

## PUBLIC NOTICE

In accordance with 24 CFR 91.05(c)(2) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs and applicable waivers made available to those requirements through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), the City of Walla Walla is making amendments to the 2019-2023 Community Development Block Grant Consolidated Plan (Consolidated Plan) available to the public through this notice.

The amendments are available for a 5-day public review and comment period from September 21, 2020 to September 27, 2020. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than September 27, 2020, to the following:

City of Walla Walla Support Services Department  
Attention: Jennifer Beckmeyer, CDBG Coordinator  
15 N. 3<sup>rd</sup> Avenue  
Walla Walla, WA 99362

You may also email comments no later than September 27, 2020 to Ms. Beckmeyer at [jbeckmeyer@wallawallawa.gov](mailto:jbeckmeyer@wallawallawa.gov).

The amendment to the 2019-2023 CDBG Consolidated Plan is to enable the City of Walla Walla to receive and administer \$186,344 in Community Development Block Grant Coronavirus (CDBG-CV) funding from the U.S. Department of Housing and Urban Development (HUD) made available through the Coronavirus Aid, Relief, and Economic Security Act (CARES Act).

Additional CDBG-CV funding made available to the City by HUD through the CARES Act is unknown as this time but will be used for the same purpose of the initial allocations indicated above which is to prevent the spread of the novel coronavirus (COVID-19) and facilitate assistance to eligible communities, households, and persons economically impacted by COVID-19.

Eligible CDBG-CV activities include, but are not limited to, assisting low- and moderate-income households with rental and utility assistance for no more than six months, microenterprise and small business assistance to retain employees that are low- and moderate-income, and support of other COVID-19 response services.

The revised 2019-2023 Consolidated Plan is available for review on the City website at <http://bit.ly/2TAR7yR>. The summary of the proposed activities to be funded with the additional funds is as follows:

\$150,000	Microenterprise and Small Business Emergency Grants
\$ 36,344	Emergency Subsistence Payments (mortgage, utility, rent payments)

This material can be made available in an alternate format by emailing the City of Walla Walla CDBG Coordinator at [jbeckmeyer@wallawallawa.gov](mailto:jbeckmeyer@wallawallawa.gov), or by calling 509-527-4540. Persons who are deaf or hard of hearing may make a request by calling the Washington State Relay at 711.

Si necesita esta o cualquier otra información acerca de los fondos para responder al coronavirus y los Planes de Desarrollo Comunitario en español puede enviar su solicitud a [jbeckmeyer@wallawallawa.gov](mailto:jbeckmeyer@wallawallawa.gov) o llamar al 509-527-4540.

## EXECUTIVE SUMMARY

### PROPOSED CDBG PROGRAM CHANGES – SUBSTANTIAL AMENDMENTS

The City of Walla Walla recommended new or increased funding for the following activities, to prevent, prepare for, and respond to the coronavirus pandemic. Total CDBG-CV funding received in the first allocation of CARES Stimulus for the City of Walla Walla was \$235,640. The second round of CDBG-CV funding, announced on September 11, 2020, was \$186,344.

The total allocation of CDBG-CV funding for the City to date is \$421,984.

#### Amendments to 2019-2023 Consolidated Plan:

- Incorporates \$186,344 allocation of CDBG Coronavirus (CV) funding from the CARES Act. The funds will go to the Walla Walla Small Business Relief Fund (\$150,000) and to assist low- and moderate-income (LMI) households with rent and utility payments (\$36,344), respectively. (Pgs. 106, 109, 111, 113-116)
- Specifically, the Small Business Relief Fund dollars will go to assist small businesses and microenterprises through small business grants ranging from \$1,000 to up to \$10,000. Sole proprietors and businesses with 1-10 employees whose business operations are located within the City of Walla Walla are eligible to apply for these grant funds administered by Mercy Corps Northwest. (Pgs. 109, 113-116)

Amendments in the plan are noted in ***bold italics***. The Walla Walla County Department of Community Health was consulted prior to finalizing this proposal.

## RESUMEN EJECUTIVO

### CAMBIOS PROPUESTOS DEL PROGRAMA CDBG – ENMIENDAS SUSTANTIVAS

La Ciudad de Walla Walla recomienda aumentar o incluir nuevos fondos para las siguientes actividades para prevenir, preparar por y responder a la pandemia causada por el coronavirus. El total de fondos CDBG-CV recibidos por la Ciudad de Walla Walla en la primera ronda de financiamiento autorizado por el CARES Act fue \$235,640. La segunda ronda de financiamiento para CDBG-CV, anunciada el 11 de setiembre del 2020, es de \$186,344.

El monto total hasta la fecha de fondos CDBG-CV recibidos por la ciudad son \$421,984.

#### Enmiendas al Plan Consolidado de 2019-2023:

- Incluir el monto de \$186,344 dado a la ciudad por el programa CDBG Coronavirus (CDBG-CV) aprobado por el CARES Act. Los fondos van a ser para el programa de alivio para pequeñas empresas (\$150,000) y para ayudar a personas de bajos ingresos con pagos de renta y bilés (\$36,344). (Págs. 106, 109, 111, 113-116).
- El programa de ayuda para pequeñas empresas va a ser para empresas y microempresas con becas de entre \$1,000 y \$10,000. Propietarios únicos y negocios con entre 1 y 10 empleados pueden aplicar mientras su negocio se encuentre dentro de la ciudad de Walla Walla. Los fondos de beca son administrados por Mercy Corps Northwest. (Págs. 109, 113-116)

Las enmiendas del plan están en ***negro cursiva***. El Departamento de Salud Comunitaria de Walla Walla fue consultado antes de finalizar esta propuesta.



**COMMUNITY DEVELOPMENT BLOCK  
GRANT PROGRAM**

**2019-2023 CONSOLIDATED PLAN &  
2019 ANNUAL ACTION PLAN**

**Support Services Department  
15 N 3<sup>rd</sup> Ave.  
Walla Walla, WA 99324  
(509) 524-4496  
[jbeckmeyer@wallawalla.gov](mailto:jbeckmeyer@wallawalla.gov)**

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The City of Walla Walla's Community Development Block Grant (CDBG) 2019-2023 Consolidated Plan (Plan) outlines the objectives and outcomes identified as a result of extensive data analysis and public participation. The Plan presents an outline of community needs and a market analysis addressing housing, homelessness, special needs populations, and community and economic development. The purpose of the Plan is to provide a roadmap to guide the city in allocating CDBG resources to high-level priority needs. Funding levels are expected to be approximately \$1.6 million over the next five years.

Needs exist citywide, however, two Census Tracts, 9205 and 9206, have received the designation of a Neighborhood Revitalization Strategy Area (NRSA) due to higher percentages of low- to moderate-income (LMI) households, higher concentration of minority populations, older housing stock, lower education levels, greater percent of families that are cost burdened, and higher unemployment rates. Due to these conditions, the city will focus housing rehabilitation and economic development CDBG activities in the NRSA. It is important to highlight that Census Tract 9205 has also received designation from the Department of Treasury as an Opportunity Zone and therefore this location has an additional incentive to attract private investment and leverage CDBG dollars.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Four goals were identified as a result of the Needs Assessment and Market Analysis portions of the Plan. Those goals are what define the projects that will be funded throughout the Plan's five-year span. These goals and projects also incorporate findings from the Assessment of Fair Housing that was completed in 2017. They are:

- Increase Affordable and Accessible Housing Home repair program Support the development of new housing
- Enhance Quality of Life for Walla Walla Residents Fund public services Fund services that address for special needs populations
- Promote Healthy and Vibrant Neighborhoods Public facility improvements Public infrastructure

- Support Economic Development Activities Microenterprise assistance Job creation/retention Job training

This year's Plan also establishes a Neighborhood Revitalization Strategy Area (NRSA) that covers the neighborhoods located in Census Tracts 9205 and 9206 and sets goals specific to revitalization in that area.

### **3. Evaluation of past performance**

This is the second five-year Plan the City of Walla Walla has developed since becoming an entitlement jurisdiction in 2014. Past projects were developed based on community need and in response to the findings of the needs assessment, market analysis, and citizen participation. The goals were similar to those proposed for this most recent update of the 5-year plan and carried out activities such as: minor and major home repair; park improvements; sidewalk and ADA ramp installation; construction of the teen shelter; public services such as adult literacy classes, neighborhood revitalization lead by Commitment to Community, and pro-bono legal assistance; increasing the safety of neighborhoods by installing solar lights on homeowner occupied homes that border alleyways; and assisting with the update of Walla Walla County's 5-year Homeless Housing Plan, to which the city is signatory.

To date, over 13,000 people have seen improvements to their neighborhoods through park improvements, new sidewalks and ADA ramps, home repairs, added lights, new public facilities, and public services that directly impact the quality of their everyday life. The goals of the CDBG program continue on to this new Plan and build on the success of past activities and projects.

### **4. Summary of citizen participation process and consultation process**

The citizen participation and consultation process was guided by the CDBG Citizen Participation Plan. Entities that were consulted in the development of the Plan were:

- CDBG Advisory Group
- Blue Mountain Action Council
- Blue Mountain Heart 2 Heart
- Catholic Charities
- City of Walla Walla Departments
- Community Council
- Comprehensive Healthcare
- Helpline
- Interfaith Coalition on Poverty
- Joe's Place
- Jonathan M. Wainwright Memorial VA Medical Center

- Juvenile Rehabilitation
- Lillie Rice Center
- Local realtors
- Northwest Association of Community Development Managers
- PocketiNet
- Port of Walla Walla
- Residents of low-income neighborhoods
- STAR Project
- The Health Center
- United Blind of Walla Walla
- United Way
- Valley Residential Services
- Walla Walla County Department of Community Health
- Walla Walla County Emergency Management
- Walla Walla Disability Network
- Walla Walla Homeless Alliance
- Walla Walla Housing Authority
- Walla Walla Valley Chamber of Commerce
- Washington State Department of Commerce
- Washington State Department of Social and Health Services
- YWCA

## **5. Summary of public comments**

The public comment process began in July with focus group meetings and conversations with stakeholder groups mentioned above. A summary of comments received are listed below.

- Affordable housing - built for low-income renters and homeowners
- Low-barrier shelter based on Housing First principles
- More funds to fill unique needs - beyond SNAP and traditional government assistance
- Transitional housing - or - Permanent Supportive Housing
- Day Center - showers, laundry, case management, referrals
- Affordable Childcare
- Improve access to mental health services
- More Homeless prevention, outreach, case managers
- Improve access to substance abuse treatment, especially inpatient
- Shelter for youth under 18
- Landlord outreach - working with people with vouchers
- Greater access to education and higher wage jobs

- Purchase land to make housing more affordable
- Affordable transportation to doctor’s appointments & housing & jobs
- LGBTQ Friendly services
- Housing for sex-offenders
- Services directed at youth and young adults
- Lights (street and alleys)
- Sidewalks, Ramps & Crosswalks
- Neighborhood Safety
- Tree maintenance and replacement
- Streets & storm drain maintenance & on-street parking
- Code enforcement, property maintenance & beautification, instill sense of neighborhood pride
- Neighborhood center with programs for youth, families, elderly
- Right-of-way maintenance (gravel in alleys)

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

To date there have not been comments or views that are not reflected in this Plan.

**7. Summary**

The City of Walla Walla, together with our citizens, service providers, and all community stakeholders, will continue to work together toward the City's mission to provide municipal services and programs essential to a desirable community in which to live, work, and play, with a common goal of improving the quality of life and well-being of all. The City of Walla Walla will use CDBG funding to help bring this about through the implementation of the CDBG National Objective of benefitting low and moderate income persons.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	WALLA WALLA	Support Services

Table 1 – Responsible Agencies

### Narrative

#### Consolidated Plan Public Contact Information

Jennifer L. Beckmeyer, M.A.

Community Development Block Grant Coordinator

[jbeckmeyer@wallawallawa.gov](mailto:jbeckmeyer@wallawallawa.gov)

509-527-4540

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Walla Walla consulted with multiple entities in order to capture a realistic and holistic picture of the nature of the community's housing, homeless, health, infrastructure, and human services delivery systems and unmet needs.

### **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(I)).**

Although the City is not a housing provider, it has worked closely with the Walla Walla Housing Authority in providing public infrastructure for affordable housing projects in the past. It has also assisted in other affordable housing projects by waiving building permit fees for developments that provide housing to low-income households and as a pass through entity for the Neighborhood Stabilization Program that provides transitional housing for formerly homeless Veterans. The City has also assisted in the development of homeless shelters run by the Christian Aid Center, Walla Walla Alliance for the Homeless, and Blue Mountain Action Council.

The City is a member of the local Continuum of Care, sits on the Council on Housing, and is a member of the Youth Alliance. All of these organizations work across sectors with private, non-profit, and public providers with the goal of improving the availability and conditions of housing and homeless services in Walla Walla.

With respect to economic development, the City is working in coordination with the Walla Walla Valley Chamber of Commerce, the Port of Walla Walla, and local financial institutions to promote small business development and increase access to capital for start-up businesses owned by low- and moderate-income individuals.

### **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**

In preparing the CDBG Consolidated Plan the City met with Walla Walla County Department of Community Health (DCH). Walla Walla County falls under the State of Washington Balance of State Continuum of Care.

