



**CONSOLIDATED ANNUAL
PERFORMANCE
EVALUATION REPORT
2007**

**CITY OF PASCO
WASHINGTON**

March 31, 2008

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GENERAL

EXECUTIVE SUMMARY

The City of Pasco is an entitlement community under Title 1 of the Housing and Community Development Act of 1974 and receives federal funds annually from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. In addition, the three cities of Richland, Kennewick and Pasco have formed a consortium and are eligible to receive federal HOME dollars from HUD on an annual basis. Richland serves as the lead entity for the consortium, and acts as the administrative, monitoring, and reporting agency for the Tri-Cities HOME Consortium to HUD.

The overall goal of the City of Pasco's Community Development Block Grant Program (CDBG) and the Tri-Cities HOME Investment Partnership Program (HOME) is to develop a strong community with the provision of decent housing, a suitable living environment and expanding economic opportunities.

The 2007 Annual Action Plan represents the third year of the 2005-2009 Consolidated Plan and summarizes the activities planned for the period January 1, 2007 to December 31, 2007 to meet community development and housing needs identified in the five-year Consolidated Plan. The Annual Action Plan provides specific details of investments in activities, describes the geographic area in which the programs are available and the nature of the impact the City hopes to achieve through the programs.

The City of Pasco certifies it is following a current HUD-approved Consolidated Plan, and has pursued all resources that were proposed in the Plan. It has fairly and impartially provided requested certifications of consistency as specified in the Plan, and has not hindered implementation of the Consolidated Plan.

HUD's Community Development Block Grant regulations require Grantees to submit a "Consolidated Annual Performance and Evaluation Report" (CAPER) to HUD within 90 days of the close of a Grantee's Program Year (December 31, 2007). This requirement, set forth in 24 CFR Part 91, reports to HUD and informs the community of Pasco's performance in meeting the goals of the Annual Action Plan.

As a recipient of these funds, the City of Pasco hereby submits, its final ***Consolidated Annual Performance and Evaluation Report (CAPER)*** which provides detailed information to the local public, HUD, and members of Congress on activities undertaken with these entitlement funds. The CAPER also reports on the City of Pasco's performance in meeting the goals established in the ***2007 Annual Action Plan***, for this second year of the ***2005-2009 Five-Year Consolidated Plan***.

GENERAL QUESTIONS

Assessment of Goals and Objectives

Activities funded by the City of Pasco during 2007 addressed the priorities established in the Tri-Cities 2005-2009 Consolidated Plan, which were 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.

Goals describe priority areas for overall improvement in Pasco. Strategies describe the general methods that the entitlement communities will employ to impact living and working conditions. Objectives detail the specifics of the strategies, the tools that will be used to implement the strategies, populations and areas that will be targeted, and performance indicators to track progress in meeting the goals.

Budgeted Activities

The City of Pasco estimated CDBG resources available for community development activities in 2007 would total \$675,000. The annual entitlement was estimated to be \$650,000, and \$25,000 was estimated from program income. The City of Richland Annual Action Plan for 2007, reported an estimated HOME entitlement of \$637,275 and program income of \$150,000 would be available to the Tri-City HOME Consortium for affordable housing activities. Of this amount, the City of Pasco plans to use approximately \$198,304 to continue the Community Housing Improvement Program (CHIP) within Census Tract 202 with priority given to the Museum and Longfellow neighborhoods.

The Cities of Richland, Kennewick and Pasco are participating jurisdictions in a consortium, and are eligible to receive federal HOME funds on an annual basis. The City of Richland acts as the lead agency for the Tri-Cities HOME Consortium and is responsible for administering the HOME Program on behalf of the three cities. The primary goal of the HOME Program is to provide affordable housing to lower income persons. In 2007, the Tri-Cities HOME Consortium received \$635,955 directly from HUD, which was split between the three cities using the same formula allocation as HUD determines for awarding CDBG funds to the community.

Actual Expenditures

In 2007, the City received an annual entitlement of \$615,857 directly from HUD and \$13,170 in program income from CDBG housing rehabilitation projects. A combined total of \$629,027 was available for 2007 budgeted activities. Expenditures totaled \$519,286 in 2007. A balance of \$109,741 from 2007 will be carried over or reallocated in program year 2008.

The public service cap, a maximum dollar amount equal to 15% of the combined totals of the current year entitlement plus prior year program income (\$711,662), totaled \$106,749 in 2007. Disbursements for public services totaled \$101,479, of which \$8,667 were disbursed for prior year public service obligations. Total public service obligations were \$92,836 or 13.04%.

The planning and administrative cap, a maximum dollar amount equal to 20% of the combined totals of the current year entitlement plus current year program income (\$629,027), totaled \$125,805 in 2007. Total planning and administration obligations were \$86,307 or 13.72%.

Activities to improve local economies in Pasco, totaled \$75,417 while activities to further affordable housing opportunities utilized \$97,676 in 2007. Public facility improvements

utilized \$158,507. These funds drawn-in, budgeted, and actual for program year 2007 are tabulated in Table 1 and Table 2.

Table 1

GOAL	DESCRIPTION	DRAWN IN 2007
	Program Administration	\$ 86,307.00
Goal I	Improve Local Economies	75,417.00
Goal II	Improve Community Infrastructure	44,765.00
Goal III	Improve Public Facilities	113,742.00
Goal IV	Improve Affordable Housing Opportunities for Lower-Income Individuals and Households	97,676.00
Goal V	Support Priority Public Services	101,479.00
Goal VI	Strategies to Reduce the Incidence of Homelessness	
Goal VII	Revitalize Neighborhoods & Areas and Meet Unanticipated Needs	
Goal VIII	Increase Community Awareness of Lead Based Paint	
Goal IX	Increase Community Awareness of Fair Housing Issues and the Importance of Full Access to Housing Opportunities for Low-Income and Special Needs Individuals and Families.	
TOTAL DRAWN IN 2007		\$519,386.00

