



2024 Draft Annual Action Plan



Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The 2024 Action Plan is the fifth and final annual plan implementing the 2020-2024 Consolidated Plan strategic plan goals for the program year beginning January 1, 2024, ending December 31, 2024.

The Cities of Richland, Kennewick, and Pasco are entitlement communities under Title 1 of the Housing and Community Development Act of 1974 (as amended). Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (“HUD”) under the Community Development Block Grant (“CDBG”) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick, and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. Every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnerships Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended.

The City of Richland is the designated lead entity for the HOME Consortium. The City of Richland Development Services Department administers the HOME Program for the Consortium and is the legal entity for the Consolidated Plan. The City of Kennewick and the City of Pasco support the City of Richland in the administration of the HOME Program and in meeting the Consolidated Plan requirements.

As each of the three Cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the Cities collaboratively prepared the 2020-2024 Consortium Consolidated Plan (“Plan”). The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans.

The Cities work with partner agencies and stakeholders to develop and implement community needs and goals as outlined in the Consolidated Plan and each Annual Action Plan program year is a representation of projects and activities that will help the Tri-Cities community work toward achieving those needs and goals. This Action Plan represents year five of the five-year Consolidated Plan

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.

Three priority needs were identified as well as goals corresponding to those needs. The priority needs were determined by review of data, community meetings, public survey, and City staff consultations. The priority needs are bolded below.

Affordable Housing

There is a need for affordable housing creation and preservation. The corresponding goal is to increase and preserve affordable housing choices. Activities under this goal include expanding the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Activities also include providing financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Homeownership opportunities will be provided through such activities as gap financing, down payment assistance, and infill ownership. Rental opportunities will be provided through a Tenant-Based Rental Assistance (“TBRA”) program. HOME TBRA will be used to provide housing stability to clientele earning less than 60% of the area median income (“AMI”) with rental assistance for up to two years.

Community Development

Activities include support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those unstably housed and those with special needs. Community infrastructure would be supported by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and streetlights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.

Public Services

Activities and projects will support public services that respond to the immediate needs of persons in crisis and support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, such as seniors and those living with a substance or drug abuse issue. Activities and projects will support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Projects could also support increased case management and a high degree of coordination among providers

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Historically, the City and the Tri-Cities HOME Consortium have used funds for meeting the three goals: providing decent housing, creating a suitable living environment, and expanding economic opportunities to low-and moderate-income persons in the Tri-Cities. This reflects strong relationships with community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing needs and diminishing resources.

Neighborhoods have been improved to meet ADA requirements through the addition of curbs, gutters, sidewalks, and rapid rectangle flashing beacons. Economic development support was reflected in job retention through stabilization loans for small businesses financially impacted by the Coronavirus. The Domestic Violence Shelter received a new roof and fence. Elijah Family Homes was able to rehabilitate a duplex for transitional housing. Accomplishments also include continued support for low-income populations in the form of services. Notably this includes support for senior citizens (meal services), and those individuals with special needs (persons living with a disability, and/or those living with substance abuse/drug abuse issues).

Four primary public service projects were Senior Life Resources, The Arc of Tri-Cities, Elijah Family Homes, and Girl Scouts of Eastern Washington Northern Idaho. These projects include case management services and meeting basic needs of those low-income individuals. Projects also contributed to the successful transition from homelessness by funding the Kennewick Housing Authority, Kennewick Housing Microhome development project. Emergency financial relief payments were provided to prevent homelessness due to the financial impact of the Coronavirus with the Richland COVID-19 Financial Assistance Program. Finally, TBRA funding was awarded to Community Action Connection in December of 2022.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City offered several opportunities for public participation and comment throughout the Action Plan process: On August 23, 2023, City staff held a public hearing with the Planning Commission. Due to a quorum not being present for the meeting on August 23, 2023, the public hearing also occurred on September 13, 2023. The City invited the public to comment on community and housing needs as staff develop the 2024 Annual Action Plan. The public hearing notice was published in The Tri-City Herald on July 16, 2023, Tu Decides the week of July 13, 2023, and the City of Richland's website (www.ci.richland.wa.us) and Facebook page starting on July 19, 2023.

The City will again offer an opportunity for public comment during the public hearing at the November 21, 2023, City Council meeting. At this meeting, the City Council will either approve or deny the draft Federal 2024 Community Development Block Grant ("CDBG") funding recommendations and final adoption of the 2024 Action Plan.