Walla Walla is a participant in an interlocal agreement designating Walla Walla County as lead agency in the oversight of the 5-Year Homeless Housing Plan. The Police Department participates in the annual Point-in-Time Count, also lead by the County. Council members serve as ex-officio members of several community service providers' boards, commissions, task forces, etc. The CDBG Coordinator serves on the board of the Youth Alliance to address the needs of unaccompanied youth, including housing. This active participation in the community keeps the city abreast of resources and programs specifically designed for people experiencing homelessness or at risk of homelessness.

The City chaired a task force which successfully worked to save the local Veterans Administration medical center from closure and spear-headed the effort to obtain state and federal funding for a new long-term care facility for indigent veterans that is currently open and will be running at capacity in the next few months.

More recently, the City has been working with the County to identify local strategies to better serve the needs of unsheltered homeless individuals in the area. In 2015 the City opened an emergency sleep site that is overseen by a local non-profit. The County provides financial support for the sleep site. This is currently the only low-barrier sleep site in Walla Walla and it is often at capacity.

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

Walla Walla County falls under the State of Washington Balance of State Continuum of Care. Walla Walla County does not receive ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Walla Walla Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Talked with the Executive Director about coordinating efforts to affirmatively further fair housing in Walla Walla. Outcomes include coordinating the creation of more permanent supportive housing vouchers through a community-wide campaign.
2	<b>Agency/Group/Organization</b>	Walla Walla County Department of Community Health
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussed items addressed in the 5-year Homeless Housing Plan with the Homeless Coordinator. Efforts will be made to improve community awareness and participation in addressing issues surrounding homelessness.
3	<b>Agency/Group/Organization</b>	Washington State Department of Commerce
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Coordination and consultation of activities done with Continuum of Care dollars that are supported in the City's CDBG Consolidated Plan. Strategies to address needs of affordable housing and economic development/job creation.

4	<b>Agency/Group/Organization</b>	Blue Mountain Action Council
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Spoke with CEO and Housing coordinator to discuss highest impact areas and populations for housing and public services.
5	<b>Agency/Group/Organization</b>	Walla Walla Council on Housing
	<b>Agency/Group/Organization Type</b>	Other government - County Planning organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Spoke with the council on raising community awareness and influencing policy surrounding homeless housing strategies citywide.
6	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Talked with CEO about supporting successful transition for female heads of household from surviving to thriving and what services support that successful transition.
7	<b>Agency/Group/Organization</b>	Walla Walla Police Department
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions with the Chief of Police on activity downtown relating to homelessness and unaccompanied youth. Focus on finding long-term solutions as a community rather than criminalizing homelessness.
8	<b>Agency/Group/Organization</b>	Washington Park Neighbors
	<b>Agency/Group/Organization Type</b>	Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Met with Washington Park neighbors to discuss strategies to increase safety and quality of life in neighborhood and discuss strategies to appropriately address homelessness and economic development needs in the area.
9	<b>Agency/Group/Organization</b>	Craft3
	<b>Agency/Group/Organization Type</b>	Regional organization Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with local and regional lenders to assess market conditions in Walla Walla for economic development opportunities geared specifically towards minority and women owned businesses.

10	<b>Agency/Group/Organization</b>	Walla Walla Valley Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meet with CEO to strategize around economic development initiatives the City's CDBG program can be a part of or help bring to fruition.
11	<b>Agency/Group/Organization</b>	PocketiNet
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Broadband Internet Provider
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Discussions were held with owners of PocketiNet to inform city strategies and policies around broadband infrastructure and small cell technology.
12	<b>Agency/Group/Organization</b>	Walla Walla County Emergency Management Department
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Emergency preparedness & disaster relief
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City participates in quarterly regional meetings to discuss continuity of operations, emergency management, and evacuation plans. These meetings are held on a regular on-going basis.

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

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Washington State Department of Commerce	Homelessness
Walla Walla Urban Area Comprehensive Plan Review	City of Walla Walla	20 year plan identifies housing, economic development, public improvement strategies
City of Walla Walla Strategic Plan	City of Walla Walla	Quality of life, city services, infrastructure needs
Homeless Housing Plan	Walla Walla County Department of Community Health	Homelessness and the risk of becoming homeless; homelessness data and alleviation strategies
City of Walla Walla Citizen Survey	City of Walla Walla	Community needs, quality of life
City of Walla Walla Bicycle and Pedestrian Plan	City of Walla Walla	Health, multi-modal transportation, quality of life
Community Health Improvement Plan	Walla Walla County Department of Community Health	Health, quality of life, residential rehabilitation needs
Regional Transportation Plan	Walla Walla Valley Metropolitan Planning Organization	Transportation

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

**Narrative (optional):**

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The Citizen Participation Plan (CPP) was updated in 2016 and guides the public participation process for the CPP, the Consolidated Plan, amendments to the Consolidated Plan, the Annual Action Plan, and the Annual Performance Report. Based on the strategies outlined in the CPP, the City conducted several face-to-face and telephone interviews with service providers and area agencies. The current Walla Walla 20-Year Comprehensive Plan and respective public input was also used to guide goal setting. Citizen input into the Comprehensive Plan involved over 200 people in community and neighborhood meetings, focus groups, agency consultation, public outreach, and public hearings. Two neighborhood meetings were held in the Carrie Center and focused on the needs of low- and moderate-income Census Tracts (CTs) 9205 and 9206. Outreach for the meetings was performed by Commitment to Community, a Blue Mountain Action Council neighborhood outreach team, who collectively contacted over 120 residents about the two meetings. The City of Walla Walla facilitated the meetings and provided translation into Spanish. While some CDBG activities will be city-wide, most will be targeted to CTs 9205 and 9206 which are both designated low- to moderate-income. Forty-seven percent the city's minority households are located in these two census tracts.

The development of Neighborhood Revitalization Strategy Area (NRSA) coincided with outreach in CTs 9205 and 9206.

One public hearing for the City's CDBG Consolidated Plan was held at Walla Walla City Hall, 15 N. 3rd Avenue. Legal notice of the hearing was published in the local newspaper and was held on September 26, 2018. A 30-day public comment period ran from September 29 to October 26, 2018 and offered the public the opportunity to review and comment on the draft plan. The final CDBG Consolidated Plan, which incorporated public comments from the 30-day comment period, was brought before Council and was approved on November 7, 2018. Notice of the hearings and public comment period were per the citizen participation plan.

A resident of Census Tract 9205 served on the CDBG Advisory Group. The concerns and needs of persons with disabilities were enumerated by county and state service providers, as well as non-profit service agencies with awareness of the day-to-day requirements of special needs persons. The advisory group took all comments into consideration along with the findings of the needs assessment, market analysis, and existing studies and plans for which extensive citizen input was received.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	40 residents attended the meeting that was organized with assistance from the neighborhood outreach organization  Commitment to Community. The meeting was held in English and Spanish.	Lights (street and alleys); Sidewalks, Ramps & Crosswalks; Neighborhood Safety; Tree maintenance and replacement; Streets & storm drain maintenance & on-street parking; Code enforcement, property maintenance & beautification, instill sense of neighborhood pride; Neighborhood center with programs for youth, families, elderly.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	15 residents in attendance	Emphasis on infrastructure improvements, continuing public service funding, and pursue more affordable housing options.	None	

3	Stakeholder Meeting	Housing and homeless services providers	Representatives from 13 different service agencies were present	Affordable housing for low-income renters and homeowners; Low-barrier shelter based on Housing First principles; More funds to fill unique needs; Transitional and Permanent Supportive Housing; Day Center - showers, laundry, case management, referrals; Affordable Childcare; Improve access to mental health services; More Homeless prevention, outreach, case managers; Improve access to substance abuse treatment; Shelter for youth under 18; Landlord outreach; Greater	None	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				access to education and higher wage jobs; Purchase land to make housing more affordable; Affordable transportation to doctor's appointments		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	16 members of the public were present at the public hearing	Comments included desire to see more support locally for Housing First strategies and low-barrier shelters; continued support for alley lights and lights on homes; appreciation for activity in neighborhood development initiatives and wanting to see continued efforts around economic development strategies.	None	

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The most common housing problem in the City of Walla Walla is being cost burdened. In the 0-80% of AMI category, 60% of households are cost burdened spending more than 30% of monthly income on housing costs, for example. The other three housing problems, as defined by HUD, are overcrowding, lacking complete kitchen facilities, or lacking complete plumbing facilities. While Hispanic or Latino residents have slightly higher rates of these problems than the population as a whole, it does not rise to the level of “disproportionately greater need” that is defined by HUD as 10% or more. Data for other racial and ethnic minorities is inconclusive because their populations are so small, and the numbers are estimates causing the data to vary to extreme degrees. In public housing there is great need for more units, particularly units that are accessible, as demand far outweighs the supply. PIT count numbers suggest that the homeless population is declining, however there are still a significant number of homeless individuals in need of assistance; efforts are being made to better coordinate the public and private services to homeless persons. In 2017 the City of Walla Walla completed its 2018-2022 Joint Assessment of Fair Housing, which, among other things, details many of the housing problems faced by persons with disabilities. Other problems include lack of transportation and difficulty in finding employment.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The most common housing problem in the City of Walla Walla is being cost burdened. In the 0-80% of AMI category, 60% of households are cost burdened spending more than 30% of monthly income on housing costs, for example. The other three housing problems, as defined by HUD, are overcrowding, lacking complete kitchen facilities, or lacking complete plumbing facilities. While Hispanic or Latino residents have slightly higher rates of these problems than the population as a whole, it does not rise to the level of “disproportionately greater need” that is defined by HUD as 10% or more.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	29,713	31,772	7%
Households	11,414	11,632	2%
Median Income	\$31,855.00	\$40,735.00	28%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,880	1,730	2,020	910	5,090
Small Family Households	565	385	705	345	2,285
Large Family Households	60	195	205	65	415
Household contains at least one person 62-74 years of age	215	380	380	215	1,060
Household contains at least one person age 75 or older	310	330	385	130	575
Households with one or more children 6 years old or younger	285	184	385	94	385

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	25	75	20	140	0	0	25	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	125	15	0	190	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	60	70	4	154	0	0	30	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	900	180	25	10	1,115	185	195	60	0	440

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	155	565	255	100	1,075	135	130	300	190	755
Zero/negative Income (and none of the above problems)	110	0	0	0	110	45	0	0	0	45

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	990	390	180	35	1,595	185	195	115	0	495
Having none of four housing problems	330	765	690	310	2,095	220	385	1,035	560	2,200
Household has negative income, but none of the other housing problems	110	0	0	0	110	45	0	0	0	45

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	410	199	95	704	80	85	170	335
Large Related	4	100	35	139	25	19	75	119
Elderly	200	180	180	560	140	110	60	310
Other	515	345	55	915	80	110	115	305
Total need by income	1,129	824	365	2,318	325	324	420	1,069

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS  
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	360	4	0	364	40	75	25	140
Large Related	4	25	0	29	25	4	10	39
Elderly	170	80	75	325	95	20	10	125
Other	440	95	10	545	30	95	45	170
Total need by income	974	204	85	1,263	190	194	90	474

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS  
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	30	140	80	4	254	0	0	30	0	30

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	35	4	0	39	0	0	0	0	0
Other, non-family households	40	10	0	0	50	0	0	0	0	0
Total need by income	70	185	84	4	343	0	0	30	0	30

**Table 11 – Crowding Information – 1/2**

Data 2009-2013 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

City wide there are an estimated 3,848 (33.4%) – 4,391 (37.6%) single person households. 1,045 single person households are at or below the poverty line, approximately 25%. Whereas, the overall poverty rate city wide is 21.9%. Given the higher poverty rate among single person households, it is likely that they need housing assistance at a slightly greater rate compared to all households.

This data is taken from the 2012-1016 ACS 5-year estimates.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Exact data is hard to assess, however local knowledge is that many of the city’s disabled residents qualify for housing assistance but the number of accessible units is extremely limited.

Victims of domestic violence, many of whom are women with children, are in high need of housing assistance and in some cases supportive services that enable them to be placed in housing successfully. Again, lack of units and often times discrimination against single head-of-household families with children are both barriers to accessing housing.

## **What are the most common housing problems?**

HUD breaks down housing problems into four different categories: lacks kitchen, lacks complete plumbing facilities, overcrowding defined as more than one person per room, and cost burden that occurs when the cost of housing exceeds 30% of the household income. By far the most common housing problem in the City of Walla Walla is cost burden. Of households between 0-80% of AMI 60% or 3,387 households spend more than 30% of their household income on housing costs. 31% or 1,737 households between 0-80% of AMI are severely cost burdened, spending more than 50% percent of their income on housing costs. Both categories contain disproportionately high rates of renters.

## **Are any populations/household types more affected than others by these problems?**

Renting households across all income categories from 0-80% AMI and in both cost burden categories of housing costs exceeding 30% or 50% of household income experience higher rates of cost burden than household that own their home.

## **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Affordability of housing is by far the highest need. Many families are paying well over 40% of their income on housing currently, and in trying to find alternative places to stay or secure long-term housing on limited incomes is a challenge in this community.