Table 2

Goal/ Strategy/ Objective	Name/Project	Performance Indicator	Performance Measurement	2007 Activities Budgeted/ Actual
	CDGB Program Administration	N/A	Program Administered	\$117,000/ \$ 86,306
I/1-5	Pasco Downtown Development Association-Commercial Kitchen	Improve economic opportunity for Low/Mod clientele	6 - New businesses served. Two new permanent FTE jobs created	\$50,000/ \$50,000
I/3-5	Pasco Downtown Façade Program	Improve economic opportunity for businesses in downtown area.	1 - Façade Project completed	\$40,000/ \$20,000
II/2	Sidewalks/Handicap Ramps	Improved quality of life, accessibility for disabled residents	132 - Handicap Ramps installed (Census Tracts 201, 202, 203)	\$138,750/ \$138,213
III/1	Martin Luther King Center – Gym Renovation	Improve quality of life, neighborhood park facility accessibility.	1 – Neighborhood Youth Facility Improved (Census Tract 201)	\$ 40,000/ \$ 2,554
III/1	Boys & Girls Club Roof Replacement	Improve quality of life	1 - Neighborhood Youth Facility Improved (Census Tract 204)	\$100,000/ \$ 93,000
IV/2	CAC Energy Home Program	Decent, safe, sanitary housing	10 - Household Energy Improvements	\$20,000/ \$20,000
IV/2	Catholic Family Volunteer Chore Services	Decent, safe, sanitary housing	1 – Household Accessibility Improvement	\$20,000/ \$ 821
IV/3	Code Enforcement	Decent, safe, sanitary housing	610 – Properties in compliance in Low-mod neighborhoods (Census Tracts 201,202,203,204)	\$48,000/ \$48,000

<i>Goal/ Strategy/ Objective</i>	<i>Name/Project</i>	<i>Performance Indicator</i>	<i>Performance Measurement</i>	<i>2007 Activities</i>
				<i>Budgeted/ Actual</i>
<i>V/2</i>	Martin Luther King Center	Improve quality of life	405 - At-risk Youth Served at neighborhood facility (Census Tract 201)	\$37,500/ \$35,208
<i>V/2</i>	Youth Civic Center	Improve quality of life	268 - At-risk Youth Served at neighborhood facility (Census Tract 202)	\$37,500/ \$35,208
<i>V/2</i>	Senior Center	Improve quality of life	32,210 - Elderly/Disabled Persons Served	\$31,250/ \$31,062
			TOTAL BUDGETED TOTAL ACTUAL	\$675,000 \$557,309

Non-CDBG Funding

Non-CDBG funds reported to be utilized in the completion of 2007 projects totaled \$360,000, not including projects that were completed without CDBG funding requested. Other sources included private, Washington State Energy Maker, Office of Superintendent Public Instruction (OSPI), and local funds. The City of Pasco makes continuous efforts to identify “other” public and private resources to help address priority community needs. These funds are not accounted for in this report.

Geographic Distribution

Pasco’s CDBG and HOME funds are used to assist lower income residents of Pasco, with priority placed on those activities that provide a benefit in the oldest sections of Pasco. This geographic area is described as Census Tracts 201, 202, 203 and 204. Pasco’s HOME dollars were used in central downtown Pasco, with priority given to the Museum and Longfellow neighborhoods of Census Tract 202.

Administrative Achievements (Goals IV, VI, VIII and IX)

City staff actively participated as a voting member for Home Base, a local Continuum of Care planning group that aims to reduce and prevent homelessness in the community. Tri-Cities HOME Consortium administrative funds were provided to assist in printing booklets designed to bring information to people in need of housing, medical care and other daily living necessities. Funds were also used to purchase two kiosks that will be placed at the Richland Community Center and the Richland Food Bank. The Mid Columbia Library System has also agreed to display the information kiosks in Pasco and Kennewick.

The City of Pasco filled the vacant Urban Development Coordinator position with a full-time Block Grant Administrator in April 2007. The Block Grant Administrator is continuing to acquire necessary training, and working to refine and improve processes for monitoring and measuring the successes of this program. Planning and administration activities in 2007 utilized \$86,307 for the Block Grant Administrator position, and other expenses necessary for administration of the CDBG Program.

- The CDBG/HOME Administrator for the City of Richland received information on passing a Certified HOME Program Specialist – Regulations exam from HUD

- with a score of 86 percent. The average score for the class was 78 percent, and 77 percent of the attendees passed. The certification is valid for 5 years.
- Served as a presenter at the Pasco Faith Based and Grassroots Community workshop held May 18, 2007 at Columbia Basin College. The workshop sponsored by HUD entitled “Getting Your Seat at the Table” explained the formula grant programs process, highlighted proven methods to increase funding success to meet identified community needs, and increased knowledge of community contacts and resources.

Affirmatively Furthering Fair Housing (Goal IX)

The Fair Housing Act and the CDBG and HOME Program rules pertaining to non-discrimination follow a history in the United State’s affirmation of various civil right of its citizenry. The core principles of fairness and anti-discrimination are rooted in the Constitution and its Amendments, and a series of milestone civil rights laws that have further honed the concept of fairness in governmental and private actions. These laws were made not only to govern the individual citizen’s actions, but also to establish the same standards of fairness and accountability for governmental actions.

Analysis of Impediments (AI) to Fair Housing

The Tri-Cities Analysis of Impediments (AI) to Fair Housing for the period of 2005–2009 was completed and submitted to HUD in November of 2004. The AI is a required document for Community Development Block Grant (CDBG) and HOME entitlement jurisdictions. It has become the basis for identifying specific patterns of violation of the Fair Housing Act and other laws, civil rights rules and regulations which occur in a local jurisdiction. Once partners are identified, communities can design effective strategies and goals to address fair housing problems. The general content of this Analysis of Impediment to Fair Housing includes:

1. Identification of Fair Housing laws and rules.
2. A discussion of what constitutes fair housing violations and impediments.
3. Discussion of the fair housing complaint processes and investigation protocol.
4. An overview of the Tri-Cities demographic profiles including income, population attributes, economic conditions, and general housing market conditions.
5. Data from a variety of sources including local mortgage lending performance, complaint data, etc.
6. Review of local permitting and housing codes as well as housing program rules and practices, and local government practices which impact housing.
7. Identification of specific goals and actions to address identified impediments as well as ways to affirmatively further fair housing in the area.

Actions Supporting Fair Housing (Goal IX)

In 2007, the City of Pasco actively supported fair housing, by translating fair housing materials into Spanish for distribution to the largely Hispanic population. All posters and publications relating to fair housing are presented in both English and Spanish. Public information notices and public hearing notices related to fair housing are advertised in La Voz, a local Spanish language newspaper, and in the Tri-City Herald.

In an ongoing effort to improve handicap accessibility in the City of Pasco, 132 handicap ramps in low-moderate income neighborhoods were completed in 2007.

Responsibility for compliance with Section 504 has been assigned to a staff position for better oversight and coordination.

Affordable Housing

An Apartment Rental Survey conducted by Crown Property Management as of September 2007 indicates that occupancy rates for the Cities of Kennewick, Pasco and Richland have decreased during the past year, with Kennewick decreasing from 90 to 95 percent, Pasco from 86 to 95 percent, and Richland from 87 to 95 percent occupancy.

