



**CONSOLIDATED ANNUAL
PERFORMANCE
EVALUATION REPORT
2009**

**CITY OF PASCO
WASHINGTON**

As of March 31, 2010

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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 2009 Annual Action Plan represents the last year of the 2005-2009 Consolidated Plan and summarizes the activities planned for the period January 1, 2009 to December 31, 2009 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, 2009). 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 ***2009 Annual Action Plan***, for this last year of the ***2005-2009 Five-Year Consolidated Plan***.

GENERAL QUESTIONS

Assessment of Goals and Objectives

Activities funded by the City of Pasco during 2009 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 five year period.

Goals describe priority areas for overall improvement in Pasco. Strategies describe the general methods that the entitlement communities will employ to positively 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 2009 would total \$610,000. The annual entitlement was estimated to be \$600,000, and \$10,000 was estimated from program income. Reallocations totaling \$241,175 brought the total budgeted amount to \$851,175 for CDBG activities. A significant amendment to the 2008 Annual Action Plan allocated \$163,082 from the CDBG-R entitlement for activities to be funded in 2009. The total amount available for CDBG and CDBG-R activities in 2009 was \$1,014,257. Projects funded in 2009 totaled \$979,429.

The City of Richland Annual Action Plan for 2009, reported an estimated HOME entitlement of \$615,020 and program income of \$50,000 would be available to the Tri-City HOME Consortium for affordable housing activities. Of this amount, the City of Pasco planned to use approximately \$183,224 to continue the Community Housing Improvement Program (CHIP) rehabilitation program within Census Tract 202 with priority given to the target Museum and Longfellow neighborhoods, and \$10,000 to assist low-moderate income homebuyers with for down payment assistance. In 2009, the Tri-Cities HOME Consortium received \$686,489 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. Pasco's entitlement for 2009 was \$217, 016 for affordable housing activities.

A significant amendment to the Department of Commerce Annual Action Plan allocated Neighborhood Stabilization Program (NSP) funds in the amount of \$402,141 for foreclosure recovery activities in the City of Pasco. Pasco is set to receive an additional allocation in the amount of 2% of unspent funds in March 2010, in an amount is estimated to be approximately \$24,000.

Actual Expenditures

In 2009, the City received an annual entitlement of \$612,604 directly from HUD and received \$10,724 in program income from CDBG housing rehabilitation projects. A combined total of \$623,328 was available for 2009 budgeted activities. In addition, \$266,176 was carried over or reallocated from prior year activities funds for total funding available of \$889,504, an increase of \$38,329 in funds available over the \$851,175 budgeted. Activities funded in 2009 totaled \$979,429. Actual expenditures totaled \$438,298 for 2009 activities and \$138,850 for prior years' activities for expenditures totaling \$577,148. A balance of \$541,130 from 2009 funded activities will be carried over to program year 2010 or reallocated in program year 2011 activities.

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 (\$616,806), totaled \$92,521 in 2009. Disbursements for 2009 public service activities totaled \$80,500 or 13%.

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 (\$623,328), totaled \$120,926 in 2009. Disbursements for 2009 planning and administration obligations were \$99,649 or 16%.

Activities to improve local economies in Pasco, totaled \$52,917 while activities to further affordable housing opportunities utilized \$52,456 in 2009. Community infrastructure and public facility improvements utilized \$291,626. These funds drawn-in, budgeted, and actual for program year 2009 are tabulated in Table 1 and Table 2.

