



# **COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

## **2024 - 2028 CONSOLIDATED PLAN & 2024 ANNUAL ACTION PLAN**

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## Executive Summary

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

#### 1. Introduction

The City of Walla Walla (the City), collaborated with multiple community partners to develop the City's Consolidated Plan (Plan) for HUD Program Years 2024-2028. The five-year plan will guide the jurisdiction's financial investments for the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program.

This 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 \$2 million over the next five years.

The City remains a desirable community in which to live and has seen population increases over the past five years at a steady rate of 6.6% from 2010 to 2021. As such, demand for housing – especially housing that is affordable to residents earning under the median income – is high. A household spending more than 30% of its monthly income on housing and related expenses is considered by HUD to be cost burdened. Overall, 57% of Walla Walla households under 80% of AMI were cost-burdened, when using 2013-2017 CHAS data. Data generated in 2022 show that the cost of housing has gone up 42% since 2017, so the increase of households experiencing cost-burden can be safely assumed to have risen as well.

More than double the number of renters who experience housing cost burden than do homeowners, or 18% vs 9% respectively. This difference is exacerbated when looking at renters vs owners who experience severe housing cost burden, or 21% vs 9%.

Cost burden compounds other social problems, making it harder for households to pay for other necessities such as transportation, food, and medical bills. The community has seen an increase in the need for services that are complementary to housing stability, such as childcare, mental health, and food. High rates of cost-burdened households are one cause of our homelessness rates.

Sources: Walla Walla Alliance for the Homeless and Employment Security Department, Walla Walla County profile

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

The consolidated Plan consists of the following sections:

- **Process** – Describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community needs.
- **Needs Assessment** – Analyzes demographics, needs related to affordable housing, special needs housing, community development, and homelessness.
- **Market Analysis** – Examines the supply of affordable housing units, the regional housing market, conditions that impact community needs, and the programs that address those needs.
- **Strategic Plan** – Identifies specific goals for the City of Walla Walla based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with citizens and community groups.

### **Data**

The Plan was developed based on both quantitative and qualitative data from multiple sources. Primary data sources include the 2016-2021 Comprehensive Housing Affordability Strategy (CHAS), the 2020 Decennial Census, the 2017-2021 American Community Survey (1-year estimates & 5-year estimates), data from the Walla Walla Housing Authority, and the 2023 Point in Time Count.

Local and national sources of data used within the document provide additional context and updated information on demographics, economics, and housing market trends. The quantitative data is supported by qualitative data gathered through extensive outreach efforts.

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

This is the third five-year Plan the City of Walla Walla has developed since becoming an entitlement jurisdiction in 2014. Several of the projects, needs, and priorities continued into this iteration of the Consolidated Plan, such as the high priority need for affordable housing. Other priority needs, such as economic development, are still included but have not been identified as high of a priority as in the previous Consolidated Plan.

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

The City's Community Participation Plan (CPP) guides the process of engaging with the public in all HUD-related planning and reporting efforts. This Plan employed a process that exceeded the requirements of

the CPP by seeking additional feedback from the community. The prioritized need for additional community input, and current feedback for priority needs took into consideration that because the 2021 American Community Survey data would be the most recent data available for this Plan, it would miss the changes that happened during 2022, the last year impacted by COVID. Additionally, local research shows that significant housing market changes continued through 2022. Because of this, extensive public outreach and participation was sought to provide as complete a picture as possible to guide the CDBG resource allocations.

The community participation process for this Plan began in April 2023. Numerous methods were used to solicit feedback from both the community at large and from targeted groups. Surveys were initially shared with agencies and organizational partners across the community. Priorities from these initial survey results were used in a shorter, focused Community member survey, translated into Spanish, community events, through the City's social media page, in the signature line of all CDBG Coordinator's emails, and promoted at community block parties. The community block parties were also an opportunity to provide a dot-voting interaction with community members who shared stories of how they chose their priorities. Interviews and community meetings held in English and Spanish provided additional guidance on prioritized needs. Finally, one of two Public Hearings was held in an elementary school located within a new priority area to inform the community of CDBG and learn more about their needs.

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

**Community Meetings:** Community members identified affordable childcare, sidewalks, affordable housing, mental health, and homelessness as key issues to prioritize.

**Interviews:** Interviews were conducted with individuals that had insight on specific topics or whose positions gave them high-level perspectives of our community's needs. Some insight from their comments includes a need for affordable childcare, preparing for elderly appropriate housing and support, beds for homeless women, and high mental health needs.

**Other community outreach:** Surveys sent out to community partners and to citizens were scored and combined with the block party voting opportunity. The final scores show the highest community prioritization from each of the categories for:

- Utilization of neglected or abandoned properties for affordable housing
- Childcare to address homelessness
- Mental health services as a public service
- Childcare centers as public facilities

Please reference previous Citizen Participation section of this Consolidated Plan as well as the attachments "2023 Walla Walla Community Engagement Spreadsheet" for more detailed information from gathered public comments.

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

Some comments were made requesting more promotion of participation of the Hispanic community. This request requires a multi-pronged response; CDBG endeavors to translate and offer community meetings. This feedback was shared with other partners throughout the City.

Other comments that spoke to City improvements but that could not be addressed with CDBG funds include improving the removal of snow and ice from streets, designating bike routes, and improving traffic flow.

## **7. Summary**

Clear trends surfaced from reviewing community members' feedback on the City's prioritized needs. These needs are affordable housing, affordable childcare, mental health, supportive housing, especially for women, and sidewalks.

## 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

The City of Walla Walla and specifically the CDBG Coordinator is responsible for preparing the Consolidated plan as well as administering the grant program and funding source.

### Consolidated Plan Public Contact Information

The CDBG Coordinator is located within the City’s Support Services Department and reports directly to the Deputy City Manager.

Support Services, City of Walla Walla, City Hall, 15 N. 3rd, Walla Walla, WA 99362

Phone: 509-527-4540

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

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

Additionally, public outreach included sending out invitations for meetings at the public library, generating a QR code to a community member survey (in English and Spanish) and sharing it on flyers at community events and block parties, and holding a public hearing outside of City Hall and within an elementary school located within a CDBG income eligible area that had previously received limited outreach.

### **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 to provide public infrastructure for affordable housing projects in the past. The City is an active participant in the region's Council on Housing which includes representation from Walla Walla County Health, a County Commissioner, a Port Commissioner, Walla Walla Housing Authority, the region's action council, a realtor, an educator, youth services, a veteran, faith-based organization, and a domestic violence shelter.

It has also assisted in other affordable housing projects by waiving building permit fees for developments that provide housing to low-income households.

In 2021, the Walla Walla Fire Department began a Community Paramedic program to build relationships and provide personalized assistance and referrals to community members in need to reduce avoidable ambulance runs and unnecessary visits to Providence St. Mary Medicine. This program includes partnership with Providence St. Mary Medical Center's Population Health Program, Sleep Center, County of Walla Walla, Greater Columbia Accountable Community of Health. The Community Paramedic serves clients living in residences as well as unhoused individuals. The program is viewed as incredibly successful, both for addressing individual needs and lowering costs to service providers.

The City has also assisted in the development of homeless shelters run by the Christian Aid Center and Walla Walla Alliance for the Homeless.

**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 Plan, the City met with Walla Walla County Department of Community Health (DCH), the local lead and representative for the State of Washington Balance of State Continuum of Care. Walla Walla County falls under the State of Washington Balance of State Continuum of Care. The City 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 City's Police Department participates in the annual Point-in-Time Count, also led by the County. Council members serve as ex-officio members of several community service providers boards, commissions, task forces, etc.

The City has recently 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, Walla Walla Alliance for the Homeless; the City and the County provide financial support for the sleep site. The Sleep Center's 38 huts are often at capacity and are currently the only low-barrier sleep site in Walla Walla. Exit Homelessness and the Mobile Outreach Services Team both provide services there. Other housing providers for populations experiencing homelessness include the YWCA, the Christian Aid Center, and the Loft.

In addition, the city is working closely with the county and other community stakeholders working to address youth and young adult homelessness with the help of A Way Home Washington and the Office of Homeless Youth Anchor Community Initiative. The goal was to create a community-wide system that ensures youth (ages 12-24) experiencing homelessness or at-risk of homelessness are quickly identified, monitored, and provided the assistance needed to secure housing a yes-to-yes system. The goal is to achieve functional zero, meaning that no youth or young adults are unsheltered, and that those who are sheltered and/or unstably housed can secure permanent housing in 30 days or less from the point of identification.

**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>	Blue Mountain Action Council
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing Regional organization Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation through survey completion: homeless needs, housing, public facilities, and public services). Interviewed organization's CEO. We discussed the priority needs in the community and specifically called attention to the priority needs that already have funding sources and the activities that have limited funding sources. Additionally, within BMAC, the Commitment to Community community organizers were also interviewed. Regular meetings were determined to be a means to keep current with evolving community needs. Currently those were identified as mental health, youth centers, homelessness services, and security lights.
2	<b>Agency/Group/Organization</b>	Blue Mountain Heart to Heart
	<b>Agency/Group/Organization Type</b>	Services-Persons with HIV/AIDS Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization responded to the online CDBG survey.

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3	<b>Agency/Group/Organization</b>	City of Walla Walla
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless 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>	Several of the department heads from the City of Walla Walla responded to the survey. Additionally, interviews were given to the directors of Development Services and Parks and Recreation, as well as to City staff that work directly with homeless individuals, one of our long time Code Enforcement Officers.- Parks and Recreation Director spoke to short term goals to improve city parks and long term goals include the transition of the Walla Walla Senior Center, a City-owned property, to transition to an all ages community center- Development Services Director spoke to the possible abatement of condemned houses for construction of affordable housing, using CDBG for permit fee waivers, and for neighborhood cleanups- Code Enforcement Officer - She works closely with homeless populations. Spoke to prioritizing beds for homeless women, childcare that accepts state payments, and supportive housing.Interview with the Mayor, Tom Scribner, and Council Members Steve Moss and Gustavo Reyna. The priorities identified by these representatives include mental health, youth services, and childcare.
4	<b>Agency/Group/Organization</b>	Community Council
	<b>Agency/Group/Organization Type</b>	Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

Demo

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: homeless needs, public facilities, public services.
5	<b>Agency/Group/Organization</b>	Washington State Department of Children, Youth, and Families
	<b>Agency/Group/Organization Type</b>	Services-Children Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	An individual from this department and familiar with Walla Walla responded to the survey.
6	<b>Agency/Group/Organization</b>	Walla Walla Community College
	<b>Agency/Group/Organization Type</b>	Services-Education Foundation Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: homeless needs, public facilities, public services. An interview with the director also highlighted the importance of their food bank for their students.
7	<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 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>	Consultation completed through survey completion: homeless needs, public facilities, public services.
8	<b>Agency/Group/Organization</b>	Walla Walla Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The director responded to the Homeless Needs, Public Facilities, and Public Services surveys.
9	<b>Agency/Group/Organization</b>	Walla Walla Public Schools
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative responded to the Homeless Needs, Public Facilities, and Public Services surveys.
10	<b>Agency/Group/Organization</b>	Walla Walla Valley Disability Network
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative responded to the Public Services survey.

Demo

11	<b>Agency/Group/Organization</b>	YWCA
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A representative responded to the Homeless Needs survey. They also distributed our homeless survey to clients currently engaged with them and returned completed surveys. Finally, the Director of Client Services was interviewed, and she agreed that the survey results aligned with her understanding of community needs.
12	<b>Agency/Group/Organization</b>	Walla Walla Homeless Alliance
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation through survey completion (homeless needs and public services), supported the dissemination of homeless or in danger of being homeless survey and interview and tour with the Director. The Director commented on the limited units available that accept housing vouchers, the need for transitional housing, permanent supportive housing, and lower-rental costs, and the high need for medical services outreach and offerings.
13	<b>Agency/Group/Organization</b>	Hope Street
	<b>Agency/Group/Organization Type</b>	Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<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 the director of this Women's recovery home. She identifies childcare and housing that provides community as needs in the community, as well as local detoxification facilities and mental health care. Consultation was also conducted through survey completion: homeless needs, public facilities, and public services.
14	<b>Agency/Group/Organization</b>	Walla Walla Valley Metropolitan Planning Organization
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation conducted through survey completion: housing, public facilities, and public services. Interview with a planner, who identified planning priorities that they have which overlap with CDBG priorities, including transportation that considers childcare needs. Also identified funding sources that could leverage CDBG funds.
15	<b>Agency/Group/Organization</b>	Craft3
	<b>Agency/Group/Organization Type</b>	Funding Partner Community Development Financial Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Interview with local representatives identified using their services as a bridge to use Commerce childcare funds, specifically for renovation or to facilitate Attached Dwelling Unit funding. They also provide low interest loans for home repair projects to income eligible individuals.
16	<b>Agency/Group/Organization</b>	Walla Walla Valley Transit
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Transportation

Demo

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation was made through survey responses, public facilities and public services.
17	<b>Agency/Group/Organization</b>	Communities in Schools Blue Mountain Region
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation conducted through survey completion: Homeless needs, public facilities, and public services.
18	<b>Agency/Group/Organization</b>	The STAR Project
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: homeless needs, public facilities, public services.
19	<b>Agency/Group/Organization</b>	Coldwell Banker Walla Walla
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: housing.
20	<b>Agency/Group/Organization</b>	Community Resilience Initiative
	<b>Agency/Group/Organization Type</b>	Regional organization

Demo

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: homeless needs, public facilities, public services.
21	<b>Agency/Group/Organization</b>	Power House Theatre Walla Walla
	<b>Agency/Group/Organization Type</b>	Nonprofit agency
	<b>What section of the Plan was addressed by Consultation?</b>	Community Arts
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: public facilities.
22	<b>Agency/Group/Organization</b>	Premier Mortgage Resources
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: housing.
23	<b>Agency/Group/Organization</b>	Providence Health & Services - Washington
	<b>Agency/Group/Organization Type</b>	Services-homeless Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: Homeless needs and public services.



Demo

24	<b>Agency/Group/Organization</b>	Sustainable Living Center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: housing and public services
25	<b>Agency/Group/Organization</b>	Fort Walla Walla Museum
	<b>Agency/Group/Organization Type</b>	Nonprofit agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation completed through survey completion: public services.
26	<b>Agency/Group/Organization</b>	Baker Boyer Bank
	<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>	Interviewed organizational representative to discuss economic development needs which include entrepreneur support and financial literacy.
27	<b>Agency/Group/Organization</b>	City of College Place
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted with the City Administrator of the neighboring jurisdiction for feedback on shared priority needs and potential to partner in future projects.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Walla Walla County	Homeless prevention needs
Right of Way ADA Transition Plan	City of Walla Walla	Remove physical barriers present in sidewalks
Broadband Feasibility Study	Blue Mountain Action Council	A regional Broadband Action Team identified the connectivity and accessibility needs of the region. Connectivity needs within the city's jurisdiction are low and are not included in this strategic plan.
Walla Walla Urban Area Comprehensive Plan Review	City of Walla Walla	20-year plan identifies strategies for housing (support a variety of housing types, address homelessness) and public improvement (recreational facilities enhance quality of life, transportation systems for diverse modalities)
City of Walla Walla Citizen Survey, 2022	City of Walla Walla	Sidewalks, family activities, mental health services
Affordable Housing Report	Community Council	Affordable Housing
Walla Walla County Homeless Action Plan 2021 Annual	Walla Walla County	Support development of adequate affordable housing and permanent supportive housing
Walla Walla County Comprehensive Plan	Walla Walla County	Diverse affordable housing options and public services to meet community needs
Walla Walla Regional Housing Action Plan	Cities of Walla Walla, College Place, Waitsburg, and Dayton	Housing rehabilitation grants, range of housing types, homelessness

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Blue Mountain Action Council Community Needs Asses	Blue Mountain Action Council	Affordable housing, support for youth and projects in low-income neighborhoods
Internet for All Report	Community Council	Broadband needs for this jurisdiction discussed within this report
Comprehensive Emergency Management Plan	Walla Walla County	Community dynamics, resources, and vulnerabilities
Continuity of Operations Plan	City of Walla Walla	Identifies community vulnerabilities
Multi-Jurisdictional Hazard Mitigation Plan	Walla Walla County	Confirmed jurisdiction's natural hazard risks, the highest being earthquakes, severe storms, flooding, and
Walla Walla County Flood Response Plan 2022	Walla Walla County	Identified vulnerable and at risk populations, specifically in relation to flood preparedness

**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))**

The City partners with the City of College Place, our neighboring jurisdiction, to best address our collective needs and conduct research that accurately reflects those needs. One example of this partnership is the Walla Walla Regional Housing Action Plan. The City has regular meetings with the Walla Walla County to identify and address our community’s mental and physical health needs including through the Council on Housing and the Walla Walla County Homeless Action Plan 2021 Annual Plan Update. The Port of Walla Walla conducted a Broadband Feasibility Study that provides information on internet needs within the City.

**Narrative (optional):**

Strong working relationships with regional agencies, jurisdictions, and nonprofit organizations as well as significant outreach efforts to our community partners have identified and prioritized our community’s highest needs. Through continued engagement in these relationships, the City’s CDBG program will explore how to best address these needs through partnerships and collaboration in the next five years.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

Extensive efforts for citizen participation were made to have current and on the ground perspectives from the greater community as well as individuals that would most benefit from CDBG resources.

**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	This meeting was held all in Spanish. Approximately 15 community members from the Edith, Carrie, and Washington Park neighborhoods were present. Many of their primary concerns relate to safety. Similarly, there was interest in efforts or activities that would provide opportunities for individuals and families to do more activities that, responding to the need for mental health support and as an alternative to causing issues.	Interest in places with family activities, community cleaning efforts, mental health support, shelter for the homeless, cameras in the alleys, improved streets, affordable housing especially for the youth and first time home owners, fix sidewalks with issues, affordable childcare, security lights.	Removal of abandoned cars (unless we address it through camera placement), addition of Neighborhood Watch Program, promote participation of Hispanic community, improve removal of snow and ice on streets.	

Demo

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	This meeting was held in English and Spanish. 600 flyers were left on houses to invite individuals to this meeting. Approximately six community members attended representing the Blue Ride, Cherry Street, and Garrison Neighborhoods. Topics covered a significant range but shared threads in increasing affordability, specifically for housing and childcare.	Support for finding/accessing financial aid (public service), youth center, affordable childcare, sidewalks for all abilities, affordable housing (suggested through nonprofits, land trusts, multifamily units, and down payment support), alley and street lights, support work exchange (public services), home repair, and support in lowering crime.	Efforts to impact traffic flow and designate bike routes.	

Demo

3	Internet Outreach	Non-targeted/broad community	CDBG Coordinator attended multiple community meetings related to other CDBG work, but took the opportunity to pass out flyers that included the QR code of the Citizen's version of the CDBG Survey. This survey included the top six priorities from each category, scoring responses received from organization heads from partners across the City. This was an effort to shorten the survey for citizens and increase the likelihood of survey completion. Sixty (60) responses were collected and scored by allocating points to each possible response: high priority (3 points),	The top two highest priority needs identified are as follows: Housing Needs Actions: Utilize neglected or abandoned property (141 points) and Acquisition of property for permanent housing (107).Homelessness Prevention Services: Childcare (141) and Food (123)Public Services: Mental health services and services for abused and neglected children (both 152) followed by Youth Services (138)Public Facilities: Childcare Center (117) and Youth Center (111)Public Infrastructure:	N/A	
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Demo

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)
			medium priority (2 points), low priority (1 point), not a priority (0 points).	Streets (138) and Sewer line (136)		



Demo

4	Internet Outreach	Organization heads of partner organizations	<p>Thirty-four (34) responses were collected and scored by allocating points to each possible response: high priority (3 points), medium priority (2 points), low priority (1 point), not a priority (0 points). Outreach included sending out to individuals signed up for the CDBG email list, City Department Directors, and the Nonprofit Confluence email list, a local group consisting of the majority of our local nonprofit directors. This survey was more extensive providing a wider selection of eligible activities in each of the five following categories.</p>	<p>The top two highest-priority needs identified are as follows: Housing Needs Actions: Home owner-occupied rehab and utilize neglected or abandoned property (both 19) and renter occupied rehab (17) Homelessness Prevention Services: Apartment Deposit and Childcare (both 75) and Rent-Partial (71) Public Services: Mental health services (98) and Childcare and services for abused and neglected children (both 89) Public Facilities: Childcare Center (76) and Youth Center (73) Public Infrastructure:</p>	N/A	
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Demo

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)
				Sidewalks (69) and Streets (66)		
5	Focused Outreach to community partners	Organizations that work with homeless individuals or individuals in danger of being homeless	This survey was distributed to community partners who were asked to share with their clients, including the YWCA, Christian Aid Center, the Walla Walla Homeless Alliance, the Walla Walla Community College Food Bank, and the Blue Mountain Action Council Food Bank. They were given digital documents, paper copies when requested, and QR codes to share the survey. In total, 113 surveys were returned to the City.	The top two needs that individuals identified for their housing were 1) a permanent place to live (70%) and 2) help paying their rent (37%).The top two services/support needs identified were 1) Help with getting food (62%) 2) A job (23%)	N/A	

Demo

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)
6	Focused Outreach to community partners	Non-targeted/broad community	An easel with priority needs was set up at the East, West, and South Ward block parties. Community members from each of the wards attended, ranging from 300-500 at each gathering, and individuals ranging from 7- 80 years old were given dots to vote for their highest priority.	The top two of each of the following categories were:- Housing needs: Utilize neglected or abandoned properties and home-owner-occupied repair- Public facilities: childcare centers and youth centers- Public services: Mental health services and services for abused and neglected children.- Homeless prevention resources: Childcare, food, and apartment deposit	N/A	

Demo

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)
7	Public Hearing	Non-targeted/broad community	Three responses were received from the two public hearings.	General approval of the consolidated plan. Observations were made calling attention to future partnering with the NW Justice Project, questioning sidewalk funding following Federal homeless guidance which does not include the need for sidewalks or access, and calling attention to climate change and the need for funding mitigation and adaptation efforts in our community. Finally, comment was made on the high need for childcare and for family-oriented facilities/amenities.	N/A	

Demo

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)
8	Focused Outreach to community partners	Non-targeted/broad community	Links to information on the public hearing and other pathways to provide comment were shared through partners' community news letters. Three comments were received during public comment period and could be attributed to this outreach.	Focused consultation from agencies that work with seniors should be included in future efforts. Additionally, street lighting needs to be improved. Concern was raised on how assistance in rental units rehabilitated will be conducted.	General code enforcement perceived as needing to be improved throughout Walla Walla, specifically for sidewalk and clearance of snow and ice. Questions were asked that were responded to through conversations and emails.	
9	Focused Outreach to community partners	Non-targeted/broad community	Aired on Sunday morning, December 3, 2023 on Stephens Media Group's Tri-Cities stations (99.1,94.9,106.5, 95.7, and 106.1 FM, and 1340 AM). Community was informed about the public hearing and the website to locate the documents.	N/A	N/A	

Table 4 – Citizen Participation Outreach

Demo

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The City has seen dramatically increasing housing costs over the past five years, while rental vacancy rates remain low, below 1% availability. There are neither enough affordable rental units or homes for low- and moderate-income residents to purchase. This is primarily a function of the fact that rents and home values have risen much faster than wages in recent years, and new construction primarily provides high-end rental units which are unaffordable to those earning below the area median income. Low vacancy rates both limit housing availability and influence landlord willingness to accept housing vouchers. Some individuals have a difficult time finding landlords who will accept housing vouchers.