Higher occupancy rates could be the progression of households moving into the increased inventory of multi-family dwelling units, particularly in the City of Pasco. There also appears to be an increase of home mortgage foreclosures. In 2007, City of Pasco in cooperation with the U.S. Department of HUD, Spokane Field Office, participated in a "Good Neighbor Next Door" seminar to promote this program to teachers, law enforcement officers, firemen and emergency technicians. The program in Pasco targets low-moderate income neighborhoods with a high REO rate.

An online affordable rental housing inventory, completed by RECA Foundation as part of 4people.org in 2006, was made available to case managers and housing providers to match those in need of housing to available housing in the community.

A major issue facing most communities in the US has been the fact that housing costs have been outstripping the increases in household income. Households in the Tri-Cities are also faced with this problem.

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%).

Ordinarily, local governments have little or no control over many of the factors that affect housing prices, including national and international economic trends, private lending practices, interest rates, labor, material costs, and other factors that are subject to change, along with the cycles of the national and regional economics. Population growth,

migration patterns, and shifting demographics can also have dramatic effects on the demand for land and housing, but are largely out of the realm of local government's control and influence.

Pasco exercises clear control in setting local land use and development regulations, which can, and do, have significant impacts on housing development costs. The areas of land acquisition, site development, and construction costs are most notable. These costs, are reflected in local housing prices. Recognizing the links between land use regulations and housing costs, Pasco encouraged affordable housing by reviewing and, where appropriate, updating land use and development policies contained in local comprehensive plans, zoning ordinances and subdivision ordinances that regulate how land can be used and developed.

In 2007, a grant for \$20,000 was received to update the Comprehensive Plan according to the Growth Management Act (GMA) mandate. Land use actions this year included one annexation approved, eight final plats approved, three preliminary plat applications approved, and four short plats approved. Habitat for Humanity permitted 23 single family dwelling units for low income housing in the Tierra Vida Phase 1 final plat (73 lots). Catholic Charities of Spokane completed construction of a 44 unit apartment complex for farm workers who reside permanently in the Tri-Cities in July 2007. The housing is located at 915 N. 22nd Avenue in Pasco and is the first "LEED" certified energy and resource efficient project to be completed in Eastern Washington. A construction open house is scheduled for February 28, 2007 to view "green" building techniques.

Additional Support for Affordable Housing (Goal IV)

In 2007, the Community Housing Improvement Program (CHIP) continued rehabilitation of 16 homes in the Longfellow and Museum neighborhoods. In 2006, the first six homes were completed, the remaining 10 were completed in 2007. This program would also provide first time homebuyers down payment assistance to low/mod income households. Actual accomplishments for HOME projects are reported by the Lead Jurisdiction in the City of Richland Consolidated Annual Performance Evaluation Report (CAPER).

Complaints

The Department of Housing and Urban Development (HUD) has the responsibility to enforce the Fair Housing Act. Complaints that are filed may be investigated directly by HUD or may be investigated and processed by the Washington State Human Rights Commission, the State Attorney General or other designated fair housing enforcement entity. The Human Rights Commission has separate jurisdiction over claims of discrimination covered under state law, but not covered under federal law.

It is also not unusual for individuals to contact local CDBG/HOME Programs directly. Our Community and Economic Development Department, responsible for the City of Pasco CDBG/HOME programs, will pass the complainant on to the Regional HUD office (in Seattle). HUD will generally turn over investigation duties to its Office of Fair Housing and Equal Opportunity (FHEO) which is also located in Seattle.

During the 2007 program year the Community and Economic Development office did not receive any official complaints that were filed with the city. Nor is the city aware of any official complaints made elsewhere.

Lead-based Paint (Goal VIII)

The City of Pasco undertook the following actions in 2007 to increase community awareness of lead based paint and its hazards. The City provided education on lead based paint, including information on Safe Work Practices, actions to take when rehabbing or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The City of Pasco distributed the pamphlet “Reducing Lead Hazards When Remodeling Your HOME” published by the Environmental Protection Agency (EPA). The pamphlet “Protect Your Family from Lead in Your Home” published by EPA was distributed to all potential housing clients, and made available at the City of Pasco information center.

In compliance with Program Update 05-11, Pasco utilized the Lead Based Paint (LBP) Safe Checklists to evaluate applicability of the Lead Safe Housing Rule to City of Pasco CDBG and HOME projects. The City of Pasco continues to work with approved contractors to perform extensive testing to identify lead hazards, and assure compliance after remediation work through risk assessments and clearance exams for persons assisted by the Owner Occupied Rehabilitation Program and the Down Payment Assistance Program using CDBG or HOME funds.

Eight properties participating in a HOME owner-occupied rehabilitation program were inspected for lead-based paint, and a copy of the clearance report provided to the owner.

MANAGING THE PROCESS

The City of Pasco monitors CDBG program subrecipients to ensure compliance with all federal, state and local rules, regulations and laws. This is accomplished through phone conversations, written correspondence, desk monitoring and at least one on-site monitoring visit per year. If an activity is determined to be at “high risk” more on-site monitoring visits will be conducted. Technical assistance is offered throughout the year, both to new subrecipients and existing subrecipients. Subrecipients are required to provide written quarterly reports to identify progress made in the program, and how funds have been used. At the end of each year, a final recap report must be submitted to assist in analyzing strengths and weaknesses of the activity.

Housing projects funded by CDBG assistance are typically made as loans documented by recorded deeds of trust, promissory notes, and other contractual loan agreements. These documents establish the obligations for compliance with CDBG regulations. All housing projects, including CDBG and HOME, are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected and corrections are required to meet minimum building codes for final inspection approval.

Use of CDBG and HOME funds are primarily concentrated in Census Tracts 201, 202, 203 and 204, where there is also a high minority concentration. The City of Pasco provides maps and descriptions of the geographic regions where CDBG and HOME funds are planned in the Annual Action Plan. Significant changes to the Annual Action

Plan require Citizen Participation. In 2007, there were no significant changes to the Annual Action Plan.

CITIZEN PARTICIPATION

The City of Pasco participated in a joint and individual city citizen participation process in the development of the Consolidated Plan and Annual Action Plans. Public notices were published in La Voz, a local Hispanic newspaper, and the Tri-City Herald in English and in Spanish. For the City of Pasco overall Citizen Participation Plan reference is made to pages 269-274 of the Consolidated Plan.

On April 7, 2006 a letter was mailed to all past organizations who solicited funds over the past five years advising that 2007 CDBG applications were available from the City of Pasco. Two notices were advertised in the Tri-City Herald in English and La Voz in Spanish. The deadline for receiving applications was June 30, 2006. The City of Pasco received 18 applications for funding, totaling \$1,377,498. The amount anticipated to be available for distribution to projects in 2007 is \$675,000, including program income received from revolving accounts, with a restriction that no more than 15% of the anticipated 2007 CDBG award be available for public service projects.

