional and permanent housing

Source of data: The numbers of households included were obtained from the 2000 CHAS tables provided by HUD. The numbers were adjusted for population increases in the past 9 years applied to all 2000 year numbers across the board. Then the number of renter and owner households assisted over the past 9 years was deleted from the totals.

Renters: Because of the particular issues concerning overcrowding and affordability, priority was assigned to all renter categories in the 0-30% and 31%-50% AMI bracket except "other". As a rule, we have found these same groups, are more likely to live in substandard housing. While the possibility exists, it is not anticipated that renter households in the 51%-80% AMI bracket will be assisted.

Owners: The owner housing rehabilitation programs do not assign priorities based on these income groups so it is anticipated that all three income groups could be assisted. The majority of applicants for the homeowner assistance programs tend to be in the two higher income groups.

Special Needs: The priorities assigned to the Severe Mentally Ill, Developmental Disabilities and Domestic Violence Victims reflect the priorities in Table 1B. Briefly, those priorities were assigned because of the high level of need identified for those populations in the community meetings and in the data reviewed. It is anticipated that mentally ill and Domestic Violence Victims will be assisted over the next five years and that as many as two Developmentally Disabled persons will also be assisted.

Obstacles to Serving Lower Income Households: There are a number of obstacles making it difficult to meet the needs of underserved populations. The greatest obstacle is the sheer number and growing number of persons in need of housing assistance. In addition, the economic recession has greatly increased the number of homeowners with housing problems including foreclosures in addition to forcing many other renter households out of work.

A major factor is the general lack of availability of financial grant assistance over the years. Secondly, there currently is a relatively low level of new funding available with the State Housing Trust Funds and HGAP funds which have recently been severely cut back. Third, in terms of homeownership, tightened banking industry underwriting standards and loan terms have made it more difficult for households to obtain conventional financing and for local housing programs to partner with local banks.

**Table 2A
Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/ Act	Yr. 1 Goal Plan/ Act	Yr. 2 Goal Plan/ Act	Yr. 3 Goal Plan /Act	Yr. 4 Goal Plan/ Act	Yr. 5 Goal Plan/ Act
CDBG						
Acquisition of existing rental units	2		2			
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance	100	20	20	20	20	20
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units	31	6	6	6	6	7
Homeownership assistance	60	12	12	12	12	12
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units	10	2	2	2	2	2
Rental assistance						
Acquisition of existing owner units	3		1	1	1	
Production of new owner units	47	8	8	8	8	7
Rehabilitation of existing owner units	20	4	4	4	4	4
Homeownership assistance	60	12	12	12	12	12
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

**Table 2B
Priority Community Development Needs**

Priority Need	Priority Need Level	Unmet Priority Need	Dollars to Address Need	5 Yr Goal Plan/Act	Annual Goal Plan/Act	Percent Goal Completed
Acquisition of Real Property	Medium					
Disposition	Medium					
Clearance and Demolition	Medium					
Clearance of Contaminated Sites	Medium					
Code Enforcement	Medium					
Public Facility (General)						
Senior Centers	Medium					
Handicapped Centers	High					
Homeless Facilities	High					
Youth Centers	High					
Neighborhood Facilities	Medium					
Child Care Centers	High					
Health Facilities	Medium					
Mental Health Facilities	High					
Parks and/or Recreation Facilities	High					
Parking Facilities	Low					
Tree Planting	Medium					
Fire Stations/Equipment	Medium					
Abused/Neglected Children Facilities	Low					
Asbestos Removal	Low					
Non-Residential Historic Preservation	Low					
Other Public Facility Needs – DVS	High					
Infrastructure (General)						
Water/Sewer Improvements	High					
Street Improvements	High					
Sidewalks	High					
Solid Waste Disposal Improvements	Low					
Flood Drainage Improvements	Low					
Other Infrastructure						
Public Services (General)						
Senior Services	Medium					
Handicapped Services	Medium					
Legal Services	Low					
Youth Services	High					
Child Care Services	High					
Transportation Services	Low					
Substance Abuse Services	Low					
Employment/Training Services	Medium					
Health Services	Low					
Lead Hazard Screening	Medium					
Crime Awareness	Low					
Fair Housing Activities	Medium					