The 2024 Action Plan was available for public review during the public comment period from October 9, 2023, to November 21, 2023. A public notice announcing its availability was published in The Tri-City Herald on October 8, 2023, and Tu Decides on October 11, 2023, on the Kennewick Housing Authority website and posted on the City of Richland’s website. Hard copies were placed at the Richland City Hall, Richland Public Library and Richland Community Center. Copies of the draft Annual Action Plan were emailed to the CDBG subrecipients.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Two citizens presented at the original Planning Commission meeting on August 23, 2023. They both reported the need to utilize CDBG funding for Community Land Trusts as a way to provide low-income housing at a lower rate.

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

All public comments were accepted.

7. Summary

This Action Plan provides a detailed list and description of the activities, which will be conducted with the CDBG and HOME allocation in Kennewick, Pasco, and Richland for 2024. All funding will be utilized to implement the strategies and goals of the 2020-2024 Consolidated Plan.

Lead & Responsible Agencies

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

TABLE 1 – RESPONSIBLE AGENCIES

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

Consolidated Plan Public Contact Information

Toni Lehman – CDBG/HOME Administrator
Development Services Department
625 Swift Blvd. MS-19
Richland, WA 99352
(509) 942-7580
tlehman@ci.richland.wa.us

Consultation

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

In the process of developing the 2020-2024 Consortium Consolidated Plan the Cities reached out to organizations and agencies in a number of ways. Focused meetings were held to gain input in identified areas, particularly housing, human services, fair housing, and emergency services/basic needs. In addition to targeted email invitations, notices were placed in local newspapers. The meetings were well attended and yielded valuable input.

These focused meetings intended to bring together organizations at different administrative levels (government, non-profit, for-profit, etc.), including residents at-large, and create space for conversation around a single topic to enhance understanding of the issue at-hand from other perspectives. The Cities offered the use of government building space to ensure access to the meetings; meetings were held over two days at the Richland and Kennewick City Buildings.

Focused scheduled meetings included: affordable housing, including supportive housing; public, human services, including special and basic needs; and code enforcement and emergency services, including first responders. Furthermore, the City of Richland hosted two Community Support and Breakfast events in 2023. These events brought together over 20 different agencies into one location. These agencies included housing, transportation, mental health and drug and alcohol programs to collaborate with each other on available services and needs in the community.

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

Each of the cities works with and supports actions and priorities of the Continuum of Care (“CoC”), managed by Benton & Franklin Counties Department of Human Services. Each of the cities send staff to the regularly held CoC meetings, aimed to increase coordination and pool resources and knowledge across the service systems in the Tri-Cities. The CoC has established three primary goals to pursue in coordinating the homeless provider community in its efforts to end homelessness in the two counties:

To communicate, coordinate and collaborate among providers and others in development of the Benton and Franklin County 10-Year Homeless Housing Plan to work toward reducing homelessness. The Plan is used in securing resources and funding pertaining to the concerns of people who are without a safe, decent, and affordable place to live.

To develop and recommend the Continuum's objectives, projects, and strategies to meet specific needs that will increase housing, decrease homelessness; alter the public's perception of homelessness; provide education, training, and technical assistance to advocates, providers, and other Continuum members.

To invite and encourage low-income/homeless individuals to participate in the planning process through public meetings held at community-based organizations and/or by any other means the Continuum may deem appropriate.

Phase II strategies of the Continuum's Action plan include a focus on:

- Implementation of a Benton-Franklin County Coordinated Entry System.
- Recognizing that homelessness results from a complex set of challenges, creating more linkages across community services, and providing comprehensive case management.
- Improving outcomes and evaluating data to improve and determine effective services.
- Encouraging flexibility in providing services and meeting housing needs.
- Meeting the needs of currently underserved "special need" populations.

Members of the Continuum meet frequently to work on these strategies and coordinate on a wide variety of issues facing the homeless in the area. In addition, members of the Continuum are currently active on the Steering Committee of the 33-county Balance of Washington State Continuum and are active in the subcommittee structure.

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

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

2. Agencies, groups, organizations, and others who participated in the process and consultations

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?

Benton Franklin Community Action Committee

Community Action Connections (CAC) participated in a focus group on the topics listed in PR-15. Furthermore, CAC also participated in the 7-13-23, Community Support and Breakfast to share information about services available through CAC and discuss needs with other agencies present.

Catholic Charities

Catholic Charities participated in a focus group on the topics listed in PR-15.

Tri-County Partners Habitat for Humanity

Habitat for Humanity participated in a focus group on the topics listed in PR-15.

Kennewick Housing Authority

Kennewick Housing Authority participated in a focus group on the topics listed in PR-15. Kennewick Housing Authority also participated in the Community Support and Breakfast on 7-13-23 to collaborate with other agencies and persons experiencing homeless on services and needs in the community.

Benton Franklin Continuum of Care

CoC participated in a focus group on the topics listed in PR-15.