Table 1

GOAL	DESCRIPTION	DRAWN IN 2009
	Program Administration	\$ 99,649.00
Goal I	Improve Local Economies	52,917.00
Goal II	Improve Community Infrastructure	227,833.00
Goal III	Improve Public Facilities	63,793.00
Goal IV	Improve Affordable Housing Opportunities for Lower-Income Individuals and Households	52,456.00
Goal V	Support Priority Public Services	80,500.00
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 2009		\$577,148.00

Table 2

Goal/ Strategy/ Objective	Name/Project	Performance Indicator	Performance Measurement	2009 Activities Budget \$	All Activities Actual \$
	CDGB Program Administration	N/A	Planning & administration for CDBG	120,067	99,649
	CDGB-R Program Administration	N/A	Planning & Administration for CDBG-R	10,000	0
I/1-5	Pasco Downtown Development Association-Commercial Kitchen	Improve economic opportunity for Low/Mod clientele	6 - New businesses served. 9 new FTE jobs created, 5.5 are LMI FTE jobs for 61% LMI	65,000	52,917
I/3-5	Pasco Downtown Façade Program	Improve economic opportunity for businesses in downtown area.	4 - New façade applications received 3 facades in process from prior year – 7 facades total in process for construction in 2010-2011.		

Goal/ Strategy/ Objective	Name/Project	Performance Indicator	Performance Measurement	2009 Activities Budget \$	All Activities Actual \$
II/2	Kurtzman Park Neighborhood Sidewalks-Design Ph1	Improve quality of life, accessibility for disabled residents	1 – Neighborhood improved. Curb, gutter & sidewalk installed (Census Tract 201)	172,780 153,082	
II/2	LID Assistance	Improve quality of life, availability for low-mod residents	1 - Low-mod households assisted with water and sewer special assessment		8,360
III/1	Boys & Girls Club Games room Renovation, Gym improvements & Parking Lot Resurface	Improve quality of life	1 - Neighborhood Youth Facility Improved (Census Tract 201,202, 203,204)	133,000	39,669
III/1	Martin Luther King Center – South Gym Improvements	Improve quality of life	1 – Neighborhood Facility Improved (Census Tract 201)	113,500	18,625
III/1	Martin Luther King Center – Storm Drainage	Improve quality of life	1 – Neighborhood Facility Improved (Census Tract 201)		5,500
III/1	Peanuts Park Restroom Upgrade	Improve quality of life	1 – Neighborhood Park Improved (Census Tract 202)		60,434
III/1	Volunteer Park ADA Trail & Picnic Pavilion	Improve quality of life	1 – Neighborhood Park Improved (Census Tract 202)		99,049
III/1	Lucas Park Playground	Improve quality of life, neighborhood park facility accessibility.	1 - Neighborhood Park Improved (Census Tract 202)	60,000	59,993
IV/2	CAC Energy Home Program	Decent, safe, sanitary housing	3 - Household Energy Improvements	20,000	9,485
IV/2	Catholic Family Volunteer Chore Services	Decent, safe, sanitary housing	1 – Household assisted with improved access (wheelchair ramp installed)	4,000	477
IV/2	CHIP Rehab Repair	Decent, safe, sanitary housing	2 – Households improved with rehabilitations		5,020
IV/3	Code Enforcement	Decent, safe, sanitary housing	524 – Properties brought into compliance with Pasco Municipal Codes in Low-mod neighborhoods (Census Tracts 201,202,203,204)	48,000	37,474
V/2	Martin Luther King Center	Improve quality of life for neighborhood residents	393 - At-risk Youth Served at neighborhood facility (Census Tract 201)	20,000	21,083
V/2	Youth Civic Center	Improve quality of life for neighborhood residents	236 - At-risk Youth Served at neighborhood facility (Census Tract 202)	20,000	21,083
V/2	Senior Center	Improve quality of life for elderly and disabled persons	1,900 - Elderly/Disabled Persons Served	40,000	38,334
			TOTAL BUDGETED TOTAL ACTUAL	\$979,429	\$577,148

Non-CDBG Funding

Non-CDBG funds reported to be utilized in the completion of 2009 projects totaled \$1,889,950, not including projects that were completed without CDBG funds 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. Many of these resources 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)

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.

Planning and administration activities in 2009 utilized \$99,649 for the Block Grant Administrator position, and other expenses necessary for administration of the CDBG Program.