Tenant Landlord Counseling	Medium					
Other Services – Homeless Prevention	High					
Economic Development (General)						
C/I Land Acquisition/Disposition	Medium					
C/I Infrastructure Development	Medium					
C/I Building Acq/Const/Rehab	Medium					
Other C/I						
ED Assistance to For-Profit	Medium					
ED Technical Assistance	Medium					
Micro-enterprise Assistance	Medium					
Other						

**Tri-Cities 2010-14 Objectives
HUD Table IC-2C
Summary of Specific Housing/Community Development Objectives
(Table 2A/2B Continuation Sheet)**

Primary Obj #	Specific Objectives	Performance Measure	Source of Funds	Expected Units	Actual Units	Range of Outcomes/Objectives to be Achieved*
	Rental Housing Objectives					
DH-2.4.1 DH-2.4.2	Goal IV - Improve Affordable Housing Opportunities for lower-income individuals and special needs households. Strategies 1. Add to existing stock. 2. Sustain or improve existing stock of affordable units.	* Number of lower-income households with improvements to their property at an affordable cost, including health/safety codes, accessibility, or energy efficiency standards. * Number of lower-income households with rental payments at affordable rates * Number of new housing units affordable to and occupied by lower- income households * Number of housing units that are lead based paint safe. * Number of households prevented from becoming homeless. * Number of households aware of lead based paint hazards	CDBG/HOME	35 Units 100 Households		DH1 And DH2 And SLE1
	Owner Housing Objectives					
DH-2.4.1 DH-2.4.2 DH-2.4.3	Goal IV - Improve Affordable Housing Opportunities for lower-income individuals and special needs households. Strategies 1. Add to existing stock. 2. Sustain or improve existing stock of affordable units. 3. Maximize ownership opportunities.	* Number of new lower-income homeowners assisted with affordable loans * Number of lower-income households with improvements to their property at an affordable cost, including health/safety codes, LID payment assistance, accessibility, or energy efficiency standards. * Number of housing units that are lead based paint safe.	CDBG/HOME	198 Units		DH1 And DH2
	Community Development Objectives					
	See below by eligibility category.					

Primary Obj #	Specific Objectives	Performance Measure	Source of Funds	Expected Units	Actual Units	Range of Outcomes/Objectives to be Achieved*
Infrastructure Objectives						
SL-1.2.1 SL-1.2.2 SL-1.2.3	Goal II – Improve Community Infrastructure Strategies 1. Expand or improve basic community infrastructure in lower-income neighborhoods. 2. Improve access for persons with disabilities and the elderly by improving streets and sidewalk systems. 3. Access new funding to revitalize neighborhoods and address community needs.	* Number of lower-income households assisted with LID assessment payments. * Number of projects providing handicapped access. * Number of projects that either improve the basic infrastructure or provide standard public facilities in lower-income neighborhoods.	CDBG	50 households 15 infrastructure projects Access 1 new funding resource		SLE 1 And SLE2 And SLE3
Public Facilities Objectives						
SL-1.3.1 SL-1.3.2 SL-1.3.3 SL-1.3.4	Goal III – Improve Public Facilities Strategies 1. Support the revitalization of neighborhoods by improving and supporting public facilities that serve low- and moderate-income neighborhoods and households. 2. Improve parks and recreational facilities in targeted neighborhoods. 3. Support the beautification of communities by integrating art into public facilities as needed to address local policies. 4. Support the development of a crisis response center to provide immediate stabilization and assessment services to persons in crisis, including homeless persons	* Number of parks and recreation improvement projects serving lower-income neighborhoods. * Number of new or improved paths/walkways, play/sports facilities, restrooms available to lower-income residents. * Number of households served by improved or new public facilities in low-moderate-income neighborhoods. * Number of street projects, lighting projects, community art projects, and pedestrian safety projects in lower income neighborhoods.	CDBG	3 park projects 3 Neighborhoods improved. 4 new or improved facilities for special needs developed. 2 facilities have art and beautification components.		SLE 1 And SLE3
Public Services Objectives						
SL-1.5.1 SL-1.5.2	Goal V – Support Priority Public Services	* Number of Households/individuals receiving assistance to stabilize their lives	CDBG	25,000 individuals		SLE1 And SLE2 And

