



Agenda
City Council Workshop Meeting
Tuesday, January 24, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Agenda Items:

1. Confederated Tribes of the Umatilla Indian Reservation Memorandum of Understanding & TRIDEC Shoreline Reconveyance Initiative Update
 - Joe Schiessl, Deputy City Manager
 - David Reeploeg, TRIDEC
2. Tri Cities Animal Shelter Update
 - Jon Amundson, City Manager
 - Zach Ratkai, City of Pasco
3. Advanced Meter Infrastructure (AMI) Project Update
 - Clint Whitney, Energy Services Director
4. HOME-ARP (HOME Investment Partnerships American Rescue Plan Program) Presentation & Update
 - Kerwin Jensen, Development Services Director
5. Corps of Engineers Yakima Delta Project Update
 - Joe Schiessl, Deputy City Manager

Adjournment

This meeting will be broadcast live on [CityView Channel 192](#) on the City's website and on the [City's YouTube Channel](#).

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



COUNCIL WORKSHOP COVERSHEET

Council Date: 1/24/2023

Department: Deputy City Manager

Core Focus Area 4 - Manage our Natural Resources

Subject:

Confederated Tribes of the Umatilla Indian Reservation Memorandum of Understanding & TRIDEC Shoreline Reconveyance Initiative Update

Summary:

TRIDEC will join City Staff to discuss a regional shoreline property reconveyance effort including concepts of a memorandum of agreement with the Confederated Tribes of the Umatilla Indian Reservation. The United States Army Corps of Engineers owns significant property in the Tri-Cities. Most of the Corps' land is managed by local government for recreational purposes while other land is self-manged by the Corps for recreation and flood control.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 1/24/2023

Department: City Manager

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities; Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:

Tri Cities Animal Shelter Update

Summary:

The City of Pasco is the lead agency for a project to construct a replacement public animal shelter serving the Cities of Richland, Kennewick and Pasco. City of Pasco Administrative & Community Services Director Zach Ratkai will present a project update to Council.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 1/24/2023

Department: Energy Services

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Advanced Meter Infrastructure (AMI) Project Update

Summary:

Staff will present an overview of the AMI project including status of the major project components including electric meter replacement, water meter replacement, automation, and billing.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 1/24/2023

Department: Development Services

Core Focus Area 3 - Increase Economic Vitality

Subject:

HOME-ARP (HOME Investment Partnerships American Rescue Plan Program) Presentation & Update

Summary:

The HOME Consortium received \$2.4 million from Housing and Urban Development (HUD) to carry out the Federal American Rescue Plan in Kennewick, Richland and Pasco known as HOME-ARP. Cloudburst was selected in May of 2022 to serve as the HOME Consortium consultant and began a public participation and planning effort in August, 2022. A plan is expected to be submitted to HUD no later than March 31, 2023, and the funds are to be spent by September 30, 2030. The process of creating the plan includes data collection, stakeholder consultations, community engagement, data analysis, and finally, activity selection.

Fifteen percent (15%) of the available funds are set aside for administration and planning, leaving approximately \$2,040,000 for projects targeting four qualifying populations: homeless, at-risk of homelessness, fleeing or attempting to flee violence, and other populations as defined by HUD.

The following programs or services are eligible for funding: supportive services, non-congregate shelter, tenant-based rental assistance, affordable rental housing, non-profit operation, and non-profit capacity building. It's expected that each Consortium member will request proposals from grantees (similar to the annual Community Development Block Grant Program cycle) and make funds available to qualified organizations. The Consortium may also choose to combine funds to support a large, regional capital project.

Attachments:

- I. HOME ARP Presentation



Tri-Cities HOME Consortium
American Recovery Plan (HOME-ARP)
City Council Workshop Presentation



Tri-Cities HOME Consortium received \$2.4 million to address the following:

- Homelessness
- At-risk of becoming homeless
- Fleeing or attempting to flee violence
- Other populations
 - Cloudburst Consulting has been hired to assist with the HOME- ARP plan



TIME FRAME OF HOME-ARP

- Contract with Cloudburst (consultants): April 2022
- Mobilization moved due to new hire: August 2022
- Initial data collection and analysis: August – October 2022
- Stakeholder consultations and community engagement: October-November 2022
- Eligible activity selection and implementation planning: December 2022-February 2023
- Public comment period: February 16-March 6, 2023
- Present to City Council and Public Hearing: March 7, 2023
- Submit to HUD for approval: March 17, 2023 (deadline March 31, 2023)
- Implementation of projects: July 2023- September 30, 2030