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.

Recommended actions included:

Continue to build regional network/approach on issues pertaining to fair housing.

- Identify fair housing needs and trends.
- Maintain a clearinghouse of educational materials, including those translated into Spanish and other languages.
- Implement the fair housing, public service and affordable housing strategies contained in the 2005-2009 Consolidated Community Development and Affordable Housing Plan.
- Implement measures of performance identified within the consolidated Plan for relevant strategies.

Provide education for the consumer about fair housing, using a variety of media and methods.

- Continue to participate in area events if possible, and present fair housing information in both Spanish and English.
- Continue to support regional educational activities and materials for consumers about fair housing, recognition of discrimination in rental housing, and how to file a complaint.
- Continue to develop regional educational activities and materials for consumers about discriminatory and predatory lending.
- Maintain a clearinghouse of materials (in English and translated) that can be used in fair housing training and events.
- Extend outreach and training to providers who work specifically with low-moderate income households and protected classes to increase their awareness of fair housing and enlist them as advocates in working with these populations on fair housing.
- Partner with organizations (e.g., consumer credit counseling) that can assist households with poor credit or work history, and other factors affecting qualification for loans.

- Include requirements for participation in homebuyer counseling for all down payment assistance clients or other home buying program participants.

Prevent discriminatory rental practices.

- Sponsor training for providers, realtors and landlords about fair housing.
- Require funded housing programs to disseminate writer materials regarding Fair Housing in English and translated for priority non-English speaking persons to their program participants.
- Monitor complaints by type and area.

Help prevent unfair lending practices and predatory lending.

- Partner with lenders and realtors to obtain training in fair housing and lending practices.
- Host a forum for the discussion of predatory lending in the Tri-Cities.
- Work with lenders and agencies that provide homebuyer assistance to market program benefits to protected classes.
- Monitor lending and investment of Community Reinvestment Act funds in the communities.

Actions Supporting Fair Housing (Goal IX)

In 2009, 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.

Responsibility for compliance with Section 504 has been assigned to the Human Resources Manager for better oversight and coordination.

Affordable Housing (Goal IV)

An Apartment Rental Survey conducted by Crown Property Management as of September 2009 indicates that occupancy rates for the Cities of Kennewick, Pasco and Richland have increased during the past year, with Kennewick increasing from 96 to 98 percent, Pasco from 96 to 97 percent, and Richland from 97 to 98 percent occupancy. In addition to increased occupancy rates, rent rates have also raised, Kennewick's average rent increased from 4 to 6.8 percent, Pasco's average rent has risen from less than 1 percent to 6.9 percent, and Richland's average rent increased from 3 percent to 5.9 percent.

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 2009, The City of Pasco received an entitlement through the Washington Department of Commerce (DOC) in the amount of \$402,141 for the Neighborhood Stabilization

Program. Financing mechanisms were established to provide down payment assistance to homebuyers for purchase of foreclosed properties.

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%).

Pasco's CHAS reports that 77% of households with incomes at or below 30% of area median were burdened by housing costs or had other housing problems (such as overcrowding); 68% of households with incomes between 31% and 50% of area median income had housing problems; and, 47% of households with incomes between 51% and 80% of area median income had housing problems.

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 2009, the 2010-2014 Tri-Cities Consolidated Plan was completed and presented City Council for adoption. Changes include expanding revitalization areas to include the civic area south of I-182 and east of 14th, neighborhoods north of Ainsworth and South of A Streets between 4th and 8th Streets and the Kurtzman Park neighborhoods.

Land use actions for this year included seven rezones, three short plats, three preliminary plats, seven final plats and 12 special use permits.

Habitat for Humanity permitted two units in 2009 in addition to nine single family dwelling units permitted in 2008 for a total of 11 low income housing units in the Tierra Vida Phase 1 final plat (73 lots). This completed the 2008 CHDO project.