Primary Obj #	Specific Objectives	Performance Measure	Source of Funds	Expected Units	Actual Units	Range of Outcomes/Objectives to be Achieved*
	<p>Strategies</p> <p>1. Support public services programs that respond to the immediate needs of persons in crisis.</p> <p>2. Support regional efforts to meet the basic living needs of lower income households and individuals.</p>	<p>* Number of low and moderate-income households or individuals receiving counseling or other public services.</p> <p>* Number of elderly and special needs individuals who have new or improved access to nutrition, health, job and living skills support.</p>		12,000 households		SLE3
	Economic Development Objectives					
	Goal I – Improve Local Economies					
EO-1.1.1 EO-1.1.2 EO-1.1.3 EO-1.1.4 EO-1.1.5	<p>Strategies</p> <p>1. Support businesses that create permanent jobs for lower-income residents.</p> <p>2. Support businesses that provide essential services to lower-income residents.</p> <p>3. Support businesses that provide stability to at-risk areas or to areas with existing conditions of degradation and/or blight.</p> <p>4. Support activities that improve the skills of the local workforce and prepare lower-income and special needs workers to access living wage jobs.</p> <p>5. Support facilities, infrastructure or other eligible improvements that create living wage jobs and that need economic development assistance by virtue of their qualifying physical, environmental, economic or demographic conditions.</p>	<p>* The number of loans or grants to businesses providing living wage jobs</p> <p>* The number of lower-income persons with newly created jobs or who retained a job that was in danger of being lost</p> <p>* The number of infrastructure projects implemented to support economic development activities</p> <p>* The number of lower income persons with increased work skills as a result of skills training</p> <p>* The number of small businesses serving neighborhood residents in lower income neighborhoods</p> <p>* Number of revitalization projects in targeted business strategy areas</p>	CDBG	<p>15 businesses assisted.</p> <p>75 jobs created/retained.</p> <p>25 persons receive job training.</p> <p>3 revitalization activities.</p>		EO1 And EO2 And EO3
	Other Objectives					
DH-1.6.1 DH-1.6.2 SL-1.6.3	<p>Goal VI – Substantially reduce Homelessness by 2015 through implementation of the Benton and Franklin Counties Homeless Housing Plan</p> <p>Strategies</p> <p>1. Support existing homeless facilities and</p>	<p>* Number of homeless served by new or expanded homeless facilities.</p> <p>* Number of homeless who have obtained permanent supportive housing.</p> <p>* Number of homeless who have obtained transitional housing with case management services.</p> <p>* Number of homeless or special needs individuals</p>	CDBG/HOME	100 People		SLE1 And SLE2 And SLE3 And DH1

Primary Obj #	Specific Objectives	Performance Measure	Source of Funds	Expected Units	Actual Units	Range of Outcomes/Objectives to be Achieved*
	increase housing resources that assist homeless persons toward housing stability and self sufficiency. 2. Support Continuum of Care efforts to expand flexible voucher rental assistance programs for at-risk populations and homeless persons. 3. Increase case management capabilities and improve coordination among providers.	that have access to rapid re-housing vouchers.				
SL-1.7.1 DH-1.7.2 DH-1.7.3	<p>Goal VII – Increase community awareness of fair housing laws consistent with the Community’s assessment of the Impediments to Fair Housing.</p> <p>Strategies</p> 1. Increase the knowledge of the general public, including lower-income and special needs persons, about their rights under fair housing laws. 2. Partner with local real estate professionals to co-sponsor workshops or other educational events to identify and promote fair housing practices. 3. Continue to progress in eliminating barriers to fair housing in the Tri-Cities region.	* Number of workshops and events to promote fair housing practices. * Number of persons exposed to fair housing practices. * Number of consumers provided information on housing programs available in the Tri-Cities	CDBG/HOME	Conduct 1 workshop per year. Conduct 1 public information event/campaign a year. Provide pamphlets to citizens on Fair Housing Laws		SLE1 And DH-1

HUD Table 3 C, D will be completed and incorporated into each community’s Annual Action Plan.