FUNDING FLOW CHART

\$5.5 Billion

Housing of Urban
Development
received funds
from the Federal
Government

\$2.4 Million

Tri-Cities Home
Consortium
received funding
from Housing and
Urban
Development

\$360,000

Administration and
Planning for Tri-
Cities Consortium

\$2,040,000

Identified agencies
to carry out the
activities identified
in the plan



Overall Needs and Housing Trends



Major Trends in the Tri-Cities

Demographic Shifts

- Tri-Cities population has increased 19% in past 10 years. This rate outpaces the state and national average.
- Since 2007, the Hispanic/Latino population has increased from 26% to 34%. Non-English in homes from 26% to 32%.

Housing – Lack of Affordable Housing

- Median home values increased 148% over 10 years.
- Median gross rent increased 40% over 10 years (pre-pandemic).

Income

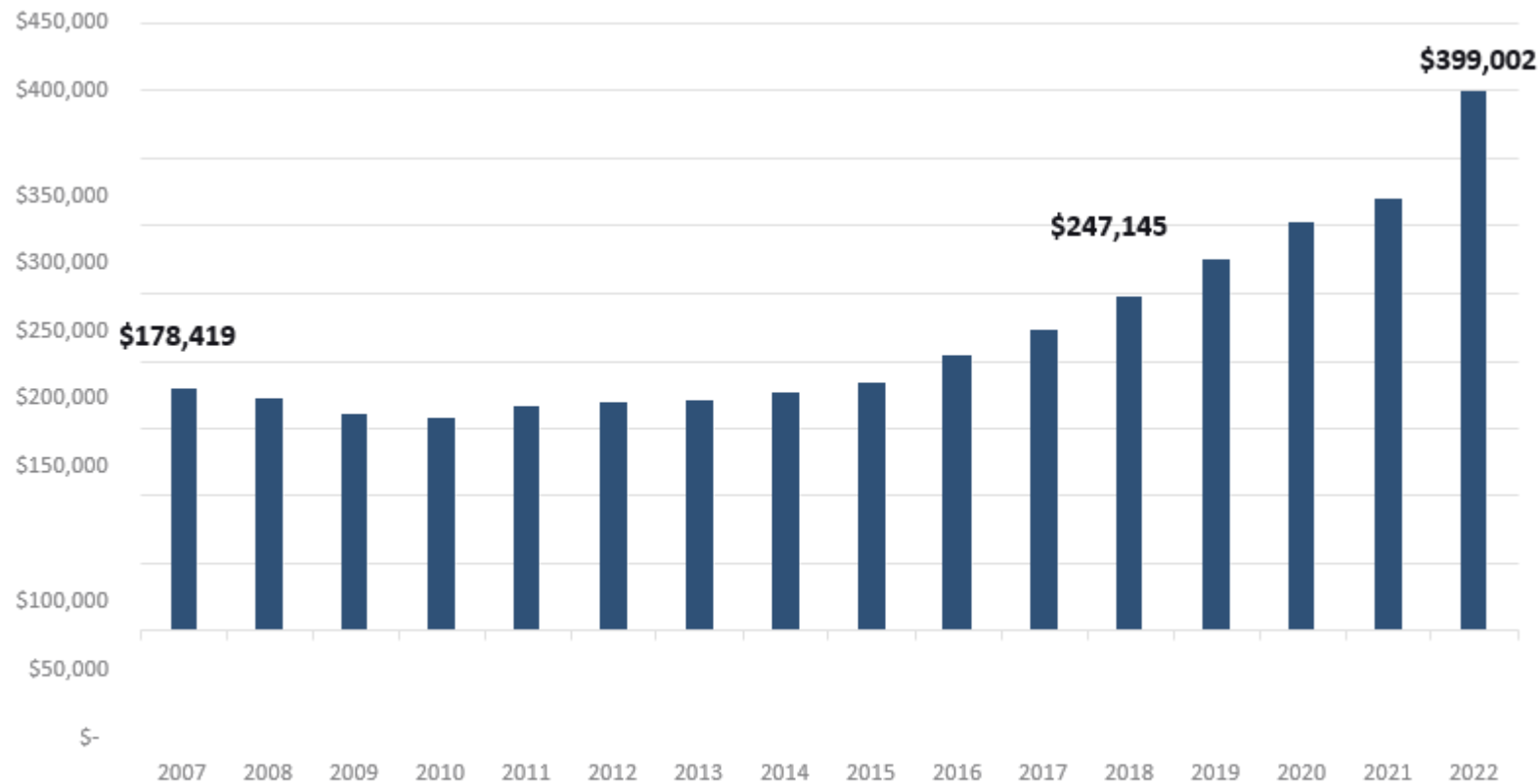
- Median household income for homeowners has increased 25% over the past 10 years.
- Median household income for renters has increased 37% over 10 years.
- Cost of living has been increasing since 2015 and has been higher than the national average since 2018.