Additional Support for Affordable Housing (Goal IV)

In 2009, the Community Housing Improvement Program (CHIP) was allocated approximately \$217,016 in HOME funds to continue affordable housing activities in the target neighborhoods. 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 2009 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 2009 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.

At the invitation of Spokane Neighborhood Action Program (SNAP), contractors from the Tri-Cities interested in participating in the CHIP Rehabilitation projects attended Lead Safe Workers Training in Spokane. Two local contractors took advantage of this opportunity to train their workers in safe work practices.

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 2009, there was one significant amendment to the 2008 Annual Action Plan for the use of CDBG-R Recovery Act Funds. Improvements to the Public Facility utilized by the Boys & Girls Club were recommended by the Planning Commission and approved by the City Council in compliance with the Citizen Participation Plan. However, at the urging of the U.S. Department of Housing and Urban Development another priority project for sidewalks in the Kurtzman Park neighborhood was selected for consideration and accepted.

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. For the City of Pasco overall Citizens Participation Plan reference is made to pages 269-274 of the Consolidated Plan.

A display ad was published in the Tri-City Herald in English and in Spanish announcing the availability of 2009 CDBG applications on May 1, May 2 and May 20, 2008. On May 1, 2008 a letter was mailed to all past organizations who solicited funds over the

past five years with a copy of the 2009 CDBG application packet. The deadline for receiving applications was set for June 2, 2008.

The City of Pasco received thirteen (13) applications. Requests for funding totaled \$921,684. On June 19, 2008, the Planning Commission held a public hearing and heard oral presentations from applicants for 2009 CDBG funds. Discussions for action were held at the July 17, 2008 Planning Commission meeting and recommendations were forwarded to Pasco City Council.

At the July 28, 2008 workshop, Pasco City Council considered the Planning Commission recommendations for 2009 CDBG Allocations and Work Plan. At the August 4, 2008 regular meeting Council approved the 2009 CDBG Annual Work Plan as recommended. A display ad published in the Tri-City Herald and La Voz on October 12, 2008 began the 30-day review period. The 2009 Annual Action Plan was finalized November 14, 2008 after expiration of the 30-day public review period. The plan was submitted HUD on November 17, 2008.

Public Hearings were conducted on April 15, and May 21, 2009 before Pasco Planning Commission to consider recommendations for an amendment for the 2008 CDBG-R Annual Action Plan. After discussion, Pasco Planning Commission recommended the 2008 CDBG-R Amendment to the Annual Action Plan be forwarded to City Council for action. City Council discussed the proposed amendment in a workshop on May 26, 2009 and approved the amendment to the 2008 CDBG-R Annual Action Plan as recommended at the June 1, 2009 meeting. The 2008 CDBG-R Annual Action Plan Amendment was submitted to HUD on June 5, 2009, no comments were received.

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. Staff also serves on the Advisory Board of the Ringold Workgroup, committed to resolving the shortage of migrant farm worker housing in the Tri-Cities. As a member of the Ringold Workgroup 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.

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 2009 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 2009, the Block Grant Administrator monitored subrecipient 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 is submitted to assist in analyzing strengths and weaknesses of the activity. The City continues efforts to effectively monitor and report accomplishments of the CDBG and HOME activities.

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 - 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 2009, three projects to improve affordability, accessibility, and sustainability of decent housing were completed, using \$52,456 in CDBG funds. Benton Franklin Community Action Committee Energy Efficient House program assisted three low-income households with weatherization assistance utilizing \$9,485, 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 \$477 in CDBG funding. The Catholic Family Volunteer Chore Services program depends highly on volunteers to carry out projects. This project will be extended to be completed in 2010. 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. In 2009, 1,146 properties were brought into compliance, 717 were in located in targeted low/mod income neighborhoods. There were 1,171 violation notices issued citywide, 714 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. For the inspection period 2009/2010, 4,719 licensed rental units are scheduled for inspection and certification. In 2009, 1,712 rental units were inspected and passed, and 6 rental properties were brought into compliance from the prior reporting period.