On July 27, 2006 and July 30, 2006 an ad was placed in the Tri-City Herald advising of the CDBG recommendations for funding, and starting a 30-day public review process. The Planning Commission heard oral presentations from applicants on July 20, 2006 and deliberated August 17, 2006 on which activities to recommend to Pasco City Council for funding. After the public hearing and recommendations to the Pasco City Council, the Council approved the Planning Commissions recommendation for 2007. The Annual Action Plan was prepared and a 30-day public review period was again advertised. No comments were received, and on November 13, 2006 the plan was submitted for approval.

On February 28 and March 6, 2008 display ads were published in La Voz Hispanic Newspaper and the Tri-City Herald and announcing the 2007 Consolidated Annual Performance Evaluation Report (CAPER) was available for public review and comment, the comment period was closed March 28, 2008. No comments were received and the 2007 CAPER was transmitted to the Community & Planning Department, United States Department of Housing and Urban Development on March 31, 2008.

INSTITUTIONAL STRUCTURE

The City of Pasco is committed to support various activities outlined in the Consolidated Plan to strengthen and coordinate actions with housing, non-profit and economic development agencies. Staff continues to be an active member of the Benton Franklin Housing Continuum of Care (Home Base) to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and continuum of care providers to meet the needs of the homeless. The City of Pasco encourages and supports joint applications for resources and programs among housing and public service entities.

MONITORING

In the past few years, the City of Pasco has experienced the largest growth in investment, housing, and new business in the history of the City. City of Pasco's strategies have made positive impacts toward providing decent housing and a major improvement to a suitable living environment for low and moderate income persons. Economic growth in the community continues at a slower pace than previously experienced.

The activities and strategies implemented by the City of Pasco have made positive impacts toward providing decent housing and improving the living environment for low- and moderate-income persons. Creation of economic solutions and jobs is also positive. Overall, the City of Pasco has carried out the objectives adopted in its 2007 Annual Plan and the 2005-2009 Consolidated Plan.

The City of Pasco is responsible for monitoring the CDBG program subrecipients to ensure compliance with all federal, state and local rules, regulations and laws. In 2007, the Block Grant Administrator conducted monitoring of subrecipients and their activities through phone conversations, written correspondence, desk monitoring, and at least one on-site monitoring visit every two years. Any activity determined to be "high risk" receives additional monitoring and on-site visits. Technical assistance is offered throughout the year, to new and existing subrecipients. Subrecipients are required to provide written quarterly reports to identify progress made in the program, and how funds have been used. At the end of each year, a final recap report must be submitted to assist in analyzing strengths and weaknesses of the activity. In 2008, subrecipients will receive continued assistance on reporting requirements for improved performance measurement.

The performance measurement system has three main components; goals, outcomes, and indicators. Goals within the following categories will be selected; suitable living environment, decent housing, and economic opportunity. The second component, outcomes, will focus on availability/accessibility, affordability, and sustainability.

- Availability/accessibility applies to activities that make services, infrastructure, housing, commercial or employment opportunities or shelter available or accessible to low and moderate income people.
- Affordability applies to activities that help, in a variety of ways, to reduce the cost burden for low and moderate income people.
- Sustainability applies to projects where the activity or the activities are aimed at improving a neighborhood by helping to make it livable or viable for principally low and moderate income people.

The third component, Indicators, will report 1) How funding is leveraged, 2) Number of persons, households, units served, 3) Income levels of persons or households by 30%, 50%, 60%, or 80% of an area median income, 4) Number of communities/neighborhoods assisted, and 5) Current racial/ethnic and disability categories.

HOUSING

The City of Pasco recognizes the need to increase the supply of standard, affordable housing through the acquisition or rehabilitation of existing housing units and, if

appropriate, the construction of new units. This effort includes promoting home ownership opportunities. The City supports the idea of, although indirectly through other agencies, providing rental assistance to alleviate rental cost burden, including severe cost burden, experiences by lower income families and individuals.

Through land use control, the City provides for increased housing choice and opportunity both within and outside the areas of minority and low-income concentrations. The City assists low-income families in rental units through code enforcement and housing rehabilitation action. The City encourages assistance to those who could benefit from participation in a home-ownership program or an organized program to achieve economic independence and self-sufficiency.

HOUSING NEEDS

The quality of the housing stock in low/mod income neighborhoods was greatly improved during this reporting period. The Good Neighbor Handbook was distributed in English and in Spanish to all residents in the city. This handbook informs residents and landlords informed of property maintenance and housing codes to protect their homes and investments. The rental inspection program helped to ensure that decent housing and a suitable living environment is available for all the citizens of Pasco, regardless of their income level. The Crime Free Housing seminar, conducted by the Pasco Police Department, is designed to assist landlords with property maintenance and code enforcement issues improving the quality of life in low-moderate income neighborhoods.

Decent Housing Projects (Goal IV)

In 2007, three projects to improve affordability, accessibility, and sustainability of decent housing were completed, using \$97,676 in CDBG funds. Benton Franklin Community Action Committee Energy Efficient House program assisted six low-income households with weatherization assistance utilizing \$20,000, one of which required lead-based paint removal. Catholic Family Services Volunteer Chore Services assisted one low income household with wheelchair access or household repairs such as window replacement utilizing \$821 in CDBG funding. The Catholic Family Volunteer Chore Services program depends highly on volunteers to carry out projects. Unforeseen circumstances prevented more than one wheelchair access project from being completed this year. Funding totaling \$6,000 will be carried over for 2007 projects to be completed in 2008, the remaining balance of \$13,179 will be reallocated to the LID assistance program. In 2007, LID assistance was provided to four households. There is a need for approximately \$30,000 to provide LID assistance to four households in 2008.

In 2007, funds totaling \$28,854.57 was utilized to provide LID assistance to four households.

The Community & Economic Development Department used CDBG funds totaling \$48,000 to partially fund program delivery of a code enforcement program to sustain a viable living environment for low/mod income neighborhoods. The Code Enforcement Board, made up of volunteer Pasco citizens, helps to sustain livable neighborhoods by promptly responding to citizens' code enforcement needs. During this reporting period, 610 properties were brought into compliance. In 2007, there were 1059 violation notices issued citywide, 607 new violation notices were issued in targeted low/mod income

neighborhoods (Census Tracts 201, 202, 203, and 204). The success of this program can be seen in the improved appearance of the neighborhoods by arresting deleterious activity.