Conclusions

- Tri-Cities is growing faster than most areas.
- Cost of housing is rising faster than incomes.
- Affordable housing opportunities are shrinking...A LOT



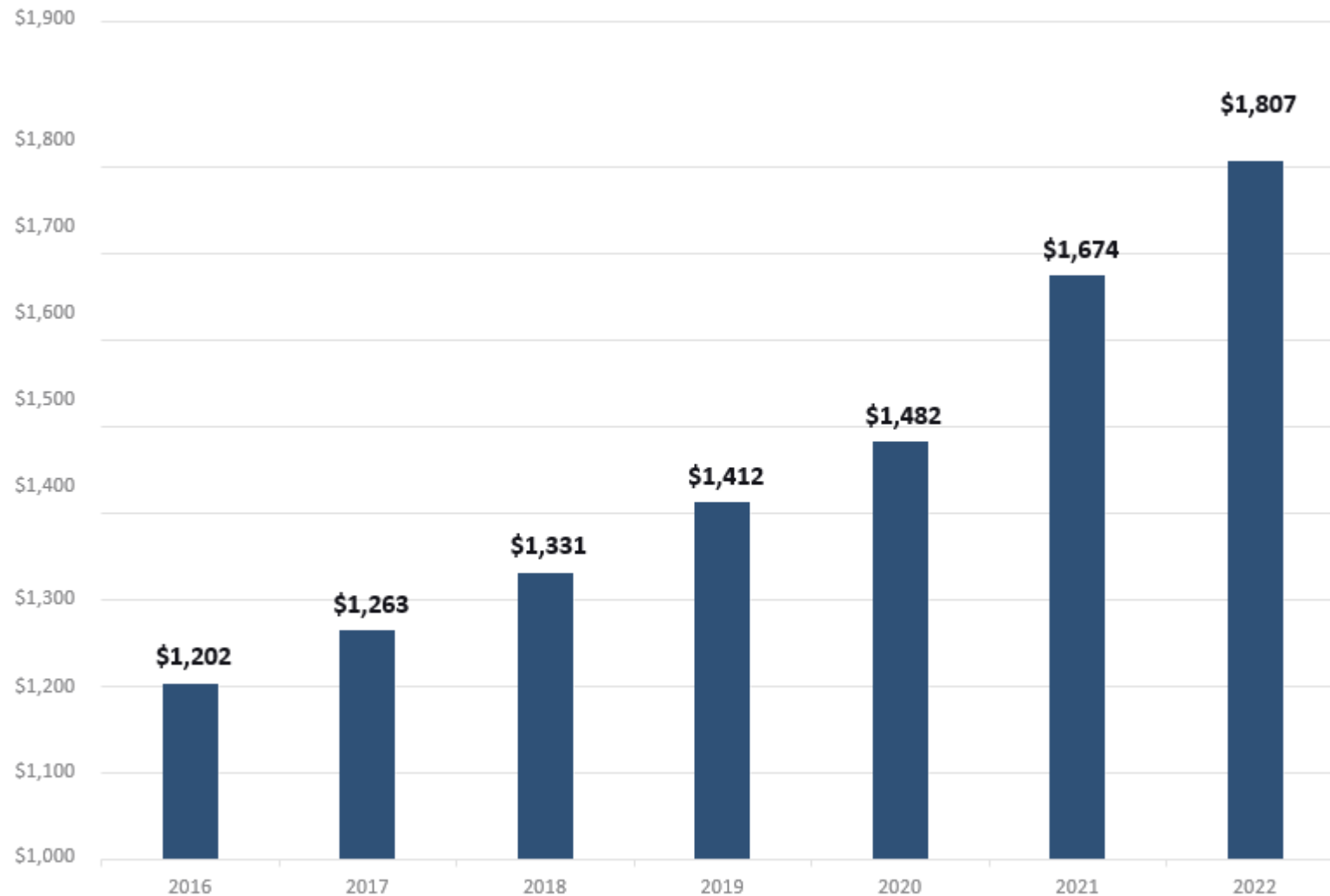
Benton-Franklin: Average Annual Home Values