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 Community Housing Improvement Program (CHIP). In 2008, Pasco signed a contract with Kiemle & Hagoood Company to administer the Community Housing Improvement Program (CHIP). It was estimated that 25 owner-occupied rehabilitations would be completed in this reporting period. However, due to changes in the housing market, 53 applications were received for down payment assistance. The CHIP program provided 17 down payment assistance loans to first time homebuyers, and completed construction on three new Energy Star Certified infill houses. The owner-occupied rehabilitation program will be continued in 2010 in Pasco's downtown Museum and Longfellow neighborhoods.

Habitat for Humanity was awarded \$92,253 of 2008 Pasco CHDO funds to provide gap financing for seven first time homeowners in the Tierra Vida subdivision. In 2009, Habitat for Humanity issued two building permits and the homeowners are using sweat equity to build their new homes, thereby completing this project.

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.

Neighborhood Stabilization Program (NSP) Achievements (Goals IV, VI and VIII)

In 2009, the City of Pasco received NSP funds totaling \$402,141 to help stabilize neighborhoods negatively impacted by the housing crisis. The City submitted a plan to utilize these funds by providing down payment assistance to low-middle income homebuyers for purchase of a foreclosed property and for acquisition and rehabilitation. In 2009, two loans were let totaling \$17,500. It is anticipated that these funds will be fully expended by September 2012.

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 2009 Pasco utilized the TRAKIT permitting system. This geo-based system, shares information across departments and improves efficiencies. It is used in planning various types of projects, licensing, code enforcement and permitting. It expedites reviews and inspections by allowing concurrent

actions, reviews and inspections to occur. It is anticipated that the system will be upgraded in 2010.

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.

In 2009, ADDI funds totaling \$5,220 was utilized to provide down payment assistance to one first time homebuyer.

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 2009, Benton and Franklin Counties counted 780 individuals within 372 family units reported as living in some sort of homeless condition. Funding sources

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

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 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

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 eleven Oxford Houses of WA. There is currently only two available for women with children, one for women only and nine transitional houses for men operating in the Tri-Cities, providing housing for 91 individuals. Elijah House also provides clean and sober living at three locations for 48 men. Benton Franklin CAC, in partnership with the Salvation Army provides approximately 2,746 emergency bed nights per year. The 'Home Base Connections' Jail Release Program; provides 68 Benton and Franklin county inmates with transitional housing options with intensified wrap-around case management services yearly. These are currently available for emergency homeless housing to address a demand at twice that figure. This is a three year pilot program sponsored and funded by the Washington State Department of Community, Trade and Economic Development (CTED), Benton County, Franklin County, and Benton Franklin Community Action Committee through the Homeless Grant Assistance Program (HGAP) and Home Base Connections.

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 (DVS) have 35 beds available for victims of domestic violence and provide 4,000 bed nights per year. Elijah Family Homes provides rental assistance and supportive services to families with dependent children who do not qualify for public housing. Currently, there are six families and 20 children being served. In

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

2009, Elijah Family Homes successfully applied for CDBG funding to provide transitional housing for two additional families in 2010.

Homeless prevention includes assistance with eviction and first month's rent, and is available through these same agencies. Food, clothing, utility assistance, hygiene, blankets and other necessities are also 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.

This year, a new youth facility "My Friend's Place" was introduced in the Tri-Cities through a faith-based member of the Tri-Cities Continuum of Care group, Home Base.