The City of Pasco publishes a *Good Neighbor Handbook* in English and Spanish informing homeowners of Pasco Municipal Code requirements encouraging them to utilize the services of City staff to help them avoid costly building code violations and deficiencies creating an unsafe environment for the inhabitants.

Code Enforcement conducts a biennial rental inspection program for all properties offered to the public. Through the licensing and inspection process, property owners are required to ensure that rental units offered to the public meet minimum housing standards per the International Property Maintenance Code. Properties are inspected for life-safety issues on a biennial basis or at the request of a tenant. This program helps to maintain an inventory of affordable rental units by ensuring that all units are well maintained and suitable for habitation.

SPECIFIC HOUSING OBJECTIVES

HOME Program Achievements (Goals IV, VI and VIII)

The City of Pasco received HOME funds totaling \$193,214 for use in the newly developed Community Housing Improvement Program (CHIP). Pasco hired Creative Housing Solutions to start the Community Housing Improvement Program (CHIP) in 2006, providing owner-occupied rehabilitation loans to assist in rehabilitating Pasco's downtown Museum and Longfellow neighborhoods. Ten rehabilitations were completed in 2007 for a total of 16 rehabilitations to date.

La Clinica Self-Help Housing, awarded \$101,907 of 2005 Pasco CHDO funds, has purchased land and is developing seven new homes on North Charles in Pasco through their sweat equity program. Engineering, design, and infrastructure improvements have been completed. Construction of the homes is scheduled to be completed by December 2007. La Clinica requested an extension to December 2008.

Housing projects funded by CDBG assistance are typically made as loans documented by recorded deeds of trust, promissory notes, and other contractual loan agreements. These documents establish the obligations for compliance with CDBG regulations. All housing projects are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected and corrections are required to meet building codes as part of the permitting process.

The City of Pasco hired Creative Housing Solutions to start the "CHIP" Program, providing owner-occupied rehabilitation loans to assist in improving Pasco's downtown Museum and Longfellow neighborhoods. Eight rehabilitations were completed during 2006, and 7 rehabilitations were completed during 2007. One activity that started as a rehabilitation project had to be changed to a demolition/new construction activity due to cost reasonableness and the extensive amount of repairs necessary to bring the unit to current code requirements. One rehabilitation project was considered by HUD to be an ineligible project as the owner was purchasing the property by a real estate contract, and did not have fee simple title to the property. HUD is requiring that non-federal funds of \$48,200.03 be repaid to HUD to be used to assist other Pasco residents. The CHIP

Program also provides a first time homebuyer program to assist in downpayment, prepay and closing costs, but no assistance was provided during 2007.

Habitat used the balance of 2004 Richland HOME CHDO dollars and was awarded 2007 CHDO funds to purchase and construct 2 single family homes at 584 and 588 Riverstone Drive in Richland. The new construction using energy efficient insulated concrete form construction techniques is currently underway.

LaClinica Self Help Housing was awarded \$101,907 of 2005 Pasco CHDO funds to be used to purchase land and develop 7 new homes on North Charles in Pasco through their sweat equity program. Engineering design and infrastructure improvements were completed in 2006, but construction of the 7 homes originally scheduled to be completed by October 2007, was delayed due to staff issues. As of December 31, 2007 four homeowners had purchased the lots and are using sweat equity to build their new homes. Three applicants have been submitted to a local lender for approval prior to starting construction of the remaining 3 homes.

Pasco staff participated in point-in-time counts and regularly participated in monthly Home Base meetings with area agencies and organizations to identify gaps in services to vulnerable homeless and non-homeless populations in Benton and Franklin counties, fully supporting the goals and objectives of this continuum of care consortium. The City of Pasco strives to help identify service delivery methods that are meaningful to our diverse community, and work with other public and private organizations to make a positive impact in this area. Local funding sources were sought through an application to the Benton-Franklin County Affordable Housing Trust Fund to help reduce the incidence of homelessness. The result of this application will not be known until next year.

NEEDS OF PUBLIC HOUSING

In the Tri-Cities, public housing authorities facilitate tenant councils in their respective jurisdictions. These public housing authorities actively support self-sufficiency for Section 8 and other program clients and actively market their assistance programs to private landlords and property management firms. As in most areas, public housing authority waiting lists in the Tri-Cities are unable to match the need for housing to the supply of vouchers or public housing units. Waiting lists are open year-round, with preferences and eligibility criteria established separately by each PHA as allowed by federal regulation.

Pasco and Franklin County Housing Authority (PHA) has 24 farm worker units, 280 low income units, 318 Section 8 vouchers and 44 homeless/migrant units. There are currently no new projects in development. The public housing stock owned by PHA is generally in very good overall condition. Regular improvements are generally made through their own funding as well as a variety of HUD Public Housing Grant Programs available for modernization, safety/security measures, rehabilitation and other operating issues. Public housing units range from scattered site, multi-family duplexes to multi-family apartment complexes.

All rental properties in Pasco are required to be licensed annually and inspected bi-annually for compliance with minimum housing standards per the International Property

Maintenance Code. Public Housing and Section 8 properties are inspected and certified by HUD inspectors and with properties inspected through the Rental Inspection Program. Through this program, many affordable rental units have been returned to the market, increasing the stock of safe, decent and affordable housing.

BARRIERS TO AFFORDABLE HOUSING

Pasco monitors available land, zoning, and land use to accommodate projected population increases and housing requirements of all income groups. Development costs, fees, and rising housing prices are all barriers to affordable housing. Additionally, recent increased costs for energy and rebuilding needs resulting from disasters are also barriers to affordable housing.

Over the past few years, Pasco has received increased attention at the state and national levels as an ideal place to live, work, run a business or retire. Pasco has been heavily marketed and noted in a number of state and national publications as possessing those attributes that people desire for the place in which they live. This has led to a large increase in population, with a corresponding increasing in housing development, land and costs associated with moving into houses.

Housing in Pasco is influenced by a variety of public policies and actions that can either have short-term impacts or long-term implications for affordable housing.

Zoning

The City encourages infill development and increased housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can be easily provided.

Land Use

Regulations should provide for adequate land for all types of development including single family, multi-family, commercial, industrial, and open space. When sufficient land is neither available nor allocated for appropriate residential development, speculation enters the market, drives up prices, and ultimately increases the price of housing, making housing less affordable to low and moderate-income households.

Licensing and Permits

Pasco is sensitive to the issue of processing time. The permitting process is continuously reviewed and changes are made, where appropriate. In 2007 Pasco utilized the TRAKIT permitting system. This new geo-based system, shares information across departments and improves efficiencies. It is used in planning various types of projects, licensing, permitting and code enforcement. It expedites reviews and inspections by allowing concurrent actions to occur.