Benton Franklin Counties Department of Human Services

Department of Human Services participated in a focus group on the topics listed in Pr-15. Department of Human Services also participated in the two Community Support and Breakfasts in 2023 to collaborate with agencies, share information to persons who are homeless and discuss community needs with other participating agencies.

Domestic Violence Services of Benton and Franklin Counties

Domestic Violence Services participated in a focus group on the topics listed in PR-15. Furthermore, Domestic Violence participated in the Community Support and Breakfast on 7-13-23 to collaborate with agencies and provide information to persons experiencing homelessness.

City of Richland Public Works Department

City of Richland-Public Works Department participated in a focus group on the topics listed in PR-15.

Greater Columbia Accountable Community of Health

Greater Columbia participated in a focus group on the topics listed in PR-15. Furthermore, Greater Columbia participated in the Community Support and Breakfast on 7-13-23 to collaborate with agencies and provide information to persons experiencing homelessness.

Kadlec

Kadlec participated in a focus group on the topics listed in PR-15. Furthermore, Kadlec participated in the two Community Support and Breakfasts to collaborate with agencies and provide information to persons experiencing homelessness.

City of Richland Community and Development Services

Interviews and participated in the topics listed in PR-15. Hosted the Community Support and Breakfast to bring agencies together for collaboration and to offer services to persons experiencing homelessness.

Northwest Justice Project

Northwest Justice Project participated in a focus group on the topics listed in PR-15.

Agencies, Groups, Organizations

TABLE – AGENCIES, GROUPS, ORGANIZATIONS WHO PARTICIPATED

	Housing Need Assessment	Public Housing Needs	Homeless Needs			Homeless Strategy	Non- Homeless Special Needs	Market Analysis	Economic Development	Community Development	Anti- poverty Strategy	Lead Based Paint Strategy
			Chronically homeless	Families with children	Unaccompanied youth							
Benton Franklin Community Action Committee												
Catholic Charities												
Tri-County Partners Habitat for Humanity												
Kennewick Housing Authority												
Benton Franklin Continuum of Care												
Benton-Franklin Counties Department of Human Services												
Domestic Violence Services of Benton and Franklin Counties												
City of Richland Public Works Department												
Greater Columbia Accountable Community of Health												
Kadlec												
City of Richland Community and Development Services												
Northwest Justice Project												

	Housing	PHA	Services											Health Agency	Publicly Funded Institution/ System of Care	Regional Organization	Planning Organization	Other Government - County	Other Government - Local	Planning Organization
			Housing	Children	Elderly Persons	Persons with Disabilities	Persons with HIV/AIDS	Victims of Domestic Violence	Homeless	Health	Education	Employment	Fair Housing							
Benton Franklin Community Action Committee																				
Catholic Charities																				
Tri-County Partners Habitat for Humanity																				
Kennewick Housing Authority																				
Benton Franklin Continuum of Care																				
Benton-Franklin Counties Department of Human Services																				
Domestic Violence Services of Benton and Franklin Counties																				
City of Richland Public Works Department																				
Greater Columbia Accountable Community of Health																				
Kadlec																				
City of Richland Community and Development Services																				
Northwest Justice Project																				

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

No agencies involved in housing or community development were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute. Similarly, those agencies that were unable to attend any in-person meeting were invited to hold individual interviews and/or submit any comments/feedback via email. In addition, all stakeholders and organizations were invited to take part in the community-wide online survey.

Other local/regional/state/federal planning efforts considered when preparing the Plan – How do the goals of your strategic plan overlap with the goals of each plan?

Continuum of Care

Benton-Franklin Counties Department of Human Services

Addressing housing and service needs for homeless individuals and families.

Comprehensive Plan/Housing Element

City of Richland

Addressing multi-family housing sites, actions to encourage development of new affordable housing and barriers to new affordable housing.

Hazard Mitigation Plan

Benton County Emergency Services

Addressing priorities for risk reductions; protecting people, structures, and infrastructure.

The Analysis of Impediments to Fair Housing

City of Richland Development Services Department

The Analysis of Impediments to Fair Housing program provides a vital range of no-cost fair housing information and services to eligible clientele that are victimized and affected by illegal housing practices. The value of this study is it identifies and analyzes the most significant barriers affecting fair housing choices and outlines specific steps to address and overcome the effects of any impediments, which were useful for the development of this Five-Year Con Plan.