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 Department of Human Services 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 (CRU) has access to eight beds for crisis respite at Cullum House, which is operated by Lourdes Counseling Center and owned by Richland Housing Authority. One community-based crisis bed is available by referral for individuals who are both developmentally disabled and mental ill. It is managed in a cooperative agreement between the CRU, DDD, and Tri City Residential Services. CRU also provides motel vouchers as needed during assessment, resulting in additional expense. The Benton and Franklin Counties Department of Human Services' (DHS) Transitional Living Program provides 20 beds for up to six months for homeless individuals who are chronically mentally ill. Additionally, DHS administers the local Shelter Plus Care Program, a permanent supportive housing program for homeless individuals who are chronically mentally ill, serving approximately 8 individuals and their families. Benton Franklin Community Action Committee's Home Choices grant provides housing for 47 chronically homeless individuals who are mentally ill. Their Bateman House II program provides permanent housing for 22 chronically homeless mentally ill individuals annually. Additionally, 'Bateman House I' provides housing for 18 chronically homeless individuals who are disabled and recovering from substance abuse.

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 Services operates Casita del Rio, a residential treatment facility for women in the Tri-Cities. This facility operates two programs under one roof (28 day inpatient and six month residential). The Triumph Treatment Services residential treatment facility for men is located in Buena, Washington. Treatment services are available subject to eligibility, referral, and bed availability at state licensed facilities outside the 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. 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. Due to funding shortages, Tri City Chaplaincy advocacy and case management services for this population is no longer available. The Kennewick Housing Authority has a long term housing assistance voucher program through REACH for this population in this region.

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 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 is used by public service agencies for emergency placement prior to placement in foster care.

In 2009, Jericho Roads Ministries applied for CDBG funding for a family shelter in Pasco to help address the needs of those suffering from domestic family violence in addition to intimate partner abuse.

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. While these services serve veterans as well as other members of the population that qualify, the Department of Veterans Affairs (VA) is focused solely on the priority needs of veterans in the Tri-cities. The Richland Community Based Outpatient Clinic provides primary medical and mental health care with full-time staff. The clinic contracts locally in the community and surrounding area for stat lab and x-ray, and pharmacy. The clinic has three full-time medical providers (2-MDs and 1-PA), one psychologist and will soon add a part-time social worker.

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 GRANTS (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 regional economic development planning, participating in monthly meetings with economic development directors from Kennewick, Richland and West Richland. Specific actions undertaken in 2009 for recruitment and retention of businesses to provide livable wage jobs and expand economic opportunities resulted in commercial/industrial construction projects valued at over \$60 million permitted in 2009 compared to \$40 million in 2008. Industrial development totaled \$16.8 million compared to \$22.5 million, and Commercial Development totaled \$43.2 million compared to \$17.5 million.

Issued 1,677 construction permits for the year, representing more than \$122.5 million dollars of new investment and involving more than 8,485 construction inspections (averaging more than 32 inspections each business day) to assure new structures meet minimum safety standards. 467 permits for new homes were issued in 2009, representing over a 17% increase from the 398 new home permits issued in 2008. The average value of a new home increased slightly to \$205,564.

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 \$65,000 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.

The long-term goal of the Specialty Kitchen is that these microenterprises would eventually locate in the Pasco downtown if they are not already located there. 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. Many of the businesses sell their product at Pasco Farmers Market and other local markets. With the assistance of the Commercial Kitchen Program Manager, these entrepreneurs gain expertise marketing their product and developing the business plan. The short-term goal is to create or retain low-moderate income job. Job classifications created by the micro-enterprises range as follows: Catering, Baking, Decorating, Food Service, and Manufacturing. The development of the Pasco School District Culinary Class project also created the need for two teaching positions, in addition to a program manager.

In 2009, 10 businesses received technical assistance through the Pasco Specialty Kitchen incubator, bringing the total count to 64 businesses assisted to date and adding 15 new FTE jobs in 2009 from new and existing businesses, 12 of whom are low-moderate income persons. Nine new businesses located at the kitchen and one existing business sought technical assistance.

In 2009, Columbia Basin College (CBC) successfully applied for a grant for the Façade Improvement Revitalization & Support Training (FIRST) program which will employ all its expertise to improve economic conditions in Pasco. The additional assistance will aid the City's plans to revitalize the Pasco Downtown Revitalization Strategic Area.