Extension of Transportation and Utility Service

The City plans to extend major utility service lines which will have a direct bearing on when and where homes are built. How those extension costs are allocated can have an impact on the price of homes built in areas where the services are extended.

HOME/ AMERICAN DREAM DOWN PAYMENT INITIATIVE (ADDI)

The City of Pasco is a member of the Tri-Cities HOME Consortium together with the cities of Kennewick and Richland. Richland is the lead organization and reports HOME activities for all three cities accordingly.

The Tri-Cities HOME Consortium adheres to recapture requirements as set forth in 24 CFR 92.254(a)(5). Deed of Trust restrictions and promissory notes are required on each HOME assisted property during the period of affordability, with specific terms and conditions established by each participating jurisdiction of the consortium.

Each city, as a participating jurisdiction must make a contribution to show support of affordable housing in the community. The contribution is considered to be a match for federal HOME dollars and must be 25% of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account, excluding funds identified for administering the program. Match obligations are satisfied by non-federal investment in, or contribution to HOME assisted or HOME eligible projects by reduction or contribution from the City's General Fund, volunteer labor, reduced cost for land purchased below appraised value, reduced financing fees from lenders and appraisers, and donated construction materials.

The Tri-Cities HOME Consortium did not receive ADDI funds in program year 2007.

HOMELESS NEEDS

Housing Needs of the Homeless and At-Risk Populations

Pasco residents have access to a variety of agencies located throughout the bi-county area that provide specialized facilities and other services for the homeless and special needs populations. While reliable statistical data is not available for the homeless and special needs populations, the survey that was conducted for this study shows there are minimal gaps in facilities and services that are available and in the area's ability to meet the needs of these people. The housing needs for Pasco's homeless teens reveal a need for 188 additional shelter bed nights and 71 additional shelter bed nights are needed for the severely mentally ill; there is also a need for additional supportive services such as counseling and special education.¹

In January 2007, Pasco staff participated in a point-in-time count. Benton and Franklin Counties counted 780 individuals within 372 family units reported as living in some sort of homeless condition. Funding sources utilized, (other than CDBG and HOME), to assist Benton and Franklin county providers included Section 8, McKinney-Vento Homeless Assistant Act Funds.

The Benton Franklin Community Action Committee (CAC) is the lead agency for Home Base, a consortium of government agencies, non-profits and faith-based organizations in Benton and Franklin Counties. Home Base serves as a one-stop coordination system to connect those in need with services needed. Access is available to member case managers in community services offices and agencies across Benton and Franklin counties. Shared

¹ Statistical Data Obtained from US Dept. of HUD and the City's Comprehensive Housing Assistance Strategy [CHAS].

case information helps member agencies and case managers to expedite counted client intake and eligibility screening. An inventory of facilities and services for homeless populations in Benton and Franklin Counties is provided below.²

Homeless Families

Information on the needs of homeless families in Pasco (other than special needs population) comes mainly from the number of requests for assistance received by the Pasco Housing Authority indicates that numerous calls are received from families needing immediate assistance. The number of requests that can be dealt with varies considerably depending on whether the Authority has funds available for assistance. Demand exceeds response capability. The Pasco Housing Authority typically has about 50 families on the Section 8 waiting list who are homeless and over 300 families on the waiting lists at any given time who are inadequately housed. In addition to the Pasco Housing Authority, temporary shelter is provided by the Salvation Army Shelter and Tri-Cities Union Gospel Mission both located in Pasco. The vast majority of the homeless served are transitional. These people are passing through the area or waiting for permanent housing through other programs. The Point in time Count revealed 483 homeless persons remain unsheltered.

Singles

The availability of services to single homeless individuals varies depending upon their specific need. Shelter services are more accessible for single men than women in the bi-county area, primarily due to the fact that the local homeless shelter has dormitory beds available for men. Single women have only the shelter's family unit available when it is not already full. Emergency shelter bed nights via motel vouchers are also available from the Salvation Army and the Benton Franklin CAC. Tri-City Union Gospel Mission provides 18,370 bed nights. While availability of hot meals is primarily limited to the local Tri-City Union Gospel Mission, assistance with food, emergency food stamps, clothing, hygiene, blankets and other essential items is usually available through several local service organizations and provided through the Department of Social and Health Services (DSHS). Recovering addicts are housed throughout the eight Oxford Houses of Washington. There is currently only one available for women with children, and seven transitional houses for men operating in the Tri-Cities, providing housing for 64 individuals. Benton Franklin CAC, in partnership with the Salvation Army provides approximately 2,746 emergent bed nights per year. These are currently available for emergency homeless housing to address a demand at twice that figure.

Families

Limited shelter for families is available at the Tri-City Union Gospel Mission. Family shelter is also provided via motel vouchers at the Salvation Army and Benton Franklin Community Action Committee and, if applicable, at the local domestic violence shelter providing 3,505 bed nights for families with children. Domestic Violence Services of Benton and Franklin Counties have 35 beds available for victims of domestic violence and provide 4,000 bed nights per year.

² Home Base, A Continuum of Care System for Benton & Franklin Counties

Homeless prevention is also available through these same agencies providing assistance with eviction and first months rent. Food, clothing, utility assistance, hygiene, blankets and other necessities are also usually adequately available through Benton Franklin CAC, other local social service agencies, and DSHS. Transitional housing is extremely limited and is available only to specific targeted populations. Benton Franklin Community Action Committee has 45-50 units through Tenant Based Rental Assistance (TBRA) and 4-6 units through Transitional Housing Operating Rents (THOR).

Youth

The system reaching out to the youth of the community is extremely limited in resources and, as a result, also in scope. There are few programs for at-risk youth operating in the area. Unaccompanied youth usually come into the system via an event, such as an overdose, police referral, juvenile justice system referrals, or issues surrounding schools. The Benton and Franklin Counties Crisis Response Unit offer assessment and emergency referral to outpatient services or the Department of Children and Family Services or other services. Placement is a major issue as there are no beds designated for youth.

Chronically Mentally Ill

In addition to private-pay systems, there is a publicly funded mental health system in Benton and Franklin counties. Outreach, eligibility, and referral are conducted through, or in cooperation with, a resource manager housed at the Benton and Franklin Counties Crisis Response Unit in Kennewick. The shortage of permanent, affordable housing has resulted in inappropriate over-utilization of transitional and residential treatment facilities. The Crisis Response Unit has access to one bed for crisis respite (at Jadwin House), and provides motel vouchers as needed during assessment, resulting in additional expense. Jadwin House and Cullum House, operated by Sunderland Family Treatment Services, are each an eight-bed transitional care facility, which is utilized as a hospital diversion resource.

