

2019
Consolidated Annual
Performance & Evaluation
Report

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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 2019 program year went as planned for the majority of the projects and generally the expected number of persons benefited from the expenditure of the CDBG funds. Goals and numbers were met in a timely manner with the exception of the Community/Senior Center project which suffered from multiple issues. The original contract scope had to be revised after bids came in too high for available funding. This created an issue with the revised project being bid very late in the year and resulting in a time crunch. Due to the nature of the project, there were many sub-contractors and paperwork was not always submitted in a timely manner. To date, we are still waiting for paperwork from a lower-tier sub and that is also the reason the project has not been closed in IDIS.

Most of the Public Service projects ran smoothly and met their goals in a timely manner with the exception of the Lending Library for the Kennewick Housing Authority at Sunnyslope Homes. The recent opening of a Boys and Girls Club near the area seemed to keep kids from using the library. Advertising the library to the residents and the purchase of more books appeared to help draw interest. The final step of success was a college intern volunteer that KHA recruited to occupy the library and was available to help the students that visited. We continue to get feedback that the library is experiencing increased numbers of youth visiting and utilizing this vital resource.

The Youth Scholarships program serviced more youth this year but had hoped to provide funding for a more expensive, very popular, martial arts class. The instructor moved away and the recreation program could not rapidly find a new instructor for the class in time for the youth to take advantage of the scholarship funds. There were also fewer requests for the more expensive day camp program.

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 two LMI areas of Kennewick:

- The Juniper Street improvements were much needed to allow children in the area to access Eastgate Elementary and Eastgate Park in a safe manner. The street was narrow with gravel shoulders and no sidewalks. CDBG funds installed ADA compliant ramps and sidewalks on one side of the street, 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. This project was an extension of sidewalk that tied into a 2018 sidewalk project thus creating a continuous, accessible sidewalk route for the school children and residents of the neighborhood.
- The Fruitland Street sidewalk was a smaller project to connect gaps in the existing sidewalk system and provide one continuous ADA accessible route for the neighborhood. Neither side of Fruitland Street had a continuous ADA accessible route and the nearest transit station wasn’t accessible to the residents. The street lights were also upgraded to more efficient and brighter LED lights and the new sidewalk provided a walk route for the local high school students.

CDBG funds were used for removal of architectural barriers for the elderly and/or severely disabled activities via:

- The Community/Senior Center Accessibility Improvements replaced an entryway to the facility that was difficult for the elderly and disabled to use due to the narrow entrance. Multiple repairs still left the entryway with structural and ADA accessibility deficits due to the age of the building and difficulty to retrofit. The enlarged entry has provided large windows for seniors/disabled to see people coming in and out, and the ability to wait inside for dial-a-ride during extreme hot or cold weather. Aides can now easily assist their clients with the widened entry.

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

- 562 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.
- 55 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 824 senior citizens 86,048 hot meals over the course of the year. The meals were delivered primarily through volunteer drivers who donated their time and mileage expenses to assist seniors with maintaining independence.
- The Kennewick Housing Lending Library was created as a student resource for Sunnyslope Homes, a public housing complex of low income families. A space was created where students could go find books to read, check-out, and also a place to study and do homework. The library purchased books to create an inventory and received feedback from the students on what educational books they'd like to have available. The library had a slow start but has since seen an increase of student use and now has a college volunteer available to assist students and manage the library.

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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	396
Black or African American	7
Asian	58
American Indian or American Native	1
Native Hawaiian or Other Pacific Islander	0
Total	462
Hispanic	139
Not Hispanic	323

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 2019.

The racial makeup of the City of Kennewick is 75.8% white. African American, Native American, Asian and Pacific Islanders are each less than 3% of the population by race and ethnicity. The remaining ethnic make-up is 64% white and 27% Hispanic.

All 2019 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. 6th Avenue and E. 8th Avenue (sidewalks, curb, gutter, streetlights)

2. S. Fruitland Street between S. Garfield Street and S. Everett Street (sidewalks, curb, gutter, streetlights)
3. 500 S. Auburn Street (remodel and enlarge entryway of Senior/Community Center)

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
4. Lending Library at Sunnyslope Homes, 6 W 6th Ave. , a low-income housing complex

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 infrastructure improvement projects were capped at 15% for all engineering, design, contract administration and inspection requirements – projects can easily 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-\$20. Pool passes and fishing day are free; any classes over \$100 are 50% off for those who qualify.

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

The City did not reach out to any unsheltered homeless persons or assess their needs in 2019 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 2019 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 2019, 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 2019, 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. We have another project (16- micro homes) scheduled with KHA in 2020.

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 2019. 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 2019 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
- Fair Housing posters are displayed at the Richland, Kennewick and Pasco City Halls

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

- Over the past several years 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.

The City followed the 2019 Annual Action Plan as submitted and approved by HUD.