## **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

- 36 chronically homeless individuals<sup>4</sup> in Emergency Shelter<sup>32</sup> unsheltered
- 45 homeless veterans<sup>36</sup> in Emergency Shelter or Transitional housing<sup>9</sup> unsheltered
- 8 homeless households with minors<sup>6</sup> sheltered<sup>2</sup> unsheltered
- 1 homeless household with only minors. All data is taken from the Washington State point-in-time count, which uses HUD definitions for all at-risk-populations.

## **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

- Structural determinants for an increased risk of homelessness in the community:
  - Rent level
  - Homeownership rate
  - Lack of affordable housing
  - The size of the baby boomer population
  - The proportion of single person households
  - Lack of employment opportunities
  - Limited assistance programs
  - Lack of childcare
  - Lack of affordable health care
- Individual determinants for an increased risk of homelessness:
  - Domestic violence
  - Unemployment
  - Mental or physical health issues
  - Addiction
  - Physical, sexual, or emotional abuse
  - Conviction (misdemeanor/felony)
  - Language barriers
  - Aged out of foster care
  - Family and relationship breakdown
  - No healthcare

## **Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

HUD defines a disproportionately greater need as “when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.” In general, there are no racial or ethnic groups that have a disproportionately greater need in comparison to the needs of the population as a whole in any category.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,465	265	155
White	1,200	210	155
Black / African American	19	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	210	50	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,280	450	0
White	915	350	0
Black / African American	0	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	15	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	320	100	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	855	1,170	0
White	675	840	0
Black / African American	8	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	170	325	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	325	585	0
White	320	550	0
Black / African American	0	4	0
Asian	0	8	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	10	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**Discussion**

Across the four income levels from 0-100% AMI, neither of the City of Walla Walla’s two largest racial/ethnic groups, Whites or Hispanics, have a disproportionate greater need in the housing problems category. The other racial/ethnic groups given by HUD are black/African American, Asian, American Indian/Alaska Native, and Pacific Islander. The data shows that these other minority groups tend to experience greater housing problems at lower levels of income, and less so as their income approaches 100% AMI. However, given the very small numbers of these racial/ethnic groups and the extreme variation in the data between income levels, further conclusions about these groups are inconclusive.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Overall, there are no disproportionately greater needs for any racial or ethnic group in the category of severe housing problems in comparison to the needs of the population as a whole. Based on the make-up of the population, the White and Hispanic populations represent the portion of the population with the greatest need, however the Black/African American and Pacific Islander are proportionally over-represented as having a higher percentage of the population with severe housing problems, particularly those under 30% AMI, even though they represent a small percent of the overall population.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,175	550	155
White	960	445	155
Black / African American	19	0	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	175	85	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	585	1,150	0
White	420	845	0
Black / African American	0	0	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	270	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	295	1,725	0
White	250	1,265	0
Black / African American	0	8	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	50	440	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35	870	0
White	30	835	0
Black / African American	0	4	0
Asian	0	8	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4	10	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

## Discussion

In the 80-100% AMI category Hispanics experience severe housing problems at a rate of 28.5% compared to just 3.8% of the entire population. However, in the category of 80-100% AMI only 14 of the 905 households are Hispanic. 4 of the 14 Hispanic households experience severe housing problems, which is 28.5% of the Hispanic population. However, given the very small number of Hispanic household in this category, just one household falling in or out of having severe housing problems changes the rate by 7%. Moreover, for all the categories between 0-80% AMI there is no disproportionate greater need in severe housing problems for the Hispanic population compared to the entire population. Therefore, neither of the City of Walla Walla's two largest racial/ethnic groups, Whites and Hispanics, have a disproportionately greater need in the severe housing problems category.

The other racial/ethnic groups given by HUD are black/African American, Asian, American Indian/Alaska Native, and Pacific Islander. The data suggests that these minority groups tend to experience greater housing problems in the 0-30% AMI category and less so in the categories from 30-80% AMI. Given the small numbers of these racial/ethnic groups and the variation in the data between income levels, it is difficult to come to conclusions about these groups, however it is data point that stands out.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,220	2,450	1,815	155
White	5,990	1,945	1,540	155
Black / African American	25	8	19	0
Asian	145	25	0	0
American Indian, Alaska Native	40	0	0	0
Pacific Islander	25	0	15	0
Hispanic	955	430	225	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2009-2013 CHAS  
Source:

### Discussion:

The rate for Black/African American households that experience housing costs burdens exceeding 50% of their income is 36.5% whereas the rate for the general population is 15.5%. In this category the rate for Black/African American households is far higher (20% higher) than the rate for the general population. While the rate is 36.5%, this translates into 19/52 households and 52 households is less than 0.5% of the overall number of households. Due to the limited number of Black/African American households (52) and Black/African American households in this category whose cost burden exceeds 50% (19), it is important to understand that status changes in just a few households can dramatically alter the percent. Therefore, while the disproportionately higher rate for Black/African American households whose cost burden exceeds 50% is concerning and worth noting, any conclusions drawn from this category need to be understood in context of the actual numbers.

In all income categories broken down along racial/ethnic lines, there is no other group (besides the one mentioned and explained above) that experiences disproportionately greater need of housing cost burdens.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Walla Walla has a majority White population with a significant Hispanic population. The populations of all the other racial/ethnic groups provided by HUD, Black/African American, Asian, American Indian/Alaska Native, and Pacific Islander, are quite low both in number and as a percent of the total population. There are a few racial/ethnic income category breakdowns where minority groups experience disproportionately higher rates of some form of housing problem. However, all these disproportionately higher rates occur in categories with very low numbers of households, 19 or less to be specific. Moreover, the data for non-Hispanic minorities varies greatly from table to table because of the low number of households, making it hard to draw conclusions about these populations. The Hispanic population is the largest racial/ethnic minority group in Walla Walla and it does not have a disproportionately greater needs than the general population in each income category.

In conclusion, there are no statistically significant income categories in which a racial/ethnic group has a disproportionately greater need, defined as 10% or more, than the need of that income category as a whole.

**If they have needs not identified above, what are those needs?**

N/A

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Census tracts 9205 and 9206 have higher rates of Hispanic residents at 61% and 38% respectively based on 2012-2016 American Community Survey 5-Year Estimates.

## NA-35 Public Housing – 91.205(b)

### Introduction

In public housing the greatest need by far, is more units. There simply are not enough units or vouchers to assist everyone that needs it. More accessible units are also needed. In the past landlords have been unwilling to rent to voucher holders. However, Washington State recently passed a law prohibiting discrimination in housing based on source of income. While this will not eliminate housing discrimination from occurring, this new legislation brings this issue to the forefront and gives both tenants and landlords more options and resources.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	82	793	0	699	94	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	13,329	10,286	0	10,462	8,973	0
Average length of stay	0	0	3	4	0	4	0	0
Average Household size	0	0	4	1	0	2	1	0
# Homeless at admission	0	0	0	4	0	3	1	0
# of Elderly Program Participants (>62)	0	0	2	169	0	161	8	0
# of Disabled Families	0	0	9	360	0	326	34	0
# of Families requesting accessibility features	0	0	82	793	0	699	94	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	80	760	0	668	92	0	0
Black/African American	0	0	1	20	0	18	2	0	0
Asian	0	0	0	2	0	2	0	0	0
American Indian/Alaska Native	0	0	1	10	0	10	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	52	84	0	81	3	0	0
Not Hispanic	0	0	30	709	0	618	91	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There is always a greater need for accessible units than there are accessible units available.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate need is housing that fulfills the needs of voucher holders, including adequately sized housing units, accessible housing units for those that are physically disabled, supportive housing for those that have a mental disability, affordable places to use the housing vouchers, and generally more housing units and vouchers because the supply does not meet the need.

**How do these needs compare to the housing needs of the population at large**

Most of the needs of the residents of public housing and housing choice voucher holders are very similar. All people need housing that meets their needs in terms of size, affordability, and accessibility. In the past those with housing choice vouchers have been more limited in their options because landlords could refuse to rent to them. However, a new Washington state law set to take effect later in 2018 will make it illegal for landlords to discriminate based on source of income or income type (earned income vs social security vs social security disability, etc.). This new law may in some ways help eliminate the additional burden that housing choice voucher holders face of having to find a landlord that accepts vouchers, thus making their housing needs more comparable to the housing needs of the population at large.

**Discussion**

See above.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

In recent years the homeless population in Walla Walla has declined based on annual PIT count numbers. However, the homeless population continues to have unmet needs. The City of Walla Walla, in conjunction with other public partners, continues to try and address the needs. In recent years, a low barrier sleep site has been erected. While it has provided people a place to sleep off the street, it is not a permanent solution and more work needs to be done.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	47	2	0	941	0	0
Persons in Households with Only Children	1	0	103	92	0	0
Persons in Households with Only Adults	83	0	854	689	0	0
Chronically Homeless Individuals	4	32	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	36	9	152	147	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** 2017 Point in Time (PIT) data and HMIS data. The PIT count includes all people in Walla Walla County. The majority of the population resides in urban areas and the PIT count aggregates the data in a way that it does not specify if people are counted in urban or rural areas of the County.

Indicate if the homeless population is: Partially Rural Homeless

**Rural Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

**Data Source Comments:** 2017 Point in Time (PIT) data and HMIS data. The PIT count includes all people in Walla Walla County. The majority of the population resides in urban areas and the PIT count aggregates the data in a way that it does not specify if people are counted in urban or rural areas of the County.

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

Most of the homeless population in Walla Walla County resides in urban areas due to the greater availability of services, shelter, and meals. For those in rural areas, services are few and far between and there are no shelters, so most of those in rural areas are sleeping outdoors or in vehicles. Although the number of those individuals experiencing homelessness in rural parts of the County are few, the conditions they endure are extreme.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The January 2017 Point in Time Count of homelessness in Walla Walla County reported the following:

- 168 Total persons
- 149 total households
- 103 sheltered persons, 89 sheltered households
- 65 unsheltered persons, 60 unsheltered households
- 140 households without minors, 8 households with minors, 1 household with only minors
- 36 chronically homeless individuals<sup>4</sup> in Emergency Shelter<sup>32</sup> unsheltered
- 45 veterans<sup>36</sup> in Emergency Shelter or Transitional housing<sup>9</sup> unsheltered

This data, provided by the Washington State Department of Commerce, does not include those temporarily living with family or friends. The state noted that “many counties did not attempt to count persons temporarily living with family or friends, which precludes the calculation of a meaningful state total.”

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Based on the data in the PIT count, there are 45 veterans in need of housing assistance. This includes the 36 veterans that are receiving housing assistance either through emergency shelter or transitional housing programs. There are an additional 9 veterans that are unsheltered and need housing assistance.

There are 9 families with children that need housing assistance. 8 are households with children, and 1 is a household with only a minor. 5 households are in emergency shelter, 2 are in transitional housing including the minor only household, and 2 households are unsheltered.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Data by race and ethnicity is not recorded in the point-in-time count.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There are a total of 103 sheltered persons making up 89 sheltered households. 82 are households without minors, 6 are households with adults and minors, and 1 is a household with only a minor. 25 households are in emergency shelter and 64 households are in transitional housing. There are a total of 65 unsheltered persons making up 60 unsheltered households. 58 are households without minors and 2

are households with minors. Of the 142 households without minors, sheltered and unsheltered, only 1 is a household with more than one person.

**Discussion:**

Numbers from the 2017 PIT count:

- 168 Total persons
- 149 total households
- 103 sheltered persons, 65 unsheltered persons
- 89 sheltered households, 60 unsheltered households
- 140 households without minors, 8 households with minors, 1 household with only minors
- 36 chronically homeless individuals<sup>4</sup> in Emergency Shelter<sup>32</sup> unsheltered
- 45 veterans<sup>36</sup> in Emergency Shelter or Transitional housing<sup>9</sup> unsheltered

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

In 2017 the City of Walla Walla completed its 2018-2022 Joint Assessment of Fair Housing (AFH) with the Walla Walla Housing Authority. The AFH elaborates in great detail many of the challenges faced by the non-homeless special needs population. Much of the following information is taken from the AFH.

### **Describe the characteristics of special needs populations in your community:**

For the City of Walla Walla, the characteristics of the special needs population by disability are as follows: 4.6% have hearing difficulty, 2.4% have vision difficulty, 6.9% have cognitive difficulty, 8.4% have ambulatory difficulty, 3.2% have self-care difficulty and 6.1% have independent living difficulty.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Obtaining and retaining employment can be especially difficult for the special needs population due to mental and/or physical limitations/needs of the population. Even when special needs individuals can perform the duties of the job, they often face stigma. Moreover, employer's lack understanding of the challenges special needs individuals face, which may not be issues for a non-special needs individual, such as not being able to drive themselves to work. Lack of transportation options and lack of public improvements such as sidewalks and ADA ramps greatly impact mobility. Financial limitations restricting access to properly functioning medical equipment can also impact mobility. Discrimination is another obstacle to housing and employment.