Chronic Substance Abusers

In addition to private pay systems, there is a publicly funded chemical dependency system in Benton and Franklin Counties. Eligibility is determined at the Benton and Franklin Counties Substance Abuse Assessment Center, co-located with the mental health Crisis Response Unit in Kennewick. Outreach, referral, and outpatient treatment services are provided by for-profit agencies under contract with the Benton and Franklin Counties Department of Human Services. Residential resources for chronic substance abusers are limited to private beds provided by the Oxford House groups. The Benton and Franklin Counties Detoxification Center is a 12-bed social detoxification facility located in Pasco. Triumph Treatment Service (Casita del Rio) has two programs under one roof (a 28 day inpatient and a six month residential) it is a local residential treatment facility for women (Kennewick), they also have a Men's Facility in Buena. Treatment services are also available, subject to eligibility, referral, and bed availability at state licensed facilities outside Benton and Franklin counties.

Dually Diagnosed Mentally Ill Chemical Abuse (MICA)

Lourdes Counseling Center is providing some outpatient case-managed services to the MICA population and has a small MICA group that serves at no charge to the public system. Residential support aspects are limited to case management.

Developmentally Disabled

Intake and eligibility are determined following application through the State Division of Developmental Disabilities (DDD). There is a field office in Kennewick. Residential and personal support services are provided under state and regional contracts administered by DDD either locally or through the regional offices in Yakima. Adult employment, health and community access services are provided under county contracts administered by Benton Franklin Human Services. DDD case managers are assigned to eligible people and agencies through contracts negotiated by the case managers or the counties. The caseload is currently approaching 1,200 and is growing by nearly 100 cases annually.

HIV/AIDS

The Hospice Center provides housing and services for those reaching the final stages of their illness.

Victims of Domestic Violence

The Domestic Violence Services of Benton and Franklin Counties (DVS) operate a confidential women's shelter. The shelter is a 7-bedroom home, with 35 beds available to victims fleeing domestic violence. DVS provides food, clothing, hygiene products, household items, blankets and other necessities as needed (and as available). DVS offers support groups both in the shelter and in the administrative offices for the community at large. DVS provides rental assistance/eviction prevention funds. These funds are limited. There is an estimated demand of at least double of the current funding level. The Safe Harbor Crisis Nursery operates a shelter for abused infants and children, which the public service agencies use for emergency placement prior to foster care.

Veterans

Benton Franklin CAC coordinates the administration of Federal Emergency Management Agency (FEMA) grant funds, homeless child care, Emergency Shelter Grants (ESG), the Emergency Shelter Assistance Program, emergency housing and homelessness prevention funds in the bi-county area for veterans or anyone in need.

Continuum of Care Summary (Goal VI)

City of Pasco staff will continue to be involved in Continuum of Care planning efforts undertaken by Benton Franklin Home Base, a continuum of care system for Benton and Franklin Counties, members to implement the "Benton and Franklin County 10-Year Plan to Reduce Homelessness by Fifty percent". Pasco will continue to encourage cooperation and sharing of information to identify existing resources that might be available to meet the needs of the homeless, or those at risk of becoming homeless.

EMERGENCY SHELTER GRANT (ESG)

The City of Pasco does not receive ESG funds.

COMMUNITY DEVELOPMENT

ECONOMIC DEVELOPMENT

Economic Development efforts and diversification from Hanford employment is a high priority in the Tri-Cities. The City of Pasco continued to play an active part in economic development participating in monthly meetings with economic development directors from Kennewick, Richland and West Richland. Specific actions undertaken in 2007 for recruitment and retention of businesses to provide livable wage jobs and expand economic opportunities resulted in commercial/industrial construction projects valued at over \$81.6 million permitted in 2007 compared to \$62.9 million in 2006. Industrial development totaled \$13.1 million compared to \$21.3, and Commercial Development totaled \$68.4 million compared to \$41 million.

- Hospital additions (2)
- Industrial additions (3)
- Industrial buildings (15)
- Professional buildings (9)
- Professional tenant improvements/additions (14)
- Recreation/Amusement (2)
- School alterations (2)
- School new (3)
- Restaurants (4)
- Retail store (4)
- Retail tenant improvement (8)

It was anticipated that the City of Pasco would need to provide incentive funding for industry locating in Pasco. During this reporting period, however, this economic development activity was cancelled..

Improve Economic Opportunities (Goal I, VII)

The goal of the Pasco Specialty Kitchen project is to improve economic opportunities in the Pasco downtown area (Census Tract 202). This project utilized funding totaling \$50,000 for a program manager at the commercial kitchen who provides technical assistance and commercial kitchen facilities to under-capitalized micro-enterprises. In 2005, the kitchen partnered with Pasco High School to offer Culinary Classes to Pasco High School Students. One student of the program is now an employee of a Specialty Kitchen client. The student will receive continued on-the-job training, and gain valuable work experience opening up opportunities for advancement within the food industry.

In 2007, seven new businesses located at the kitchen. The long-term goal is that these microenterprises would eventually locate in the Pasco downtown. Plans are in place to develop additional store frontage to give the starting entrepreneur time to build up capital to move out on their own. Most of these businesses sell their product at Pasco Farmers Market and other local markets. The types of jobs created by these micro-enterprises range as follows: Catering, Baking, Decorating, Food Service, and Manufacturing. This development of the Culinary Class project has also created the need for two teaching positions, in addition to a program manager.

Seven new businesses, received technical assistance in 2007 through the Pasco Specialty Kitchen incubator, bringing the total count to 48 businesses assisted to date adding three new FTE jobs in 2007 from new and existing businesses, all of whom were low-moderate income persons.

One façade improvement project, a furniture store at the corner of 4th and Lewis, began in November 2006 was completed in May 2007. This project, utilized \$20,000 in funding This brings the total to two façades improved to date. In 2005, a similar façade improvement project was completed for a restaurant fronting Lewis Street. Three neighboring properties are in the design review process, one is in the application stage, and another property involving three façades has been placed on hold until a later date at the applicant's request.

COMMUNITY DEVELOPMENT

It is sometimes too easy to look at a community's capital needs on an item-by-item basis without fully addressing the tradeoff or true costs. Because the sources of money necessary for capital expenditures are always limited, the emergence of one funded project means the setback for another important project. The loss of another needed budget item exacts a price, whether it is social or physical. However, care needs to be taken to avoid the tendency to be overly optimistic about a community's expected growth and to anticipate or forecast development of industry, commerce and housing areas for some "ultimate" state of growth. Capital improvement projects are to be based upon the needs of the community and are to be consistent with, and promote the City's Comprehensive Plan. Projects may range from routine street overlays or the replacement of several vales in the water system, to construction of a baseball stadium.