Broadband Plan

City of Richland

Each city offers a variety of free internet access locations. The city of Richland offers a variety of places with free access to internet such as the Richland Public library, Parks and Recreational facility, and all Richland school District locations. Less than 12% of households in the city do not have an internet plan. And though 30% of your very low-income households don't have internet subscriptions; all city libraries offer free internet access. A lot of businesses in our area offer free internet including businesses, coffee shops, and restaurants. Each city plans on continuing to work with the community programs to help offer internet at low cost. The cities will attempt to use CDBG funds to narrow the divide in the community. The cities have individually set out to work on the broadband divide. The City of Pasco has supported the local Franklin PUD to provide access to internet services to students during COVID using CDBG funds. Each city will look for options to offer fiber optic cables, wiring, and permanently affixed equipment in

their areas. Each will also offer digital literacy classes as a public service to their communities. For example, City of Kennewick provided Kennewick Housing Authority with a computer lab at the Lilac Homes project that allows free internet access to its residents. There are several internet providers that offer as low as \$19.99 plans for internet in our area. They also offer the option to apply for the Affordable Connectivity Program and Federal lifeline Programs which helps low-income households or eligible government assistance programs. Richland School District with the partnership of internet provider Charter, offers a special program called Spectrum Internet Assist that helps provide a form of a discount for students. Pasco and Kennewick school districts also offer free internet access on campus. The districts also connect families with internet services through the Affordable Connectivity Program. The cities of Pasco and Kennewick are part of the Mid-Columbia Libraries that offer free internet access all year round to students and families in our communities. We are consulting with several of the organizations that were consulted for housing on their plans, if any, to close the broadband divide in our area.

Narrative

Tri-Cities CDBG and HOME staff worked with a variety of nonprofit and governmental agencies during planning, proposal, and implementation of funded projects. While the City of Richland is the lead entity, it relies heavily on the staff in Kennewick and Pasco for support in implementing and reporting on HOME program activities. Each city is responsible for all functions of its CDBG program.

In addition to this and interdepartmental working relationships, Benton Franklin Community Action Connections (“CAC”), TRIDEC, Continuum of Care, Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The three cities are in close geographic proximity, sharing both issues and opportunities, despite sitting in two counties. Nonprofit organizations and agencies commonly provide services across the region and participate in committees crossing jurisdictional lines.

The Commissioners of the Housing Authorities are appointed by the City Councils. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for housing development activities and whose residents have benefitted from public services delivered by the area’s nonprofit agencies.

Benton County Emergency Management (“BCEM”) serves the communities of Benton County, Franklin County, and surrounding cities- Kennewick, Pasco, Richland, West Richland, Prosser, Benton City, and Connell. They establish the preparation for, responses to, recovery from, and mitigation the effects of emergencies and disasters for our community agencies. They work with the surrounding areas to develop the planning and mitigation goals to help reflect and keep track of individual priorities and changes in hazard vulnerability over time. They discuss overall short-term and long-term goals as well as goals for the planning process itself. They evaluate the plans annually. The Planning Commission of Richland works as an advisory committee that oversees the CDBG/HOME programs. They work as an advisory body to the City Council of Richland to ensure that the consortiums follow the plan set by BCEM in case of an emergency. Benton County has historical flooding associated with the Yakima River. Benton County is the downstream end point of the Yakima River. This impacts all cities in the consortium.

Participation

AP-12 Participation - 91.401, 91.105, 91.200(c)

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

Summarize citizen participation process and how it impacted goal setting

The Tri-Cities HOME Consortium completed a robust citizen participation process during the development of the 2020-2024 Consolidated Plan. Outreach included traditional local newspaper announcements for meetings, public hearings, and publications on the City’s website. The Consortium also included one online survey – for community members and targeted stakeholders. The City promoted the public meetings and survey through social media platforms such as Facebook, and published news items on the City’s website.

The City offered several opportunities for public participation and comment throughout the 2024 Action Plan process: On August 23, 2023, City staff held a public hearing with the Planning Commission. The City invited the public to comment on community and housing needs as staff developed the 2024 Annual Action Plan. The public hearing notice was published in The Tri-City Herald on July 16, 2023, Tu Decides the week of July 13, 2023, the City of Richland website (www.ci.richland.wa.us) starting on July 14, 2023, and the City of Richland Facebook page on July 13, 2023.

The City will hold another public hearing on November 21, 2023, during the City Council meeting.

The 2024 draft annual Action Plan is available for public review during the public comment period from October 9, 2023, to November 21, 2023. A public notice announcing its availability was published in The Tri-City Herald on October 9, 2023, and Tu Decides on October 11, 2023. Hard copies were available at the Richland City Hall, Richland Public Library and Richland Community Center. It was also placed on the Kennewick Housing Authority website and the City of Richland's website. The draft Annual Action Plan was emailed to all the CDBG subrecipients.

CITIZEN PARTICIPATION OUTREACH

See the Table on the following pages for additional information about Citizen Participation Outreach.