Housing Costs Over Time – Owners



Benton-Franklin: Average Monthly Rent



Housing Costs Over Time - Renters

Housing Affordability in Benton & Franklin Counties



30,960 (31%) of Benton-Franklin County households are renters



Fair Market Rent for a 2-bedroom unit is
\$1,060



In order to afford the current rent for a 2-bedroom unit, a household would need to earn **\$20.38/hour**

Or

A household earning \$15/hour would need to work **56 hours/week** in order to afford a 2-bedroom unit



Housing Availability

Over the past 5 years, apartment vacancy rates have remained between 1-2%

- A vacancy rate under 5% is considered a tight market
- A vacancy rate under 3% is considered a severe shortage of rental housing





AREA MEDIAN INCOME FOR TRI-CITIES

SOURCE: HUD

MSA: KENNEWICK, PASCO, RICHLAND, WA

ALL LIMITS EFFECTIVE: 6/1/2022

FY 2022 AREA MEDIAN INCOME (AMI): \$87,500

(family of 4)

KENNEWICK · PASCO · RICHLAND

2022 INCOME LIMITS

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EXTREMELY LOW-INCOME	(30% AMI)	\$18,350	\$21,000	\$23,600	\$27,750	\$32,470	\$37,190	\$41,910	\$57,650
VERY LOW-INCOME	(50% AMI)	\$30,600	\$34,950	\$39,300	\$43,650	\$47,150	\$50,650	\$54,150	\$57,650
PROJECT SPECIFIC	(60% AMI)	\$36,700	\$41,900	\$47,200	\$52,400	\$56,600	\$60,800	\$65,000	\$69,200
LOW-INCOME	(80% AMI)	\$48,900	\$55,900	\$62,900	\$69,850	\$75,450	\$81,050	\$86,650	\$92,250

▲ Calculate AMI for a more than 9-person household by adding 8% for each member over 4-person AMI (e.g., 9 person is 140% of 4-person AMI).



Housing challenges of extremely low-income people in Tri-Cities

(below 30% Area
Median Income)

In the Tri-Cities...

5,740 or 22%

Renter households that are extremely low-income (below 30% Area Median Income)

-1,075

Shortage of rental homes affordable and available for extremely low-income renters

\$26,200

Maximum income for 4-person extremely low-income household (MSA)

\$34,200

Annual household income needed to afford a 2-bedroom rental home at HUD's 2022 FMR

64%

Extremely low-income renter households with severe cost burden



Qualified Population: Individuals Experiencing Homelessness

*There was a **14%** increase in people experiencing homelessness between 2020 and 2022.*

In 2021, within the Tri-Cities...

3,381

Individuals experienced homelessness

67%

Individuals in single-person households

44%

Individuals with a disabling condition

1,200 (36%)

Individuals who identified as Hispanic (any race)