The goal is to improve economic conditions in Pasco by addressing the following three urgent areas of community needs in the downtown business overlay district:

1. **Downtown Economic Revitalization** – CBC faculty and students will work collaboratively with the Pasco Downtown Development Association (PDDA) and the City of Pasco to develop a comprehensive marketing plan to increase the business traffic flow in the downtown business core. Efforts will include enhancing existing downtown events, creating promotional materials, establishing marketing strategies, and identifying new opportunities. Additionally, Student Design Teams supervised by CBC faculty and local architecture firms will work with local downtown businesses to design and construct improved storefronts. Façade participants will utilize the CBC FIRST program for the design and the City of Pasco grant funds for construction.
2. **Continuing Education** – The Columbia Business Access Center (CBAC) was built by HUD in 2002 and expanded in 2007. CBC will partner with the PDDA,

TCHCC, the Small Business Development Center, the City of Pasco, and downtown merchants to develop a customized curriculum of bilingual (English & Spanish) business seminars. Seminars designed for CBC FIRST participants will consist of six (6) seminars offered quarterly in both English and Spanish.

3. **Business Counseling** – Participants of the CBC FIRST business seminar program will be provided one-on-one business counseling. Individual business plans will be developed through one-on-one counseling sessions with CBC FIRST personnel allowing for an enhanced comprehension and more effective implementation. All these partners working together and using their expertise and resources will facilitate the revitalization the Pasco downtown business core. At the end of the three-year project, CBC will design and construct eight businesses facades, train 100 businesses/residents, increase the downtown retail traffic, and provide 1,200 hours of one-on-one business guidance. As a result of these activities, 35 jobs will be created/retained, downtown businesses will increase revenues of façade participants by 10%, and increase the downtown retail traffic by 10%. The budget for this project is \$590,760.

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 it was necessary to install handicap ramps on all-of the older areas of the City; this project was completed in 2007. In 2009, CDBG funds totaling \$632,362 was budgeted for improvements to priority public facilities.

Community Infrastructure & Public Facility Improvements (Goal II, III)

Six community and public facility improvement projects utilized \$278,309 in 2009. Boys & Girls Club public facility improvements used \$39,669 to replace obsolete and hazardous lighting in the gymnasium with energy efficient modern lighting as required by the State for continued childcare programs located there and to resurface a parking lot that posing tripping hazards with up to 4" lifts. The remainder of this project will be completed in 2010. 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). The Boys & Girls Club was successful in obtaining a grant this program year with a cash of \$27,400 from Lowe's, but it was worth substantially more than that together with 80 Lowe's volunteer employees, and Northwest Restoration employees. This private grant was utilized to completely renovate the art room, and install hardwood floors and paint the kindergarten/stage area, paint the gymnasium and install outdoor lighting.

The Parks & Recreation Department utilized \$219,465 to improve to three parks that serve low-moderate income neighborhoods and \$19,175 for improvements to one neighborhood facility. The Martin Luther King Center gym remodel could not be completed this year and will be carried over to 2010 for completion.

Priority Public Services (Goal V)

Three priority public service projects utilized \$80,500 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 2,719 people who were served.³ There were approximately 35,000 units of participation.

ANTIPOVERTY STRATEGY

Several activities were undertaken in 2009 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 2009 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.

³ Public Facility Quarterly Reports, calculated from attendance reports.

- 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.
- Address three urgent areas of community needs in the downtown business overlay district through the CBC Façade Improvement Revitalization & Support Training program which will employ all its expertise to improve economic conditions in Pasco.

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-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 (Goal IV, XI)

Pasco participates in housing events wherein the major questions deal with housing issues. Staff attended the Housing Washington 2009 Conference sponsored by the Washington State Housing Finance Commission in Spokane last year attending seminars and gathering information to further affordable housing goals in the City of Pasco. 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.

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