TABLE 4 – CITIZEN PARTICIPATION OUTREACH

All comments were accepted

Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments Received
Public Hearing	<ul style="list-style-type: none"> *Minorities *Non-English Speaking - Specifically Spanish Persons with disabilities *Non-targeted/broad community *Residents of Public and Assisted Housing 	<p>On August 23, 2023, City staff held a public hearing to encourage public input on community and housing needs during the development of the Annual Action Plan. A quorum was not present therefore another public hearing occurred on September 14, 2023. CDBG funding application technical assistance was also available during the CDBG application cycle for non-profit organizations interested in applying for funding. Staff sent emails to a mailing list of interested persons and organizations and posted on the City of Richland website and Facebook page.</p>	<p>1 comment received - presentation on Community Land Trust and the ability for the CDBG/HOME program to utilize Community Land Trusts to assist with the building and selling of affordable housing.</p>
Newspaper Ad	<ul style="list-style-type: none"> *Minorities *Non-English Speaking - Specifically Spanish Persons with disabilities *Non-targeted/broad community *Residents of Public and Assisted Housing 	<p>The 2nd public hearing was held on November 21, 2023, for comment on the draft 2024 Annual Action Plan prior to approval by the City Council. The City posted a public notice in the Tri-City Herald on 7-16-23. A notice was posted in English and Spanish in Tu Decides on 7-13-23 to notify the public and interested applicants of the 2024 CDBG application cycle and public comment on needs. The second public notice was posted in The Tri-City Herald on October 8, 2023, and Tu Decides on October 11, 2023, for comment on the draft Annual Action Plan and public hearing.</p>	

TABLE 4 – CITIZEN PARTICIPATION OUTREACH - CONTINUED

Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments Received
Internet Outreach	<ul style="list-style-type: none"> *Minorities *Non-Targeted / broad community *Residents of Public and Assisted Housing *Residents of Richland and Service Providers 	<p>The public hearing notices for August 23, 2023, and November 21, 2023, were posted on the City of Richland's website and Facebook page. The Housing Authority also published the draft Annual Action Plan on their website</p>	
Hard Copy Distribution	<ul style="list-style-type: none"> *Persons with disabilities *Non-Targeted / broad community *Residents of Public and Assisted Housing *Residents of Richland and Service Providers 	<p>Hard Copies of the Draft Annual Action Plan were placed at the Richland City Hall, Richland Community Center, and Richland Public Library.</p>	

Expected Resources

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

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared the 2020-2024 Consortium Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, set goals to respond to the identified needs, and establishes outcome measures for the Strategic Plan and Annual Action Plans.

Anticipated Resources

See the Table on the following page for additional information about anticipated resources, uses of funds, and information about the CDBG and HOME programs.

Program	Narrative Description	Source of Funds	Uses of Funds	Expected amount Available Year 1				Remainder of ConPlan
				Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Formula grants for housing and community development activities. Beneficiaries must be low-or moderate-income or reside in a low- moderate-income neighborhood. A HUD formula-based program that annually allocates funds to support affordable housing programs. Prior year resources include Revolving Loans and 2022 allocation funding that was completed below the requested funding amount.	*Public *Federal	*Acquisition *Admin and Planning *Economic Development *Housing *Public Improvements *Public Services	\$280,270	\$8,888	\$136,104	\$425,262	\$ - 0
HOME	Formula grant to implement local housing strategies. Tenants served must be below 60% AMI; homeownership activities for households up to 80% AMI. Requires 25% non-federal matching funds (currently suspended).	*Public *Federal	*Acquisition *Homebuyer assistance *Homeowner rehab *Multifamily *rental *new construction *Multifamily *rental rehab *New construction for ownership *TBRA	\$716,787	\$100,000	\$ -	\$816,787	\$ -0

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

CDBG and HOME funds are important resources in the community and used in conjunction with local, State, and other Federal and private funds to support housing and other projects. Each city is supportive of efforts by other organizations to obtain funding for projects to address needs and goals outlined in this plan and in meeting needs in the Tri-Cities. The Cities also assist community organizations in strategizing, applying for, accessing, and developing new resources and partnerships. CDBG and HOME funds are frequently used to leverage local, State, and Federal funds such as United Way, Washington State Housing Trust Funds, Emergency Solutions Grant, housing, and homeless funds generated by recording fees and county or city general funds.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using City's general funds or other non-federal funds. However, this requirement is currently suspended.

Annual Goals and Objectives

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

Goals Summary Information

Increase and Preserve Affordable Housing Choice: 2020 – 2024

Goal Description

Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-based paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, down payment assistance and infill ownership.