As with all segments of the community, this population suffers from lack of affordable housing. In this instance, housing is even a bigger challenge in that it rarely is designed to meet the mobility and daily living needs that would improve quality of life. Such as designed for persons needing special accommodations such as wide doorways, lever handles, ramps, and properly operating medical equipment such as wheelchairs, to name a few. In the past homes were available for purchase in Walla Walla for under \$62,000, and now average cost has risen to upwards of \$200,000. For someone who is disabled and low-income, it is hard to meet the requirements to be an eligible borrower. Their income must be enough to sustain a mortgage and they must also have good credit. The rising home prices, partially because of increased demand and partially because the majority of new single-family housing

construction is valued at over \$400,000, makes it difficult to achieve homeownership if you have a disability and are low-income.

There is always a need for increased funding, service providers, and qualified professionals available to perform assessments and function analysis to address the needs of individuals with mental health and behavioral issues.

This information was gathered through extensive public input with disability rights advocates, organizations that serve people with disabilities, and through a public online survey completed by 251 people.

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

As of 2016 there are 59 known persons with HIV/AIDS in Walla Walla and Columbia counties, 51 and 8 respectively. Of the 51 persons in Walla Walla County with HIV/AIDS, 46 are engaged in care, data for Columbia County was not available. From 2012-2016 there were four new HIV cases in Walla Walla and Columbia counties.

Source: Washington State Department of Health

**Discussion:**

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

Public facilities needs that have been identified are:

- Neighborhood centers
- Day care facilities
- Park improvements such as picnic shelters, benches, play equipment, etc.
- Health facilities
- Community Center

### **How were these needs determined?**

Public meetings, community feedback, interactions between city officials and residents of low-income neighborhoods.

### **Describe the jurisdiction’s need for Public Improvements:**

The public improvements that need to be made around the city include: sidewalks, ADA ramps, street lights, street maintenance, multi-modal transportation facilities, utilities, and parking facilities.

### **How were these needs determined?**

Ongoing conversations and consultation with residents of low-income areas, city boards and commissions, CDBG advisory group and other stakeholders that include business owners, disability rights groups, and non-profit organizations.

### **Describe the jurisdiction’s need for Public Services:**

Public service needs include: neighborhood revitalization facilitators, job skills training, pro bono legal services, mental health services, medical care (especially dental care), literacy training, youth recreation services, after school programs, substance abuse services, transportation services, fair housing activities, housing counselling, and home ownership assistance.

### **How were these needs determined?**

Public meetings, community feedback, interactions between city officials and residents of low-income neighborhoods. Feedback gathered during the assessment of fair housing process.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

In the City of Walla Walla, based on 2012-2016 American Community 5-Year Estimates, there are 6,742 units lived in by their owners and 4,938 rented units. The main housing problem by far is being cost burdened, which is defined by HUD as spending more than 30% of monthly income on housing costs. Another significant problem is a lack of units, specifically affordable and accessible units. Housing prices have been steadily rising over the past several years; and more recently a lack of units (with vacancy rates below 2%) have caused a new problem and increased the rate at which housing prices rise. For publicly assisted housing, in all forms of assistance (units, vouchers, etc.) the demand far outpaces the supply. The special needs population faces many of the same problems only compounded due to lack of accessible units, additional transportation barriers, increased difficulty in finding employment, and more. In serving the homeless population and the special needs population more coordination between public and private partners to create a more efficient system, understand and fill gaps, and better serve their respective populations. There are a variety of barriers to affordable housing that need to be addressed in both the public and private spheres. Major changes and investments in the economy and mostly, but not only, spurred by the tourism industry, which has boosted the economy, but doesn't always create jobs that make it affordable and sustainable to live in Walla Walla. Finally, many of the problems identified present themselves across the city but occur at higher rates in Census tracts 9205 and 9206, which have lower income levels and lower home values.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

There is a clear shortage of available housing units. Based on anecdotal accounts from would be home buyers, from the perspectives of real estate agents, and from ACS data, there are simply not enough available housing units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,235	65%
1-unit, attached structure	226	2%
2-4 units	1,145	9%
5-19 units	1,249	10%
20 or more units	1,361	11%
Mobile Home, boat, RV, van, etc	529	4%
<b>Total</b>	<b>12,745</b>	<b>100%</b>

**Table 28 – Residential Properties by Unit Number**

Data Source: 2009-2013 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	13	0%	474	10%
1 bedroom	134	2%	1,532	31%
2 bedrooms	1,797	27%	1,845	37%
3 or more bedrooms	4,701	71%	1,136	23%
<b>Total</b>	<b>6,645</b>	<b>100%</b>	<b>4,987</b>	<b>101%</b>

**Table 29 – Unit Size by Tenure**

Data Source: 2009-2013 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 1700 families served in Walla Walla county through a combination of public housing units and housing choice vouchers. Households assisted by federal, state, and local programs generally have incomes at or below 125% of the federal poverty line, which is \$31,375 for a family of four in 2018. Additional populations that are targeted include, adults with physical or developmental disabilities, veterans, seniors, chronically mentally ill, formally homeless families.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

N/A

**Does the availability of housing units meet the needs of the population?**

No, there is a need for more public housing units and for more housing units in general. The housing market is tightening up in Walla Walla, leading to a reduction in available homes and an increase in prices. Houses are being sold very quickly, and nothing sits on the market for very long. Wealthy out of town investors are also buying houses, out-pricing locals and driving up prices. Rentals are being sold as house prices increase and landlords determine that they can get a better deal selling the house. Moreover, rentals that were once rented to the local population are being converted into vacation rentals by owner (VRBOs) as the demand increases from the growing tourism industry. Public housing or subsidized housing units also are not available in large enough quantities to meet the needs of the population. Almost all of the rental units are full, and a large portion of the population continues to be cost burdened or severely cost burdened.

**Describe the need for specific types of housing:**

There is a need for all types of housing. More 1 and 2-bedroom housing is needed generally, but also for younger individuals or couples, because it is very hard to find affordable housing options in your twenties or early thirties. 3-bedrooms housing, while it may be more of a luxury, is also needed. 3-bedroom housing isn't being built affordably for most families, and as such families are using 1 and 2-bedroom homes. In some cases, there have been instances of adults sleeping in living rooms and giving the bedrooms to their children.

**Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	97,100	174,500	80%
Median Contract Rent	431	592	37%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,743	35.0%
\$500-999	2,442	49.0%
\$1,000-1,499	638	12.8%
\$1,500-1,999	98	2.0%
\$2,000 or more	66	1.3%
<b>Total</b>	<b>4,987</b>	<b>100.0%</b>

Table 31 - Rent Paid

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	345	No Data
50% HAMFI	1,525	410
80% HAMFI	3,145	1,415
100% HAMFI	No Data	2,390
<b>Total</b>	<b>5,015</b>	<b>4,215</b>

Table 32 – Housing Affordability

Data Source: 2009-2013 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	624	661	885	1,221	1,545
High HOME Rent	624	661	885	1,097	1,205

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	551	590	708	818	912

**Table 33 – Monthly Rent**

Data Source Comments: HUD FMR and HOME Rents 2016

**Is there sufficient housing for households at all income levels?**

No, all levels of income need more affordable housing.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Affordability is likely going to continue to be a problem and at greater rates. Median home values and rents continue to rise in the region.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Fair market rent (provided by HUD data) is above median gross rent (provided by the 2012-2016 American Community Survey) for all sizes of housing, no bedroom through 4 bedrooms. As fair market rent is the 40th percentile of gross rent (as defined by HUD), and area median gross rent by definition is the 50th percentile, fair market rent should not be above area median gross rent. However, because fair market rent is above area median gross rent, this seriously calls into question the accuracy of the data provided by the 2012-2016 ACS data. Regardless of the inaccuracy of the ACS data and the subsequent difficulty to compare fair market rent to area median rent, fair market rent is still quite high. Fair market rent remains out of reach for a significant portion of the population. Therefore, any efforts to reduce increases in house and rent prices, create more and/or new housing that is affordable for low and median income families, and generally produce affordable housing is necessary.

**Discussion**

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD defines the four housing problems as: 1. Lacks complete kitchen facilities 2. Lacks complete plumbing facilities 3. More than one person per room 4. Cost burden greater than 30%

According to the data provided by, 5,542 or 83% of owner occupied units and 3,785 of 76% of renter-occupied units were built before 1980. The housing stock is older compared to housing stock across the nation. The conditions are mixed, with the most common problem by far being cost burdened, followed by overcrowding, followed by lacking complete kitchen facilities, and finally lacking complete plumbing facilities. Although the housing stock is older and therefore at a higher risk for lead poisoning cases, there is no evidence that shows lead poisoning is a common or significant problem in Walla Walla.

### Definitions

Substandard condition of housing is housing that poses a risk to the health and physical well-being of its occupants, neighbors, and visitors. This includes housing that is dilapidated, without operable indoor plumbing or a usable flush toilet or bathtub inside the unit for the family's exclusive use, without electricity or with inadequate or unsafe electrical service, without a safe or adequate source of heat, and should but does not have a kitchen, or has otherwise been declared unfit for habitation by the government.

Housing that is in a substandard condition but suitable for rehabilitation is housing that can may have one or more major systems in need of replacement (HVAC, plumbing, and electrical) or repair and the estimated cost of making the needed replacements and repairs is less than 75% of the estimated cost of new construction of a comparable unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,676	25%	2,548	51%
With two selected Conditions	28	0%	237	5%
With three selected Conditions	26	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,915	74%	2,202	44%
<b>Total</b>	<b>6,645</b>	<b>99%</b>	<b>4,987</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2009-2013 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	495	7%	445	9%
1980-1999	608	9%	757	15%
1950-1979	2,773	42%	1,938	39%
Before 1950	2,769	42%	1,847	37%
<b>Total</b>	<b>6,645</b>	<b>100%</b>	<b>4,987</b>	<b>100%</b>

**Table 35 – Year Unit Built**

Data Source: 2009-2013 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,542	83%	3,785	76%
Housing Units build before 1980 with children present	333	5%	138	3%

**Table 36 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

In the City of Walla Walla there are approximately 11,680 housing units, 6,742 owner-occupied units and 4,938 renter-occupied units. Of all the housing units in the City of Walla Walla, 0.1% lack complete plumbing facilities and 2.2% lack complete kitchen facilities. The biggest need for rehabilitation among housing units is to repair the kitchen facilities as this is the most prevalent problem among housing units. Additionally, approximately 2.3% of housing units are overcrowded, with 1.1% having 1.01 to 1.5 occupants per room and 1.2% having more than 1.5 occupants per room. Having more than one occupant per room is defined as overcrowded by HUD. However, overcrowding is a more complicated issue and does not necessarily call for owner or renter rehabilitation. Overcrowding could be reduced by remodeling the house to increase the number of rooms, but that is expensive and likely unrealistic.

Overcrowding can also be solved by moving to a new house that suits the family's needs, and while this may be more realistic, it can also be hard as a housing unit large enough for the family may be out of their price range. Lastly on overcrowding, cultural differences among the Latino population where it is more common and accepted to share rooms with a larger number of family members may influence the number of housing units considered overcrowded; however, more investigation and research is needed before it can be said definitively that this is the case.

Source: 2012-2016 American Community Survey 5-Year Estimates

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

According to the data provided by HUD two tables above, 5,542 or 83% of owner occupied units and 3,785 of 76% of renter-occupied units were built before 1980. Units built before 1980 have lead based paint hazard, but by 1980 the use of lead-based paint was banned. While a very large percent of units potentially have a lead-based paint hazard, only a small number of those units have children. 5% of 333 owner-occupied units and 3% or 138 renter-occupied units built before 1980 have children present. Children are at the greatest risk of being harmed by lead-based paint because it can affect their mental development such as their IQ, ability to pay attention, and academic achievement; according to the CDC.

Estimating the number of housing units occupied by low or moderate-income families with LPB hazards is truly only an estimate, because HUD doesn't breakdown data by year the unit was built and income level of the family occupying that unit. The total number of households between 0-80% AMI (the definition of low and moderate income) is 6,565. Approximately 80.2% of all housing units in the City of Walla Walla were built before 1980. Therefore, a very rough estimate of the low and moderate-income housing units that have lead based paint hazards is 5,265. This is a very rough estimate because it does not take into account (due to lack of available data) whether or not low and moderate-income housing households occupy units built before 1980 at greater or lower rates than the rest of the population.

### **Discussion**

See above.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			84	845			838	0	0
# of accessible units									

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 38 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently none of the housing units operated by the Housing Authority are considered “public housing.” See information provided in Assessment of Fair Housing for more detail.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Melrose Place	98
Wellington Arms	96
Blue Street Housing Group	98
Whitman Street Housing Group	97
Garden Court	99
Mike Foye Home	94
Blue Mountain Senior Housing	91
South Wilbur Manor	82
Whitman Court	82
Public Housing - W Chestnut	90
Public Housing - Berney Dr.	86

Table 39 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Physical condition is good. Units were just rehabbed and exterior finished were updated. Units are located across the city.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

All the Walla Walla Housing Authority's units are regularly inspected, and all the units underwent significant remodeling in 2017. Ongoing maintenance continues to be a priority, particularly for the units that were constructed more than 30 years ago.

### Discussion:

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

There are many service providers that help and assist homeless individuals. The City of Walla Walla and other public entities are working with these service providers to create a more coordinate system. However, there area lack of shelters from individuals in an emergency situation to find immediate housing.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	46	0	6	66	0
Households with Only Adults	46	0	62	106	0
Chronically Homeless Households	0	0	0	5	0
Veterans	0	0	34	117	0
Unaccompanied Youth	8	0	0	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments: Walla Walla County HMIS-HIS 2017 report

## **Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

### Health

- Providence St. Mary Medical Center- Providence St. Mary Medical Center is a full-service hospital and the main health service in Walla Walla. It houses the only emergency room in the Walla Walla valley. They provide a wide variety of services including, Family Birth Center, Community Breast Center, Regional Cancer Center, Sleep Disorders Center, Rehabilitation Center, cardiac care, support groups, and more.
- Providence Urgent Care- This is a non-emergency health care center open 7 days a week, no appointment is needed. Services include basic medical care, x-rays and lab tests.
- Providence Express Care- Express care offers same day appointments 7 days a week. The express care is designed for those who need care that day and either cannot make an appointment with their primary physician or may not have a primary physician.
- Walla Walla Clinic- The Walla Walla Clinic offers a wide variety of medical services, they have over 40 primary care and specialty physicians. They also have a walk-in clinic open 7-days a week with no appointment necessary.
- SOS Health Services- “SOS Health Services of Walla Walla is an urgent care facility that provides quality walk-in healthcare services to individuals without health insurance (or without adequate health insurance) in the Walla Walla Valley.” – SOS Health Services Mission statement

### Mental Health

- Comprehensive Healthcare- Comprehensive Healthcare is the main provider of mental health services. They offer a wide range of behavioral health and substance use disorder treatment services, including individual treatment, psychosocial treatment programs and psychiatric services. They also have special programs for parents, victims of crimes, and veterans.
- Walla Walla County Crisis Response Unit- The Crisis Response Unit “is an integrated crisis unit providing both mental health and chemical dependency interventions, and is comprised of Designated Mental Health Professional who provide emergent crisis intervention services 24 hours a day, 365 days a year to individuals who are experiencing debilitating symptoms associated with a chronic mental illness or are suffering from acute emotional distress.” – As described on the Walla Walla County website

### Employment Services

- WorkSource- WorkSource is a statewide program that partners with state, local, and nonprofit agencies that provide job training services, and employment services and opportunities. WorkSource can help with interview skills, creating a resume, and finding a job that fits the participants skills, and many other services. WorkSource is open to everyone and the main employment service in Walla Walla.

- Walla Walla Community College- Walla Walla Community College offers a variety of workforce training programs. Some of the workforce training programs include the enological and viticulture program, the commercial truck driver program, and the water technologies and management program. All these programs offer participants the skills to gain a fair paying job that does not require a 4-year college degree.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Prevention (through the provision of rental assistance):

- Blue Mountain Action Council/Supportive Services for Veteran Families (SSVF) - serves veteran households
- Helpline - serves all household types

Emergency Shelter (typically not more than a 90 day stay):

- Christian Aid Center - serves families with children & single men
- YWCA of Walla Walla - serves survivors of domestic violence and specifically women & women with children
- The Loft – A Hope Center that provides six shelter beds and services for unaccompanied youth ages 12-17
- Walla Walla Sleep Site - 32 Conestoga huts for homeless adults (not technically emergency shelter but low barrier sleep space)

Transitional Housing (2 year stay maximum):

- Christian Aid Center/King Shelter - serves single men recovering from substance abuse
- Christian Aid Center/Poplar Street Homes - serves families with children
- Valley Residential Services/Corps of Recovery Discovery (CORD) - serves single veterans Walla

Rapid Re-Housing (assistance typically lasts no more than 1-2 months):

- Blue Mountain Action Council/McKinney-Vento and CHG - serves families with children
- Blue Mountain Action Council/Supportive Services for Veteran Families (SSVF) - serves veterans, all household types

- Successful Transitional and Re-Entry (STAR) Project - serves persons previously incarcerated, all household types
- Walla Walla Housing Authority/Tenant Based Rental Assistance (TBRA) - serves all household types

Permanent Supportive Housing (no limit to length of stay):

- Blue Mountain Action Council/Lincoln Terrace - serves families with children
- St. Michaels Haven – serves veterans and their families
- Walla Walla County Department of Community Health/College Place Duplex - serves individuals with chronic mental illness
- VA Medical Center/Walla Walla Housing Authority/HUD-VASH - serves veterans, all household types, chronically homeless prioritized
- Walla County Department of Community Health - serves individuals with chronic mental illness

Pathways – A first step and one stop location to access all the services listed above via the City's Coordinated Entry System

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are a variety of services, detailed below, that assist the special needs population in living, transporting themselves, and finding employment. However, the special needs population continues to need support as they struggle to find supportive housing that meets their needs and continue to suffer from underemployment. Moreover, the City of Walla Walla is currently in the process of updating its ADA transition plan and prioritization list. An updated and renewed effort for both the ADA transition plan and prioritization list will benefit the special needs population and focus efforts to help them in the most efficient and effective ways.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

In addition to the problems faced by all households (such as affordable housing that meets the needs of the household), persons or households listed in the groups above face the additional challenge of finding a residence that also meets their supportive housing needs, such as accessible housing with minimal stairs or a ramp, or bathrooms that meet their needs. Many individuals in these categories may not be able to drive or cannot walk long distances so the location of their housing in proximity to employment, stores, schools for their children, and public transportation is another factor that must be considered. Moreover, in the City of Walla Walla's Assessment of Fair Housing, disability was cited as the third most common cause of housing discrimination. Discrimination is yet another barrier these populations face in trying to find support housing that meets their needs. Overall there is also a greater need for supportive housing in project-based section 8 housing. According to the City of Walla Walla's Assessment of Fair Housing, 16% of the population at large has some form of disability, whereas 29% of the population in project-based section 8 housing have some form disability. People with disabilities have a greater need of affordable housing, specifically accessible and supportive affordable housing, which in turn places a greater strain on the system of affordable housing.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

There are several supportive services available to people with disabilities in Walla Walla:

- The Lillie Rice Center, which works with students transitioning out of high school and adults to find paid jobs either with employers in the community or directly at Lillie Rice
- The Walla Walla Valley Disability Network which provides local programming, as well as a support network for parents of children with disabilities
- The Walla Walla division of NAMI, which serves as an advocate for people with mental health issues and connects them to supportive services
- The United Blind of Walla Walla, a support and action group that has participated in helping install accessible signals (audible and tactile) for the sidewalks along Main Street
- Aging & Long-Term Care of Southeast Washington serves as an advocate for older Americans and adults with disabilities
- Valley Residential Services provides 24/7 in-home support for people with disabilities in the Walla Walla region.
- Heart to Heart is a nonprofit agency that serves local persons in the community with HIV/AIDS. The Director cites the issues above, particularly affordable housing and the unwillingness of the public and health providers to employ, house, and serve the population.
- The Successful Transition and Re-Entry (STAR) project serves ex-offenders. The work of the STAR Project is to provide the guidance and support that will successfully re-integrate ex-offenders into the community as contributing members of society. The STAR vision is to increase community safety and reduce recidivism by assisting persons to successfully transition from incarceration to the community.
- HomeChoice Downpayment Assistance Loan Program, which is run through the Washington State Housing Finance Commission, is a down payment assistance program available for borrowers with a disability or a borrower who lives with a family member who has a disability. HomeChoice funds up to \$15,000 to cover down payment and closing costs
- To address barriers to transportation, Dial-A-Ride and Job Access are both public transportation services run by Walla Walla Valley Transit. However, there are gaps in service, as neither Dial-A-Ride nor Job Access serve people who need to get to and from a late-night shift. Additionally, there is very limited transportation on the weekends. Access to transportation is still a major barrier to stable employment, particularly for persons with disabilities.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City of Walla Walla plans to continue to fund public services, and update sidewalks, curbs, and crosswalks to be ADA compliant. A new Micro-Business Assistance program developed by CDBG in conjunction with Mercy Corps Northwest offers greater and diverse economic opportunities that can be tailored to accommodate different needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City of Walla Walla will continue to be a partner in the community to pursue the development of more affordable housing, which is the biggest needs of these individuals. The city will continue to fund the maximum amount of public service funding allowed (15%) to agencies that serve vulnerable populations. All within the jurisdiction.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Public policies that can negatively affect affordable housing include:

- Decrease in funding of affordable housing programs
- Onerous and excessive development standards
- Zoning code restrictions. One example specific to Walla Walla is that there is land that is zoned for light industrial use, which there is no market for, and it could be used as residential property. Another example is that the required lot space to build a duplex was increased so that very few lots could be converted into a duplex, even though this would be an effective way to create more affordable housing options.
- Delays in the permitting process
- Development fees
- Utility connect and permitting fees
- Burdensome build code requirements and development code requirements
- Lack of land dedicated to residential use

# MA-45 Non-Housing Community Development Assets – 91.215 (f)

## Introduction

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	605	77	8	1	-7
Arts, Entertainment, Accommodations	1,049	1,610	13	16	3
Construction	401	360	5	4	-1
Education and Health Care Services	2,055	3,252	26	33	7
Finance, Insurance, and Real Estate	452	751	6	8	2
Information	150	275	2	3	1
Manufacturing	957	843	12	9	-3
Other Services	344	578	4	6	2
Professional, Scientific, Management Services	323	333	4	3	-1
Public Administration	0	0	0	0	0
Retail Trade	1,266	1,565	16	16	0
Transportation and Warehousing	139	42	2	0	-2
Wholesale Trade	263	205	3	2	-1
Total	8,004	9,891	--	--	--

**Table 41 - Business Activity**

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	14,078
Civilian Employed Population 16 years and over	12,721
Unemployment Rate	9.64
Unemployment Rate for Ages 16-24	17.17
Unemployment Rate for Ages 25-65	5.51

**Table 42 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	2,662
Farming, fisheries and forestry occupations	661
Service	1,965
Sales and office	2,869
Construction, extraction, maintenance and repair	1,217
Production, transportation and material moving	697

**Table 43 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,040	92%
30-59 Minutes	730	6%
60 or More Minutes	269	2%
<b>Total</b>	<b>12,039</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	985	245	943

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	1,906	160	1,639
Some college or Associate's degree	4,109	401	2,530
Bachelor's degree or higher	2,542	74	431

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	333	216	249	701	271
9th to 12th grade, no diploma	588	303	241	463	194
High school graduate, GED, or alternative	1,325	940	1,025	1,740	1,384
Some college, no degree	2,033	1,586	1,280	2,110	1,111
Associate's degree	42	482	576	1,021	258
Bachelor's degree	194	544	498	921	862
Graduate or professional degree	0	83	291	714	575

**Table 46 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,476
High school graduate (includes equivalency)	21,264
Some college or Associate's degree	30,055
Bachelor's degree	42,557
Graduate or professional degree	60,673

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in the City of Walla Walla are: healthcare and social assistance, tourism, government, education, retail services, and accommodation and food services.

**Describe the workforce and infrastructure needs of the business community:**

As rent prices increase in the region for residential property, there is also an increase in rents for commercial property. Affordable commercial property to rent or buy is becoming increasingly hard to find. The availability of property to rent and buy is decreasing as well.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Walla Walla Town Center recently opened several national retail stores that provide numerous employment opportunities for entry level and managerial staff. New stores are still under construction and jobs will continue to be added as more stores open through 2018 and into 2019.

The Mill Creek Improvement Project will develop and improve Mill Creek that runs through Walla Walla. The improvement will bring in more tourists, improve fishing and recreational use of the waterway, make the creek more attractive (it currently runs through the city in a concrete channel), and create more areas to walk in around downtown. Business located along Mill Creek during the development stage may suffer the most impact, but afterwards will potentially see the greatest positive impact. The project will create a potential for recreational activities using Mill Creek that previously were not available. The regional trails project, which will vastly improve the regional trails system, will have significant positive impact ecological tourism with the creation of new opportunities. This in turn will lead to hikers coming down off the trail into town to sightsee, eat at restaurants, restock supplies, and stay at the hotels. Many hotels in town are currently undertaking improvement and expansion projects to support the growing tourism industry, and the big impact events, such as wine events, and college graduations as there are three colleges in the Walla Walla area.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There is a significant amount of people with less than a high school diploma, and unemployment rate for this population is 27%. The unemployment rate for high school graduates, persons with some college or an Associate's degree, and persons with a Bachelor's degree or above, ranges from 4.5% to 6.9%. Available jobs are often filled by persons who are under-employed and over-qualified, therefore making it more difficult for lesser skilled persons with low educational attainment to find work.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

One of the current CDBG initiatives is a Micro-Business Assistance program run by Mercy Corps Northwest that will be run in partnership with the City of Walla Walla and the Walla Walla Chamber of Commerce. This program will provide education, support, and a grant to people who wish to start a business or who have a new business. To qualify for the program, you have to be below 80% AMI; the program is targeted, but by no means limited to, minority and women owned businesses. The Walla Walla Community College is rolling out two new bachelor's degree programs. One is an entrepreneur program to give participants the necessary skills and knowledge to start and run a successful business, the other is an agriculture business degree, which is important as agriculture continues to be a vital part of the broader Walla Walla economy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City of Walla Walla's economic goals are to support a diverse, sustainable and well balanced mix of economic activity for residents and visitors while encouraging the ongoing development of the community with a comprehensive view toward the place (the environment and land use), people (agriculture, regional services and applied know how) and the desire for a shared future.

The Port of Walla Walla is the lead agency for economic development for Walla Walla City and County. The Port of Walla Walla Economic Development Plan focuses on the creation and maintenance of family wage jobs. The Plan is action oriented and it identifies and provides benchmarks within the following six core elements:

- Small Business Development
- Existing Business Retention/Expansion
- Business Recruitment, Marketing and Advertising
- Site and Infrastructure Development
- Economic Profiling

- Economic Development Advocacy

The City's role as identified in the Port of Walla Walla Economic Development Plan is as follows:

- Formulate and adopt economic policy and guide public investment
- Provide strategic guidance concerning the Port's implementation of the economic development plan
- Invest in specific economic development infrastructure projects within its jurisdiction
- Assist with site visitations, retention efforts and targeted economic development initiatives
- Provide technical assistance (GMA planning support)
- Support public policy decisions that promote economic development
- Elected official participation in economic development meetings
- Participate in bi-monthly Economic Development Advisory Committee meetings.

## **Discussion**

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Concentrated will be defined as any area with a rate greater than 40%. The following data is provided by <https://egis.hud.gov/affht/>.

In the City of Walla Walla, 34.59% of households have 1 or more of the 4 housing problems.

The following are areas where housing problems are concentrated:

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Yes. See Tables 1 and 2 below.

### **What are the characteristics of the market in these areas/neighborhoods?**

All the block groups with a poverty rate at or exceeding 25% are a contiguous geographic region on the west side of the City of Walla Walla. These neighborhoods tend to be characterized by lower incomes, greater poverty, lower home values, higher vacancy rates, and higher unemployment rates than the rest of the city. These neighborhoods also have sections that are industrial zoned properties allowing for construction yards, salvage businesses, railroads, and grain elevators. These tend to depress the value of homes in the surrounding area. Additionally, some of these neighborhoods are more distant from grocery stores, medical and social services, shopping, and entertainment, which may make these neighborhoods less desirable.

### **Are there any community assets in these areas/neighborhoods?**

Some of the community assets in these neighborhoods include:

- Veterans Memorial Golf Course
- Heritage Park

- Memorial Pool
- Memorial Park
- Washington Park – Splash Pad
- VA Medical Center
- Walla Walla Housing Authority Gymnasium
- Fort Walla Walla Park
- St. Mary’s Medical Center
- Salvation Army Commercial Kitchen
- Jefferson Park
- Walla Walla Public Library

**Are there other strategic opportunities in any of these areas?**

Recently, census tract 9205, which is in the northwest part of the City of Walla Walla, was designated an Opportunity Zone. Opportunity zones were created by the major tax bill signed into law in late December 2017, with the hope that they could spur private investment in low income areas by offering tax incentives. Census tract 9205 was only designated an opportunity zone within the last few months, and the entire program is new nationwide, but this creates opportunity for strategic private investment in census tract 9205.

A Neighborhood Revitalization Strategy Area will be in place for census tracts 9205 and 9206 beginning in 2019, which will allow for more strategic and opportune uses of CDBG funds in those census tracts.

**Table 1: Areas with Concentrated Minority Populations**

Census Tract, Block Group	Percent of Population that is not white, non-Hispanic (Percent of Population that is any racial or ethnic minority).
9204, Block Group 1	44%
9205, Block Group 1	66%
9205, Block Group 2	76%
9205, Block Group 3	42%
9206, Block Group 2	59%
9206, Block Group 3	59%
9206, Block Group 4	42%
9207.01, Block Group 2	32%

Concentrated areas of minority groups is defined as any area with a minority population that exceeds 30%. Data is provided by <https://egis.hud.gov/affht/>.

**Table 2: Areas with Concentration of Low-Income Families**

Census Tract, Block Group	Percent of residents below the poverty level
9204, Block Group 1	25%
9205, Block Group 1	41%
9205, Block Group 2	39%
9205, Block Group 3	35%
9206, Block Group 1	35%
9206, Block Group 2	28%
9206, Block Group 3	29%
9207.01, Block Group 1	27%
9208.01, Block Group 2	35%
9208.01, Block Group 4	33%
9208.02, Block Group 1	40%

Concentrated areas of low-income families is defined as any area with a poverty rate that is at or exceeds 25%. Data is from ACS 2011-2015.

**Tables 1 ÿ 2**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Based on extensive community input, the Walla Walla Urban Area Comprehensive Plan and other existing plans, census data, and analysis by the Community Development Block Grant (CDBG) Advisory Group, the City of Walla Walla has determined that affordable housing, strong neighborhoods, quality of life, and employment opportunities are the community's greatest needs. Four goals have guided the preparation of the CDBG Consolidated Plan, which sets forth strategies to ensure the goals are reached. The four goals are:

- Increase Affordable and Accessible Housing
- Enhance the Quality of Life for Walla Walla Residents
- Promote Healthy and Vibrant Neighborhoods
- Support Economic Development Activities

Specific strategies to address the goals are:

#### Increase Affordable and Accessible Housing

- Work with local and regional community planning departments to increase multi-family zoning and residential zoning, and review and revise regulations
- Increase public knowledge regarding fair housing issues
- Identify incentives the city could offer to increase and ensure the development of affordable and accessible housing
- Preserve existing housing stock, emphasizing energy-efficiency and accessibility
- Support permanent supportive housing options for the homeless
- Encourage in-fill development
- Further understand the extent of overcrowding issues
- Provide for home repair programs

#### Enhance the Quality of Life for Walla Walla Residents

- Support activities for youth
- Support community programs and events
- Support education opportunities for all
- Increase access to financial services through credit counseling
- Preserve the city's character and neighborhood assets
- Provide for childcare availability and affordability
- Encourage coordination of service providers and user-friendly access to services

- Provide for accessibility for all persons

### **Promote Healthy and Vibrant Neighborhoods**

- Provide infrastructure to aid safe, multi-modal transportation
- Support code enforcement efforts
- Support neighborhood centers and gathering places
- Encourage and support grass-roots efforts in the selection of neighborhood enhancements
- Coordinate unmet public transportation needs with the Coordinated Human Services Public Transportation Plan developed by Walla Walla County Regional Transportation Organization (RTPO).
- Reduce blighted properties and areas
- Promote security through removal of graffiti, building upon neighbor-to-neighbor relationships, neighborhood block watch, amongst others
- Provide public recognition of property and neighborhood improvements that instill a sense of neighborhood pride

### **Support Economic Development Activities**

- Support business retention, expansion, and start-ups, particularly those that support living wage jobs
- Allow compatible mixed-use development
- Increase opportunities for economic advancement and diversification, especially for low- and moderate-income persons
- Promote education/workforce training and job support programs
- Address high school dropout rate

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 48 - Geographic Priority Areas

1	<b>Area Name:</b>	West Walla Walla
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	7/1/2019
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The entirety of Census Tracts 9205 and 9206
	<b>Include specific housing and commercial characteristics of this target area.</b>	Housing is aged and the majority is renter occupied. Many of the homeowners are low-income and face expensive rehabilitation needs. Commercial activity in this area is mainly along one thoroughfare and is characterized by grocery stores and small chain businesses.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Extensive community outreach along with an in-depth demographic analysis of the area.
	<b>Identify the needs in this target area.</b>	Housing, economic development, public infrastructure and facilities, and public services.
	<b>What are the opportunities for improvement in this target area?</b>	Housing rehabilitation and economic development opportunities.
<b>Are there barriers to improvement in this target area?</b>	Long-time disinvestment cannot be changed overnight. There will be many competing priorities that will take time to address and more time to really start to see the results of the investment.	
2	<b>Area Name:</b>	City Wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	

<b>Revital Type:</b>	Housing
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	
<b>Include specific housing and commercial characteristics of this target area.</b>	
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	Housing
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The target areas for CDBG funds will be census tracts 9205 and 9206, which for purposes of this plan have been designated as West Walla Walla. In these census tracts the rate of poverty for families is 28.4% and 22.3% respectively, compared to 16.1% city wide. These census tracts also tend to have older homes, more housing problems and more families that are cost burdened by housing. However, CDBG funds can be used city wide in any effort that benefits low and moderate-income residents; and while census tracts 9205 and 9206 are generally where low and moderate-income residents reside, there are other block groups throughout the city that are low and moderate-income also. Additionally, some CDBG programs, such as installing ADA ramps, are done across the city because they serve disabled residents that live and travel throughout the city.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Increased supply of affordable housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	City Wide West Walla Walla
	<b>Associated Goals</b>	Increase Affordable and Accessible Housing
	<b>Description</b>	The need for more accessible and affordable housing was identified in the Needs Assessment and Market Analysis portions of the Comprehensive Plan. The most common housing problem is being cost burdened. Accessible public housing units are also a high priority need.
	<b>Basis for Relative Priority</b>	Affordable housing has been determined as the top priority need in Walla Walla through various community forums and as identified by the City's Comprehensive Plan update in 2018.
2	<b>Priority Need Name</b>	Enhance quality of life for Walla Walla residents
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	City Wide West Walla Walla
	<b>Associated Goals</b>	Enhance Quality of Life for Walla Walla Residents
	<b>Description</b>	Needs identified include more assistance for persons experiencing homelessness, homelessness prevention, increased awareness about fair housing law, and public services that increase self-sufficiency.
	<b>Basis for Relative Priority</b>	After affordable housing, access to fair housing education, homelessness prevention, and other social service activities were the next highest priority.
3	<b>Priority Need Name</b>	Promote healthy, vibrant neighborhoods
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Persons with Physical Disabilities Non-housing Community Development

	<b>Geographic Areas Affected</b>	City Wide West Walla Walla
	<b>Associated Goals</b>	Promote Healthy and Vibrant Neighborhoods
	<b>Description</b>	Many low-income block groups in Walla Walla have seen disinvestment over the years. This priority need seeks to bring more equitable public investment to these areas of town by building and replacing sidewalk, adding ADA compliant curb cuts, building public facilities to meet community needs, and promote code enforcement activities.
	<b>Basis for Relative Priority</b>	This goal is a top priority for residents of low-income neighborhoods. Improved neighborhood conditions lead to improved sense of security, increased home values - which are significantly lower in low-income census tracts - and create an overall sense of community pride.
4	<b>Priority Need Name</b>	Support Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	City Wide West Walla Walla
	<b>Associated Goals</b>	Support Economic Development Activities
	<b>Description</b>	Living wage jobs, increased employment opportunities, assist businesses with job retention and expansion, provide training and education for entrepreneurs and start-ups.
	<b>Basis for Relative Priority</b>	Increasing access to living-wage jobs was identified as a top priority for residents and is a tool to increase self-sufficiency for low-income populations.

## **Narrative (Optional)**

Priority needs, based on the Needs Assessment and Market Analysis, are affordable housing, creating living wage jobs, diversifying the economy, improving accessibility through ADA ramps and public facility improvements, and addressing homelessness and other special needs populations.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Even though the Washington State Legislature in 2018 passed a law prohibiting source of income discrimination, there is still work to be done educating landlords and ensuring that the law is practiced and enforced city-wide. In such a tight rental market (around 2% vacancy rate), landlord engagement is key to ensure the availability of rental units to a higher-risk population. Other factors include eligibility criteria, decreased funding, length of stay restriction, inadequate supply of units.
TBRA for Non-Homeless Special Needs	Since this is the same type of rental assistance as the above category, the market characteristics that affect it will be similar, but the demand is from a different population. However, a vast portion of TBRA is used in assisting homeless persons, which leaves a lack of enough resources for non-homeless special needs persons.
New Unit Production	Extremely low vacancy rates and rising home prices should indicate a favorable market for new housing development. However, inadequate land supply, land costs, high utility fee costs and other development costs, and burdensome zoning restrictions hinder the development of new housing.
Rehabilitation	Many houses have so many deficiencies that correcting them can be very expensive. Plus, many landlords do not have any incentives to rehabilitate their units, especially given low vacancy rates that limit the lack of options for renters to move. There have been a fairly small number of houses bought and refurbished and then used as VRBOs, but it is a small number compared to the housing stock as a whole.
Acquisition, including preservation	Rising home prices and a growing tourism industry have led to an increase in homes being bought by out of town buyers. Low-income buyers have limited resources for down payment assistance and creditworthiness continues to be an issue.

**Table 50 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Funding levels established by HUD for the 2019 Grant Year are detailed below.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	394,643	0	0	394,643	1,225,000	Funding amounts are established by HUD. Available funds will be used to make comprehensive improvements in targeted neighborhoods and citywide.

Table 51 - Anticipated Resources

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

The City actively seeks CDBG leveraging opportunities and will continue to do so. Examples include partnerships with the Walla Walla Housing Authority and multiple private and public organizations to address affordable housing, Blue Mountain Action Council to support services for low-income families, Commitment to Community to engage neighborhood residents in the selection of improvements, private utility providers and

state funds to finance weatherization and lighting in conjunction with home repair, leveraging CDBG funds with public improvement funding from local, state, and federal resources, and private contributions from local financial institutions to support economic development activities in the NRSA and Opportunity Zone areas.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Public agencies are seriously examining options to use land they currently own for activities identified in this plan, such as the need for more affordable housing.