In Pasco CDBG activity, part of which is for infrastructure in the City, receives more than the regular review process to determine its value rating to the citizens living in Pasco, particularly the low/mod income households. As an example, the City several years ago decided that within the budget it was necessary to install handicap ramps on all of the older areas of the City. In 2007, CDBG funds totaling \$278,750 was budgeted for improvements to priority public facilities. Projects completed utilized \$233,767 in funds.

Community Infrastructure (Goal II)

Public Works completed infrastructure improvements utilizing \$138,213 in funds for the installation of 132 handicap ramps in two different areas of located in east Pasco (Census Tracts, 203 and 204) providing accessibility to a suitable living environment for 1,149 disabled neighborhood residents.

Public Facility Improvements (Goal III)

Two public facility improvement projects utilized \$95,554 in 2007. In 2006, a project was completed to improve exterior doors and windows resulting in energy savings of thousands of dollars per year. In 2007, the Boys & Girls Club used \$93,000 to replace two of three aging roofs. Currently, there are approximately 1,200 members enrolled at the Main Branch in Pasco; over 320 youth are served per day. Statistics show that since the opening of the Boys & Girls Club, the Pasco Police Department reports a decrease of over 63% in calls for juvenile service in the Sprucewood Square Housing Development,

and 100% reduction in graffiti over the last year. The Boys & Girls Club played a significant role in that outcome by providing safe, healthy and constructive activities for school-aged children. Over the last six years, over \$300,000 in cash has been raised by the Boys & Girls Club to provide match dollars for these projects through private gifts and capital grants, such as DCTED (\$62,000) and Charlotte Martin Foundation (\$50,000). One public facility improvement project budgeted for \$40,000, expended \$2,554 for work in 2007. An extension was granted to complete the project in 2008.

Priority Public Services (Goal V)

Three priority public service projects utilized \$101,250 in funding this reporting period to provide benefits to low/mod income clientele at three neighborhood facilities serving at risk youth in Census Tracts 201 and 202, and elderly and disabled persons city-wide. Vital educational, recreational, social programs and services attracted a combined total of 32,883 people who were served.³

ANTIPOVERTY STRATEGY

Several activities were undertaken in 2007 to decrease cost-burdens for lower income people, such as the various housing programs offered by the City of Pasco and the Tri-Cities HOME Consortium, Local Improvement District (LID) Assistance Programs, life skills training, and various public/social service programs. The City of Pasco actively supported economic development projects to create and retain jobs, provide education or training to enable people to become self-sufficient, and improve economic opportunity to work at living wage jobs. Activities in 2007 supporting antipoverty strategies are as follows:

- Supported the efforts of various non-profit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by vulnerable populations, such as elderly or disabled homeowners and renters.
- Continued support for very low-income seniors and disabled households by reducing water bills. Discounts for electricity and refuse are also offered by Franklin Public Utility District (PUD) and Basin Disposal.
- A digital inventory of all commercial and industrial properties was compiled to help actively market these properties. The City of Pasco actively seeks to relocate and retain industrial businesses that would be capable of producing living-wage jobs.

NON-HOMELESS SPECIAL NEEDS

NON-HOMELESS SPECIAL NEEDS

The City of Pasco partners with and supports various housing efforts of local non-profit and public housing agencies with respect to supportive needs of non-homeless as opportunities arise. Many resources responding to the needs of the homeless and non-

³ Public Facility Quarterly Reports, calculated from attendance reports.

homeless are identified in “Home Base Connections”, a resource guidebook for low-income and homeless persons. More community resources and services can be accessed by calling “2-1-1 Get Connected” and through internet connection at www.4people.org.

The City of Pasco continued to support the efforts of various non-profit agencies, housing authorities and Community Housing Development Organizations to provide affordable housing opportunities for special needs populations. Priority is given by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by vulnerable populations, such as elderly or disabled homeowners and renters. City staff will be available to assist in identifying potential funding sources, provide technical assistance within staff capacity, and remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

The Pasco Senior Center has numerous programs to serve the elderly and disabled, including a foot care program, health screening and nutrition programs.

Detox Center, which is located in Pasco, serves the Tri-City area and a number of other facilities providing specialized services to the non-homeless persons in need in the area of Benton and Franklin Counties.

LaClinica, a medical, dental and housing clinic located in Pasco, provides an assortment of services to the elderly and low/mod income persons. CDBG and CHDO funding is offered to this organization on a regular basis covering a number of needs, primarily in the area of housing.

REDUCE THE INCIDENCE OF HOMELESSNESS

The City of Pasco continues to support Benton Franklin Community Action Committee, the lead agency responsible for implementing the 10-Year Homeless Housing Plan to reduce homelessness by 50 percent within the next 10 years. Pasco will continue to be supportive of non-profit and housing agencies efforts to apply for McKinney-Vento, THOR, and other funding resources to assist homeless families and individuals with transitional and permanent housing.

SPECIFIC HOPWA OBJECTIVES

The City of Pasco does not receive HOWPA funds.

OTHER NARRATIVE

FAIR HOUSING

Fair Housing and Equal Opportunity

The City of Pasco distributes the pamphlet “I Can Choose Where I Live. What You Should Know About Your Housing Rights” to households in English and Spanish languages. The pamphlets “Fair Housing Equal Opportunity for All” and “Are You a Victim of Housing Discrimination?” in English and Spanish are also available for distribution at Pasco City Hall. The Tri-Cities HOME Consortium (Pasco, Richland, and Kennewick) teams with the HUD Spokane field office to sponsor annual Fair Housing

workshops to increase knowledge of fair housing rules and responsibilities. Sponsorship of the workshops rotates between the three cities.

Pasco participates in housing events wherein the major questions deal with housing issues. CDBG funding is being allocated annually for the installation of ramps for the elderly and handicapped in Pasco. It is estimated that this program may be nearly finished with completion of the 2007 program year project. Any ramps that were missed will be scheduled in the next available funding cycle.

The majority of projects funded by CDBG or HOME dollars do not exceed the threshold for Section 3 requirements. However, language is included in each contract regarding Section 3 requirements, and contractors are encouraged to provide job training and employment opportunities to lower income residents should an opportunity arise during the course of project construction. Minority and Women Owned Business Enterprises are encouraged, through bid or procurement advertisements and direct mailings, to participate and bid on federally funded projects.

APPENDIX A – IDIS REPORTS

PR01	HUD Grants and Program Income
PR02	List of Activities by Program Yr and Project
PR03	Activity Summary (GPR) for Grantee
PR09	Program Income Details by FY and Program
PR10	CDBG Housing Activities
PR23	Summary of Accomplishments
PR26	CDBG Financial Summary