Goal Outcome Indicator

- Homeowner Housing Added: 1 Household Housing Unit
- Direct Financial Assistance to Homebuyers: 3 Households Assisted
- Tenant-Based Rental Assistance / Rapid Rehousing: 25 Households Assisted

Category	Needs Addressed	Funding
Affordable Housing	Affordable Housing Choice	HOME: \$637,590

Community, Neighborhood, and Economic Development: 2020 – 2024

Goal Description

The City of Richland will address Community and Economic Development needs throughout the city limits. Richland will work to support businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs.

Goal Outcome Indicator

- Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,007 Persons Assisted
- Homeowner Housing Rehabilitated: 10 Household Housing Unit

Category	Needs Addressed	Funding
Non-Housing Community Development	Community and Economic Development	CDBG: \$327,168

Homeless Intervention and Public Services: 2020 – 2024

Goal Description

Funds will be used to support public services that respond to the immediate needs of persons in crisis and supports regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers.

Goal Outcome Indicator

- Public Service Activities other than Low/Moderate Income
- Housing Benefit: 598 Persons Assisted

Category	Needs Addressed	Funding
Homeless Non-Homeless Special Needs	Public Services	CDBG: \$42,041

Projects

AP-35 Projects - 91.420, 91.220(d)

Introduction

This Annual Action Plan describes how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in use of Federal grant funds.

Table 2 – Project Information

#	Project Name
1	CDBG Planning and Administration
2	Public Facilities and Improvement
3	Public Services
4	Owner-Occupied Rehabilitation
5	HOME Planning and Administration
6	Richland HOME First-Time Homebuyer Assistance Program
7	Kennewick HOME First-Time Homebuyer Assistance Program
8	Pasco HOME First-Time Homebuyer Assistance Program
9	Tenant Based Rental Assistance (“TBRA”) Program
10	Residential Home Rehabilitation
11	Community Housing Development Organization (“CHDO”) Set-aside

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

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit to people with low-income and within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, brick and mortar projects resulting in visual physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction, or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

Project Summary Information

CDBG Planning and Administration

Funding through CDBG: \$56,054

Description: Funds necessary for staff to administer, manage, and monitor the implementation of CDBG funds and associated Federal regulations. Administration funding will include 20% of eligible program income.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice
- Community, Neighborhood, and Economic Development
- Homeless Intervention and Public Services

Planned Activities

CDBG funding will be provided to support administration, management, and monitoring. Responsibilities include, but are not limited to activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included. Should program income be generated through the program year, the City will apply 20% of the amount to address administrative expenses incurred through the program year. Any unspent CDBG administrative funds will be used to cover HOME administrative expenses during program year.

Needs Addressed

- Affordable Housing Choice
- Community and Economic Development
- Public Services

Public Facilities and Improvement

Funding through CDBG: \$227,168

Description: Public facilities to include ADA compliance within Richland City Limits and installation of roof and gutters at the Domestic Violence Shelter. It is estimated that a total of 1,007 families will benefit from the proposed activities.

Target Date

12/31/2024

Goals Supported

- Community, Neighborhood, and Economic Development

Planned Activities

Support costs including project delivery of public facility and infrastructure improvements with the Entitlement Grant of \$132,175.50 and previous year allocation of \$94,992.50 This includes removal of material and architectural barriers and public facility improvement.

Needs Addressed

- Community and Economic Development

Public Services

Funding through CDBG: \$42,040

Description: Public Service activities within the City of Richland will benefit approximately 450 low-income families.

Target Date

12/31/2024

Goals Supported

- Homeless Intervention and Public Services

Planned Activities

Administration, project delivery, monitoring, reporting, and management of contract and activity.

Needs Addressed

- Public Services

Owner-Occupied Rehabilitation

Funding through CDBG: \$100,000

Description: To provide minor rehabilitation to low-income homeowners within the City of Richland. It is estimated that a total of 5-10 families under the 60% AMI will benefit from the proposed activities.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice
- Community, Neighborhood, and Economic Development

Planned Activities

To provide minor rehabilitation such as new roofing, furnaces, hot water, windows, etc. to low-income homeowners below the 60% AMI residing in the Richland City limits.

Needs Addressed

- Affordable Housing Choice

HOME Planning and Administration

Funding through CDBG: \$71,678.70

Description: Fund necessary for staff to administer, manage, and monitor the implementation of HOME funds and associated federal regulations. Administration funding will include 10% of eligible program income.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice
- Community, Neighborhood, and Economic Development

Planned Activities

HOME funding will be provided to support administration, management, monitoring responsibilities, determining activity eligibility, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included. Excess HOME administration funds will continue to be carried forward for future use. The HOME regulations allow for administration carryforward. Should program income be generated in program year 2024, the City will apply 10% of that amount to address administrative expenses incurred throughout the program year.