13%

Chronically homeless individuals

46%

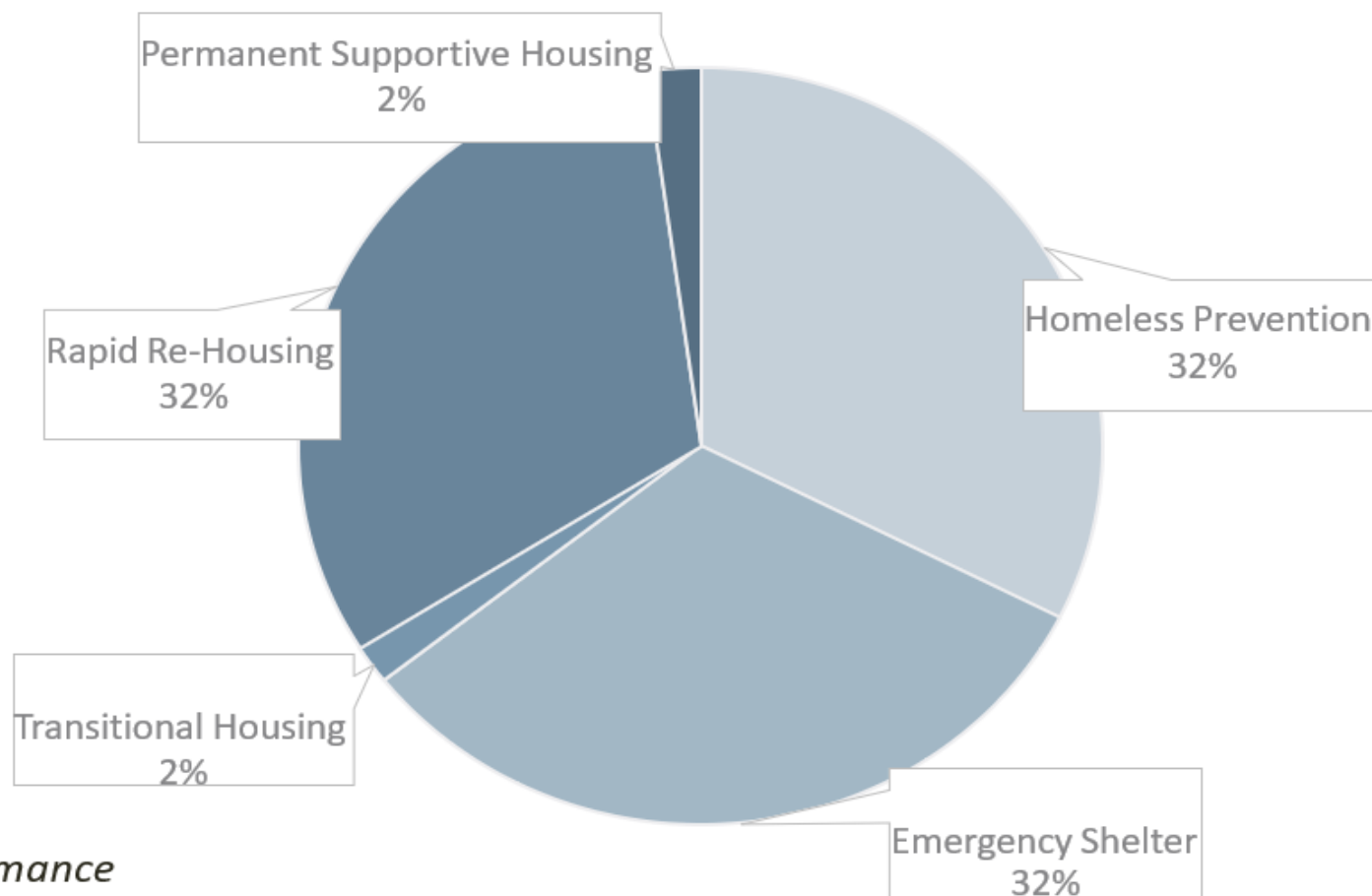
Individuals younger than 25 years of age (youth)

Use of Coordinated Entry Programs:

Benton & Franklin County

In 2021, **559** households spent the night in:

- Emergency Shelter,
- Transitional Housing,
- Rapid Re-Housing, or
- Permanent Supportive Housing



Source: Washington State Homeless System Performance

QP: Individuals At Risk of Homelessness

In 2019, in the Tri-Cities...

18,480

Households were below the 50% Area Median Income



7,200 were Owners



11,280 were Renters

3,245 (45%) had one or more of the four severe housing problems

- **2,675** paid over 50% of their income on housing costs
- **235** in overcrowded settings
- **415** had another severe housing problem(s)

6,075 (54%) had one or more of the four severe housing problems

- **4,440** paid over 50% of their income on housing costs
- **440** in overcrowded settings
- **1,195** had another severe housing problem(s)

Severe Housing Problems are: 1.) incomplete kitchen facilities, 2.) incomplete plumbing facilities, 3.) more than 1.5 people per room, and 4.) cost burden greater



Homelessness Among School-Aged Children

During the 2019 – 2020 School Year, **873** Enrolled Students Were Homeless

153 (18%)

Unaccompanied Youth

128 (15%)