**Discussion**

See above.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Walla Walla Housing Authority	PHA	Homelessness Non-homeless special needs Public Housing	Region
Walla Walla County Department of Community Health	Continuum of care	Homelessness Non-homeless special needs Planning Rental	Jurisdiction
Blue Mountain Action Council	Subrecipient	Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services	Region
Port of Walla Walla	Government	Economic Development Planning	Jurisdiction
WorkSource	Public institution	Economic Development Non-homeless special needs Planning	Region
YWCA	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Planning public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Walla Walla VA Medical Center	Government	Homelessness Non-homeless special needs Planning Rental public services	Region
Washington State Department of Social and Health Services	Government	Homelessness Non-homeless special needs Planning public services	State
Walla Walla Valley Chamber of Commerce	Regional organization	Economic Development	Region
Walla Walla Police Department	Government	Non-homeless special needs neighborhood improvements	Jurisdiction
Walla Walla Public Schools	Public institution	Economic Development Non-homeless special needs Planning neighborhood improvements public services	Jurisdiction
Catholic Charities	Community/Faith-based organization	Economic Development Homelessness Non-homeless special needs Rental public services	Jurisdiction
Walla Walla Community College	Public institution	Economic Development Non-homeless special needs Planning public facilities	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Helpline	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Rental public services	Jurisdiction
Valley Residential Services	Non-profit organizations	Homelessness Non-homeless special needs Rental	Jurisdiction
Blue Mountain Heart to Heart	Non-profit organizations	Non-homeless special needs public services	Region
Community Council	Non-profit organizations	Economic Development Homelessness Non-homeless special needs Ownership Planning	Region
Walla Walla County Emergency Management Department	Government	Planning neighborhood improvements	Jurisdiction
PocketiNet	Private Industry	Non-homeless special needs	Region
City of Walla Walla	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
Private Foundations	Philanthropic organization	Economic Development Homelessness Non-homeless special needs neighborhood improvements public services	Region
Faith Based Organizations	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Jurisdiction
Service Clubs	Philanthropic organization	Economic Development neighborhood improvements public facilities public services	

**Table 52 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

Strengths include a high level of commitment on the part of the city and its community partners to address the needs of low-income residents. Many service providers and agencies are recognized for their excellence in this regard. For being such a small community, there is an abundance of service providers and non-profits seeking to improve the lives of residents on multiple levels.

Gaps in the system stem from budget cuts to publicly funded agencies that have resulted in staff reductions and consolidation of duties. Private foundations and faith-based organizations help to fill gaps as they can, however the increased demand has many agencies stretched thin and turning away clients on a daily basis. Another gap that has been consistently identified is the need for coordination of services and their delivery. Since the implementation of Coordinated Entry locally in 2014 there have been notable improvements, however building a truly user-friendly, client-centered approach to navigating the system and accessing services is still underway. Access to mental health services is another gap that has been identified regularly.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X		
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
<b>Other</b>			

**Table 53 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The number and variety of services offered for our relatively small, rural population is quite notable. When looking at the specific needs of the various subpopulations of persons experiencing homelessness, there are specific areas that have continued to improve more recently.

These areas include: a shelter for homeless youth ages 12-17 that opens six beds in 2018; a low-barrier emergency shelter that began in 2015; creation of a program designed to help individuals staying at the emergency shelter to find jobs, write resumes, and receive on-the-job training; continued success and expansion of housing programs designed to assist felons and registered sex-offenders to obtain and remain in permanent housing; expansion of the only shelter for women and children in Walla Walla that will also have units available for fathers with children when it opens at the end of 2018; increased services available to the Spanish-speaking population; new permanent supportive housing units for

Veterans and their families are now open and at capacity; a greater number of VASH vouchers available to eligible Veterans.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths, as mentioned before, are found in the level of commitment of those responsible for delivering housing assistance and supportive services to special needs populations and persons experiencing homelessness. The city's involvement in finding solutions and directly addressing urgent needs has shown the city is responsive and willing to listen and adjust its strategy based on public feedback and identified needs.

Gaps and barriers to improving service delivery that have been identified include a lack of affordable housing and especially units that are available to high-risk and special needs populations. There are still very few accessible units on the rental market and small numbers of willing to rent to high-risk populations.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable and Accessible Housing	2019	2023	Affordable Housing	City Wide West Walla Walla	Increased supply of affordable housing	CDBG: \$350,000	Rental units rehabilitated: 10 Household Housing Unit  Homeowner Housing Rehabilitated: 65 Household Housing Unit
2	Enhance Quality of Life for Walla Walla Residents	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide West Walla Walla	Enhance quality of life for Walla Walla residents	CDBG: \$240,000	Public service activities other than Low/Moderate Income Housing Benefit: 8600 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
3	Promote Healthy and Vibrant Neighborhoods	2019	2023	Non-Housing Community Development	City Wide West Walla Walla	Promote healthy, vibrant neighborhoods	CDBG: \$440,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support Economic Development Activities	2019	2023	Non-Housing Community Development	City Wide West Walla Walla	Support Economic Development	CDBG: \$250,000	Jobs created/retained: 10 Jobs  Businesses assisted: 40 Businesses Assisted

Table 54 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase Affordable and Accessible Housing
	<b>Goal Description</b>	Promote the preservation and development of affordable housing. This may include but is not limited to minor and major housing rehabilitation on existing homeowner and renter occupied homes, acquisition of existing units, activities that support the development of new units.
2	<b>Goal Name</b>	Enhance Quality of Life for Walla Walla Residents
	<b>Goal Description</b>	Support project and activities such as access to public services, programs for youth, families, elderly, and services that support persons experiencing homelessness or who are at-risk of becoming homeless.
3	<b>Goal Name</b>	Promote Healthy and Vibrant Neighborhoods
	<b>Goal Description</b>	Address need of improved lighting in streets and alleys, access to sidewalks and ADA ramps, tree removal and replacement as necessary, code enforcement and neighborhood beautification, and neighborhood centers.
4	<b>Goal Name</b>	Support Economic Development Activities
	<b>Goal Description</b>	Provide assistance to micro-enterprises and entrepreneurs to retain and create jobs and to expand their businesses with greater access to job training and financial assistance in the form of grants and loans.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Approximately 30 households will receive assistance to make their housing more affordable.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

There is a limited number of accessible units and the need for more, though not required by a Section 504 Voluntary Compliance Agreement, is evident.

### **Activities to Increase Resident Involvements**

The CDBG program and PHA partners with Commitment to Community, which is a grassroots-centered program that supports residents in underserved neighborhoods, including those who live in public housing. Raising residents' awareness of the array of services available to them, and ways they can get involved in the community, are just some of the strategies used to increase resident involvement.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

Public policies that can negatively affect affordable housing include:

- Decrease in funding of affordable housing programs
- Onerous and excessive development standards
- Zoning code restrictions. One example specific to Walla Walla is that there is land that is zoned for light industrial use, which there is no market for, and it could be used as residential property. Another example is that the required lot space to build a duplex was increased so that very few lots could be converted into a duplex, even though this would be an effective way to create more affordable housing options.
- Delays in the permitting process
- Development fees
- Utility connect and permitting fees
- Burdensome build code requirements and development code requirements
- Lack of land dedicated to residential use

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Strategies include:

- Changing development standards, such as the size of the lot required to build a duplex
- Changing the utility connection fee system so that it is more favorable to multi-family housing, and duplexes and triplexes
- Promoting economic development that leads to healthy, living wage jobs
- Implement an efficient and timely permit processing
- Assess the land supply zoned for residential development and align it with the demographic needs of the community
- Promote multi-family housing development

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Walla Walla will continue to partner with public partners such as Walla Walla County, the VA Medical Center, and the Walla Walla Housing Authority, as well as private partners to better assess and address the needs of homeless persons in the community. The point-in-time count offers insight into a way in which homeless persons can be reached directly and they can convey their needs rather than solely public or private entities determining their needs for them.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Walla Walla does not provide housing. However, it does oversee an emergency shelter site. The city will continue to support public and private partners that directly address the emergency and transitional housing needs of homeless persons. Moreover, the City of Walla Walla continues to support and explore efforts to increase affordable housing stock, transitional housing, and permanent supportive housing.

**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 of Walla Walla is not a direct provider of housing. However, the city will continue to do what it can to support public and private partners that address these issues directly. The City of Walla Walla is a signatory and supporter of the 5-year Homeless Housing Plan. Moreover, City policies can be used to support efforts to address homelessness.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Efforts undertaken by the City of Walla Walla to increase affordable housing will help to reduce the number of persons experiencing homeless. Addressing the problems before they reach the level of homelessness through prevention and diversion. Increased employment opportunities including more jobs and better paying jobs will also help individuals at risk of become homeless.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Walla Walla has a generally old housing stock, with 80% of the housing stock having been built prior to 1980 compared to 55% of the housing stock across the United States. Due to the higher than average poverty rates throughout the city in addition to the considerable age of the housing stock, Walla Walla is considered at high risk for lead based paint exposure. That being said, incidents of lead-based poisoning are quite rare, or numbers are so small that data related to lead poisoning are difficult to obtain. Additionally, Blue Mountain Action Council, a major local non-profit, is lead certified and offers lead-based paint remediation programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

As stated, there is little to no data that shows rates of lead-based paint poisoning in Walla Walla and a fairly robust remediation plan in place if cases are identified during home rehabilitation projects.

### **How are the actions listed above integrated into housing policies and procedures?**

The city will educate property owners of suspected lead-based hazards through its building permits process and will incorporate remediation actions in conjunction with home repair when conditions dictate.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

In July 2018 the City of Walla Walla released its Comprehensive Plan Update that details, among other things, its goals for reducing poverty levels, the following information is taken from the 2018 Comp Plan update. One of the main goals of the city is to increase the affordable housing stock through: ensuring a broad range of housing choices are available and by promoting attractive and functional neighborhoods that are welcoming to all household types. The city also plans to reduce poverty by promoting economic development through: ensuring that Walla Walla has a high-quality and well-educated workforce, providing high-quality infrastructure that supports business, working towards a diverse economy that supports jobs at all levels of the economic ladder but with a focus on living wage jobs, creating a supportive environment for entrepreneurial opportunities and startup businesses, aligning development standards and regulations that meet the needs of new and technology-based businesses, promoting Downtown Walla Walla as a thriving business district and center of the community, promoting a thriving retail economy with ample shopping opportunities, and supporting and increasing the tourism industry.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The CDBG program will work closely with the City of Walla Walla's Development Services department to coordinate and work together on initiatives and goals and to help fill unmet needs that fit within the scope of the CDBG program and are complimentary to the City's Comprehensive Plan.

## **SP-80 Monitoring – 91.230**

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

The City of Walla Walla is experienced in this regard and will be responsible for employing monitoring techniques to assess subrecipient compliance with all applicable federal, state and local requirements; goals of the respective project(s) and local CDBG program requirements. Subrecipients will be advised of the monitoring procedures at the onset of the project, and the city will use phone contacts, written correspondence and on-site monitoring visits to ensure compliance. Monitoring will include recordkeeping, financial accountability, compliance with CDBG regulations, and program progress. The city will review all contracting documentation to ensure compliance with federal labor standards, including minority and women-owned business outreach. The city will work with its HUD representative to ensure the monitoring categories, methods, and procedures are complete.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Funding levels established by HUD for the 2019 Grant Year are detailed below.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	394,643	0	0	394,643	1,225,000	Funding amounts are established by HUD. Available funds will be used to make comprehensive improvements in targeted neighborhoods and citywide.
CDBG-CV	Public-federal	Economic Development Housing Public Services	<del>235,640</del> <b>421,984</b>	0	0	<del>235,640</del> <b>421,984</b>	N/A	Funding will be used to prevent, prepare for and respond to the COVID-19 crisis. Assistance for small businesses and LMI households will be top priority

Table 55 - Expected Resources – Priority Table

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

The City actively seeks CDBG leveraging opportunities and will continue to do so. Examples include partnerships with the Walla Walla Housing Authority and multiple private and public organizations to address affordable housing, Blue Mountain Action Council to support services for low-income families, Commitment to Community to engage neighborhood residents in the selection of improvements, private utility providers and state funds to finance weatherization and lighting in conjunction with home repair, leveraging CDBG funds with public improvement funding from local, state, and federal resources, and private contributions from local financial institutions to support economic development activities in the NRSA and Opportunity Zone areas.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Public agencies are seriously examining options to use land they currently own for activities identified in this plan, such as the need for more affordable housing.

**Discussion**

See above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase Affordable and Accessible Housing	2019	2023	Affordable Housing	City Wide West Walla Walla	Increased supply of affordable housing	CDBG: \$65,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Rehabilitated: 13 Household Housing Unit
2	Enhance Quality of Life for Walla Walla Residents	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide West Walla Walla	Enhance quality of life for Walla Walla residents	CDBG: <del>\$94,640</del> <b>\$130,984</b>	Public service activities other than Low/Moderate Income Housing Benefit: <del>2100</del> <b>2150</b> Persons Assisted
3	Promote Healthy and Vibrant Neighborhoods	2019	2023	Non-Housing Community Development	City Wide West Walla Walla	Promote healthy, vibrant neighborhoods	CDBG: \$81,715	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1450 Persons Assisted
4	Support Economic Development Activities	2019	2023	Non-Housing Community Development	City Wide West Walla Walla	Support Economic Development	CDBG: <del>\$310,000</del> <b>\$460,000</b>	Jobs created/retained: <del>53</del> <b>83</b> Jobs Businesses assisted: <del>42</del> <b>72</b> Businesses Assisted

Table 56 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Increase Affordable and Accessible Housing
	<b>Goal Description</b>	Major and minor home rehabilitation for owner-occupied and rental units.
2	<b>Goal Name</b>	Enhance Quality of Life for Walla Walla Residents
	<b>Goal Description</b>	Provide for public services that enhance self-sufficiency, programs for youth, families, and elderly, support for persons experiencing homelessness or at-risk of becoming homeless.
3	<b>Goal Name</b>	Promote Healthy and Vibrant Neighborhoods
	<b>Goal Description</b>	Public infrastructure improvements, such as sidewalks, curbs, street trees and lights, and improved public facilities.
4	<b>Goal Name</b>	Support Economic Development Activities
	<b>Goal Description</b>	Support job creation and retention; assisted existing small businesses with training, education, and financing.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following are the priority needs identified for year one of the Consolidated Plan. Projects include Home Rehabilitation, Public Services, Public Infrastructure improvements, and Economic Development. The National Objective for all Projects is to benefit low- to moderate-income persons.

### Projects

#	Project Name
1	Home Repair
2	Public Services
3	Public Infrastructure
4	Economic Development
5	Planning and Administration
6	COVID-19 Walla Walla Small Business Relief Fund

**Table 57 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Home Repair
	<b>Target Area</b>	City Wide West Walla Walla
	<b>Goals Supported</b>	Increase Affordable and Accessible Housing
	<b>Needs Addressed</b>	Increased supply of affordable housing
	<b>Funding</b>	CDBG: \$65,000
	<b>Description</b>	Major and minor home repairs in both homeowner occupied and rental units.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately fifteen (15) low- to moderate-income families will benefit from this project.
	<b>Location Description</b>	This project will take place citywide, with an emphasis in repairing housing units in the designated Neighborhood Revitalization Strategy Area - West Walla Walla.
<b>Planned Activities</b>	Major home repairs such as replacing roofs, installing and improving heating and cooling units/systems, plumbing improvements for kitchens and/or bathrooms, etc. Minor home repairs include installing exterior security lighting to improve safety of homes in low-income neighborhoods.	
2	<b>Project Name</b>	Public Services
	<b>Target Area</b>	City Wide West Walla Walla
	<b>Goals Supported</b>	Enhance Quality of Life for Walla Walla Residents
	<b>Needs Addressed</b>	Enhance quality of life for Walla Walla residents
	<b>Funding</b>	CDBG: \$59,000 CDBG-CV: <del>\$35,640</del> <b>\$71,984</b>
	<b>Description</b>	Public Services include services for youth, families, elderly, persons with disabilities, persons experiencing homelessness, that are geared towards increasing self-sufficiency and revitalizing areas where there is a high concentration of low- to moderate-income families.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <del>2,100</del> <b>2,150</b> persons from low- to moderate-income families will benefit from this project.
	<b>Location Description</b>	This project will serve residents citywide, with specific efforts geared towards the neighborhood revitalization strategy area - West Walla Walla.
	<b>Planned Activities</b>	Activities include: neighborhood clean-ups, organizing neighborhood meetings, services for youth, adult literacy, services focused on improving quality of life for low-income families such as job training and pro-bono legal referrals, services that address the needs of persons with disabilities and persons experiencing homelessness.  CDBG-CV funding was added to this project to assist low- to moderate-income families needing financial assistance for housing costs due to the coronavirus pandemic.
<b>3</b>	<b>Project Name</b>	Public Infrastructure
	<b>Target Area</b>	City Wide West Walla Walla
	<b>Goals Supported</b>	Promote Healthy and Vibrant Neighborhoods
	<b>Needs Addressed</b>	Promote healthy, vibrant neighborhoods
	<b>Funding</b>	CDBG: \$65,715
	<b>Description</b>	
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,450 people living in low- to moderate-income neighborhoods will benefit from this project.
	<b>Location Description</b>	Public infrastructure improvements will be available citywide to any neighborhood that is considered low- to moderate-income according to available census data.
<b>Planned Activities</b>	Planned activities include sidewalk replacement and construction of new sidewalk, installing ADA curb cuts, improving pedestrian crosswalks, improving the quality and quantity of street lights, and removing/replacing street trees when conditions dictate.	
	<b>Project Name</b>	Economic Development

4	<b>Target Area</b>	City Wide West Walla Walla
	<b>Goals Supported</b>	Support Economic Development Activities
	<b>Needs Addressed</b>	Support Economic Development
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	Promote economic development activities that create and retain jobs and assist businesses owned by low- to moderate-income individuals.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately fifteen (15) low- to moderate-income families will benefit from this project.
	<b>Location Description</b>	Business owners citywide can participate in economic development activities. Particular focus will be on supporting businesses and job creation/retention in the NRSA - West Walla Walla.
	<b>Planned Activities</b>	Activities include support for entrepreneurs and small businesses through education, training, mentorship, grants, and micro-loans.
5	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	City Wide West Walla Walla
	<b>Goals Supported</b>	Enhance Quality of Life for Walla Walla Residents
	<b>Needs Addressed</b>	Enhance quality of life for Walla Walla residents
	<b>Funding</b>	CDBG: \$78,928
	<b>Description</b>	Overall management and administration of the CDBG program, project, and activities.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project supports the program overall and has no direct beneficiaries.
	<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Overall grant management and oversight.	
6	<b>Project Name</b>	COVID-19 – Walla Walla Small Business Relief Fund

<b>Target Area</b>	City Wide West Walla Walla
<b>Goals Supported</b>	Support Economic Development Activities
<b>Needs Addressed</b>	Economic assistance in response to the COVID-19 pandemic
<b>Funding</b>	CDBG: \$30,000 CDBG-CV: <del>\$200,000</del> <b>\$350,000</b>
<b>Description</b>	<del>\$130,000</del> <b>\$360,000</b> of these funds will go to assist small businesses and microenterprises through small business grants ranging from \$1,000 to up to \$10,000. Sole proprietors and businesses with 1-10 employees whose businesses operations are located within the City of Walla Walla are eligible to apply for these grant funds administered by Mercy Corps Northwest.  The other <del>\$100,000</del> <b>\$20,000</b> will be administered by Craft3 to offer low-interest loans to businesses ranging from \$10,000-\$50,000.
<b>Target Date</b>	3/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately <del>30</del> <b>60</b> small businesses & microenterprises will be assisted with these funds that make up part of the Walla Walla Small Business Relief Fund.
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Activities include support for entrepreneurs, microenterprises, and small businesses through emergency grants, loans, and technical assistance.

## AP-50 Geographic Distribution – 91.220(f)

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

CDBG activities will be targeted to Census Tracts (CTs) 9205 and 9206, which is designated as a Neighborhood Revitalization Strategy Area (NRSA). Both census tracts are low-income and have a higher percent of minority population when compared to the city at-large. It is estimated that between CTs 9205 and 9206 they will receive 60% of the activities funded by CDBG. At least half of the home repair, public services, economic development, and public infrastructure projects will take place within this NRSA. All of the funded activities will also be available to low- to moderate-income beneficiaries and areas citywide, and presumed 40% of the activities will happen outside of the NRSA.

### Geographic Distribution

Target Area	Percentage of Funds
City Wide	40
West Walla Walla NRSA	60

Table 58 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Data from the American Community Survey indicates a high need for investment in Census Tracts 9205 and 9206 indicate a high need for investment. There are higher poverty rates, lower incomes and property values, higher unemployment, and minority concentration. Neighborhoods in these census tracts have received some improvements over the past five years, however the need is still great. This information is what led to the development of an NRSA in this area.

### Discussion

Public service allocations and CDBG planning and administration costs total 35% of the CDBG funds available. Those categories apply citywide. Guided by the priority needs identified by residents of the neighborhoods, planned activities will be chosen that enhance quality of life, improve neighborhood infrastructure, provide for job creation and microenterprise assistance, and increase quality and affordability of housing. Every effort will be made to leverage CDBG funding with other public and private resources to bring about comprehensive revitalization in low- to moderate-income areas and especially in the NRSA.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Households will be supported through either the minor or major home repair programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	15
Special-Needs	0
Total	15

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

**Table 60 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

15 households will participate in either the minor or major home repair program.

## **AP-60 Public Housing – 91.220(h)**

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

Public service activities, infrastructure replacement and construction projects, and economic development activities will all be open and available to residents of public housing.

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

Information will be shared through public service activities and the micro-business assistance program to educate public housing residents on how to become more self-sufficient and what they need to know to become business owners and eventually homeowners.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**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**

The City of Walla Walla will continue to partner with public partners such as Walla Walla County, the VA Medical Center, and the Walla Walla Housing Authority, as well as private and non-profit partners to better assess and address the needs of homeless persons in the community. The City will continue to provide support to and participate in the local Continuum of Care and the Youth Alliance, two agencies whose goal is to address needs of individuals, families, and youth and young adults experiencing homelessness.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city will continue to support public and private partners that directly address the emergency and transitional housing needs of homeless persons. Moreover, the City of Walla Walla continues to support and explore efforts to increase affordable housing stock, transitional housing, and permanent supportive housing. It will continue to provide oversight and funding to the low-barrier emergency shelter that is located on city property.

### **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 of Walla Walla is not a direct provider of housing; however, the city will continue to do what it can to support public and private partners that address these issues directly. The City of Walla Walla is a signatory and supporter of the 5-year Homeless Housing Plan and will participate in bringing in trainings and outside resources to help support local efforts to reduce and end homelessness. In addition, the city is a participant in Walla Walla's Anchor Community Initiative along with A Way Home Washington and the Washington State Office of Homeless Youth and is actively working on achieving functional zero for unaccompanied youth that are experiencing homelessness by 2022.

### **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**

Efforts undertaken by the City of Walla Walla to increase affordable housing will help to reduce the number of persons experiencing homeless. Addressing the problems before they reach the level of homelessness through prevention and diversion. Increased employment opportunities including more jobs and better paying jobs will also help individuals at risk of become homeless.

The city will partner with agencies involved with the Continuum of Care and the Youth Alliance, such as the State Department of Social and Health Services and Juvenile Rehabilitation, to ensure that care and housing is coordinated and funded appropriately by local agencies.

## **AP-75 Barriers to affordable housing – 91.220(j)**

**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**

The city is currently revising zoning, land use, and building codes and regulations to allow for more flexibility when building housing. It continues to investigate incentives that it can use to encourage and attract more multifamily developments. An Affordable Housing Task Force has presented recommendations to the City Council for review and is hoping to implement new policies that encourage the development of affordable housing in the near future. Alternative resources for affordable housing construction are being explored at the jurisdictional and county level.

## **AP-85 Other Actions – 91.220(k)**

### **Actions planned to address obstacles to meeting underserved needs**

The city will continue the dialogue with the public and service providers to ensure that City policies and practices are in concert with community efforts to overcome obstacles to employment and housing.

### **Actions planned to foster and maintain affordable housing**

The city will communicate regularly with current and potential property owners and managers to identify potential barriers to maintaining affordable housing and use that information to inform annual updates of the consolidated plan and potential revisions to city policies and practices.

### **Actions planned to reduce lead-based paint hazards**

The city will include lead-based-paint hazard information in community education and outreach. When undertaking housing rehab, the City will incorporate remediation of lead-based paint hazards, if conditions dictate.

### **Actions planned to reduce the number of poverty-level families**

The focus on reducing housing cost burden and increasing literacy and employability levels of low-income residents, will target reduction in the number of poverty-level families.

### **Actions planned to develop institutional structure**

Together with community partners, the city will improve institutional structure by defining which services are best delivered by government and which by the private for-profit and nonprofit sectors, and by facilitating those efforts.

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

The need for enhanced coordination is critical and will require intense collaborative planning and ongoing communication. Actions taken by the city in developing the Consolidated Plan, such as conducting outreach and forming citizen input committees will be continued in a somewhat altered format. Actions to improve coordination will be integrated with the Coordinated Entry that is currently required by the State for the Homeless Housing funds. Additionally, collaborative planning will take place among key stakeholders to plan and implement diverse methods of sharing information; methods may include web-based, social media, written materials, and radio outreach. To ensure inclusiveness, information will be shared in English and Spanish and efforts made to accommodate information sharing with special needs populations that may require alternative methods, such as for those who are visually or hearing impaired. This will be an ongoing effort over the span of the Five-Year Consolidated Plan.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

It is anticipated that all activities funded by the CDBG program will benefit persons of low and moderate incomes. The city does not anticipate receiving any program income in the 2019 program year.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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.	0
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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
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.	100.00%