Needs Addressed

- Affordable Housing Choice
- Community and Economic Development

Richland HOME First-Time Homebuyer Assistance Program

Funding through HOME: \$10,000

Description: Provide up to \$10,000 in down payment assistance to a low-income first-time homebuyer within the City of Richland. It is estimated that 1 family will benefit from the proposed activities.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice

Planned Activities

Support costs of providing down-payment assistance up to \$10,000 to a qualifying first-time homebuyer.

Needs Addressed

- Affordable Housing Choice

Kennewick HOME First-Time Homebuyer Assistance Program

Funding through HOME: \$10,000

Description: Provide up to \$10,000 to a first-time low-income homebuyer in the Kennewick city limits. It is estimated that 1 family will benefit from the proposed activities.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice

Planned Activities

Support costs of providing down payment assistance to a qualifying first-time homebuyer.

Needs Addressed

- Affordable Housing Choice

Pasco HOME First-Time Homebuyer Assistance Program

Funding through HOME: \$10,000

Description: Provide up to \$10,000 in down payment and closing cost assistance to a qualified first-time homebuyer.

Target Date

12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice

Planned Activities

Support costs of providing down payment assistance to a qualifying first-time homebuyer.

Needs Addressed

- Affordable Housing Choice

Tenant Based Rental Assistance (“TBRA”) Program

Funding through HOME: \$214,813

Funding through PI: \$100,000

Description: TBRA program that will serve approximately 25 households within Kennewick, Richland, and Pasco earning at or less than 60% AMI. HOME Award \$214,813 and expected PI \$100,000. It is estimated that a total of 25 families will benefit from the proposed activities.

Target Date
12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice

Planned Activities

TBRA will continue to provide approximately 25 households with rental assistance for those households earning at or below the 60% AMI.

Needs Addressed

- Affordable Housing Choice

Residential Home Rehabilitation

Funding through HOME: \$292,777

Description: Acquire and rehabilitate one home within the city limits of Kennewick, Richland, or Pasco. It is estimated that a total of 1 family will benefit from the proposed activities.

Target Date
12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice
- Community, Neighborhood, and Economic Development

Planned Activities

To acquire and rehabilitate one home within the city limits of Kennewick, Richland, or Pasco. The rehabilitated home will then be sold to a household at or below 80% of the AMI.

Needs Addressed

- Affordable Housing Choice

Community Housing Development Organization (“CHDO”) Set-aside

Funding through HOME: \$107,518

Description: 15% of grant to be set aside for a Community Housing Development Organization (“CHDO”). A project is yet to be identified. An RFP for a CHDO has been advertised since 1/22/2023.

Target Date
12/31/2024

Goals Supported

- Increase and Preserve Affordable Housing Choice

Needs Addressed

- Affordable Housing Choice

Geographic Distribution

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

No specific geographic target areas have been identified. Richland’s CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland. HOME funds for Kennewick and Pasco will be available to assist lower income residents within each city limit.

Rationale for the priorities for allocating investments geographically

No geographical target areas were identified.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Table 3 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	25
Special-Needs	0
Total	25

Table 4 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	1
Rehab of Existing Units	10
Acquisition of Existing Units	3
Total	39

Discussion

Through CDBG, 5-10 homeowners will receive minor rehabilitation. Through the HOME Consortium, 25 households will be assisted with tenant-based rental assistance (“TBRA”), 3 households will purchase their first home with help from the down payment assistance program, and 1 household will be acquired and rehabilitation for a potential qualified homebuyer.

Public Housing

AP-60 Public Housing - 91.420, 91.220(h)

Actions planned during the next year to address the needs to public housing

The City of Richland will help address the needs of public housing and activities in 2024 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled, and the resident representative is fully engaged.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance - Not applicable

Homeless and Other Special Needs Activities

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

CDBG funds provide a social safety net to help low-and moderate-income people stay stable and not enter homelessness. The three cities will continue to be involved in the Benton Franklin Human Services planning efforts (“BFHS”). The BFHS developed a plan to address homelessness in the region, with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow. The plan is a concerted effort by numerous agencies, including the three cities, to develop a common understanding of the needs of those individuals and families experiencing homelessness and to agree upon a coordinated plan to improve services and housing. The goal of the plan is to move individuals and families experiencing homelessness through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Outreach activities are not funded with Richland CDBG funds. Richland, Kennewick, and Pasco will continue to be active participants in the Continuum of Care (“CoC”) and encourage cooperation in sharing information to identify existing resource that might be available to meet community needs.

Staff will participate in the PIT count and provide information on HRC to the person experiencing homelessness. Sleeping bags and backpacks with gloves and toiletry items will also be provided. Furthermore, Richland CDBG staff will continue to support the Community Support and Breakfast through a quarterly resource breakfast for persons experiencing homelessness. At this event, breakfast and hygiene items are provided. Agencies are present to assist a person experiencing homelessness with their needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through involvement with Benton Franklin Community Action Committee (“BFCAC”) and Benton Franklin Human Services, the three cities will continue to support the development of housing and services.

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The three cities do not provide direct assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies. Each city does participate in regularly scheduled CoC meetings where the issue of assisting those individuals being discharged from medical facilities is a frequent topic. These meetings coordinate resources and evaluate potential solutions, creating partnerships where possible.

Discussion

No additional discussion.

Barriers to Affordable Housing

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Richland will identify and where appropriate remove or mitigate barriers to affordable housing resulting from zoning, subdivision, land use requirements, licensing, permits and utility extensions.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Actions planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment;

Continue efforts to improve and expedite permitting processes and timelines, such as through the purchase and implementation of new permitting software.

Continue pre-application process to provide early review to shorten permitting process.

Continue to update the City's Comprehensive Plan and provide comment on updates to Benton County's Comprehensive Plan related to affordable housing, fair housing, infrastructure, and economic development.

In addition, all three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

Discussion

The City of Richland will continue to promote fair housing education and training that support fair housing in the Tri-Cities. Upon release of the final rule for fair housing, all three cities will conduct a Fair Housing Assessment as required by HUD.

Other Actions

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care ("CoC"), an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. The CoC has established a Coordinated Entry System ("CES") that is fully implemented that aims to create efficiencies in the service provider network by not duplicating services and matching those in need of services to those organizations most suited to meet those needs.

Actions planned to address obstacles to meeting underserved needs

Decent housing can be made available to those below 30% area median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee, and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention, rapid rehousing programs and state and local

housing trust funds. The City supports the efforts of local non-profit agencies to meet the needs of underserved populations.

Actions planned to foster and maintain affordable housing

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations through the use of CDBG and HOME funds. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

The Consortium maintains its HOME investment in affordable housing by monitoring rental housing occupancy and physical condition over HUD's minimum compliance periods required by 92.254.

Actions planned to reduce lead-based paint hazards

The City will provide education on lead-based paint including information on Safe Work Practices, actions to take when rehabilitating or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by Washington Department of Commerce and Environmental Protection Agency ("EPA") will be distributed to all potential housing clients and be available via online links from the City's website.

The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions planned to reduce the number of poverty-level families

The activities outlined in this plan will work to increase economic opportunities in the Tri-Cities area. Through working with local businesses and, creating needed infrastructure and facilities updates/maintenance, the cities are working to increase the number of opportunities for financial security in the area.

In addition, each city funds public services that increase capacity for local non-profit service organizations that work directly with low-income households with the aims of first creating stability and then working to identify opportunities to transition out of poverty.

Actions planned to develop institutional structure

The main strategy regarding institutional structure is collaboration. The City will pursue various activities outlined in the 2020-2024 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force 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 homeless individuals and families. Richland staff will participate in the Point-in-Time Count, used to measure

community trends and shifts that are impacting those individuals and families experiencing homelessness.

Actions planned to enhance coordination between public and private housing and social service agencies

The City supports efforts by agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide some technical assistance support of projects that meet a Housing and Community Development need as identified in the 2020-2024 Consolidated Plan and will assist organizations to apply for funds from other local, state, or federal resources within staff capacity. The City also collaborates with many social service and housing agencies for the Community Support and Breakfast being held on a quarterly basis. This outlet allows for coordination and collaboration with many different agencies in a single location.

Discussion

The Consortium makes relatively small investments in affordable housing developments, which leverages large amounts of funds from other sources to complete projects.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (“CDBG”)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|-------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 8,888 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |

5. The amount of income from float-funded activities	0
Total Program Income:	8,888

Other CDBG Requirements

1. The amount of urgent need activities
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100%

HOME Investment Partnership Program (“HOME”)

Reference 24 CFR 91.220(I)(2)

A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Tri-Cities HOME Consortium will utilize the recapture option in its HOME programs. The Consortium reserves the right to use the resale option at its discretion or when it is required. Prior to utilizing the resale option, the Consortium will take the necessary steps to formulate required documentation and notify the HUD Field Office.

A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

To ensure affordability, the Consortium adheres to recapture requirements as set forth in 24 CFR 92.254(a)(4), 24 CFR 92.254(a)(5)(ii)(A)(1) and (A)(2), and (A)(5). Homebuyer direct assistance including down payment, closing costs and other direct subsidies such as principal reduction, interest buy-downs, etc. are subject to recapture provisions. It also includes any HOME investment that reduced the initial purchase price from fair market value to an affordable price (Direct Subsidy), principal and interest balance (but excludes the amount between the initial cost of producing the unit and the market value of the property). Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the

original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A