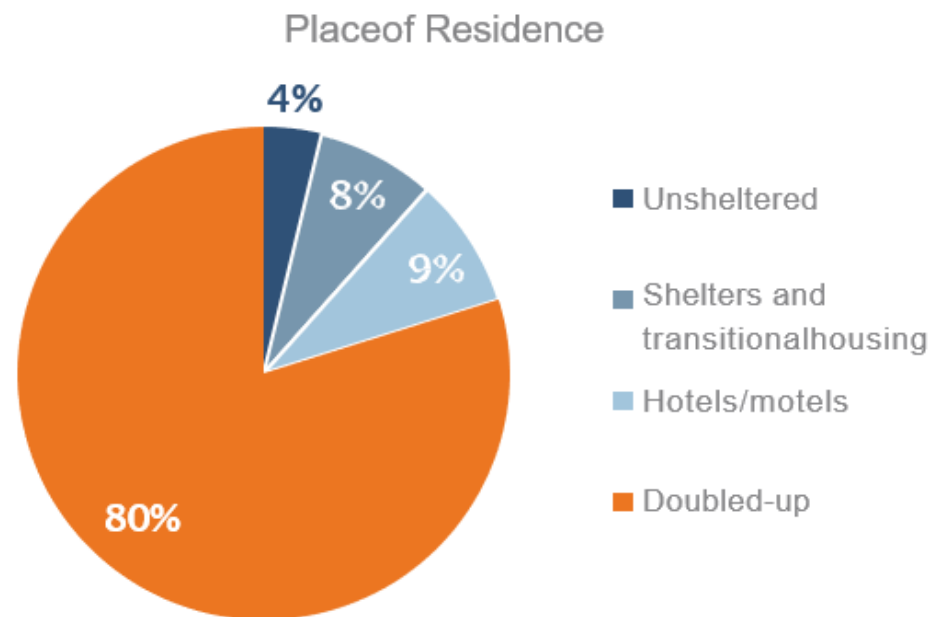
Children with a disabling condition

229 (26%)

Children learning English

104 (12%)

Migratory Students



Note: Includes all enrolled homeless children/youth in grades pre-K through 12. Ungraded students are excluded.

U.S. Department of Education's ED Facts Initiative, 2019-2020



Consultation Themes and Findings

Individuals At-Risk of Homelessness

- **Evictions have increased dramatically.** The end of the moratorium has led to a surge in evictions for non-payment of rent. In 2022 Benton and Franklin County had 431 evictions.
- **Rental vouchers are going unused.** People are being issued vouchers but unable to use them due to high rents and restrictive screening criteria.
- **People remain precariously housed due to a tight rental market.** This is especially true for people with multiple barriers to housing, including those related to age, disability, and legal issues.
- **The tight rental market has prevented people from leaving substandard housing.** Knowing tenants have nowhere else to go, landlords leave maintenance issues unaddressed.



Survey: Need for Affordable Housing

“For all very low to extremely low-income persons, regardless of whether they are in the four HOME-ARP groups, the lack of affordable housing opportunities in our community is jarring.

There just isn't enough affordable housing for individuals and families to rent.”

Lona Hammer, Kennewick Housing Authority



NEXT STEPS

DETERMINE UNMET
NEEDS, SERVICES
AND HOUSING GAPS
IN TRI-CITIES
JAN-FEB

ACTIVITY
SELECTION AND
IMPLEMENTATION
PLAN
JAN-FEB

DEVELOP DRAFT PLAN
FOR PUBLIC COMMENT
FEB 17-MAR 6

PRESENT TO
COUNCIL
AND PUBLIC
HEARING
MARCH 7



COUNCIL WORKSHOP COVERSHEET

Council Date: 1/24/2023

Department: Deputy City Manager

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities; Core Focus Area 4 - Manage our Natural Resources; Core Focus Area 5 - Maximize Community Amenities

Subject:

Corps of Engineers Yakima Delta Project Update

Summary:

The United States Army Corps of Engineers (Corps) is pursuing a project via their 1135 program to improve water quality in the mouth of the Yakima River. The Washington State Department of Fish and Wildlife is the "non-federal sponsor" of the project. Corps staff has notified City staff that the anticipated "tentatively selected plan" (TSP) for the project consists of the removal of the existing earthen causeway connecting the shoreline to Bateman Island. The project intends to improve water quality in the project area by re-routing a portion of the Yakima River around the south side of Bateman Island.

The causeway was constructed by private parties in the 1940s for agricultural access onto the island and was not authorized. The feature is currently considered to be an illegal trespass of fill material on the State-owned riverbed. The City leases the shoreline and the island from the Corps as property included within a recreational lease.

The City is responsible for management of the federal land including wildland fire suppression. The City operates a public boat launch and marina downstream of the causeway. Additionally, a private owner operates a private marina downstream of the causeway as a lessee of the City, Corps of Engineers, and State of Washington. Corps project leaders have notified City staff that public participation will begin soon along with initiation of the National Environmental Policy Act (NEPA) process.

Staff will discuss the City's current understanding of the project and our opportunities for engagement.

Attachments: