

2018
Consolidated Annual
Performance & Evaluation
Report

DRAFT

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The 2018 program year went as planned for the majority of projects and generally met the expected number of persons benefited from the expenditure of CDBG funds. Goals and numbers were met in a timely manner with the exception of the StrEatery project which suffered from a very busy construction season in the Tri-Cities. Contractors had their choice of projects and the small (\$25,000) construction project lacked bids. The new decking system that was installed later than anticipated will be in full operation once the snow leaves the ground. Advertisements for new employees have already been published.

Not just small construction projects suffered from the amount of construction projects available to contractors and this status was reflected in the bids received. Bids ran higher than Engineering estimates in every project. The scope of work was amended by eliminated components (10th Avenue intersection crossings) determined to be of lesser overall value, but in the case of the Columbia Drive pedestrian crossing and the Juniper & Hawthorne Streets improvements, the funding was increased through the use of prior year unallocated funds.

All Public Service projects ran smoothly and met their goals in a timely manner.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Community, neighborhood & economic development	Non-Housing Community Development	\$773,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3130	13162	420.51%	5000	3703	74.06%
Community, neighborhood & economic development	Non-Housing Community Development	\$773,500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Community, neighborhood & economic development	Non-Housing Community Development	\$773,500	Facade treatment/business building rehabilitation	Business	0	0		2	0	0.00%
Homeless interventions and public services	Homeless Non-Homeless Special Needs	\$74,500	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1080	5128	474.81%	1250	1270	101.60%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

CDBG funds were used to remove pedestrian barriers in three LMI areas of Kennewick:

- The Juniper and Hawthorne Streets improvements were much needed to allow children in the area to access Eastgate Elementary and Eastgate Park in a safe manner. The streets that were improved were narrow with gravel shoulders, no sidewalks and no street lighting. CDBG funds installed ADA compliant sidewalks on one side of each street and installed streetlighting allowing children and those that are elderly and physically disabled to access 10th Avenue (location of the school and park) which is a main arterial and is also served by the transit system.
- E. 1st Avenue and S. Dawes Street were smaller projects run by the same contract to install sidewalk where it was missing. E. 1st Avenue is a main corridor street that provides access into downtown Kennewick and to transit routes. S. Dawes Street is also on a transit route and provides access for elementary age school children walking to Edison School.
- The Columbia Drive pedestrian crossing project installed a highly visible flashing pedestrian operated crossing signal. Columbia Drive is a designated truck route and funnels truck traffic between Hwy 240, Hwy 395 and Hwy 397. The four lane road did not have any designated crossing points between Washington Street and Chemical Drive (a distance of .47 miles). The signalized crossing provides access to the only bus stop on Columbia Drive.

CDBG funds were used for economic development activities via:

- The StrEatery project will benefit LMI citizens through employment opportunities. The Rockabilly Coffee Shop will hire employees to staff their new outdoor decking area that was completed with CDBG funds. The location is a popular destination in historic downtown Kennewick and this will be the first outdoor dining/beverage location in that area.

Public services for low- and moderate-income persons and families benefited via the following:

- LMI youth benefited by receiving recreational scholarships for a variety of sports and activities throughout the year. Additionally, the scholarships provide no-cost swimming lessons. Sports that charged a nominal sliding co-pay included basketball, baseball, judo, dance, summer day camp, etc.
- ARC developmentally disabled adults received scholarships for therapeutic recreation. Activities included swimming (they are permitted pool time without other swimmers), dances, socials, horseback riding, etc.
- Meals on Wheels provided senior citizens with hot meals on a regular basis. The meals were delivered primarily through volunteer drivers who donated their time and mileage expenses to assist seniors with maintaining independence.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,508
Black or African American	27
Asian	14
American Indian or American Native	10
Native Hawaiian or Other Pacific Islander	20
Total	1,579
Hispanic	2
Not Hispanic	1,287

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were no targeted populations in regard to race or ethnicity in 2018.

The racial makeup of the City of Kennewick is 78.5% white. African American, Native American, Asian and Pacific Islanders are each less than 2% of the population and 24% of the population is Hispanic.

All 2018 projects benefited low- and moderate-income persons regardless of race or ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		\$978,709	\$884,429

Table 3 – Resources Made Available

Narrative

CDBG funds were used to benefit citizens of Kennewick for infrastructure, economic development and public service projects as well as cover administration and planning costs of running of the program.

Identify the geographic distribution and location of investments

Narrative

Infrastructure Improvements were located at:

1. S. Juniper Street between E. 10th Avenue and E. 8th Avenue (sidewalks, curb, gutter, streetlights)

2. S. Hawthorne Street between E. 10th Avenue and E. 8th Avenue (sidewalks, curb, gutter, streetlights)
3. E. 1st Avenue between S. Date Street and S. Fir Street (sidewalk, curb, gutter)
4. S. Dawes Street north of W. 4th Avenue for a length of 117 l.f. (sidewalk, curb, gutter)
5. E. Columbia Drive at Date Street (signalized pedestrian crossing)

Public Service projects:

1. Meals on Wheels at senior citizen homes throughout Kennewick and the Kennewick Senior Center
2. ARC of Tri-Cities at multiple locations throughout the Tri-Cities area
3. Youth Scholarships at facilities and parks throughout Kennewick

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The five infrastructure improvement projects were capped at 14% for all engineering, design, contract administration and inspection requirements - projects of this size generally run at 20+% of the project cost - the City paid for those additional expenses

Meals on Wheels had over \$1.5 million in funding from a variety of sources including MOW Older American Act, Medicaid Copes, Volunteer donations, private pay and Benton Franklin Adult Services

ARC relies heavily on volunteers for the therapeutic services it provides as well as private pay and the Developmental Disabilities Administration

Youth Scholarships participants have a tiered co-pay depending on the cost of the activity. Co-pays range from \$0 for swimming lessons to \$100 for full-day summer camp program - the typical cost per child per activity is \$10-\$15.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

CDBG funds were not used for housing assistance.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Staff participated in the Annual Point in Time Count in January. Staff provided the survey form for sheltered and unsheltered homeless persons to complete as well as had signage up at the table in the lobby of the Mid Columbia Library to answer any questions about housing in general. There was lots of interaction between homeless, potential to become homeless and those with housing insecurities. Informational pamphlets were distributed as well as toiletries and stocking hats and mittens to those in need. The City did not reach out to any unsheltered homeless persons or assess their needs in 2018 except through staff involvement with Benton Franklin Continuum of Care and Human Services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City did not address emergency shelter and transitional housing needs of homeless persons in 2018 except through staff involvement with Benton Franklin Continuum of Care and Benton Franklin Human Services. A four-plex that was purchased in 2011 with the City's Neighborhood Revitalization Strategy funds continues to be fully occupied by Domestic Violence Services and Elijah Family Homes. Both non-profit organizations utilize the four-plex to house families that would otherwise be homeless due to domestic violence or substance abuse.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City supports public service providers and the Benton and Franklin Counties Department of Human Services who manage programs that assist individuals and families through the Coordinated Entry System (CES) which is a localized system to efficiently route households who are homeless or at risk of homelessness to the most appropriate provider among the network of homeless service providers as quickly as possible.

The City did not assist low-income individuals and families to avoid becoming homeless in 2018, except through staff involvement with Benton Franklin Continuum of Care and Benton Franklin Human Services.

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

The City did not assist chronically homeless individuals and families or unaccompanied youth to make the transition to permanent housing and independent living in 2018, except through staff involvement with Benton Franklin Continuum of Care and Benton Franklin Human Services.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City works with the Kennewick Housing Authority and has done several projects with them in the past. Through our Tri-Cities HOME Consortium, funds were given to the Kennewick Housing Authority new development of housing at Nueva Vista II on Volland Street in Kennewick.

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

The City has previously met with the Executive Director of the Kennewick Housing Authority to discuss the program within the Housing Authority community to educate and encourage residents to save towards the goal of purchasing their own home using the HOME Downpayment Assistance Program.

The Kennewick Housing Authority (KHA) encouraged Section 8 participants to get their "Ducks in a Row for Housing Choice Voucher (HCV) Homeownership" in 2018. This program provides a participant an opportunity to utilize their rental assistance payment for homeownership. This program provides a path to full self-sufficiency for residents.

Public Housing residents are encouraged to attend Resident Council meetings to discuss how to become more self-sufficient and discuss resident services activities that have the potential to assist residents in becoming self-sufficient or improve the quality of life for residents. Previous suggestions have included: community gardens, youth activities including tutoring services, community service opportunities at the food bank and at other community service entities, property improvement requests such as more parking for residents or unit upgrades.

KHA continues to explore a number of activities to increase self-sufficiency for residents in both public housing and Section 8 programs.

Actions taken to provide assistance to troubled PHAs

Not applicable - the Kennewick Housing Authority is not troubled.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City encourages infill development and increased housing densities in areas where adequate public facilities and services (police, fire protection, schools, water and sewer) are in place and can be easily provided. Building fees and charges are consistently lower in the City compared to other cities of the same size. The only growth limitations placed on the City is through the Growth Management Act.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

All 2017 CDBG funds were used to improve the quality of life for low- moderate-income persons within the City. Decent housing can be made available to those below 30% median income by joining forces with community advocates such as Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for the underserved. Typical projects to meet this goal would be family shelter, domestic violence shelter and housing for the developmentally and elderly population. The City supports the efforts of local non-profit agencies to meet the needs of underserved populations.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 pamphlets *Renovate Right* and *Protect Your Family From Lead in Your Home* were distributed to all potential housing clients and online at links from the city's website. The Lead Based Paint Safe Checklist is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Several activities were undertaken to decrease cost-burdens for lower-income people such as the downpayment assistance program offered through the City and the Tri-Cities HOME Consortium. Targeted revitalization of neighborhoods increases the ability to impact the lives of lower income residents and promotes those areas as a desirable place to live. The City supports the efforts of Benton Franklin Community Action Committee, Department of Human Services and local non-profit agencies to reduce the number of poverty-level families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City pursues various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, non-profit and economic development agencies. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers. This includes participation in the Benton Franklin Continuum of Care,

Benton Franklin Human Services Department, involvement with the Housing Authorities and continued efforts to foster cooperation.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City pursues various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, non-profit and economic development agencies. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers. This includes participation in the Benton Franklin Continuum of Care, Benton Franklin Human Services Department, involvement with the Housing Authorities and continued efforts to foster cooperation.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Protect populations seeking rental or homeownership opportunities that lack the skills / knowledge to obtain and remain in affordable housing:

- Fair housing information in English and Spanish has been posted in prominent places within City-owned facilities as well as the Mid Columbia Library branches in each City
- Landlord / tenant educational forums are held every other year to affirmatively further fair housing amongst realtors, landlords and tenants

Lack of awareness of issues related to fair housing and impediments to fair housing in the Tri-Cities:

- Staff works with lenders and realtors by providing the venue and materials for fair housing training
- Staff will be working with the Kennewick Housing Authority to create an educational program and guidelines for assisting those living in public housing to graduate from public housing to homeownership
- Continue to provide interpretive resources available through the Language Line to assist in communicating in a variety of languages
- In recognition of Fair Housing month in April, six display ads were published in English and Spanish in the *Giant Nickel*
- Fair Housing posters are displayed at the Richland, Kennewick and Pasco City Halls

Extremely low rental vacancy rates, lack of lower priced rental units:

- Since the Analysis was written in 2009/2010 there have been hundreds of additional rental units added to the Tri-Cities housing market
- Unfortunately, housing and rental prices have continued to rise in this area (however at a lower rate than the west side of the state)

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City is responsible for monitoring program subrecipients to ensure compliance with all federal, state and local rules, regulations and laws. This was accomplished by site monitoring visits, written correspondence and telephone conversations. Quarterly reminders were sent two weeks prior to the quarterly report due dates and the reports were submitted in a timely manner. Technical assistance was offered to all subrecipients throughout the year.

Housing projects funded by HUD HOME assistance were made as grants or loans and documented by recorded deeds of trust, promissory notes and other contractual loan agreements.

The City does not monitor grants or loans awarded directly to other entities by HUD or other federal or non-federal agencies.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Public display advertisements for Public Hearings and Public Input and Comments are published three times per year:

- Notification that funding is available for eligible projects and that applications for funding and training to complete those applications is available
- Notification that a draft Annual Action Plan has been created and will be going to Council for preliminary approval and then HUD for final approval
- Notification that a Consolidated Annual Performance and Evaluation Report has been completed and will be submitted to HUD for approval

The advertisements are published in the *Tri-City Herald* and *tu Decides* (English and Spanish versions).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were minor changes in the City's program objectives for 2018. With the exception of eliminating the 10th Avenue pedestrian crossing improvements (due to high bids for the project), the City followed the 2018 Annual Action Plan as submitted and approved by HUD.