As a result, 18% of homeowners and 39% of renters in the City pay more than 30% of their income for housing.

A lack of affordable housing contributes to the rise in homelessness because it makes it even more difficult for low-income residents to afford basic needs like food, childcare, physical and mental healthcare, and transportation, or to save enough money for unforeseen expenses. Despite these challenges, the Walla Walla County Point-in-Time count shows only a negligible decrease in the number of persons experiencing homelessness on a given night – from 81 in 2018 to 100 in 2023 – while the percent who are unsheltered dropped from 47% to 44%.

Climate change has also increased the severity of our weather, making it more dangerous for people living unsheltered during severe cold, heat, or smoke events. This has increased the urgency to provide safe shelter for vulnerable and unhoused individuals and families. Additionally, COVID-19 crisis further highlighted the additional danger that impacts not only unsheltered individuals when they do not have access to housing, but also the heightened risks their unhoused circumstances present the rest of the community due to having limited access to sanitation and personal care.

The black/African American and Asian racial or ethnic group has a disproportionately greater need in comparison to the needs of the population as a whole three out of the four Area Median Income categories, as will be shown further below.

Affordable housing and human services are especially needed for:

- Severely mentally ill
- Chronically homeless
- Victims of domestic violence

## Demo

- Families with children
- Youth



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

### Summary of Housing Needs

This section presents HAMFI data (HUD Area Median Family Income) and CHAS data (Comprehensive Housing Affordability Strategy). These data sets custom generate tabulations using data that are largely not available through U.S. Census interfaces with the intent to help guide the spending of HUD funds. Housing cost burden is defined as spending more than 30% of their income on housing, and severe housing cost burden is defined as spending more than 50% of their income on housing.

The most common housing problem in the City of Walla Walla is being cost burdened. Nearly a third (29%) of households are cost burdened in Walla Walla.

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.

More than double the number of renters experience housing cost burden than do homeowners, or 18% vs 9% respectively. This difference is exacerbated when looking at renters vs owners who experience severe housing cost burden, or 21% vs 9%. For renters below 80% AMI, 18% are cost burdened and 21% are severely cost burdened. For homeowners below 80% AMI, 9% are cost burdened and 9% are severely cost burdened.

Please note that these numbers reflect 2017 Census Data. We know that in Walla Walla County, the cost of housing has gone up 42% since 2017. We can assume that the cost burden and severe cost burden have significantly risen also in our community. Source: Affordable Housing Data & Measurement Report. Community Council: Affordable Housing Implementation Task Force Inventory, Data & Measurement Subcommittee. June 2022.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	30,776	32,585	6%
Households	11,154	12,100	8%
Median Income	\$38,208.00	\$46,650.00	22%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	1,840	1,540	2,050	1,375	5,295
Small Family Households	445	325	625	450	2,330
Large Family Households	35	135	240	205	380
Household contains at least one person 62-74 years of age	245	265	405	215	1,225
Household contains at least one person age 75 or older	219	425	290	275	635
Households with one or more children 6 years old or younger	165	240	340	295	425

**Table 6 - Total Households Table**

Data 2013-2017 CHAS  
Source:

**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	50	110	55	35	250	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	20	25	0	90	0	25	0	0	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	30	30	10	80	0	4	35	4	43
Housing cost burden greater than 50% of income (and none of the above problems)	895	230	35	25	1,185	300	120	75	30	525

Demo

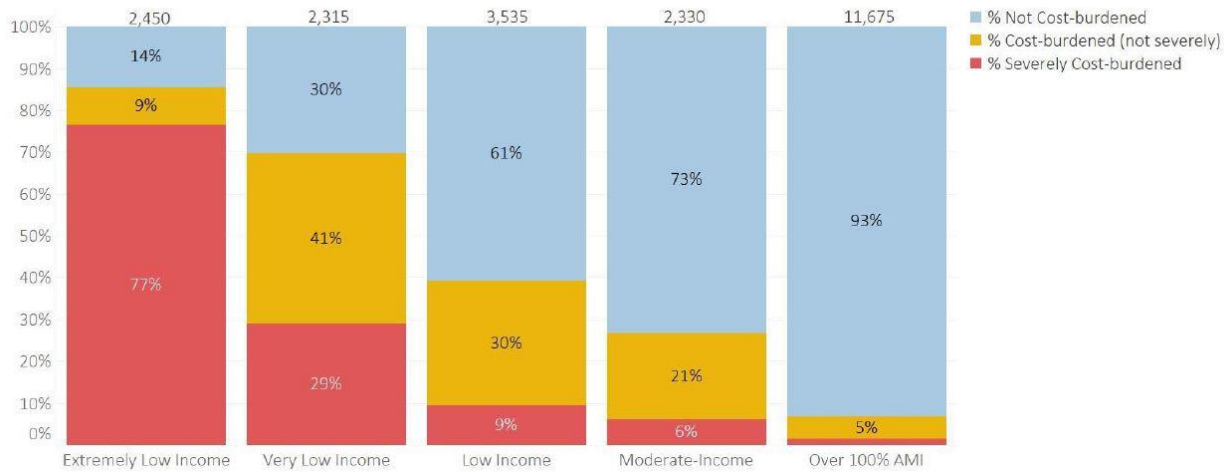
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	145	455	370	110	1,080	65	145	260	260	730
Zero/negative Income (and none of the above problems)	60	0	0	0	60	95	0	0	0	95

**Table 7 – Housing Problems Table**

**Data** 2013-2017 CHAS  
**Source:**

Percentage of Households that are Severely Cost-burdened, Cost-burdened, and Not Cost-burdened by Income Level, Walla Walla County

Source: Comprehensive Housing Affordability Strategy (CHAS) 2014-2018, Department of Housing and Urban Development



**Walla Walla Cost Burden 2014-2018 CHAS**

**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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	995	395	140	70	1,600	300	155	110	35	600
Having none of four housing problems	245	575	825	385	2,030	140	415	975	885	2,415
Household has negative income, but none of the other housing problems	60	0	0	0	60	95	0	0	0	95

Table 8 – Housing Problems 2

Data 2013-2017 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	300	150	145	595	79	110	140	329
Large Related	30	105	10	145	4	35	95	134
Elderly	200	285	135	620	165	115	65	345
Other	615	245	170	1,030	115	35	70	220
Total need by income	1,145	785	460	2,390	363	295	370	1,028

Table 9 – Cost Burden > 30%

Data 2013-2017 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	270	60	10	340	75	75	0	150
Large Related	30	35	0	65	0	15	0	15

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	100	150	25	275	140	30	20	190
Other	570	50	25	645	85	35	55	175
Total need by income	970	295	60	1,325	300	155	75	530

Table 10 – Cost Burden > 50%

Data 2013-2017 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	25	40	60	10	135	0	29	35	4	68
Multiple, unrelated family households	0	4	0	0	4	0	0	0	0	0
Other, non-family households	30	10	0	0	40	0	0	0	0	0
Total need by income	55	54	60	10	179	0	29	35	4	68

Table 11 – Crowding Information – 1/2

Data 2013-2017 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.

## Demo

The 2016-2020 ACS data shows that there are 6,166 single person households in Walla Walla County, of which the City of Walla Walla is the most significant sized municipality. At the same time, there are only 3,135 studio or one-bedroom units available. This clearly demonstrates and concurs with data from the Apartment Market Survey, Spring 2014-2021, from the Washington Center for Real Estate Research, which shows 0% availability of 1 bedroom units, below 5% rental vacancy rate which Washington State Department of Commerce considers a stable market.

### **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.**

At the time of this report, our jurisdiction has 19-20 households in need of housing assistance. These household range from single women to a mother with five children.

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

Cost burden is the most common housing problem, as shown in the Housing Needs Summary above. Of the remaining common housing problems, 51% of households lacking complete plumbing or kitchen facility is the next most common problem (51%), followed by overcrowding (25%) and severe overcrowding with more than 1.51 persons per room (24%).

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

Of households that experience common housing problems, 66% of are in rentals.

### **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**

Data not available.

### **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:**

Data not available.

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

Data not available.

**Discussion**

It is apparent that renters have the greatest cost burden and severe cost burden challenges in our community. Also, the number of single-person households and the lack of availability of single-person households demonstrates that these households are utilizing units that surpass their needs, with more than one bedroom. An increase in single person households could increase unit availability for households with more than one person, adding more units to the market for small families.



## 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.” The black/African American and Asian racial or ethnic group has a disproportionately greater need in comparison to the needs of the population as a whole three out of the four Area Median Income categories.

### 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	1,510	175	155
White	1,275	105	155
Black / African American	15	0	0
Asian	4	0	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	150	40	0

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

Data 2013-2017 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	1,150	395	0
White	805	310	0
Black / African American	4	0	0

Demo

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	4	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	290	70	0

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

Data 2013-2017 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	885	1,170	0
White	605	845	0
Black / African American	10	0	0
Asian	25	0	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	245	270	0

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

Data 2013-2017 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**

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	475	900	0
White	395	655	0
Black / African American	0	0	0
Asian	0	29	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	200	0

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

Data 2013-2017 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**

Disproportionately greater need exists in housing problems exist in Walla Walla regarding housing problems.

In the 0-30% Area Median Income (AMI), 100% of the Black/African American population and the Asian population have housing problems, 18% greater than the area average.

In the 30-50% AMI, 100% of the Black/African American population and the Asian population have housing problems, 26% greater than the area average.

In the 50-80% AMI, 100% of the Black/African American population and the Asian population have housing problems, 57% greater than the area average.

There is no disproportionately greater need regarding housing problems for any racial or ethnic group who are within the 50-80% AMI bracket.

**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**

The black/African American racial or ethnic group has a disproportionately greater need in comparison to the needs of the population as a whole in the 30-50% Area Median Income category.

**0%-30% 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	1,295	385	155
White	1,090	295	155
Black / African American	0	15	0
Asian	0	4	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	145	45	0

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

Data 2013-2017 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	550	990	0
White	400	715	0
Black / African American	4	0	0
Asian	0	4	0

Demo

<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>
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	130	230	0

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

Data 2013-2017 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	250	1,800	0
White	175	1,270	0
Black / African American	0	10	0
Asian	0	25	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	80	440	0

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

Data 2013-2017 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**

<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	105	1,270	0
White	90	955	0
Black / African American	0	0	0
Asian	0	29	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14	270	0

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

Data 2013-2017 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 30-50% AMI, 100% of the Black/African American population has severe housing problems which is 64% higher than the area as a whole. This is because of the four Black/African American households in this income group, all of them have severe housing problems.

**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:**

The City of Walla Walla does have disproportionately greater need for some demographics than others regarding Housing Cost Burden, specifically for Asian, American Indian/Alaska Native, and Black/African American populations.

**Housing Cost Burden**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	7,720	2,195	2,020	160
White	6,220	1,610	1,645	155
Black / African American	10	25	8	0
Asian	145	35	0	0
American Indian, Alaska Native	30	0	10	0
Pacific Islander	0	0	0	0
Hispanic	1,195	465	300	0

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

Data 2013-2017 CHAS  
Source:

**Discussion:**

Within the City of Walla Walla, an average of 64% of our extremely low income population (30% and below Area Median Income (AMI)) is housing cost burdened. Two racial/ethnic groups within this income demographic are disproportionately housing cost burdened.

Within the Asian demographic, 81% (+17%) are cost burdened.

Within the American Indian/Alaska Native demographic, 75% (+11%) are cost burdened.

Within the City, an average of 18% of our low income (30-50% AMI) population is housing cost burdened. Within the Black/African American demographic, 58% (+40%) are cost burdened.

Demo



## **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?**

Yes, in the three categories previously listed (Housing Problems, Severe Housing Problems, and Housing Cost Burden), there are nine (9) instances in which a racial or ethnic group has disproportionately greater needs than that income category as a whole.

The disproportionate needs are found within three racial or ethnic groups: five (5) of those instances within the Black/African American population, three (3) of the instances within the Asian population, and one (1) instance within the American Indian and Alaska Native population.

It is worth noting that the population sizes of these three ethnic groups are quite small, ranging from population sizes of 4 to 145. This does not change the fact that there exist disproportionately greater needs among our racial or ethnic groups in Walla Walla.

### **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?**

The area with the highest Black/African American populations are located in the neighborhoods in the northeast of our community, specifically in the 9208.02 and 9208.01 Census Tracts with 0.91% and 2.25% respectively.

The area with the highest Asian populations are located in the neighborhoods in two nearly disconnected census tracts in our community, specifically in the 9208.02 and 9206 Census Tracts with 8.31% and 3.56% respectively.

The area with the highest American Indian/Alaska Native populations are located in the neighborhoods in the northwest of our community, specifically in the 9205 Census Tract with 1.18%

## NA-35 Public Housing – 91.205(b)

### Introduction

There are no public housing units in this jurisdiction, as defined by Section 9 of the 1937 Housing Act which was a conversion that happened in August of 2017. All units which had been low-rent public housing units were removed from the federal public housing program at that time and put under the ownership and management of the Walla Walla Housing Authority (WWHA). The WWHA has continued to build units and provide them to the low- and moderate income populations in Walla Walla. The vouchers and programs that they provide therefore do not fit into the tables provided by the Department of Housing and Urban Development.

### 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	1,085	110	782	225	0	0

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

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

**Alternate Data Source Name:**

Walla Walla Housing Authority Summary Report

**Data Source Comments:**

Veterans Affairs Supportive Housing includes Tri-Cities VASH. 709 Housing Choice Vouchers. Data changed or added was provided by this alternate data source.

**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	0	10,286	0	10,462	8,973	0
Average length of stay	0	0	0	4	0	4	0	0
Average Household size	0	0	0	1	0	2	1	0
# Homeless at admission	0	0	79	4	0	3	1	0
# of Elderly Program Participants (>62)	0	0	256	169	0	161	8	0
# of Disabled Families	0	0	420	360	0	326	34	0
# of Families requesting accessibility features	0	0	0	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**

**Alternate Data Source Name:**

Seeking Public Housing Information

**Data Source Comments:** Public Housing as listed in the table is used to reflect Housing Choice Vouchers used in our jurisdiction by the WWAHA. Length of stay is in years.

**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	1,142	760	0	668	92	0	0
Black/African American	0	0	37	20	0	18	2	0	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	12	10	0	10	0	0	0
Pacific Islander	0	0	4	1	0	1	0	0	0
Other	0	0	17	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**

**Alternate Data Source Name:**

Seeking Public Housing Information

**Data Source Comments:** Public Housing as listed in the table is used to reflect Housing Choice Vouchers demographics used in our jurisdiction by the WWHA.

**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	319	84	0	81	3	0	0
Not Hispanic	0	0	576	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**

**Alternate Data Source Name:**

Seeking Public Housing Information

**Data Source Comments:** Public Housing as listed in the table is used to reflect Housing Choice Vouchers demographics used in our jurisdiction by the WWHA.

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

The Walla Walla Housing Authority (WWHA) has not entered into a Section 504 Voluntary Compliance Agreement with HUD. As referred to below, the need of these families includes case management, mental health support, and substance abuse support.

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

The most immediate needs of residents utilizing the WWHA units include case management, mental health challenges, and substance abuse.

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

These needs compare to the population at large. Many of these issues surfaced during COVID-19 epidemic across demographics, and the jurisdiction has not seen a significant improvement since its conclusion.

**Discussion**

The WWHA continues to seek partnerships and opportunities to best leverage their existing land holdings and available funding to maximize the opportunities to develop additional affordable units for this jurisdiction.

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

### Introduction:

Homeless criteria as defined by the Department of Housing and Urban Development is broken down into four categories:

- Literally homeless
- Imminent risk of homelessness
- Homeless under other Federal statutes
- Fleeting or attempting to flee domestic violence

The main source of data on the homeless population is the 2023 Point-in-Time (PIT) Count administered by Walla Walla County Health.

There is a declining trend in the homeless population based on the annual PIT count numbers, however it is generally understood that these numbers do not reflect the total number of homeless individuals in this jurisdiction.

### 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)	411	582	0	0	0	0
Persons in Households with Only Children	11	11	0	0	0	0
Persons in Households with Only Adults	856	1,066	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0

Demo

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				
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Alternate Data Source Name:**

Snapshot of Homelessness - Washington State Jan.23

**Data Source Comments:** The first column is from Table 4. Homeless only(Emergency shelter or unsheltered) and is considered unsheltered here. The second column is from Table 3. Unstably housed or homeless persons (Homeless or unstably housed) and is considered shelter here.

Indicate if the homeless population is:  Has No Rural Homeless

**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):**

No data available.



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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	1,092	0
Black or African American	117	0
Asian	27	0
American Indian or Alaska Native	187	0
Pacific Islander	47	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	490	0
Not Hispanic	1,346	0

**Alternate Data Source Name:**

Snapshot of Homelessness - Washington State Jan.23

**Data Source** This information is from Table 5. Number of Unstably Housed or Homeless Persons and is considered Sheltered  
**Comments:** here.

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

Based on data gathered from surveys sent to area shelters and foodbanks, housing assistance is needed for :

- 11 families
- 15 families of veterans

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

The highest homeless racial/ethnic group are White, Non-Hispanic at 60% which is comparable to the overall population in Walla Walla. Following that is the Hispanic/Latino racial ethnic group with 27% homeless, which again is comparable to their overall population. There is a disadvantage of homelessness within the American Indian/ Alaska Native (AI/AN) with higher percentages of homelessness (10%) as compared to their overall population in Walla Walla (0.3%) population.

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

Based on the Snapshot of Homelessness in WA State for January 2023 (WA State Dept of Commerce), on any given night there are 1,278 unsheltered individuals and 2,937 sheltered individuals in Walla Walla County, where the City of Walla Walla is the most significant municipality. This shows that 30% of the homeless individuals remain unsheltered and 70% are sheltered.

**Discussion:**

The information on the homeless population in Walla Walla collected in this section came from various sources and is recognized as general estimates for any given night. The jurisdiction's Continuum of Care has had recent successes in creating a community-wide system that ensures homeless youth are identified, monitored, and provided assistance to. In the same instance, this system also provides the jurisdiction with a more accurate number of youth experiencing homelessness. The jurisdiction plans to take the lessons learned and create a similar system for adults, which would both increase the accuracy of numbers and demographic information as well as increase success in providing assistance to those in our community with the greatest need.

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

### **Introduction:**

HUD includes the following subpopulations as Non-homeless Special Needs populations:

- Elderly
- Frail elderly
- Severe mental illness
- Developmentally disabled
- Physically disabled
- Persons with alcohol or other drug addictions
- Persons with HIV/AIDS
- Victims of domestic violence

Through data analysis and community and stakeholder feedback, the City has prioritized the following special needs groups who are especially vulnerable:

- Severe mental illness
- Victims of domestic violence
- Persons with alcohol or other drug additions

It is critical that adequate services and housing is available to prevent future homelessness for these populations.

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

**Mental Illness:** Throughout this jurisdiction community members called attention the mental health needs, stating that the need for mental health support spiked during COVID-19 and has maintained high levels since then. This includes but is not limited to depression, anxiety, and stress, all of which are aggravated among low-income populations, homeless individuals, and their families.

**Victims of domestic violence:** Individuals and families who have survived domestic violence are especially vulnerable to further trauma due to the disruption that domestic violence causes on employment, housing, education, and the effects on mental health. Limited beds in Walla Walla for survivors mean that there are times when they are turned away.

**Persons with alcohol or other drug addictions:** As supply chains shifted during COVID-19, it became easier to acquire fentanyl than other drugs such as heroine and morphine, and as such this more potent

drug has caused an increase in overdosing, coming to the point of crisis in Walla Walla (Source: Union Bulletin, Walla Walla Health Officials Say Pandemic Heightened Fentanyl Crisis).

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

Community partners who work with mental health across populations recognize this need to have been present before the COVID pandemic, that the need for mental health resources increased during the pandemic, and that the need persists today. Additionally, mental health partners have identified that they have funds to hire additional staff, but lack of childcare and affordable housing in the jurisdiction makes it challenging to find individuals that will move here.

Survivors of domestic violence, especially adults who are parenting, need more trauma-informed options where they can have privacy and services to help them heal. Mental health resources are in need for this population as well and are lacking in availability in our community.

Persons with alcohol or other drug addictions also need trauma-informed options. They also need housing that is separate from individuals or communities that could influence them to return to their addictions.

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

The Eligible Metropolitan Statistical Area is not available. Statistical data only exists for Walla Walla County, but the City of Walla Walla is the largest city in the jurisdiction so it could be assumed most of these numbers relate to the City of Walla Walla. In 2020, there were 55 cases of HIV in Walla Walla County. In the last five years, the number of people living with HIV has fluctuated between 53 and 62 and is currently on a downward trend.

Source: Washington State Department of Health, HIV Epidemiological Profile 2022

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A

**Discussion:**

During COVID-19 and continuing today, our jurisdiction witnessed an increase in the severity and numbers of individuals experiencing severe mental illness, domestic violence, or dealing with addiction. In each instance, stable housing is the first step to these individuals addressing their challenges and to relieving housing cost burden.

Fortunately, HIV/AIDS is a low concern in Walla Walla, and the numbers of individuals with HIV/AIDS remains relatively constant.

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

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

Of the Public Facilities our community previously identified as a priority, only one has remained the same: Childcare facilities. Childcare facilities are not only prioritized but are the number one Public Facility priority in our community, both through the survey as well as through community meeting input. In general, spaces where the community can gather were identified as needed in this jurisdiction, as much for community and family pleasure as for spaces that provide support for all ages.

The following four Public Facilities that this community priorities in the current Consolidated Plan are in order: youth center, homeless shelter, domestic violence shelter and day shelter for homeless.

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

These needs were determined through surveys sent out to our partner organizations who were asked to prioritize (high, medium, low, or not a priority) possible Public Facilities that CDBG can fund. Their responses were given a value (3, 2, 1, or 0 respectively), totaled to give a score value for each Public Facility, and the final score was doubled. The top five of these priorities were put in a shorter survey and sent out broadly to the public, scored, valued the same as above, and added to the score (without doubling). A sticker voting station was also placed in jurisdiction block ward parties where community members could vote on their priorities. These numbers were added to the partner organization totals for a total community prioritization score.

Additionally, the results are consistent with feedback received from community meetings and with feedback from community leaders who reviewed the initial survey results.

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

Of the Public Improvements our community previously identified as a priority, only one has remained the same: Sidewalks. Sidewalks are not only prioritized but are the number one Public Improvement priority in our community, both through the survey as well as through community meeting input.

The following four Public Improvements that our community prioritizes in the current Consolidated Plan are in order: streets, sewer lines, water lines, sidewalks, and playgrounds.

Broadband is potentially also recognized as a priority, however, it was added to the survey after some results had been submitted. Extrapolating from the survey results that were submitted with Broadband as an option, it is likely it would have been one of the top five as well. While broadband does exist in our

community, we still have broadband redlining, neighborhoods where fast internet is either not offered or not offered affordably for the residents.

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

These needs were determined through surveys sent out to our partner organizations who were asked to prioritize (high, medium, low, or not a priority) possible Public Improvements that CDBG can fund. Their responses were given a value (3, 2, 1, or 0 respectively), totaled to give a score value for each Public Improvement, and the final score was doubled. The top five of these priorities were put in a shorter survey and sent out broadly to the public, scored, valued the same as above, and added to the score (without doubling). A sticker voting station was also placed in jurisdiction block ward parties where community members could vote on their priorities. These numbers were added to the partner organization totals for a total community prioritization score.

Additionally, the results are consistent with feedback received from community meetings and with feedback from community leaders who reviewed the initial survey results.

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

Of the Public Services our community previously identified as a priority, only mental health services continued to be an identified priority and the survey recognized it as the highest priority.

Additionally, the survey recognized services for abused and neglected children, childcare, youth services, and substance abuse services as priorities for our community. Beyond the survey, community members also recognize the need for neighborhood revitalization facilitators to help minimize crime, increase community collaboration, and support locating necessary resources.

Note that general public service needs were a separate survey from public services that address homeless assistance needs. The prioritized needs for homeless assistance within this jurisdiction include food, childcare, and apartment deposits.

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

These needs were determined through surveys sent out to our partner organizations who were asked to prioritize (high, medium, low, or not a priority) possible Public Improvements that CDBG can fund. Their responses were given a value (3, 2, 1, or 0 respectively), totaled to give a score value for each Public Services, and the final score was doubled. The top five of these priorities were put in a shorter survey and sent out broadly to the public, scored, valued the same as above, and added to the score (without doubling). A sticker voting station was also placed in jurisdiction block ward parties where community members could vote on their priorities. These numbers were added to the partner organization totals for a total community prioritization score.





# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

As mentioned previously, the City of Walla Walla's most prevalent housing problem is cost burdened and severe cost burden. Another cause of this problem is a lack of units, specifically affordable and accessible units. Because of the shortage of available and affordable units, households are left with little choice but to inhabit spaces that have one or more problems.

Housing prices have been rising, in fact the cost of housing has gone up 42% since 2017. Additionally, the lack of units (with rental vacancy rates at a functional 0%) have continued to increase 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.

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

### Introduction

Although multifamily housing is being added to the overall housing stock at a faster rate than single-family detached units, the largest proportion of housing units (65%) are still single unit detached homes. Combined, multifamily units of all sizes make up 28% of housing units. The remaining 4% are comprised of mobile homes, boats, RVs, and attached one-unit structures such as ADUs.

There is also a disconnect between the housing units that exist in Walla Walla as shown in the two pie charts below. Forty-nine percent of our housing units are 3-bedroom units while only 28% of our households have 3 & 4 people. Conversely, only 17% of our housing units are studios or 1-bedroom units while 30% of our households are one-person.

The high costs of construction and of available land are factors in this shortfall in affordable housing.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,570	65%
1-unit, attached structure	390	3%
2-4 units	1,145	9%
5-19 units	1,190	9%
20 or more units	1,335	10%
Mobile Home, boat, RV, van, etc	570	4%
<b>Total</b>	<b>13,200</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	60	1%	315	6%
1 bedroom	120	2%	1,445	28%
2 bedrooms	1,665	24%	2,090	41%
3 or more bedrooms	5,160	74%	1,240	24%
<b>Total</b>	<b>7,005</b>	<b>101%</b>	<b>5,090</b>	<b>99%</b>

**Table 28 – Unit Size by Tenure**

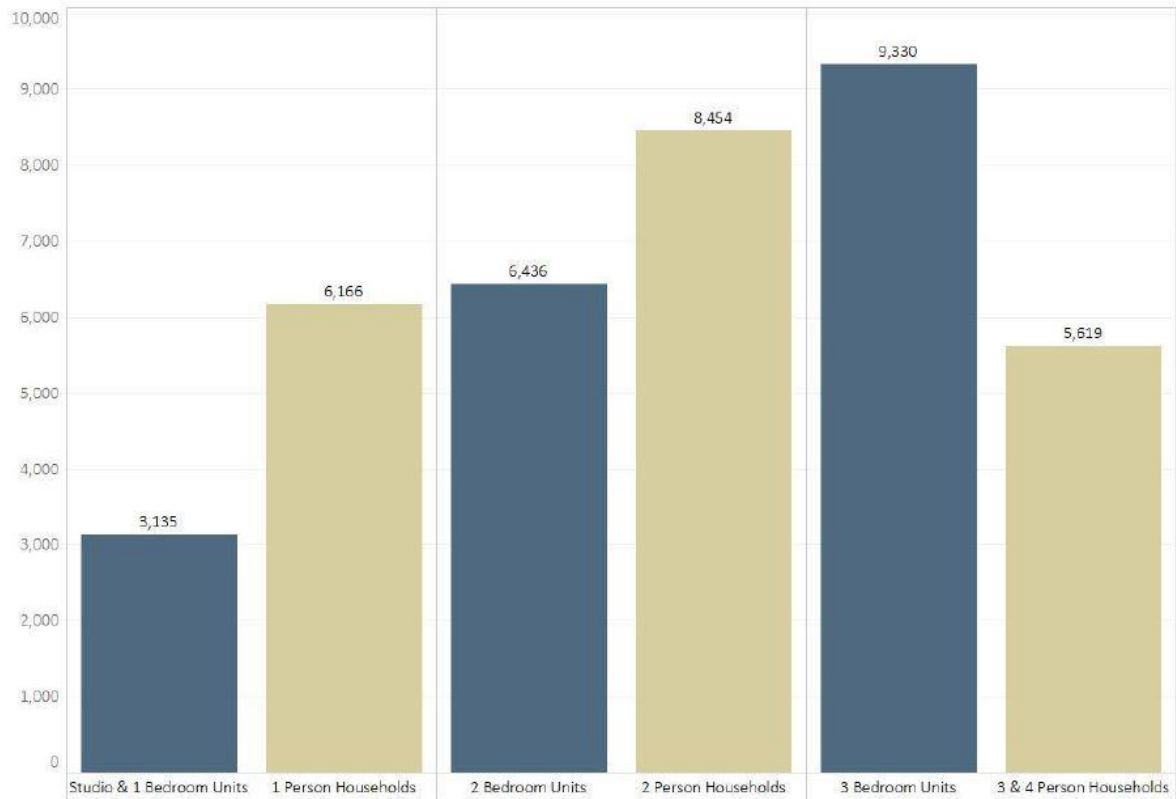
Alternate Data Source Name:

CC Affordable Housing Data and Measurement Report

**Data Source Comments:** Both graphs are from the Community Council Affordable Housing Data and Measurement Report. Housing Size and Household Size graph included reflects 2020 numbers rather than the 2013-2017 ACS data. The Rental Market graph is from the Apartment Market Survey, Spring 2014-20121.

## Housing Mismatch

House Size and Household Size, Walla Walla County, 2020  
Source: ACS Tables B25041 and B11016 5-Year Estimates, 2020

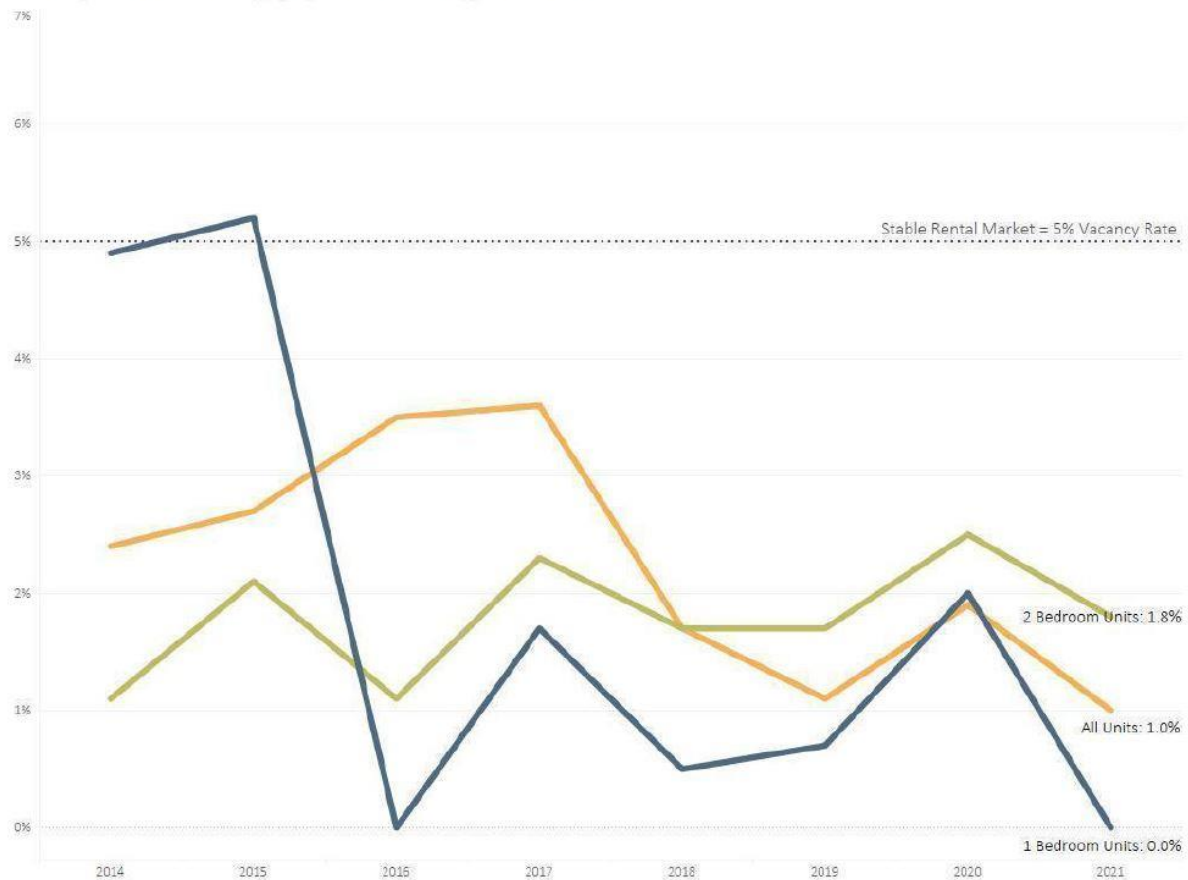


### House Size and Household Size

## Rental Market

Rental Vacancy Rate, Walla Walla County

Source: *Apartment Market Survey*, Spring 2014-2021. Washington Center for Real Estate Research



### Rental Market

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

Both local nonprofits and the Walla Walla Housing Authority receive funding from federal, state, and local sources.

Walla Walla Housing Authority provides 1085 units in total, serving the homeless, elderly, disabled, and families.

Blue Mountain Action Council blends federal and local funding to support 162 units in Walla Walla, mainly serving Seniors, chronically mentally ill, developmentally disabled, formerly homeless families, and addiction recovery. Other nonprofits in the area such as Catholic Charities also provide housing for our high-needs populations.

**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, the available housing units do not meet the needs of our community. The 2021 Walla Walla Regional Housing Action Plan projects a 20-year housing need of 3,570 dwelling units. However, there is already a tight housing market as seen through high housing costs and limited available rental units. The rental vacancy rate in Walla Walla is 1% (Apartment Market Survey, Spring 2014-2021; Washington Center for Real Estate Research). Aside from rentals, we are also lacking in homes for potential homeowners.

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

Regarding house size and household size, there is a mismatch of availability and need. As you can see in the below, there are twice the number of one-person households (6,166) in relation to the studio and 1-bedroom units available (3,135), and is thus a high need in our community.

Housing Mismatch (Number of Households by Household Size): 2022 Community Council Affordable Housing Data & Measurement Report

Additionally, the supply of rental units does not meet the demand. According to the Washington State Department of Commerce, a market with a 5% rental vacancy rate is considered stable, because it “indicates a balance between housing supply and demand.” The below graph shows that rental units available in Walla Walla County are far below that stable 5% mark. The below graph shows that there are 1% rental vacancy rates for all rental units which demonstrates its high need. Specifically referencing the number of one person households (6,166), Walla Walla County functionally has 0.0% available one-bedroom units which demonstrates an even greater need for them.

Rental Market: 2022 Community Council Affordable Housing Data & Measurement Report

**Discussion**

The Walla Walla Regional Housing Action Plan of 2021 breaks down the projected housing needs to the specific housing type that will be needed in Walla Walla. While it is not specific to the five-year timeline of this plan, it is still helpful to see the ratios of the anticipated needs:

Projected 2040 Housing Need by Type in Walla Walla UGA:

- Single-Family Detached Standard lots

- 1,142 Small lots, cottages, mfg. homes (lots)
- 899 Townhouses/ Plexes (units)
- Multi-family Units
- 556 Multi-family units (5+ units per structure)
- 846 Mobile homes/ ADUs/other (units)
- 297+ Total Dwelling

Total Dwelling Units: 3,710

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

### Introduction

The cost of housing, both for rental units and for homeowners, has increased since the last Consolidated Plan. This reflects the feedback received through public participation which also stated a need for increased housing opportunities and affordable housing that could help the Walla Walla homeless population.

The most current data shown below was gathered by a nonprofit in Walla Walla, Community Council, and provides data 5 years more current than provided by HUD. Not all of the data was updated, causing challenges in comparing some of the numbers. Regardless, significant increases in housing and rental costs which occurred during COVID-19 would be lost by using HUD's most recent 2017 data, so information has been updated wherever possible.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2022	% Change
Median Home Value	170,900	376,400	120%
Median Contract Rent	560	974	74%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

CC Affordable Housing Data and Measurement Report

**Data Source Comments:** Median Home Prices in Walla Walla County are shown through 2022 data. Average Rental Rates in Walla Walla County are shown through 2021 data. The number shown above is the average between single and double unit apartment rentals in Walla Walla.

Rent Paid	Number	%
Less than \$500	1,269	24.9%
\$500-999	2,420	47.5%
\$1,000-1,499	1,020	20.0%
\$1,500-1,999	240	4.7%
\$2,000 or more	140	2.8%
<b>Total</b>	<b>5,089</b>	<b>99.8%</b>

Table 30 - Rent Paid

Data Source: 2013-2017 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	285	No Data
50% HAMFI	1,205	364

Number of Units affordable to Households earning	Renter	Owner
80% HAMFI	2,850	1,559
100% HAMFI	No Data	2,688
<b>Total</b>	<b>4,340</b>	<b>4,611</b>

**Table 31 – Housing Affordability**

Data Source: 2013-2017 CHAS

Family Income Level	Owner-Occupied	Renter-Occupied	Total	Dist. %	Attainable Housing Products
Upper (120% or more of MI)	2,361	260	2,621	56.0%	Single Family Lots
Upper Middle (80% to 120% of MI)	384	347	730	15.6%	Cottage Homes, Townhomes, Apartments
Lower Middle (50% to 80% of MI)	207	693	900	19.2%	Townhomes, Mfgd. Homes, Plexes, Apartments
Low (less than 50% of MI)	0	433	433	9.3%	ADUs, Govt Assisted Apts.
<b>Total</b>	<b>2,952</b>	<b>1,734</b>	<b>4,685</b>	<b>100.0%</b>	

\*Derived from Appendix A.

**Projected Housing Need by Income Level**

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

**Table 32 – Monthly Rent**

Data Source Comments:

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

There is not sufficient affordable housing for households at any income level. As seen in the graph above that was generated through research for the Walla Walla Regional Housing Action Plan, Projected Housing Need by Income Level, there is a need for housing at all levels. To clarify, those estimated needs are for all of Walla Walla County, however the City of Walla Walla is the largest municipality within the county. Additionally, this goal is for 2040. Considering the high cost and low availability of



land for affordable housing, it is necessary to consider this future projected need in today's decisions for housing needs.

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

Unless there is a significant increase in housing construction making more units available, the need for housing will continue to exceed the available market, increasing the value and cost of homes and worsening the availability of affordable housing. In this event, the rental market which already has very low availability, will most likely become more dire, as well.

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

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. Fair market rent remains out of reach for a significant portion of the population. Therefore, efforts to increase affordable housing must address both home and rent prices, largely through the creation of more and/or new housing that is affordable for low and median-income families.

**Discussion**

Walla Walla's availability of affordable housing has decreased since the last Consolidated Plan. The City has created a Housing Ad-Hoc Committee to identify policies and actions encourage more affordable housing options, and they successfully have completed the passing of ordinances to this end. Regardless of their work, unless there is a significant increase in units made available, rental and home prices will continue to rise.

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

### **Introduction**

The housing conditions in Walla Walla are mixed with household cost burden the most common problem, 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**

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%

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.

### **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, not structurally sound, is an unsafe structure for habitation, and which would not be economically feasible to repair.

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 are still economically feasible to repair.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,515	22%	2,550	50%
With two selected Conditions	85	1%	300	6%
With three selected Conditions	0	0%	4	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,405	77%	2,245	44%
<b>Total</b>	<b>7,005</b>	<b>100%</b>	<b>5,099</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2013-2017 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,366	18%	786	15%
1980-1999	1,082	14%	1,075	21%
1950-1979	1,373	18%	1,129	22%
Before 1950	3,648	49%	2,124	42%
<b>Total</b>	<b>7,469</b>	<b>99%</b>	<b>5,114</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Alternate Data Source Name:  
2017-2021 ACS 5-Year Estimates (S2504)  
Data Source Comments:

### 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	5,021	67%	3,253	64%
Housing Units build before 1980 with children present	300	4%	170	3%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2013-2017 ACS (Total Units) 2013-2017 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 36 - Vacant Units**

Data Source: 2005-2009 CHAS

## Need for Owner and Rental Rehabilitation

In the City of Walla Walla there are approximately 12,583 housing units, 7,469 owner-occupied units and 5,114 renter-occupied units. Of the rental units, 56% have one or two problems while only 21% of the owner-occupied units have one or two problems. The biggest need for rehabilitation among housing units is therefore to provide rehabilitation of rental units.

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

In Walla Walla, 8,274 (66%) of the units were built before 1980. Not much data has been gathered to determine the presence and hazard level of the houses built before 1980, therefore the entire number of units built before 1980 must be included in this estimate.

## Discussion

The data shows that 35% of the units in Walla Walla have one or two problems that could be addressed through rehabilitation. It is worth noting that the 2021 Walla Walla Regional Housing Action Plan also identified Housing Rehabilitation Grants as one of its top five Housing Actions, as recommended by survey respondents.

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

### Introduction

The City of Walla Walla does not have public housing but does have the Walla Walla Housing Authority (WWHA) which is a Public Corporation. The WWHA is charged with building and maintaining affordable housing for families, disabled, and the elderly, all of which are subject to income and rent limits. Like Public Housing, the WWHA also utilizes vouchers.

### Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	709			1,085	110	782	115	0	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 37 – Total Number of Units by Program Type**

**Alternate Data Source Name:**  
Seeking Public Housing Information  
**Data Source Comments:**

**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:**

As the WWHA is not considered Public Housing, they are not held to the same requirements nor do they use the standardized inspection scores provided by HUD (hence, no Inspection Scores are provided below).

However, the WWHA owns and manages 578 units. The physical condition of these units varies considering the different ages of the units and changing resources available to rehabilitate and maintain their existing housing stock. The newest units were completed in 2022.

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - Public Housing Condition**

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

The current highest need is to preserve multifamily housing stock, specifically 48 units that were built in the 1970's.

**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 and rehabilitation continue to be a priority, particularly for the units that were constructed more than 30 years ago.

**Discussion:**

The Walla Walla Housing Authority continually seeks resources to maintain and rehabilitate their units, which they continue to expand. Currently, they are in the process of seeking funding for an additional 50 units that will be located on land that they own.

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

### Introduction

There are many service providers that provide resources and assistance to homeless individuals and families. The City of Walla Walla and other public entities are working with these service providers to create a more coordinated system. However, there are a lack of shelters for individuals in emergency situations to find immediate housing, especially for women, and a need for transition and supportive housing for individuals to successfully become housed community members.

### 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)	40	0	0	11	0
Households with Only Adults	100	0	39	17	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	34	0	0
Unaccompanied Youth	6	0	1	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Alternate Data Source Name:**  
Housing Inventory Count 2019-2022  
**Data Source Comments:**



**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**

- HealthProvidence 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. The Center provides 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 is a non-emergency health care center open seven days a week and no appointment is needed. Services include basic medical care, x-rays, and lab tests. Providence Express Care offers same-day appointments seven 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 offers a wide variety of medical services, it has over 40 primary care and specialty physicians. The facility also has a walk-in clinic open seven-days a week with no appointment necessary. 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 Health Center is a nonprofit that offers integrated services, delivering medical and mental health therapy, care coordination, and social support for students to have their individual needs addressed. One of their locations is located at the HUB which shares a space and provides services for homeless teenagers. Mental Health Blue Mountain Health Cooperative is a new provider that was formed in response to a community need for timely response to mental health needs. To do this, it provides walk-in services which are completed on a by-donation basis. Comprehensive Healthcare is the main provider of mental health services. It offers a wide range of behavioral health and substance-use disorder treatment services, including individual treatment, psychosocial treatment programs, and psychiatric services. It also has special programs for parents, victims of crimes, and veterans. Walla Walla County Crisis Response Unit “is an integrated crisis unit providing both mental health and chemical dependency interventions and is comprised of Designated Mental Health Professionals 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 Mental Health Network of Walla Walla Employment Services Blue Mountain Action Council provides programs to support individuals find employment, such as employment training and client-focused case management. 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 is the main employment service in Walla Walla. 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 four-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 provisions of rental assistance)

- Blue Mountain Action Council provides rental assistance.

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

- Walla Walla Warming Centers- open seasonally from November 1 to February 28
- Christian Aid Center - serves families with children, single men, and single women.
- 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 Alliance for the Homeless - 32 Conestoga huts for homeless adults

Transitional Housing (2-year stay maximum)

- Walla Walla Alliance for the Homeless is developing 20 units that have their own heating, air conditioning, folding beds, and access to a shared restroom and shower facility, of which \$275,000 came from the City of Walla Walla. The Transition Shelter is designed for guests who are committed to making the transition from homelessness to housed and includes work with their Exit Homelessness program.
- 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 - 10 beds
- Walla Walla Housing Authority/ CORD - 24 beds
- Oxford Houses: Walla Walla, Melrose, and Blue Mountain - Oxford Houses are democratically run, self-supporting, and drug-free homes intended to help in recovery from drug and alcohol addiction.
- Blue Mountain Action Council Transitional Housing- Blue Mountain Action Council is a service provider for the WA Department of Commerce's Transition Housing Operating and Rent Program (THOR) which provides homeless families with children with up to two years of rental assistance, transitional facility operating subsidies, and case management to help them transition to permanent housing and self-sufficiency.

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 households.
- 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 income-eligible households

Permanent Supportive Housing (no limit to length of stay)

- Walla Walla Housing Authority - 15 units at Evergreen Commons
- 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
- Joe’s Place – Housing for individuals with sex offenses

## **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 living wage employment.

### **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 housing that continues to provide case management.

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, which is yet another barrier these populations face in trying to find supportive housing that meets their needs.

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

Below is a list of supportive services available to people with disabilities in Walla Walla:

- The Walla Walla division of NAMI (National Alliance on Mental Illness), 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

**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 address supportive needs by funding:

- Public services through support of homeless assistance
- A sidewalk project is planned to be constructed within the census block group with the highest low-income population
- Home-owner occupied housing rehabilitation

**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))**

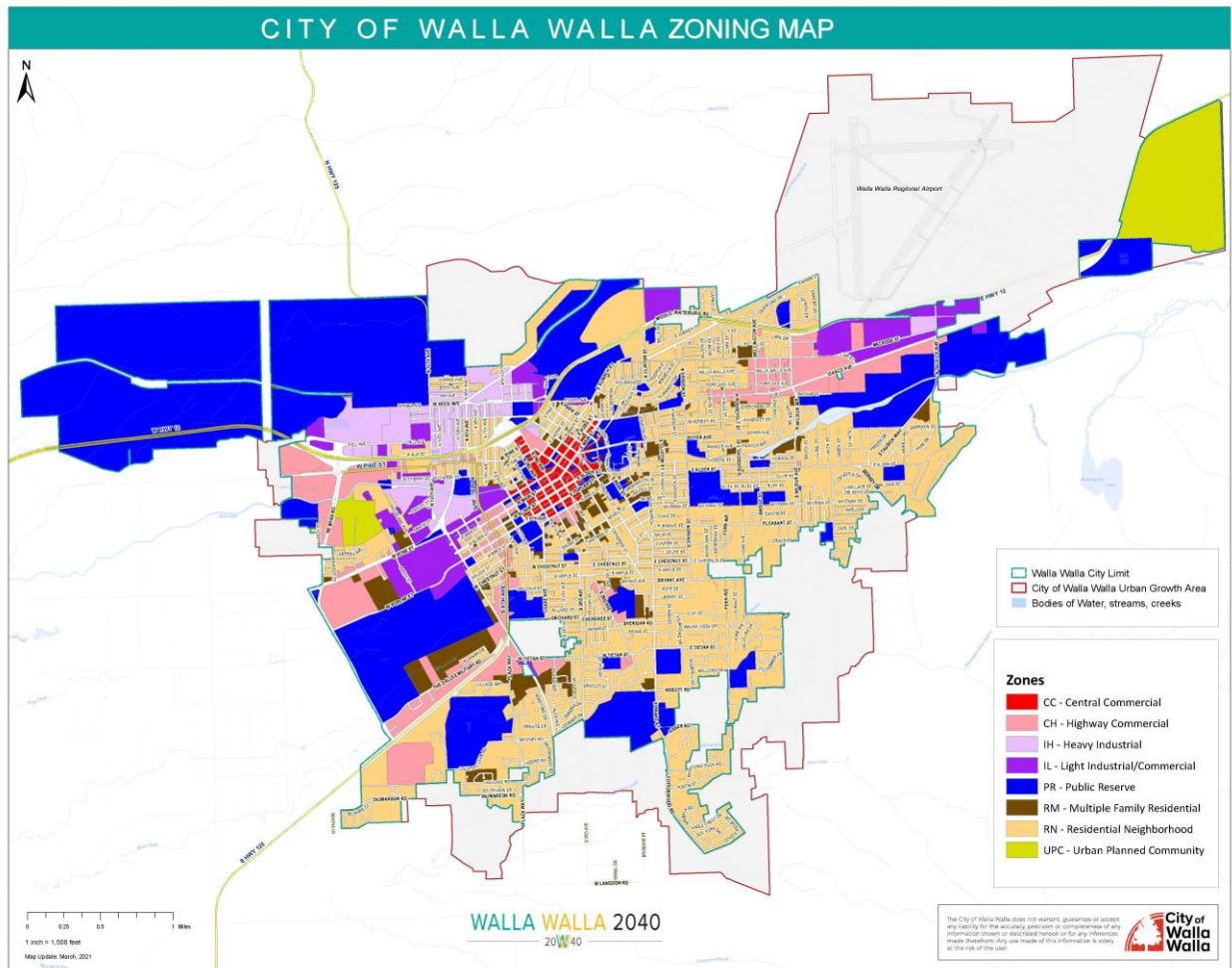
N/A

## 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 (statewide)
- Decrease in funding homeowner-occupied repair programs (statewide)
- Development fees
- Zoning code restrictions. One example specific to Walla Walla is that land is zoned for light industrial use could potentially be expanded to include residential use (see below Zoning Map).
- Utility connect and permitting fees, as approximately 10% of the final home cost
- Delays related to the permitting process



Walla Walla Zoning Map 2021



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

### Introduction

Since the last Consolidated Plan, only nominal changes have occurred in the jurisdiction's workforce. It is worth noting that the data below reflects 2013-2017 which is not only 6 years old but also is before COVID-19 epidemic impacted the community.

Note that Median income data is not included below. It was not auto-populated, and when going into the Census information, the data listed available is listed as including full-time, year-round workers. Considering the significant employment of residents in both the seasonal agricultural and service industries, these numbers were not included.

### 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	660	152	7	1	-6
Arts, Entertainment, Accommodations	1,416	2,004	15	18	3
Construction	550	417	6	4	-2
Education and Health Care Services	2,625	4,000	28	36	8
Finance, Insurance, and Real Estate	434	647	5	6	1
Information	146	225	2	2	0
Manufacturing	1,084	886	12	8	-4
Other Services	310	398	3	4	1
Professional, Scientific, Management Services	335	350	4	3	-1
Public Administration	0	0	0	0	0
Retail Trade	1,339	1,525	14	14	0
Transportation and Warehousing	165	64	2	1	-1



Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	294	299	3	3	0
Total	9,358	10,967	--	--	--

**Table 40 - Business Activity**

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	20,817
Civilian Employed Population 16 years and over	19,806
Unemployment Rate	4.90
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	4.90

**Table 41 - Labor Force**

**Alternate Data Source Name:**

2021 ACS 5-YR B23006 Educ Attainment by Employment

**Data Source Comments:** Note: Unemployment Rate for Ages 16-24 is from the 2013-2017 ACS; Civilian Employed Population reflects 25-64 years of age, not 16 years and over; unemployment rate for ages 16-24 is unknown

Occupations by Sector	Number of People
Management, business and financial	2,945
Farming, fisheries and forestry occupations	600
Service	1,770
Sales and office	2,860
Construction, extraction, maintenance and repair	1,235
Production, transportation and material moving	655

**Table 42 – Occupations by Sector**

**Data Source:** 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	11,225	88%
30-59 Minutes	925	7%
60 or More Minutes	670	5%
<b>Total</b>	<b>12,820</b>	<b>100%</b>

**Table 43 - Travel Time**

**Data Source:** 2013-2017 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	1,853	256	1,711
High school graduate (includes equivalency)	3,409	306	2,390
Some college or Associate's degree	7,919	294	3,444
Bachelor's degree or higher	6,625	155	1,154

**Table 44 - Educational Attainment by Employment Status**

**Alternate Data Source Name:**  
2021 ACS 5-YR B23006 Educ Attainment by Employment  
**Data Source Comments:**

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	115	85	360	565	285
9th to 12th grade, no diploma	290	290	300	435	240
High school graduate, GED, or alternative	1,120	1,160	860	1,615	1,380
Some college, no degree	2,730	1,450	870	1,895	1,250
Associate's degree	265	760	555	1,045	415
Bachelor's degree	200	690	665	940	1,000
Graduate or professional degree	0	310	430	700	575

**Table 45 - Educational Attainment by Age**

**Data Source:** 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	0
High school graduate (includes equivalency)	0
Some college or Associate's degree	0
Bachelor's degree	0
Graduate or professional degree	0

**Table 46 – Median Earnings in the Past 12 Months**

**Data Source Comments:**

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

The major employment sectors in Walla Walla are Education and Health Care Services (4,000 jobs), Arts, Entertainment, and Accommodation (2004 jobs), and Retail Trade (1525 jobs). Altogether these three sectors make up 57% of the share of all workers. These numbers indicate that Walla Walla predominantly is a service economy.

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

A shortage of skilled contractor and skilled construction labor currently creates challenges to find available and reasonably priced workers for home rehabilitation projects or housing construction in general.

Interviews and survey responses identify housing cost burden and childcare as needs for the business community. Both of these barriers have been cited as reasons why local industries have not been able to fill job vacancies. Educational opportunities to provide qualified individuals for our local industries have been identified as a priority.

**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.**

One factor that will influence future workforce is the shrinking population of births in Walla Walla County. Between 2010 and 2022, the Age Group 0-4 has shrunk 14%, from 3,513 to 3,083. This change creates at least one economic impacts: the Education sector will be impacted due to smaller classes. Considering this is included in the largest workforce sector in Walla Walla, it will be important to consider how educators could potentially pivot their career (Source: Washington Office of Financial Management, ofm\_pop\_age\_sex\_postcensal\_2010\_2020\_t0\_2022\_s).

The overall population is expected to grow in Walla Walla County, however it will be important for sectors that depend on younger workforces to consider how this could impact their workforce in the future. An aging population in Walla Walla County is a factor that could project growth for the healthcare industry.

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

Of adults in the labor force ages 25 and over, 72% have obtained some college education or a higher college degree (either an Associate's, Bachelor's, or Master's degree) and 28% of the labor force has no

college education. This high level of education within the jurisdiction's population reflects the benefits of having three higher education institutions located within this region.

Interviews with community members have identified a need to increase workforce development with construction and broadband-related skills.

**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.**

Walla Walla has a community college and a private, nationally recognized liberal arts college, in addition to a university located in the neighboring jurisdiction. Also, the Walla Walla Community College added two Bachelor of Applied Science degrees to respond to the educational needs of students and the market needs of our region: Agricultural Systems and Agricultural Systems with a Concentration in Ag Business. These additions address the anticipated changes in agricultural, at local and non-local levels, as technology and a continually globalizing market impact the sector changes and ways in which the jurisdiction's agriculture sector must adapt to be competitive.

**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 Walla Walla 2040 Comprehensive Plan, updated in 2018 includes these 8 goals:

- Walla Walla has a high-quality and well-educated workforce.
- Walla Walla has high-quality infrastructure to support economic development.
- Walla Walla has an array of sustainable employment choices for all income and age levels, particularly jobs that pay a living wage.
- Walla Walla has a supportive environment for entrepreneurial opportunities and startup businesses.
- Development standards and regulations are aligned with the needs of new and technology-based businesses.

- Downtown Walla Walla is full of thriving businesses and is recognized and celebrated as the center of the community.
- Walla Walla has a thriving retail economy with ample shopping opportunities, and local residents choose to shop in the city.
- Tourism continues to be an important part of Walla Walla's economy, including heritage and wine tourism.

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.

No specific city or regional economic development initiatives are identified beyond these goals.

Community partners at our local banks have confirmed an identified need for entrepreneurial and small business support, especially for our Spanish-speaking community members.

## **Discussion**

Significant changes to the business sectors are not anticipated in Walla Walla County. However, there is an anticipated change in population that could impact Walla Walla: a significant increase in the Hispanic/Latino population in the workforce. The Walla Walla School District report card shows that the jurisdiction's Hispanic/Latino student population is 42.9% (Source: The Washington Office of

Superintendent of Public Instruction). Considering the current Hispanic population is 25%, that is a significant increase to the area's workforce. It will be beneficial for the community to anticipate this change in workforce demographic by ensuring that educational opportunities are available and employment opportunities match the skills and professional goals of this population.

While specific strategies or initiatives have not been identified in our area to directly impact economic development, comments from surveys and community members echo the same thing: our lack of childcare and affordable housing is impacting our economic development. Local businesses, hospitals, and schools are having a difficult time filling their positions due to individuals not wanting or being able to move to the area due to those challenges. Although indirect, increased childcare and affordable housing options will greatly and positively impact our economic development.

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

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

"Concentrated" is any area with a rate of households with multiple housing problems greater than 40%.

In the City of Walla Walla, 30.5% of households have 1 or more of the 4 housing problems, therefore no area in Walla Walla is considered to have a "concentration" of housing problems.

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

*Concentrated areas of minority groups* is defined as any Block Group with a minority population that exceeds 30% of the Block Group's total population. Only 9204, Block Group 1 has a concentration of minorities, and it is the location of the Walla Walla State Penitentiary.

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

There is no market or industry that exists in the 9204, Block Group 1, other than the State Penitentiary.

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

In 9204, Block Group 1, the Penitentiary is the sole asset. It is an asset to the community as the inmates produce items and services that they cannot sell but must be donated and this includes dolls and rehabilitation of furniture. Additionally, inmate labor is utilized to do community projects such as path clean-ups. The Penitentiary was initially invited to Walla Walla as a consistent source of employment which it continues to be, requiring administrators, doctors, guards, and other professions that serve their entire community.

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

No



## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

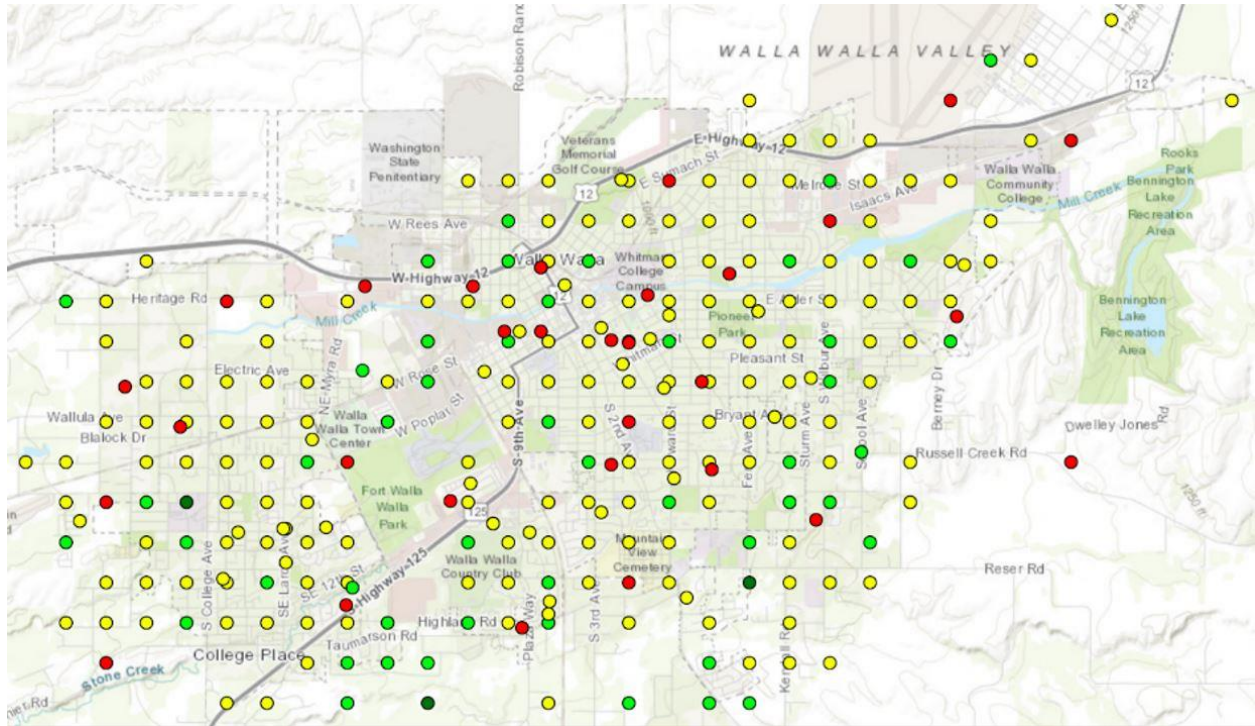
Digital redlining exists in Walla Walla, where more affluent communities have the best access to internet and most options to internet providers while some neighborhood pockets with fewer resources have no high-speed internet or no access to internet at all. Some community service providers in our community are not satisfied with internet access and experience challenges with how they can provide services to our low- and moderate-income households.

The below map combines SBO and Ookla data to show the neighborhoods that are not well served, again, particularly common in low-income census block neighborhoods.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Experts in broadband have informed us that we are well served by internet service providers (ISP), upwards of 11 ISPs. The issue for us is, while the providers are present and could be serving our entire community, in some cases they have not made their services available to some neighborhoods. Additionally, while ISPs are present, the affordability of these services still excludes our low- and moderate-income households from their services.

Source: 2023 Broadband & Digital Equity Local Action Plan, Walla Walla County



**2023 Broadband & Digital Equity Local Action Plan, Walla Walla County**

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Our region has seen the projected increase in heat and days with extreme heat become a reality. Additionally, our precipitation patterns have changed, with longer periods without precipitation and more intense precipitation events when they do occur. This has the potential of increasing the likelihood of flooding when intense spring rains have already been seen to increase river runoff in short periods of time. Finally, increased heat and changes in precipitation patterns also increases the likelihood of forest fires, as seen in previous years, and greatly decrease the air quality for everyone in our community.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Housing occupied by low- and moderate-income households requires more repairs and often does not have updated components to efficiently and effectively respond to extreme heat. Poor-quality A/C units, lacking insulation, and poor-quality windows are common problems. Additionally, populations that are greater at risk of being low- and moderate-income, such as senior citizens, are also some of the populations most at risk of extreme heat exhaustion. Homeless individuals are most at risk of increased heat and poor air quality due to their limited options to remove themselves from the hazards.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Walla Walla’s Strategic Plan outlines the housing and community development goals and strategies to meet the priority needs with available resources. This plan covers the period from April 1, 2024, through March 31, 2029.

The City anticipates receiving continued federal entitlement grants through HUD in the next five years, specifically the Community Development Block Grant (CDBG) program. The City also anticipates continuing to receive funding from local sources. This plan is written to meet the requirements of HUD that provides financial resources to implement the plan. These priority needs are based on data gathering and analysis from Census, community input, and review of community partners’ existing plans.

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

### Geographic Area

Table 47 - Geographic Priority Areas

<b>1</b>	<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>	
	<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 City’s plan does not propose a geographic priority in this planning period due to the fact that low- and moderate- income households live throughout our City. Also, because of the small size of this jurisdiction, it became apparent that focusing on Census block groups rather than Census tracts allows us to disaggregate data and focus on the needs within our community. Specifically, with consistently high housing costs across our City, the City overall is in need of affordable housing stock. For this reason, this Consolidated Plan will focus on providing services and affordable housing in all neighborhoods, rather than concentrating only in neighborhoods where poverty rates are already above average.

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable and Accessible Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Affordable and Accessible Housing
	<b>Description</b>	Affordable housing options are limited and have experienced steadily increasing prices that have outpaced increases in pay. Slum and blight removal may be used to address this priority need.
	<b>Basis for Relative Priority</b>	The need for more affordable housing of all types is the highest priority as determined through the housing market analysis, feedback from community partners, and through citizen participation. The high cost of housing and the low availability of housing units both exacerbate needs for other programs and services.
2	<b>Priority Need Name</b>	Basic and Economic needs
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	City Wide
	<b>Associated Goals</b>	Basic and Economic Needs
	<b>Description</b>	Help to fill gaps in basic needs to low-income persons and households, including but not limited to food, childcare, mental health services as well as other basic needs such as homeless assistance programs, financial literacy, job training, and social connection opportunities for populations including the youth and homeless individuals.
	<b>Basis for Relative Priority</b>	As housing costs continue to rise, less income is available for other necessities. Likewise, alleviated costs for necessities such as food and childcare make available other funds for households to maintain their housing.
<b>3</b>	<b>Priority Need Name</b>	Suitable Living Environments
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	City Wide
<b>Associated Goals</b>	Community Development
<b>Description</b>	This includes but is not limited to projects that increase or improve infrastructure and facilities that meet the needs of the community, create safe and secure environments, and increase a sense of belonging and pride in neighborhoods. Slum and blight removal may be used to address this priority need.
<b>Basis for Relative Priority</b>	Availability of physical spaces impact physical, social, and emotional wellbeing of individuals, households, and communities.

**Narrative (Optional)**

Consistent with the last Consolidated Plan of 2019-2023, the next five years continue to identify increased affordable and accessible housing as priority needs.



The following needs have been identified:

- Affordable Housing
- Basic and Economic Needs
- Suitable Living Environments

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

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	In such a tight rental market (functionally a 0% vacancy rate), landlord engagement is key to ensuring the availability of rental units to a higher-risk population. Other factors include market rents, eligibility criteria, decreased funding, length of stay restriction, and 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 resources within the existing limited capacity of supportive services 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, construction costs, financing, high utility fee costs, and other development costs hinder the development of new housing.
Rehabilitation	Many home-owner occupied houses have deficiencies that are prohibitively expensive for the home-owner to make. Plus, landlords do not often have incentives to rehabilitate their rental units, especially given low vacancy rates that limit the lack of options for renters to move. Other influential market characteristics are a shortage of available contractors and financing options.
Acquisition, including preservation	Rising home prices and a growing tourism industry have led to an increase in homes bought by out-of-town buyers. Other influential market characteristics are land availability and financing.

**Table 49 – Influence of Market Conditions**

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

**Introduction**

Anticipated resources for the 2024-2028 Consolidated Plan are based on the 5-year overage of the previous Consolidated Plan, 2019-2023. Additional funding resources diversified during the last Consolidated Plans and efforts will continue to seek innovative and diverse funding and partnering opportunities.

**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	390,580	0	0	390,580	1,562,320	Funding amounts are established by HUD. Available funds will be used to make comprehensive improvements citywide

Table 50 - 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.

Previous examples include partnerships with the Blue Mountain Action Council, banks located within the jurisdiction, and other public and private entities. Nonprofit homeless shelter developers have been successful in obtaining Washington State Housing Trust Fund allocations by leveraging CDBG funds. Additionally, the Walla Walla Housing Authority utilizes the low-income housing tax credit to augment the funding of some of their properties. Finally, another example of how the City of Walla Walla leverages its funds is the West Moore Street Sidewalk project which was able to point to committed CDBG funding and ultimately was awarded additional Washington State Transportation Improvement Board funds for the project.

Matching is not a requirement for CDBG funds, but it is will be considered in the application process.

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

The 2021 Walla Walla Regional Housing Action Plan identified leveraging under-utilized or surplus public lands as a priority action for the City to consider for possible affordable housing. Since then, the City's Housing Ad-Hoc Committee has identified two properties and is working on the process to make them available for affordable housing projects. The City continues to look for additional strategic land acquisitions and creative partnerships to create future affordable housing opportunities.

**Discussion**

The City hopes to continue to leverage CDBG funds to multiply the potential community impact.

## 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>
City of Walla Walla	Government	Homelessness Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
WALLA WALLA HOUSING AUTHORITY	Government	Homelessness Non-homeless special needs Ownership Planning Rental public facilities	Region
Walla Walla County Department of Community Health	Government	Homelessness Non-homeless special needs public services	Other
Blue Mountain Action Council	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Christian Aid Center Men and Families	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
PORT OF WALLA WALLA	Government	Economic Development Planning	Region
CATHOLIC CHARITIES OF SPOKANE	Non-profit organizations	Non-homeless special needs Rental	Region

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
YWCA	Non-profit organizations	Economic Development Homelessness public services	Region
Walla Walla VA Medical Center	Government	Homelessness Non-homeless special needs Planning Rental public services	Region
Walla Walla Community College	Other	Economic Development Non-homeless special needs Planning	Region
Common Roots Housing Trust	Non-profit organizations	Ownership	Region
YMCA	Non-profit organizations	public facilities public services	Jurisdiction

**Table 51 - Institutional Delivery Structure**

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

Considering the smaller size of our community, there is an abundance of service providers and nonprofits endeavoring to improve the lives of residents. The City and these community partners are committed to collaborate and address the needs of low- and moderate- income households.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	

<b>Street Outreach Services</b>			
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	X	
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 52 - 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 network of institutions through which housing and community development programs are carried out in the city is broad-based and includes private industry, non-profit organizations, and public institutions.

The City has partnered and continues to be open to partnering with agencies in addition to those listed above to provide funding or other partnership in order to carry out the delivery of projects that benefit the homeless, including:

- The Walla Walla Homeless Alliance- provides shelter and transitional housing options
- The Christian Aid Center – provides temporary shelter for men, women, non-binary individuals and families
- Joe’s Place – provides housing to registered sex offenders, many who have faced homelessness
- Walla Walla Housing Authority – providing affordable housing opportunities to families, seniors, and veterans
- Catholic Charities, the Loft – addressing youth homelessness
- Blue Mountain Action Council – provides an array of services for low-income individuals including but not limited to affordable housing options and programs meant to address the needs of homeless individuals

**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**

A strength of our jurisdiction is that multiple institutions and nonprofits offer services for the jurisdiction's special needs population and persons experiencing homelessness. However, mental health services have been identified as a gap in our community, both in their availability and accessibility. Providers comment on not being able to fill their open positions. Additionally, community members have shared the difficulty in finding mental health services that meet their need, that they can afford, and that are available at the times and in the places most accessible to them.

**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**

Continuing to address affordable housing and childcare will help the mental health sector by making the jurisdiction more attractive to relocate to.



## 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	Affordable and Accessible Housing	2024	2028	Affordable Housing Public Housing	City Wide	Affordable and Accessible Housing	CDBG: \$600,000	Rental units rehabilitated: 5 Household Housing Unit  Homeowner Housing Rehabilitated: 10 Household Housing Unit  Buildings Demolished: 1 Buildings  Other: 1 Other
2	Community Development	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Suitable Living Environments	CDBG: \$710,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 8100 Persons Assisted
3	Basic and Economic Needs	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Basic and Economic needs	CDBG: \$295,000	Public service activities for Low/Moderate Income Housing Benefit: 5000 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning and Administration	2024	2028	Planning and administration	City Wide		CDBG: \$395,000	Other: 1 Other

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable and Accessible Housing
	<b>Goal Description</b>	Vulnerable and low- and moderate income households can benefit both from availability of supportive and transitional housing as much as the preservation and development of affordable housing. This goal includes but is not limited to increasing the number of low-income rental units, rehabilitation of owner-occupied and rental housing, supporting new homeownership opportunities, increasing land available for affordable housing development, other resources that would lower the overall cost of affordable housing development, and other eligible activities.
2	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	Projects focused on public facility and infrastructure maintenance and improvements provide improvements to communities along a spectrum of needs: from increasing safety and security to supporting joy, vibrance, and pride of their communities. Projects include and are not limited to shelters, youth centers, childcare centers, sidewalk projects, and other eligible activities.

<b>3</b>	<b>Goal Name</b>	Basic and Economic Needs
	<b>Goal Description</b>	Support the ability of household to address their non-housing basic needs and services including but not limited to mental health support, homeless prevention, substance abuse support, food security, childcare, violence-prevention (for youth and adults), senior assistance programs, and other eligible activities.  The jurisdiction can positively impact economic development for low- and moderate- income populations through projects including and not limited to small business support and incubator facilities.
<b>4</b>	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide planning and administration as needed to manage the grant program

**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)**

Due to the increase in cost for materials and supplies, approximately 10 households are anticipated to receive assistance in this Consolidated Plan. Continued efforts to leverage funding and innovate on projects will hopefully increase this number.

## **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)**

The Walla Walla Housing Authority has met the requirements of accessible units.

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

The Walla Walla Housing Authority holds resident meetings to receive feedback and are also available for one-on-one conversations. They partner with community organizations to provide services to our neighborhoods. Additionally, Commitment to Community, a neighborhood organizing program, supports residents who live in Walla Walla Housing Authority buildings and raises awareness of services available to them and opportunities to advocate for themselves. Finally, Blue Mountain Action Council provides Eviction Defense Clinics which both connects participants to each other and increases the awareness of their rights.

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

N/A

### **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 (statewide)
- Decrease in funding homeowner-occupied repair programs (statewide)
- Development fees
- Zoning code restrictions. One example specific to Walla Walla is that land is zoned for light industrial use could potentially be expanded to include residential use (see below Zoning Map).
- Utility connect and permitting fees, as approximately 10% of the final home cost
- Delays related to the permitting process

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

Based on this Consolidated Plan's data analysis and robust public feedback, the City proposes the following strategies to remove or ameliorate barriers to affordable housing:

- Increase and diversify development partnerships
- Offer home rehabilitation programs as grants for low-income homeowners – especially for those who are elderly or disabled
- Increase residential land inventory
- Support the acquisition, preservation, and development of housing units affordable for low-income residents
- Maintain the City's proactive role in affordable housing development through the Housing Ad-Hoc Committee
- Foster creative solutions for alternative ownership models, including through shared equity, resident-owned communities, and cooperative housing

Additionally, the Housing Ad-Hoc Committee are researching and working toward the following policies and actions:

- Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city
- Enhance and promote existing programs that supply down payment assistance and application support to first time homebuyers
- Identify job training partnerships to foster local opportunities and prosperity through improved workforce development initiatives
- Work with the state to identify opportunities for affordable housing on public land

- Collaborate with other jurisdictions to review and update the Countywide Planning Policies to address the methodology for buildable lands, population allocation, and other strategies to support housing development
- Support a Regional Housing Summit

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

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

With the goal to have a comprehensive and on-the-ground perspective of the needs of homeless persons or persons in danger of becoming homeless in Walla Walla, surveys were distributed to community partners including:

- Walla Walla Homeless Alliance (homeless shelter)
- Christian Aid Center (homeless shelter)
- YWCA (provides housing for survivors of domestic violence)
- Blue Mountain Action Council Food Bank, and
- Walla Walla Community College Food Bank.

A total of 113 surveys were collected from the above community partners.

Aside from this use of surveys, interviews were also conducted with organization leaders from the Walla Walla Homeless Alliance and the YWCA to learn more about the trends of needs that they identify from the community they work with.

The City of Walla Walla will continue to partner with public partners such as Walla Walla County, the VA Medical Center, Blue Mountain Action Council, and the Walla Walla Housing Authority, as well as private partners to assess and address the needs of homeless persons in the community.

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

The City partners with the Walla Walla Alliance for the Homeless, who operates the Sleep Center. Since its inception in 2016, the Walla Walla Homeless Alliance Sleep Center has improved from a group of tents to "Conestoga Huts" and soon, eligible clients will be able to move to hard temperature-controlled shelters. The Sleep Center provides a low barrier, safe place for our homeless population to sleep at night and now since COVID-19, it also provides a place to spend the day allowing the on-site social workers to connect folks to services. The Alliance provides needed staff and coordination with case workers to provide services to clients. The County issued a Request for Proposals in April 2023. In 2023, Walla Walla County accepted a grant request from the City for \$150,000 from 2023 to 2025 which will be used by the City to provide security and pay for utilities that are used at the Center. The City of College Place, the neighboring jurisdiction, also contracts and contributes with the Alliance for the Homeless.

The Christian Aid Center is currently undergoing a project to demolish the existing men's shelter and put in its place improved and expanded facilities. The City has committed \$275,000 towards this project as well.

Blue Mountain Action Council continues to offer diverse housing opportunities for transitional housing and for different populations of our homeless and unsheltered community members.

The City continues to be active on the Council for Housing, a regional workgroup made up of regional agencies, the county, the housing authority, local nonprofits, and faith community representatives. This group is committed to collaborating, identifying, and addressing shelter and housing needs.

**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.**

In 2021, the Sleep Center partnered with the Housing Alliance to successfully help 33% of their guests find a better living situation moving 32 into permanent housing, 12 returned to live with family, and 4 into treatment facilities. Support from the City ensures that transitions from homeless to permanent housing continue in the future.

Additionally, the City continues to review and amend policies that can be used to support efforts to address homelessness. In 2023, the City made code amendments to the multifamily zoning tax exemptions which include a requirement that 25% of the units need to be affordable to HUD area market rent to be eligible. Future developments that hope to benefit from this tax exemption will need to offer more units at a more affordable cost than previous to this code amendment.

**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**

The City helps fund several transitional housing and shelter programs including Joe's Place (for registered sex offenders), the Christian Aid Center's new building, and the Walla Walla Homeless Alliance. The CAC and WWHA provide services to help as many persons as possible transition to permanent housing and independent living.



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

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

The City's Development Services Department is currently addressing the need to add lead remediation plans to their policy and procedures.

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

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

An anti-poverty strategy requires coordination between agencies and service providers at many levels. While the City is not the lead agency for homelessness, social services, economic development, or training, it does play a critical role in addressing the cycle of poverty within our community through the programs and services we support.

The City has put into place impactful anti-poverty strategies through housing goals and policies, Within the City's Walla Walla 2040 Comprehensive Plan, goals to increase housing affordability include:

**Housing Goal 1** A broad range of housing choices is available to meet the needs of people of diverse socioeconomic status, household type, and age.

- H Policy 1.1 Provide an array of housing choices such as apartments, small lot single-family housing, accessory dwelling units, townhomes, manufactured homes, and cottages to meet the needs of people of all incomes throughout their lifespan.
- H Policy 1.2 Address the causes of homelessness by working with local agencies and non-profits that provide services to this community.
- H Policy 1.3 Encourage the use of existing housing stock to provide affordable housing for households with middle and lower incomes.
- H Policy 1.4 Develop incentives for construction of housing affordable to households with low and moderate incomes such as density bonuses, waived fees, multi-family property tax exemption, or a transfer of development rights program. (Elements have been realized)
- H Policy 1.5 Coordinate and collaborate with private agencies to ensure housing for people with special needs including seniors, people with physical and developmental limitation, victims of domestic violence, and homeless individuals and families.
- H Policy 1.6 Apply for state and federal housing program funds to support efforts to provide funding for housing to serve people with low and moderate incomes and people with special needs.
- H Policy 1.7 Allow manufactured housing and accessory dwelling units in single-family residential areas. (This has been realized)
- H Policy 1.8 Work with educational institutions to ensure the provision of adequate housing for students.
- H Policy 1.9 Explore the possibility of establishing a housing land trust. (This has been realized)

Additionally, economic development contributes to raising individuals out of poverty, and is reflected in a City goals:

**Economic Development Goal 1** Walla Walla has a high-quality and well-educated workforce.

- ED Policy 1.1 Work with the City’s higher education partners to expand opportunities for residents seeking higher education and technical skills for job advancement and greater economic opportunity.

**Economic Development Goal 3** Walla Walla has an array of sustainable employment choices for all income and age levels, particularly jobs that pay a living wage.

- ED Policy 3.1 Encourage the development of employment choices with business stakeholders in the community.

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

The jurisdiction's goals to reduce the number of poverty-level families align with this affordable housing plan through the above mentioned policies:

- H Policy 1.2
- H Policy 1.3
- H Policy 1.4
- H Policy 1.5

## **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 standards and procedures have been documented in the City of Walla Walla's Consolidated Subrecipient Monitoring Plan. This document guides the monitoring process of CDBG programs and ensures compliance to state and federal regulations. This program is overseen primarily by the CDBG Coordinator with additional support and oversight from the Deputy City Manager and Finance Department staff. Additionally, an engineer in the City's Public Works Department is familiar with CDBG and provides support as needed.

The City of Walla Walla executes funding agreements ("contracts") for all its CDBG activities with external entities, as well as MOUs for interdepartmental funding agreements within the City. These contracts meet all the applicable program and federal requirements. The City monitors contracts for compliance with these program requirements, including general management, performance goals, financial management, data collection and reporting, eligibility determinations, nondiscrimination, labor compliance, etc.

The CDBG Coordinator conducts the monitoring of its CDBG and locally-funded activities, which varies depending on the activity. This begins with subrecipient intake, including a review of eligibility and risk assessment. Construction or acquisition projects are monitored as they progress in order to ensure compliance with specific applicable requirements, including Davis-Bacon, NEPA, and Uniform Relocation and Acquisition requirements.

The City continues to develop improved coordination with the state and county when the same programs or projects are funded by these agencies to coordinate and improve systems for the monitoring agencies and the agencies being monitored. This jurisdiction will monitor a minimum of two subrecipients each program year through a formal, on-site review process. The remainder will be monitored using a desk review.

The City also uses the Consolidated Annual Performance and Evaluation Report (CAPER) as a tool for monitoring the City's performance against Consolidated Plan goals.

## Expected Resources

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

#### Introduction

Anticipated resources for the 2024-2028 Consolidated Plan are based on the 5-year overage of the previous Consolidated Plan, 2019-2023. Additional funding resources diversified during the last Consolidated Plans and efforts will continue to seek innovative and diverse funding and partnering opportunities.

#### 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	390,580	0	0	390,580	1,562,320	Funding amounts are established by HUD. Available funds will be used to make comprehensive improvements citywide

Table 54 - 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.

Previous examples include partnerships with the Blue Mountain Action Council, banks located within the jurisdiction, and other public and private entities. Nonprofit homeless shelter developers have been successful in obtaining Washington State Housing Trust Fund allocations by leveraging CDBG funds. Additionally, the Walla Walla Housing Authority utilizes the low-income housing tax credit to augment the funding of some of their properties. Finally, another example of how the City of Walla Walla leverages its funds is the West Moore Street Sidewalk project which was able to point to committed CDBG funding and ultimately was awarded additional Washington State Transportation Improvement Board funds for the project.

Matching is not a requirement for CDBG funds, but it will be considered in the application process.

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

The 2021 Walla Walla Regional Housing Action Plan identified leveraging under-utilized or surplus public lands as a priority action for the City to consider for possible affordable housing. Since then, the City's Housing Ad-Hoc Committee has identified two properties and is working on the process to make them available for affordable housing projects. The City continues to look for additional strategic land acquisitions and creative partnerships to create future affordable housing opportunities.

**Discussion**

The City hopes to continue to leverage CDBG funds to multiply the potential community impact.

## 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	Affordable and Accessible Housing	2024	2028	Affordable Housing Public Housing	City Wide	Affordable and Accessible Housing	CDBG: \$73,850	Homeowner Housing Rehabilitated: 3 Household Housing Unit
2	Community Development	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Basic and Economic needs	CDBG: \$180,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3200 Persons Assisted
3	Basic and Economic Needs	2024	2028	Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide		CDBG: \$58,500	Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted
4	Planning and Administration	2024	2028	Planning and administration	City Wide		CDBG: \$78,116	Other: 1 Other

Table 55 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	Affordable and Accessible Housing
	<b>Goal Description</b>	Activities within this project include housing repair projects (owner occupied or rental) and other eligible activities.
2	<b>Goal Name</b>	Community Development
	<b>Goal Description</b>	Possible project activities include: <ul style="list-style-type: none"> <li>• Installing sidewalk in a low- and moderate-income neighborhood where none currently exists</li> <li>• A shelter related project</li> <li>• Other eligible activities</li> </ul>
3	<b>Goal Name</b>	Basic and Economic Needs
	<b>Goal Description</b>	Possible funding activities include: <ul style="list-style-type: none"> <li>• Homeless assistance programs</li> <li>• Other eligible activities</li> </ul>
4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Planning and administration needs to manage the grant program.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The first Annual Action Plan of the 2024-2028 Consolidated Plan will focus on home rehabilitation projects, expansion of homeless beds, public infrastructure improvements, and public services. All of these projects will serve the National Objective to benefit low- to moderate-income persons.

### Projects

#	Project Name
1	Shelter Project
2	Sidewalk and Streetscape Improvements
3	Home Repair
4	Public Service
5	Administration and Planning

**Table 56 – Project Information**

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

Allocation responded to CDBG identified needs and the funding opportunities that aligned with them.

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

1	<b>Project Name</b>	Shelter Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development
	<b>Needs Addressed</b>	Suitable Living Environments
	<b>Funding</b>	CDBG: \$110,000
	<b>Description</b>	This project intends to assist individuals with improved access to shelter resources
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 72 individuals will benefit from improved units and resources.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds may go towards development fees and other eligible activities.
2	<b>Project Name</b>	Sidewalk and Streetscape Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community Development
	<b>Needs Addressed</b>	Suitable Living Environments
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	Improvements include but are not limited to sidewalk installation and streetscape. Public sidewalks and ADA improvements increase mobility of the elderly, people with disabilities, pedestrian safety, and improve the aesthetic and inherent value of the neighborhood. These funds are being set aside to aggregate and be used with 2023 funds.
	<b>Target Date</b>	12/24/2024
	<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>	This project will be located on West Moore St. between 4th and 9th Avenue.
<b>Planned Activities</b>	Sidewalk will be installed which includes the placement of ADA ramps and streetscape improvements.	
	<b>Project Name</b>	Home Repair

3	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable and Accessible Housing
	<b>Needs Addressed</b>	Affordable and Accessible Housing
	<b>Funding</b>	CDBG: \$73,850
	<b>Description</b>	Funds go towards home-owner occupied homes in need of maintenance or repair including but not limited to roof replacement, new windows, or other eligible activities.
	<b>Target Date</b>	12/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated three low- or moderate income households will benefit from this activity.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Activities include but are not limited to activity delivery costs and administrative costs.
4	<b>Project Name</b>	Public Service
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Basic and Economic Needs
	<b>Needs Addressed</b>	Basic and Economic needs
	<b>Funding</b>	CDBG: \$58,500
	<b>Description</b>	This project will provide assistance to low- and moderate- income individuals in the jurisdiction.
	<b>Target Date</b>	12/31/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1200 people are estimated to benefit from this activity, including individuals and families.
	<b>Location Description</b>	Not applicable
	<b>Planned Activities</b>	Potential activities include homeless assistance for homeless or at risk of being homeless households and other eligible activities.
5	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and Administration

<b>Needs Addressed</b>	
<b>Funding</b>	CDBG: \$78,116
<b>Description</b>	Planning and administration needs for the CDBG funds and projects.
<b>Target Date</b>	12/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Including but not limited to administrative costs, management of projects, cost of publications, and trainings.

## **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**

Assistance will be distributed throughout the entitlement jurisdiction.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100

**Table 57 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The City of Walla Walla does have areas of higher concentration of low-income households, however low-income households and neighborhoods exist throughout the jurisdiction. Because of this, there is no geographic priority of allocation for this annual action plan.

#### **Discussion**

City-wide distribution of these funds will best address the highest needs of our community members, which exist throughout the city.

## Affordable Housing

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

#### Introduction

Due to the increased cost of materials and supplies, approximately three (3) households will be supported by the homeowner occupied repair program.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	3
Special-Needs	0
Total	3

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

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

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

#### Discussion

Walla Walla CDBG funds will be directed toward the rehabilitation of three homeowner occupied houses.



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

### **Introduction**

The Walla Walla Housing Authority (WWHA) is currently working on a project to add 50 units to their stock in 2024. CDBG funds have not been allocated toward this project.

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

The 2024 Annual Action Plan does not include actions to address the needs of the WWHA.

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

The WWHA does have downpayment assistance available for households ready to purchase a home. Additionally, the new housing land trust in Walla Walla, Common Roots, also is in a position to apply for downpayment assistance funds. The Department of Housing and Urban Development does offer housing counseling resources that local organizations are able to apply for and provide to the area.

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

N/A

### **Discussion**

Regular communication with the WWHA ensures that communication continues and opportunities for the CDBG program partner on a project are considered.

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

### **Introduction**

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 like the Walla Walla Alliance for the Homeless 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. Walla Walla has also become a Built for Zero community as well, further providing Walla Walla with state-level contacts who will provide technical assistance.

The City of Walla Walla is also engaged with the Early Learning Coalition, a subcommittee of the United Way of the Blue Mountain's Elevate Initiative. Through this engagement, the City can stay informed on opportunities for how to address childcare needs. Childcare is not only a priority for the community overall but has also been identified as a necessary element to keep families housed.

### **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's involvement in the Sleep Center will include ensuring case management services are provided to all persons utilizing the sleep center, that data is entered accurately into HMIS, tracking when housing placements are secured by Sleep Center residents that receive housing vouchers, and encouraging participation in the Exit Homelessness program provided by the Walla Walla Alliance for the Homeless.

The city also supports the Anchor Community Initiative is actively developing and refining the coordinated entry system for youth and young adults ages 12-24. Part of this initiative includes adapting youth-centered assessments and involving youth and young adults in the decision-making process so that services and agencies are better positioned to serve the particular needs of youth. This initiative has been very successful in improving their measurement tactics, providing real-time counts of homeless youth in our community. Lessons learned from this organization are planned to help develop similar real-time counts of our adult homeless population.

The newest program created to assess the needs of individuals experiencing homelessness is The Mobile Outreach Services Team (MOST), a formal collaboration with the Blue Mountain Action Council (BMAC) and Providence St. Mary's Population Health. This new program will bring outreach services to those who are homeless, exactly where the services are needed. From the M.O.S.T., the Walla Walla Alliance for the Homeless will help clients obtain ID, apply for and find housing, assist with job searches and connect them with other agencies. BMAC will provide case management, coordinated entry and

navigation to other needed services. Population Health will provide preventative health screenings, health education, screening for the social determinants of health and connect clients to health services.

These outreach services will assist those who are homeless, whether they reside in a shelter or are living outdoors. The Mobile Outreach Services Team will be at the Sleep Center two or three days each week. On other days, it will bring services to those who are unsheltered and to surrounding communities that lack support including the Valle Lindo Clinic and BMAC Clinic.

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

The City has committed \$275,000 over three years, starting in 2024, that will go to rebuilding the Christian Aid Center's men's shelter. Additionally, approximately \$100,000 in CDBG funds will go to this same project toward development fees. This will be an improvement of the current shelter.

Moreover, the City of Walla Walla continues to support and explore efforts to increase affordable housing stock, transitional housing, and permanent supportive housing by way of its participation in the Council on Housing, the local Continuum of Care oversight body, and an Housing Ad-hoc Committee. It will continue to provide oversight and funding to the Sleep Center that is located on city property. The Anchor Community Initiative has very specific goals to reduce youth and young adult homelessness by creating more youth-centered transitional housing alternatives.

### **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 in 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, or "yes to yes," through 6-month workplans that can positively impact unaccompanied youth experiencing homelessness.

The new partnership between Blue Mountain Action Council and Providence Medical Center's Population Health will provide coordinated entry and other services needed to enable clients to move

more quickly from homelessness to housing.

**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 homelessness. The city will partner with agencies involved with the Continuum of Care and the Anchor Community Initiative, including the State Department of Social and Health Services, the Department of Children, Youth, Families, and Juvenile Rehabilitation, to ensure that care and housing is coordinated and funded appropriately by local agencies. The City also funds a Community Paramedic within the Fire Department. This person uses direct outreach to support community members in need, including homebound and homeless individuals. Data shows that their intervention has helped minimize hospital bills and increased the health of community members by identifying and addressing their needs as soon as possible, both helping individuals and families avoid becoming homeless.

The local Council on Housing/Continuum of Care, which the City is involved in, is working body is comprised of individuals from a diversity of organizations. These regular meetings help increase awareness between service providers between the fluctuating needs and priorities as well as the fluctuating funding available for them. This helps focus area fundraising efforts on the highest needs to best address the individuals and family problems before they reach the level of homelessness through prevention and diversion.

Due to the Coronavirus pandemic, the city has been able to provide direct assistance to service providers to prevent low-income families from becoming homelessness by paying for past-due rent and utility bills. This service is in direct response to the pandemic, and it is not anticipated that it will continue on an ongoing basis.

The city is exploring other alternatives to support families and individuals at-risk of becoming homeless as they align with the goals identified in the Consolidated Plan.

## **Discussion**

No one solution exists to addressing the increasing need for affordable housing and the ways to address the needs of the homeless or individuals and families in danger of becoming homeless. The City endeavors to identify what is within its power to make changes, open to innovation and actionable steps as seen through the work of the Housing Ad-Hoc Committee. Continual engagement of partners and collaborators allow our community as a whole to identify the challenges, our unique roles that can

impact those challenges, and take actionable steps towards improving the options and situations for our residents.

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

### **Introduction:**

The city will continue to review building codes, fees and charges, zoning and development ordinances, and other policies to identify opportunities to ameliorate barriers to affordable housing. The city is dedicated to ensuring fair access to housing not only in affordable units but also throughout the entire housing market. The 2021 Walla Walla Regional Housing Action Plan's specifically the identified top 5 housing issues as:

1. Housing cost/affordability
2. Inadequate housing availability
3. Homelessness
4. Range of housing types
5. Housing quality

### **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**

In 2018, the city underwent a substantial revision of zoning, land use, and building codes and regulations that will allow for more flexibility when building housing. It continues to investigate incentives that it can use to encourage and attract more multifamily developments in the central business district and citywide. A Housing Ad-Hoc Committee presented recommendations to the City Council for review that point to new policies that encourage the development of affordable housing. Alternative resources for affordable housing construction are being explored at the jurisdictional and county level.

In 2020, a non-profit community land trust, Common Roots, was established in Walla Walla and has begun to establish affordable housing policies and build the community land trust across the valley to provide low-income residents the opportunity of homeownership and build equity as well as create a supply of permanently affordable homes. An Executive Director was hired to guide this work in 2023.

The City of Walla Walla also currently offers Utility Rate Discounts to provide water and sewer utility rate discounts to low-income citizens to increase housing affordability.

### **Discussion:**

The City and its private and public funders continue to explore opportunities that will make housing more affordable and accessible for its residents.

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

### **Introduction:**

After carefully considering public feedback, data, and the recommendations expressed by partners and stakeholders, the projects previously described in this Action Plan will address the priority need for affordable housing, basic needs, public services, and community development.

The City will continue to reach out and strengthen relationships with local partners and organizations serving low- and moderate-income individuals and families across the city. Regular interaction and conversations with the public in English and Spanish continue to be part of this strategy.

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

Through the many community work groups with which the City is involved, previously mentioned. 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 the previously identified needs and their evolution in our community.

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

Our highest priority goal is to reduce cost burden, which includes many actions intended to foster and maintain affordable housing. These include:

- Support the acquisition, preservation, and development of housing units affordable for low-income residents.
- Maintain the City's proactive role in affordable housing development through policy, zoning, and otherwise.
- Support homeownership for low to moderate income households, especially for households with young children.
- Offer home rehabilitation grants and explore rental rehabilitation programs

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. The 2021 Walla Walla Regional Action Plan has also been developed by the City in partnership with neighboring municipalities to determine highest needs and actions to address them.

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

The City will incorporate remediation of lead-based paint hazards, if conditions dictate. The building inspectors are currently researching how to improve their lead-based hazard protocols internally. A local non-profit, Blue Mountain Action Council, is lead-based paint certified through the Department of

Commerce.

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

Funding for programs that reduce the number of poverty-level families include homeless services support and support for a new men's shelter which will include space for improved support services.

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

United Way of the Blue Mountains is the home of the Elevate initiative, which is a community, cross-sector partnership to strengthen the educational pipeline. In this role, they convene the Early Learning Coalition which is committed to diversifying and increasing early learning opportunities, including the childcare need as identified as a priority in this jurisdiction. The City is one of the partners engaged in this work.

Data sharing agreements amongst agencies are being pursued to help increase coordination, open dialogues of communication, break down silos, and leverage resources for improved service delivery.

Together with community partners, the city will improve institutional structure by helping to develop a more user-friendly approach to navigating the social service system. Coordinated entry has been a great start, but the city recognized the need for an app to help the public, emergency responders, and social service workers navigate myriad of services that are offered by government, nonprofit, and private for-profit agencies. The city developed the One Walla Walla List (OWWL) app in 2017 as a single location to find resources, available in both English and Spanish.

The city is in the planning stages of bringing on a text message service. Our local partners agree with research, texting is a great way to communicate with Latino communities. The city has incorporated text message collecting into their summer events this year and will roll out the use of this new service as soon as it is functioning.

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

See sections SP-55, SP-60, and SP-70 for explanation of coordination between public and private housing agencies. Some of the actions recently identified by our stakeholders are:

- To improve real-time data between funders and agencies to support proactive planning.
- Establish continuous check-ins between funders and community service providers

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.

**Discussion:**

In the wake of COVID-19 pandemic, the need of affordable housing and support for the low income population have increased. Simultaneously, thanks to outreach and advocacy work of local organizations and our local media, awareness of these challenges have also increased. If this source of funding did not continue, there would be a reduction in the level of housing and services the city is able to support.

## Program Specific Requirements

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

#### Introduction:

Not applicable

#### 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.	0.00%

Not applicable

**Attachments**

## Citizen Participation Comments

TIMELINE OF OUTREACH CONVERSATIONS			
Date	Source	Method	Notes
10/3/2022	Brent Cummings, Director of the Center for Children and Families	interview/tour	We discussed the role of the CCF in the community and existing needs. They are considering using the space as a childcare incubator and currently use it for nonprofits with overlapping missions, and HeadStart. Their outdoor play areas are a major resource for neighbors
10/26/2022	Andy Coleman, Director Walla Walla Parks and Recreation Department	interview	Discussed short term and long term goals for Parks and Rec. Short term goals included continuing to improve city parks, A long term goal is to create additional community center spaces.
10/28/2022	Samantha Jackle, Walla Walla County Department of Health Homeless Housing System Engagement Coordinator	interview/tour	We discussed how we could work more closely together, role of the Council on Housing, the use of taxes, and how they benefit homelessness. Discussed the use of Benefit for Zero, a new resource to continue supporting our community's efforts toward reaching and maintaining a Functional Zero homeless population.
3/28/2023	Conversation with WW Homeless Alliance Director, Jordan Green	interview/tour	Discussed limited places available that accept vouchers. Anticipated continuing increase of need for the homeless. Permanent housing is retraumatizing, thus an increased need for opportunities for supportive and transitional housing options. 3 bottlenecks in order of importance: Permanent supportive housing, transitional housing, and lower-cost rentals. Walla Walla currently has no options for a homeless single father with children. WWHA has a need for operational funding and facility improvements. Jordan identifies a high need in our area for medical services outreach and offering.
3/28/2023	Karen Carman with Hope Street, Women in recovery	interview/tour	Works with women in need of supportive care as they overcome addiction challenges. She identifies childcare a need in our valley, and housing that provides community. Public services that she sees as in need include local detox facilities and mental health care
4/13/2023	Amy Harris, Code Enforcement Officer	interview	She reviewed the initial results with me, as she works closely with the homeless populations in town. She was surprised by the high prioritization of services for disabled individuals. She also discussed her experiences easily finding beds for homeless men but several times not finding beds for homeless women. She sites a need for childcare that accepts state payments. Additionally, she agreed with a high need for supportive housing, and suggested an example of self-cleaning showers located in parks that homeless individuals can use.
4/18/2023	Edith/Carrie and WA Park community meeting	community outreach	Held in Spanish- Concerns that CDBG could address: lights, interest in places with activities, community cleaning, mental health support, shelter for the homeless, cameras in the alleys, better streets, build affordable housing especially for the youth, fix sidewalks with issues, affordable childcare, street lights. Concerns that CDBG can't address: Abandoned cars (unless we address it through camera placement), Neighborhood Watch, promote participation of Hispanic community, improve removal of snow and ice on streets.
4/25/2023	Tim Barret, Walla Walla Valley Metropolitan Planning Organization	interview	Reviewed preliminary survey results. In his networks, he has seen accessible housing for disabled persons come up as a lot as a need. Also, baby boomers are aging. We will need to prepare for more disabled and frail elderly appropriate housing. He has also seen childcare as a high need. Keeping transportation in mind as childcare adds so much time and extra trips. Playgrounds aren't needed, but accessible playgrounds are- suggests Jeff Park or Wa Park. He understands existing programs already in place meeting apartment deposit needs, unclear of remaining needs

5/3/2023	Blue Ridge, Cherry St. and Garrison Neighborhood Outreach	Community meetings	600 flyers left on houses inviting community members to join us for a meeting. Participants joined us in a conversation at the City of Walla Walla Public Library. Concerns that CDBG could address: support for finding/accessing financial aid (public service), youth center, affordable childcare, sidewalks for all abilities, affordable housing (suggested through nonprofits, land trusts, multifamily units, and downpayments), alley lights (when on private property), support work exchange (public services), home repair, sidewalks, street lights, Concerns that CDBG could not address: traffic flow, designated bike routes, lowering crime (many possible paths but too vague to address directly)
6/1/2023	Central Ward Block Party		Outreach sharing survey flyers and info on CDBG
6/1/2023	Signature of all emails promotes survey		in English and Spanish
6/1/2023	Homeless or in Danger of being Homeless	Survey	This survey was distributed to community partners who were asked to share with their clients, including the YWCA, Christian Aid Center, the Walla Walla Homeless Alliance, the Walla Walla Community College Food Bank, and the Blue Mountain Action Council Food Bank. They were given digital documents, paper copies when requested, and QR codes to share the survey. In total, 113 surveys were returned to the City.
6/5/2023	Community Sidewalk Walk	Community Meetings	Passed out flyers with Survey QR Code, learned about community member issues and priorities including sidewalks, alleys, trees, and potholes in streets
6/6/2023	Creative District Outreach	Community meetings	passed out flyers with Survey QR Code
6/13/2023	Danielle Garbe Reser, CEO, Blue Mountain Action Council	Interview	We discussed the priority needs as called identified through initial survey results. We discussed the fact that homelessness has been identified as a priority even as it is largely invisible in our community. We discussed the use of the terms in the survey and the challenges to them, such as not understanding when or how legal services are needed in our community or that terms such as job training are included within the term homeless services. Additionally, she suggested understanding how funds are already coming into the City and how CDBG funds can fill gaps not addressed otherwise.
6/13/2023	Sent homeless survey		YWCA, WWCC food bank, Christian Aide Center, BMAC Food Bank, Walla Walla Homeless Alliance
6/15/2023	Craft3	Regional org. Community Development Financial Institution	Discussed possible collaboration. Their services could potentially be used as a bridge to use Commerce childcare funds, specifically for renovation. Additionally, they have models from other cities for how to facilitate Attached Dwelling Unit (ADU) funding. Finally, they provide low interest loans for home repair projects to income eligible individuals.
6/16/2023	Tammy Stream, Director of Client Services, YWCA	Interview	She reviewed the priority lists from the initial survey and said they align with her understanding of community needs. She called attention to a gap in mental health services and the need for parenting classes to address concerns for abused and neglected services.
6/20/2023	Mayor Tom Scribner, City of Walla Walla	Interview	Reviewing the public service list, the mayor agreed that mental health, childcare and homelessness are high priorities. Regarding Facility needs, he identified childcare centers, homeless shelters (of all kinds), youth centers, youth homeless centers, and senior centers as priorities. Regarding homelessness, he often hears about the high need for affordable housing.
6/22/2023	Nikki Raver, Crime Prevention Coordinator, Walla Walla Police Department	Interview	We met to discuss community needs as highlighted in CDBG community outreach meetings, both those that CDBG funds could and could not address. Regarding Neighborhood Watch and Citizens Academy, she shared the work she was doing to renovate the programs and make them available to the community. She also shared a conversation she has begun regarding cameras in the community. We discussed CDBG and potential partnerships with the Police Department's foundation.

6/29/2023	Preston Frederickson, City of Walla Walla Development Services Director	Interview	The prioritization of needs aligns with his understanding of them. He called attention to the potential of using CDBG funds for the abatement of condemned or neglected houses and potentially repurposing the property for construction of affordable housing. Additionally, he identified using the funds for permit fee waivers, and neighborhood cleanups as valuable and responding to community needs.
7/13/2023	Eastgate Lions Park, East Ward Block Party	Conversations and dot voting	Top five dot priorities identified are: utilizing neglected and abandoned properties, mental health services, services for abused and neglected children, owner occupied rehab, and youth services.
7/13/2023	Steve Moss, City Council Member	Interview	We reviewed the initial survey results and discussed how they aligned with his understanding of community needs. He agreed that mental health is a high priority but commented on his understanding of them being well funded. He agreed in the need for youth services, such as though a youth center and childcare. Overall, he thought that the survey fairly reflected the community's needs and the prioritization of them.
7/14/2023	Gustavo Reyns, City Council Member	Interview	We reviewed the initial survey results and discussed how they aligned with his understanding of community needs. He called attention to a pattern of mental health and youth-related activities and programs prioritized in the survey. He also called attention to the difference in activities focusing on surviving or thriving of our community members and that both are needed, especially in the face of our shrinking middle class. Finally, he commented on the possible funding activities that address a spectrum, surviving to thriving, and asked how we address this distinction.
7/17/2023	Rosendo Guizar, Baker Boyer Bank	Interview	We met to discuss economic development in our community. BB Bank has recognized the need for entrepreneur support in our area, specifically calling attention to supporting businesses that are being replaced by corporations when the needs could be met by local businesses and employees. The need for financial literacy was also identified within this skill set need in our community, which they are responding to through outreach to school districts.
7/18/2023	Commitment to Community, Blue Mountain Action Council	Interview	Met with these community organizers to see if the community priority needs survey results align with their understanding and they agreed that it did. They called attention to the needs of homeless individuals and children/youth. Additionally, they commented on community members not knowing how to access mental health care and the role mobile care could play; youth centers are needed especially for middle schoolers; and security lights are still needed. They commented on the importance of recognizing services that help people survive or thrive and the importance of providing both.
7/31/2023	Andy Coleman, Director of Parks and Recreation	Interview	Andy reviewed the initial survey results for public services and public facilities and confirmed that the prioritization aligned with his understanding of our community's needs, specifically the need for childcare and youth centers. He has identified possible ways the City's Parks and Recs facilities could address those needs in the future and could use CDBG funding. Finally, he identified the foot and bike path along Highway 12 as a need for our community.
8/24/2023	Ft. Walla Walla Park, East Ward Block Party	Conversations and dot voting	Top five dot priorities identified are: childcare facilities, mental health services and downpayment assistance (tie), youth center facilities, and food

ORGANIZATIONS THAT COMPLETED INITIAL SURVEYS		
Agency/Grp/org	Type	Survey completed
Blue Mountain Action Council	Social Services Provider	Homeless Needs, Housing, Public Facilities, public Services
Blue Mountain Heart to Heart	Social Services Provider	Homeless Needs, Public Facilities, Public Services
City of Walla Walla	Government	Housing, Public Facilities, Public Services
Coldwell Banker Realtor	Realtor	Housing
Communities in Schools of the Blue Mountain Region		Homeless Needs, Public Facilities, Public Services
Community Council	Nonprofit Agency	Homeless Needs, Public Facilities, Public Services
Community Resilience Initiative	Nonprofit Agency	Homeless Needs, Public Facilities, Public Services
Department of Children, Youth, and Families of Walla Walla	Social Services Provider	Homeless Needs
Hope Street	Housing Provider	Homeless Needs, Public Facilities, Public Services
The STAR Project	Nonprofit Agency	Homeless Needs, Public Facilities, Public Services
Walla Walla Community College Foundation	Nonprofit Agency	Homeless Needs, Public Facilities, Public Services
Walla Walla County Department of Community Health	Government	Homeless Needs, Public Facilities, Public Services
Walla Walla Housing Authority	Housing Provider	Homeless Needs, Public Facilities, Public Services
Walla Walla Public Schools	Education	Homeless Needs, Public Facilities, Public Services
Walla Walla Valley MPO/SRTPO	Government	Housing, Public Facilities, Public Services
Walla Walla Valley Disability Network	Nonprofit Agency	Public Services
Walla Walla Valley Transit		Public Facilities, Public Services
YWCA	Social Services Provider	Homeless Needs
Blue Zones Project Walla Walla Valley		Public Facilities
Power House Theatre Walla Walla	Nonprofit Agency	Public Facilities
Premier Mortgage Resources	Mortgage	Housing
Providence Health Assurance		Homeless Needs, Public Services
Sustainable Living Center	Nonprofit Agency	Housing, Public Services
Walla Walla Alliance for the Homeless	Nonprofit Agency	Homeless Needs, Public Services
Fort Walla Walla Museum	Nonprofit Agency	Public Services
The Network		Public Services, Public Facilities

WARD BLOCK PARTY DOT VOTING RESULTS					
NEED	East Ward	West Ward	South Ward	Central Ward	TOTAL
<b>Housing Needs</b>					
Owner Occupied Rehab	5	4	8		17
Utilize neglected or abandoned properties	9	2	9		20
Renter Occupied rehab	0	0	2		2
acquisition of property for permanent housing	2	0	2		4
Downpayment assistance	1	9	5		15
<b>Public Facilities</b>					
Childcare	3	11	9		23
Youth Center	2	8	7		17
Homeless Shelter	2	2	4		8
Domestic Violence Shelter	1	2	6		9
Day shelter for homeless	0	2	3		5
<b>Public Services</b>					
Mental Health Services	7	9	17		33
Childcare	3	5	5		13
Services for abused/neglected children	6	2	10		18
Homelessness Program	2	1	3		6
Youth Services	4	5	4		13
<b>Homeless Prevention Resources</b>					
Apartment Deposit	3	1	8		12
Childcare	2	2	11		15
Rent-partial	0	2	4		6
Utility payment/deposit	0	2	5		7
Food	1	7	4		12

\*Central Ward was the first Block Party, at which the CDBG Coordinator had a table with information and the QR Code. Efforts to gather feedback via dot voting began afterwards and were gathered at the other three wards.



HOUSING NEEDS ACTIVITIES					
Activity	Original survey	Score	Comty memb survey score	Block party score	TOTAL
Utilize neglected or abandoned	19	38	141	20	199
Acquisition of property for permanent housing	16	32	107	4	143
Home-owner occupied Rehab	19	38	84	17	139
Renter occupied rehab	17	34	87	2	123
Downpayment assistance	14	28	82	15	125
Remove barriers (above)	22	44			44
Housing counseling	14	28			28
Conversion of nonresidential	14	28			28

Note: Top five from the Initial Survey (sent out to organizations and community leaders) were included in the community member survey and at the block parties.

HOMELESS ASSISTANCE ACTIVITIES					
Activity	Original survey	Score	Comty memb survey score	Block party score	TOTAL
Childcare	75	150	141	15	306
Food	63	126	123	12	261
Apartment deposit	75	150	92	12	254
Rent-partial	71	142	94	6	242
Utility deposit	63	126	95	6	227
Utility payment	68	136	86		222
Emergency home repairs	59	118			118
Transportation expenses	55	110			110
Mortgage payment-partial	53	106			106
Moving expenses	52	104			104
Mortgage payment-full	49	98			98
Storage expenses	46	92			92
Employment support		0			0

Note: Top five from the Initial Survey (sent out to organizations and community leaders) were included in the community member survey and at the block parties.

HOMELESS OR IN DANGER OF BEING HOMELESS			
Answer Choices	Responses		
I (alone) am homeless	47		
My family and I are homeless	9		
I am in danger of becoming homeless	10		
I am or someone in my immediate family is disabled and unable to work	41		
<b>What do you or someone in your family need regarding housing?</b>		<b>What other services/support do you or someone in your family need?</b>	
Answer Choices	Responses	Answer Choices	Responses
A permanent place to live	47	<b>1</b> Help with getting food	69
Help paying my rent	25	<b>2</b> A job	25
A safe place to live	23	<b>3</b> Help with transportation	19
Help with a rent deposit	19	<b>4</b> Help with a legal problem	15
Help paying a utility bill	18	<b>5</b> A place to eat a meal	14
A place to live with support services	11	<b>6</b> Job Training	13
A temporary place to live	10	<b>7</b> Internet	13
A safe place to stay during the day	10	<b>8</b> Help getting food stamps	10
Help with a utility deposit	9	<b>9</b> Help getting SSI benefits	10
A place to live on cold nights	6	<b>10</b> Help getting medical services	9
I have a housing voucher but can't find an apartment	6	<b>11</b> Help getting into a substance abuse program	7
		<b>12</b> Childcare	6
		<b>13</b> Help getting TANF benefits	3

Housing identified as most pressing need  
 Food and job were equally identified as the next most pressing need.  
 Gas for transportation was the need most identified as not included in the survey

113 Responses

PUBLIC SERVICES ACTIVITIES					
Activity	Original survey	score	Comty memb survey score	Block party score	TOTAL
Mental health services	98	196	152	33	381
Services for abused and neglected children	89	178	152	18	348
Child Care	89	178	136	13	327
Youth Services	86	172	138	13	323
Substance abuse services	84	168	134		302
Homelessness program	88	176	113	6	295
Housing Counseling	84	168	112		280
Services for the disabled	82	164			164
Services for the frail elderly	82	164			164
Fair Housing Activities	81	162			162
Senior Services	81	162			162
Health Services	81	162			162
Services for domestic violence survivors	77	154			154
Transportation Services	70	140			140
Employment Training	69	138			138
Legal Services	65	130			130
Crime awareness/prevention	62	124			124
HIV	49	98			98

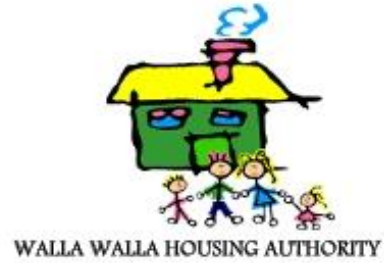
Note: Top five from the Initial Survey (sent out to organizations and community leaders) were included in the community member survey and at the block parties.

FACILITY ACTIVITES					
Activity	Original survey	Score	Comty member survey score	Block party score	TOTAL
Child Care Center	76	152	117	23	292
Youth Center	73	146	111	17	274
Domestic Violence shelter	66	132	126	9	267
Homeless shelter	70	140	105	8	253
Group home for developmentally disabled	62	124	103		227
Day shelter for homeless	65	130	91	5	226
Neighborhood facility	62	124	81		205
Public Schools	62	124			124
Senior Center	59	118			118
Fire station	54	108			108
Library	54	108			108
Health Center	51	102			102

Note: Top five from the Initial Survey (sent out to organizations and community leaders) were included in the community member survey and at the block parties.

INFRASTRUCTURE ACTIVITIES				
Activity	Original survey	score	Community member survey score	TOTAL
Streets	66	132	138	336
Sewer line	64	128	136	328
Waterlines	63	126	135	324
Sidewalks	69	138	112	319
Playground	57	114	104	275
Flood/drainage improvements	57	114		171
Curbs and Gutters	54	108		162
Parks	54	108		162
Utility lines	53	106		159
Parking lots	43	86		129

Note: Top five from the Initial Survey (sent out to organizations and community leaders) were included in the community member survey.  
 Due to limited space, they were not included at the block parties



## 2018-2022 Joint Assessment of Fair Housing & Analysis of Impediments

City of Walla Walla and  
Walla Walla Housing Authority

November 1, 2018



1                   **Assessment of Fair Housing Tool for Local Governments**

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- 1 **I. Cover Sheet**
- 2 1. Submission date: February 15, 2018
- 3 2. Submitter name: City of Walla Walla and Walla Walla Housing Authority
- 4 3. Type of submission (e.g., single program participant, joint submission): Joint Submission
- 5 4. Type of program participant(s) (e.g., consolidated plan participant, PHA): Consolidated
- 6 Plan participant and PHA participant
- 7 5. For PHAs, Jurisdiction in which the program participant is located: Walla Walla County,
- 8 WA
- 9 6. Submitter members (if applicable): N/A
- 10 7. Sole or lead submitter contact information:
- 11 a. Name: Jennifer Beckmeyer
- 12 b. Title: Community Development Block Grant Coordinator
- 13 c. Department: City of Walla Walla – Support Services Department
- 14 d. Street address: 15 N. 3<sup>rd</sup> Ave.
- 15 e. City: Walla Walla
- 16 f. State: WA
- 17 g. Zip code: 99362
- 18 8. Period covered by this assessment: 2019-2023
- 19 9. Initial, amended, or renewal AFH: Initial
- 20 10. To the best of its knowledge and belief, the statements and information contained herein
- 21 are true, accurate, and complete and the program participant has developed this AFH in
- 22 compliance with the requirements of 24 C.F.R. §§ 5.150-5.180 or comparable
- 23 replacement regulations of the Department of Housing and Urban Development;
- 24
- 25 11. The program participant will take meaningful actions to further the goals identified in its
- 26 AFH conducted in accordance with the requirements in §§ 5.150 through 5.180 and 24
- 27 C.F.R. §§ 91.225(a)(1), 91.325(a)(1), 91.425(a)(1), 570.487(b)(1), 570.601, 903.7(o),
- 28 and 903.15(d), as applicable.
- 29
- 30
- 31 \_\_\_\_\_
- 32 (Signature) (date)
- 33
- 34 \_\_\_\_\_
- 35 (Signature) (date)
- 36 12. Departmental acceptance or non-acceptance:
- 37 \_\_\_\_\_
- 38 (Signature) (date)
- 39 Comments

## II. Executive Summary

### 1. Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.

The Fair Housing Act was enacted in 1968. Recent changes to the Affirmatively Furthering Fair Housing Rule 24 CFR 5.150-5.180 were finalized by HUD on July 8, 2015. The 2018 Assessment of Fair Housing (AFH) in Walla Walla relied on census data provided by the U.S. Department of Housing and Urban Development (HUD), local information and community feedback through surveys and public meetings. The AFH was conducted jointly by the City of Walla Walla and the Housing Authority of Walla Walla.

HUD's newly developed AFH process has four nation-wide fair housing goals:

1. Reduce segregation, and build on the nation's increasing racial, geographic and economic diversity.
2. Eliminate racially and ethnically concentrated areas of poverty.
3. Reduce disparities in access to important community assets such as quality schools, job centers and transit.
4. Narrow gaps that leave families with children, people with disabilities and people of different races, colors and national origins with more severe housing problems, aka. Disproportionate housing needs.

The community participation process for selecting Walla Walla's fair housing goals included 19 public meetings, a fair housing survey that was open and promoted June, July and August and consultations with 40 community agencies. A total of 252 people responded to the fair housing survey. Some paper surveys were delivered to groups and most surveys were administered online. A public notice was published in community newspapers notifying the public that a draft of the AFH document, AFH goals and an executive summary was posted for a 45-day comment period. The public notice also included an invitation to attend a public hearing on September 13<sup>th</sup> and October 23<sup>rd</sup> to provide comments on the proposed AFH goals.

Community meeting discussions in June and July included a review of some of the 2010 census data demographics provided by HUD, a comparison of city data to regional housing data and a review of the maps of the jurisdictional areas that have high concentrations of minorities and concentrations of low-income households.

Contributing factors to the fair housing conditions were identified after a review of HUD data, comments during public meetings, community survey data and local housing data. Representatives of the City of Walla Walla, Walla Walla Housing Authority and Walla Walla County formed a work group to review results of surveys, community meetings and HUD provided data to select the contributing factors listed below.

Contributing factors to fair housing conditions listed in priority order include:

1. Availability of affordable, accessible housing in a range of unit sizes.
2. Land use and zoning laws.
3. Impediments to mobility.
4. Quality of affordable housing information programs.
5. Access to financial services.

6. Lack of local private fair housing outreach and enforcement.
7. Lack of local public fair housing enforcement.
8. Private discrimination.
9. Lack of private investments in specific neighborhoods.
10. Lack of public investments in specific neighborhoods, including services or amenities.

The Contributing Factors listed above are similar to the fair housing choice impediments identified in 2014 which are listed here:

1. Many of the protected populations seeking rental or homeownership opportunities lack the skills and knowledge to obtain and remain in affordable housing.
2. There is a lack of awareness of the issues related to fair housing and the impediments to fair housing in Walla Walla.
3. Low rental vacancy rates, lack of new lower priced rental units, and a housing stock that is increasingly balanced toward single-family housing impact the ability of many households to obtain affordable housing meeting their needs.

The process of analysis to select the 2018-2022 AFH Goals for the jurisdiction and region was a series of meetings and discussions by the work group and other community stakeholders and partners in areas of housing, transportation, jobs, and agencies working directly with protected classes.

Work group members reviewed past fair housing efforts, clarified the contributing factors in the jurisdiction and region based on community input and discussed the HUD provided census maps and data. After review of the comments received, all available HUD and local data and discussion of what data was not available, work group members agreed to the following goals in priority order:

1. Increase affordable housing stock in Walla Walla and Columbia Counties
2. Improve awareness and education of Fair Housing
3. Increase financial capacity to improve credit history to access quality rental units and/or move into homeownership

These AFH goals will become part of planning and performance reporting documents for the City of Walla Walla's Community Development Block Grant program and the Walla Walla Housing Authority for the 2019 through 2023 program years.

The 45-day public comment period on the draft AFH and AFH goals ended on October 27, 2017. All comments received will be documented in this section once the public comment period closes.

### **III. Community Participation Process**

- 1. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who**

**are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board and other resident outreach.**

The Assessment of Fair Housing survey in English and Spanish was developed in May 2017 by City and Housing Authority staff. The Community AFH online survey was open for 10 weeks from June 5 to August 15, 2017.

AFH Outreach was conducted to every City household through two utility bill inserts in the months of July and August with an explanation of the AFH in English and Spanish and a link to the survey and a community presentation of HUD data. In addition to the utility bill inserts, an e-newsletter was sent out to 13,000 city and county residents with information about the AFH and a link to the survey.

The work group also contacted numerous local and regional community organizations (listed below) to solicit survey input and offer to meet with community groups.

Walla Walla Housing Authority does not have a Resident Advisory Board due to lack of willingness to participate. Housing Authority also no longer has public housing so in turn communication about the AFH was mailed to approximately 750 participants in the Housing Choice Voucher program.

A Notice of Public Comment and a Notice of Public Hearing was published on August 29 and August 31 in the newspapers of record (Walla Walla Union Bulletin, Waitsburg Times, Dayton Chronical). The combined notice provided the website address and the date of the first Public Hearing as September 13, 2017. Email notices were sent to the Citizen Participation List and the County Continuum of Care list on August 29<sup>th</sup>. The Draft AFH Plan was posted on the City's CDBG website and the Housing Authority website on August 28, 2017. The Walla Walla Housing Authority held a second public hearing on October 23<sup>rd</sup>. The public comment period was open from August 30<sup>th</sup> until October 27<sup>th</sup>.

**2. Provide a list of organizations consulted during the community participation process.**

The AFH Survey was posted on the City of Walla Walla's Facebook page. It was shared by the Walla Walla Valley Disability Network, Blue Mountain Therapeutic Riding, United Way of Walla Walla County, Walla Walla Valley Chamber of Commerce, Choose Columbia County and Port of Columbia.

City staff contacted several community groups directly to inquire about presenting assessment of fair housing information, request that people take the survey and to solicit comments about fair housing in Walla Walla and Columbia Counties.

Groups contacted include:

- Blue Mountain Action Council
- Columbia County
- Continuum of Care
- Commitment to Community
- The Health Center
- Trilogy Recovery Community
- Triple Point
- United Way

- Dayton Chamber of Commerce
- Girl's Council
- Housing Authority Board of Commissioners
- Housing Provider's Group
- Interfaith Coalition on Poverty
- Juntos
- Lillie Rice Center
- Mom's Network
- National Alliance on Mental Illness
- Noon Rotary
- Parent to Parent
- Port of Columbia
- Port of Walla Walla
- Pro-Bono Legal Assistance
- Realtors Association
- Serenity Point
- STAR Project
- Sunrise Rotary
- Support Services for Veterans and Families
- W2 for Drug Free Youth
- Waitsburg Commercial Club
- Walla Walla Community Council
- Walla Walla County Community Health Department
- Walla Walla Disability Network
- Walla Walla Traffic Safety Coalition
- Walla Walla Valley Chamber of Commerce
- Walla Walla Valley Metropolitan Planning Organization
- Whitman College
- Willow Public School
- Valle Lindo Residents
- Valley Residential Services
- YWCA

19 Meetings attended in May, June, July and August:

- May 23 - City of Walla Walla Comprehensive Plan Open House – 45 people
- June 25- Children's Day in Washington Park - 300 people
- June 26 - Meeting at BMAC with the Assistant Attorney General's Civil Rights Office and local non-profit housing providers - 11 people
- June 27 - Affordable Housing Work Group meeting – 13 people
- June 27 - Blue Ridge neighborhood potluck – 15 people
- July 3 – Community Council – 1 person
- July 6 – W2 for Drug Free Youth meeting – 17 people
- July 12 - Realtor's Association Meeting – 25 people
- July 19 – Lillie Rice Center meeting – 1 person
- July 21 – Valle Lindo Community outreach – 128 households
- July 21 – Housing Provider's Meeting – 16 people
- July 21 – United Way presentation – 2 people
- July 25 – City of Walla Walla Leadership Team meeting – 19 people
- July 25 – Council on Homelessness meeting – 21 people
- July 26 - Morning Rotary - 20 people
- July 27 - Noon Rotary – 60 people
- July 31 – Walla Walla Farmer's Market – 150 people
- August 10 – Commitment to Community neighborhood meeting – 14 people
- August 18 – Whitman student group presentation – 25 people
- September 13 – City of Walla Walla Public Hearing

- October 23 – Walla Walla Housing Authority Public Hearing

**3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.**

The AFH Community Survey resulted in 252 responses with the largest resident groups living in the City of Walla Walla (83%), 7% living in College Place, 7% living in other cities in Walla Walla County, and 3% living in Columbia County.

Participation was high amongst groups that attended in-person meetings, workshops and community events. A total of 883 participants were contacted directly and provided over 600 comments regarding the city's efforts to affirmatively further fair housing in the jurisdiction and regional efforts by the Walla Walla Housing Authority.

Participation amongst the Limited-English Proficiency (LEP) was low for the online survey, as there were difficulties getting Spanish language paper surveys filled out and returned. LEP participation was highest at community meetings that were held in target neighborhoods and coordinated along with trusted community organizations, like Commitment to Community. In these settings, comments received were oral and provided in Spanish.

When public meetings were held in open air venues, such as Children's Day and the Farmer's Market, comments were received using sticky notes and by providing oral feedback, most of which was gathered in English even though Spanish-speakers participated and Spanish-speaking staff was present. This may show that in a public setting community members felt more comfortable or willing to providing comments in English, even though Spanish may be their language of preference.

**4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.**

A majority of the comments referred to the need of more affordable housing in Walla Walla and surrounding areas. This included costs of rent, availability of units, unit sizes, more flexible zoning, infill development and allowance of alternative dwelling units.

Appendix A includes the summaries of comments received at the various public workshops and meetings hosted by the City of Walla Walla, Walla Walla Housing Authority, and other partner organizations that collaborated in the AFH process.

**IV. Assessment of Past Goals, Actions and Strategies**

**1. Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:**

**a. Discuss what progress has been made toward their achievement.**

As a new Grantee, the City of Walla Walla's first Analysis of Impediments (AI) was developed in 2014. The impediment areas were identified based on analysis of existing data and public input.

The 2014 AI impediments and identification of recommendations reflect the complexity and benefit of a multi-stakeholder approach to solutions.

1. Protected classes seeking rental or homeownership opportunities face many barriers to obtaining and remaining in affordable housing.
2. Lack of awareness of the issues related to fair housing and impediments to fair housing in Walla Walla.
3. Low rental vacancy rates, lack of new lower priced rental units and a housing stock that is increasingly focused on single-family housing impact the ability of many households to obtain affordable units in a range of sizes.

The Walla Walla Housing Authority distributes fair housing resources to anyone who feels they have been discriminated against. They also encourage people to contact either the HUD Regional Office in Seattle, the regional Fair Housing Organization in Spokane or the Northwest Justice Project locally if they are interested in filing a complaint.

Additional actions taken by community partners in collaboration with the City and local Housing Authority around increasing fair housing awareness and education include:

- Provide workshops in cooperation with local banks to discuss homeownership opportunities and discuss ways to avoid predatory lending.
- Distribute flyers and posters on fair housing to libraries and CDBG subrecipients.
- Walla Walla Housing Authority provides annual training and brings in speakers to train residents and landlords in fair housing.
- Walla Walla Police Department sponsors a Crime Free Rental Housing program that educates landlords and tenants on fair housing laws and other legal rights and responsibilities of both parties.
- Blue Mountain Action Council partnered with Money Management International of Spokane to conduct a workshop that included fair housing and predatory lending as areas of focus.
- The Walla Walla Asset Building Coalition holds quarterly Money Smart financial education courses in English and Spanish that include a module on predatory lending

**b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences).**

The efforts that have been carried out thus far in achieving past goals have been limited due to availability of staff time and resources. Some progress has been made, but not near the extent needed to make a significant and measurable difference in improving housing choice and finding lasting solutions that address the impediments to fair housing.

- c. **Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced.**

Through the formalization of the AFH it will be easier to track progress made on past goals that have also been incorporated into this document.

- d. **Discuss how the experience of program participant(s) with past goals has influenced the selection of current goals.**

Past knowledge, conversations with local experts, personal experience living in Walla Walla and administering programs over a substantial period of time has assisted in creating the goals that will guide our work in fair housing moving forward. In order to continue to track progress and create goals that are attainable and have resources to be able to accomplish them.

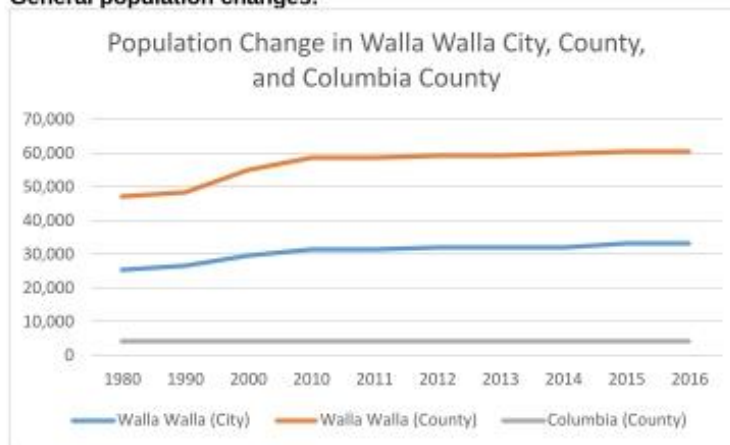
V. **Fair Housing Analysis**

A. **Demographic Summary**

- 1. **Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).**

The following graph is compiled from population density data for cities and for towns using census data from 1980 until 2010, and then yearly postcensal estimates starting in 2011. See <http://www.ofm.wa.gov/pop/popden/default.asp> for more data.

**General population changes:**



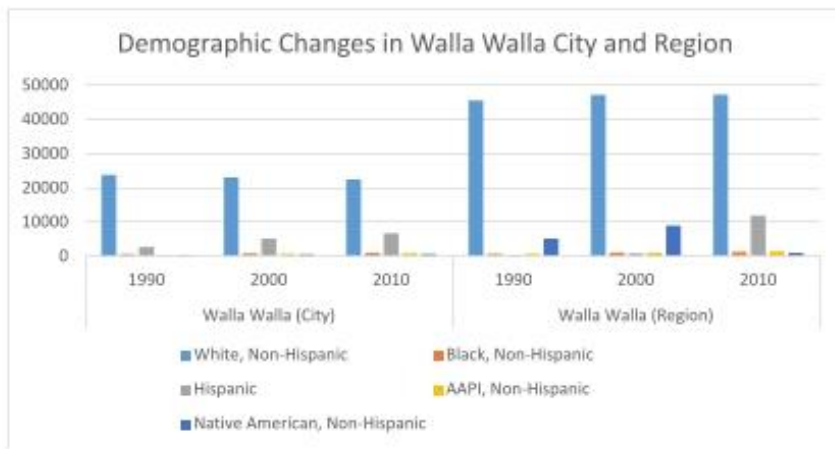
From the graph above, one can note general population growth in both Walla Walla City and Walla Walla County from 26,482 people in 1990 to 33,340 people in 2016, and 48,439 people in 1990 to 60,730 people in 2016, respectively. Columbia County however has not seen population growth, staying relatively the same size at 4,024 in 1990 and 4,050 in 2016. The City of Walla Walla has grown 26% (6,854), Walla Walla County has grown 25% (12,291) and Columbia County has grown .6% (29).

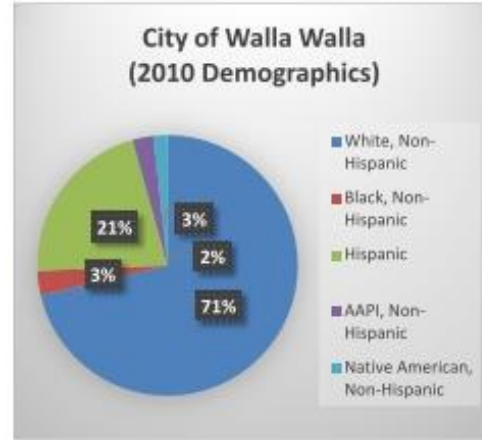
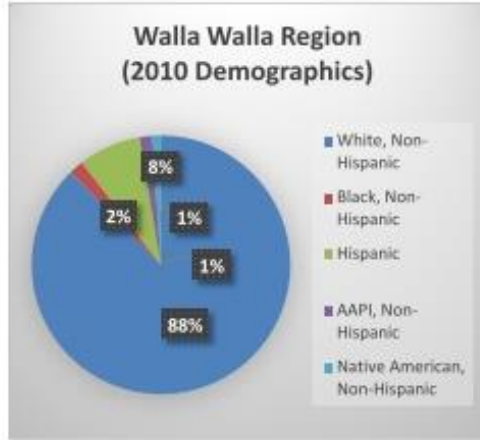


**Race and Ethnicity:**

To look at trends in race and ethnicity over time, one can refer to Table 2 from HUD's AFFH Data & Mapping Tool that shows demographic trends, summarized in the graphs that follow. It should also be noted that when comparing the regional data and census data provided by the OFM that looks at the demographics for Walla Walla and Columbia Counties, some discrepancies occur.

HUD's definition of the Walla Walla Region combines Walla Walla and Columbia Counties. However, when looking at regional HUD data, there are several instances when figures do not add up. For example, regional data finds that the Native American population decreased by 80% between 1990 and 2010 and the Hispanic population increased by 3,275% between 1990 and 2010, which local knowledge and local data tells us is not true. Therefore when reviewing regional data, the two counties were desegregated to analyze separately first and then added together to find the regional totals for racial and ethnic groups in the Walla Walla Region. (See <http://www.ofm.wa.gov/pop/census2010/data.asp> looking at Walla Walla County and Columbia within the data sets and selecting Census 1990, 2000, and 2010.)

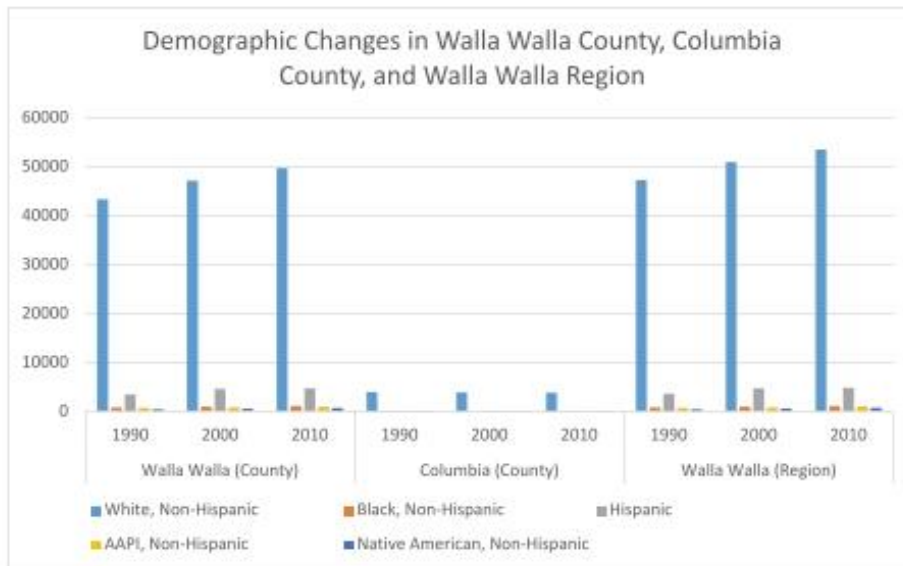




In the City of Walla Walla, the population of all race and ethnic groups increased from 1990 to 2010, except for Whites. The White population decreased by 6% from 23,752 to 22,424 (1,328 decrease), a decrease from 87% to 71% of the total population. The Hispanic, Black, AAPI, and Native American population all increased; the Hispanic population increased by 150% from 2,678 to 5,108 (increase of 2,430), the Black population increased by 69% from 566 to 955 (increase of 389), the Asian and Pacific Islander (AAPI) population increased by 133% from 353 to 821 (increase of 468), and the Native American population increased by 130% from 234 to 540 (increase of 306).

In the Walla Walla region, the White population has increased from 47,164 to 53,445 from 1990 to 2010, an increase in 6,281 residents (13%); the Black population increased from 721 to 1,091, an increase of 370 residents (51%); the Hispanic population increased from 3,551 to 4,763, an increase of 1,212 (34%); the AAPI population increased from 386 to 661, an increase of 275 residents (50%); and the Native American population increased from 386 to 661, an increase of 275 residents (71%). An overall increase in population for all race/ethnic groups has occurred. Notably, the Walla Walla region is becoming less homogenously White, though the population of residents is still notably 88% White.

Using the combined data to look at the Walla Walla Region, the following graph is constructed:



The population of all race and ethnic groups increased between 1990 and 2010 in the county and region.

**National Origin:**

The three main countries of national origin in the City of Walla Walla are Mexico (8.57% of the total population), China (0.77% of the total population), and Canada (0.42% of the total population.) For the Walla Walla Region, the main 3 countries of origin are Mexico (7.25% of the total population), Canada (0.56% of the total population), and Russia (0.41% of the total population).

**LEP:**

The three main languages of limited English proficiency (LEP) in the City of Walla Walla are Spanish (8.51%), Chinese (0.73%), and Vietnamese (0.17%). For the region, the three main languages are Spanish (7.39%), Chinese (0.37%), and Arabic (0.12%).

**Disability Type:**

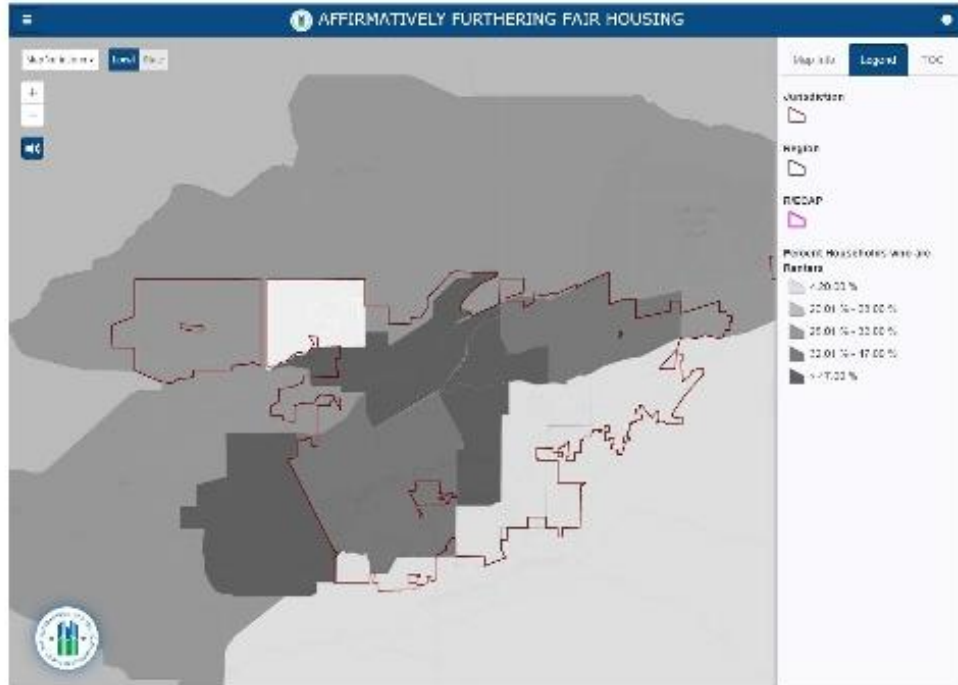
Disability type in the City of Walla Walla and the Walla Walla region closely mirror each other. For the City of Walla Walla, 4.6% have hearing difficulty, 2.4% have vision difficulty, 6.9% have cognitive difficulty, 8.4% have ambulatory difficulty, 3.2% have self-care difficulty and 6.1% have independent living difficulty. For the Region of Walla Walla, 5.3% have hearing difficulty, 2.3% have vision difficulty, 6.3% have cognitive difficulty, 8% have ambulatory difficulty, 2.8% have self-care difficulty, and 5.1% have independent living difficulty.

**Sex:**

In the City of Walla Walla, the population is 52.75% male and 47.25% female, whereas for the Region of Walla Walla, the population is 50.68% male and 49.32% female.

**2. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends over time.**

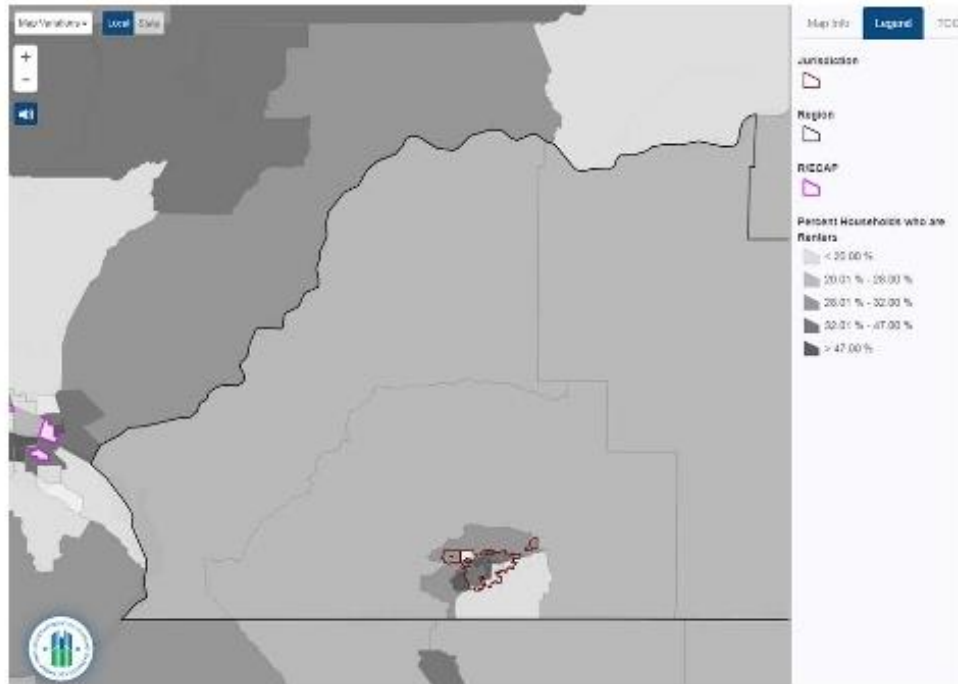
To look at location of renters in the region, HUD's Map 16 – Housing Tenure is selected. One can refer to HUD's AFFH Data & Mapping Tool on <https://eqis.hud.gov/affh> to further explore the maps.



In the map above, darker regions correspond to regions with higher percentages of renters. Walla Walla has higher percentages of renters concentrated near the center of the town, close to Whitman College. Some of these renters are due to the student population and their demand for rentals. Additionally, there are more renters in College Place. The presence of some of these renters is likely due to the student population around Walla Walla University. It is also notable that there is a higher percentage of renters in lower-income areas. These darker areas have a percentage of renters ranging between 53% and 64%.

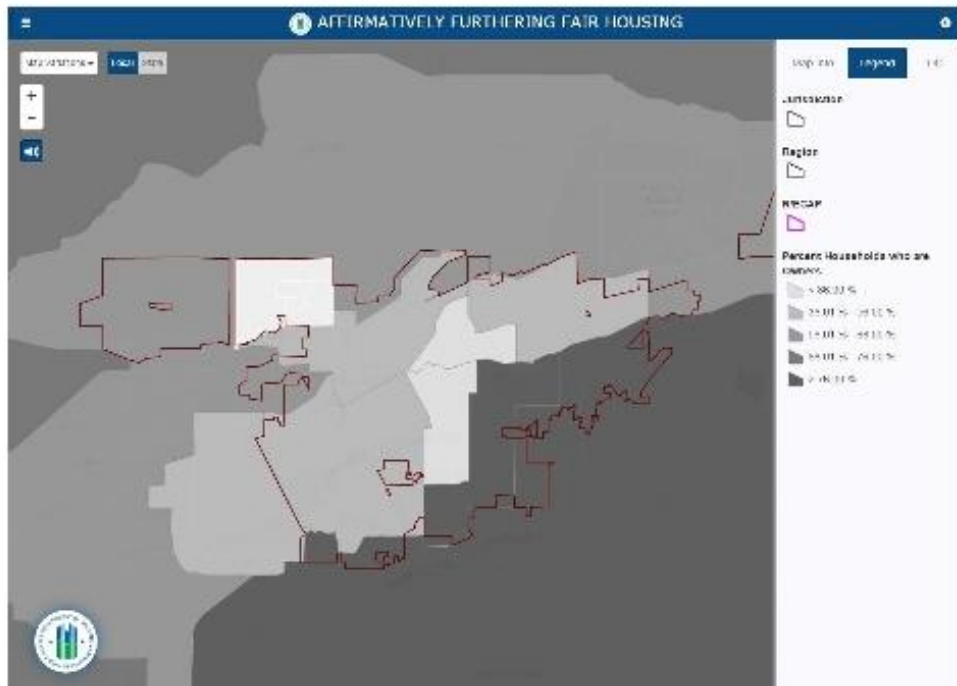
On the southern border of Walla Walla, the percentage of households who are renters is less than 20%. This is likely due to local zoning: there is currently no zoning that allows for high density multi-family housing on the south side of town.

The City of Walla Walla has a greater concentration of renters than the surrounding regions. The surrounding region has percentages of renters ranging between 10% and 32%.



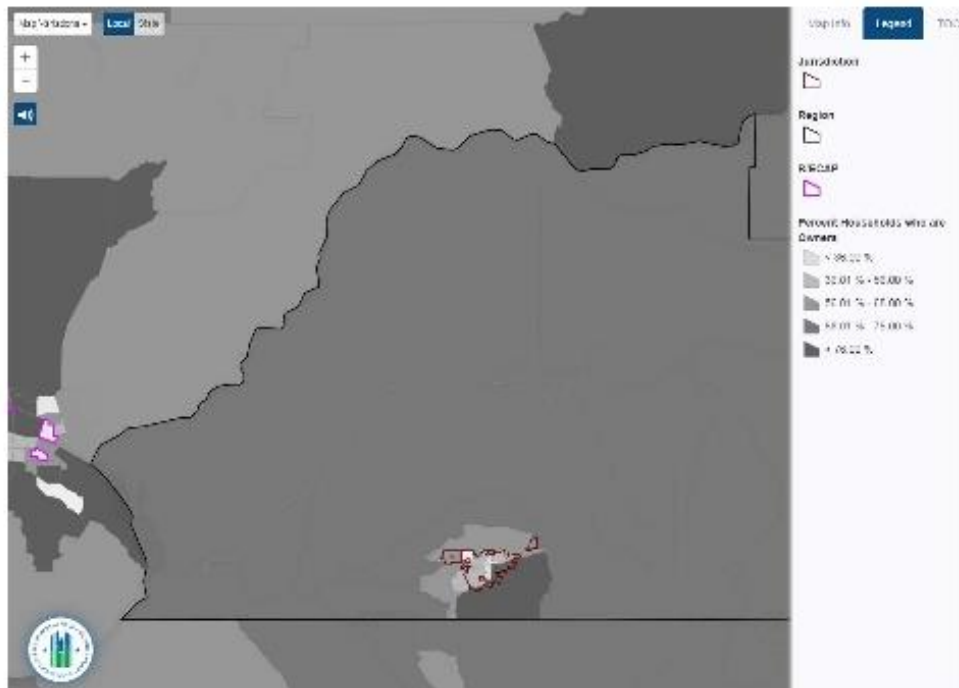
The area surrounding Walla Walla is less densely populated, so not surprisingly, one sees a lower percentage of renters among total households. Moving away from Walla Walla's city limits, households are more likely to own their place of residence and there are fewer rental units available. It is less convenient to rent a place far away from a resident's place of employment. Additionally, there is a greater concentration of services in the City of Walla Walla.

Looking at location of homeowners in the region, similar trends emerge. To view this map, one selects Map 16 and then selects Housing Tenure: Homeowners.



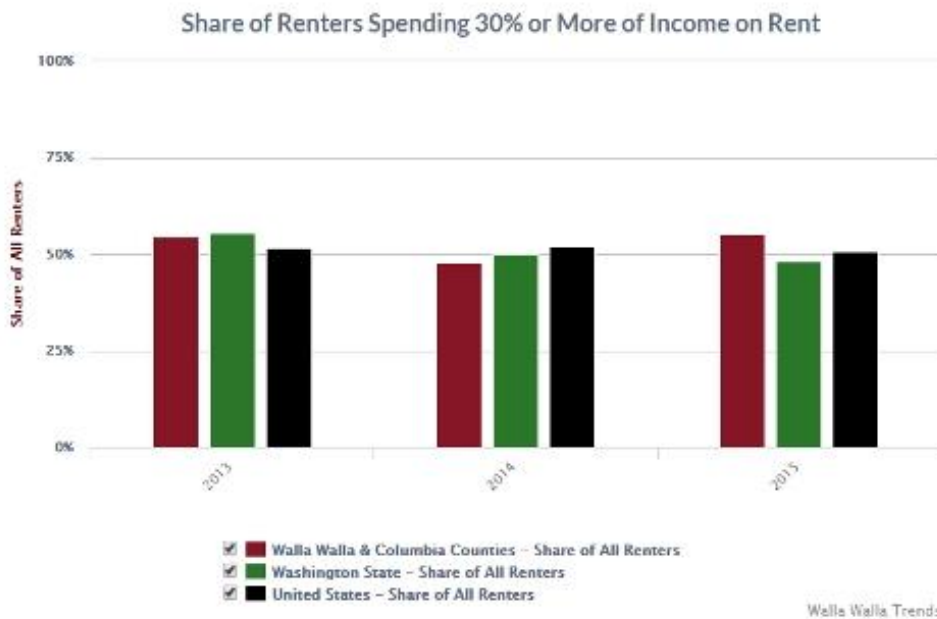
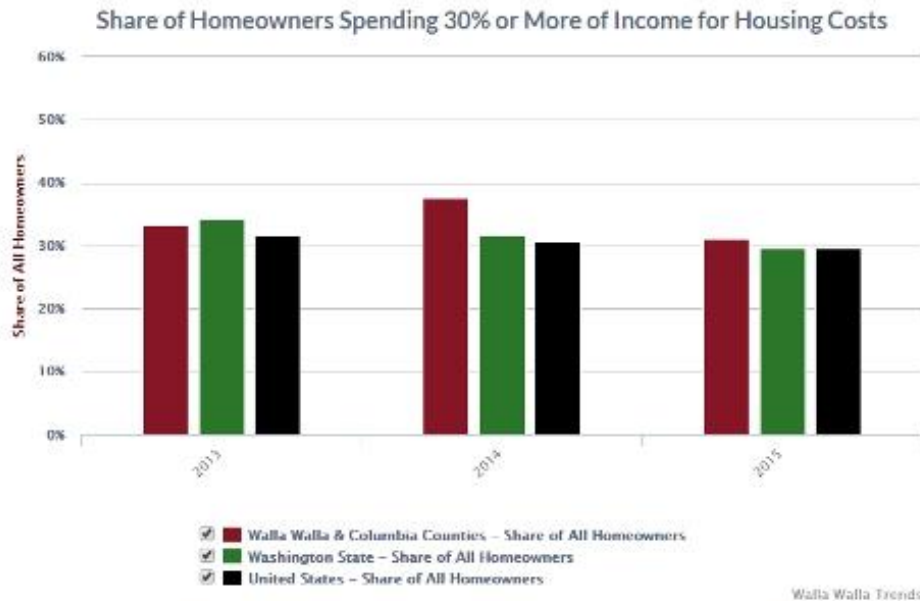
Lighter areas correspond to smaller percentages of homeowners, and again the pattern emerges that there is a smaller percentage of homeowners concentrated in the center of Walla Walla, likely due to the high number of Whitman students renting near Whitman College and to the area of town where there is more multi-family zoning. The two lightest areas in the jurisdiction, CT 9208.02 and CT9207.01, only 36% of households are homeowners. CT 9208.02 is the census tract that contains Whitman and CT 9207.01 is directly adjacent to it.

Map 16, inserted below, shows that on average, approximately 75% of households are homeowners in the region outside of Walla Walla's city limits. In this region, the percentage of households who are homeowners ranges from 68% to 90%. Again, a trend of a higher percentage of homeowners emerges as one moves farther away from the city limits of Walla Walla and College Place.



Data from Walla Walla Trends ([www.wallwallatrends.ewu.edu](http://www.wallwallatrends.ewu.edu)) is used to look at the share of renters and owners spending 30% or more of income. Data from Walla Walla Trends was compiled from the American Community Survey over a three year period by Eastern Washington University in partnership with the Port of Walla Walla.

In the documentation provided with these graphs, the authors note that 30% of a household's median income or less spent on housing, including utilities, is used as a federal benchmark for what is considered affordable.



In Walla Walla and Columbia Counties between 2013 and 2015, the share of homeowners who spend more than 30% of income on rent fluctuated between approximately 30% and 38%. Ideally this statistic would be zero. However, the share



of renters who spend more than 30% of income on rent is even higher between approximately 48% and 52%, significantly worse for renters than homeowners (this also follows the national trend). Such data shows the need for affordable rentals in Walla Walla. Walla Walla and Columbia Counties seem to be somewhat similar to the Washington State statistics, although percent of renter paying more than 30% for housing spiked locally in 2015 as it did for homeowners in 2014.

**B. General Issues**

**i. Segregation/Integration**

**1. Analysis**

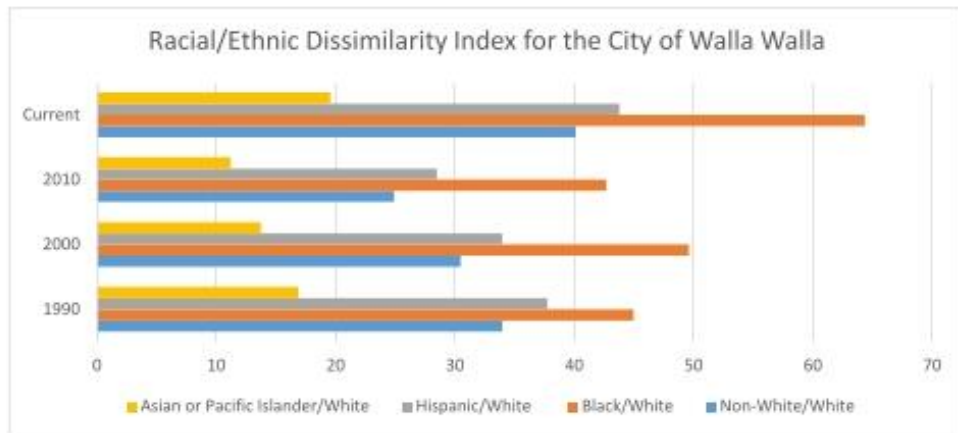
- a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.**

The racial dissimilarity index from HUD Table 3 is used to describe segregation in Walla Walla. The dissimilarity index was created by HUD to measure community-level segregation: it ranges from 0 to 100, with zero representing perfect integration between racial groups, and 100 representing perfect segregation.

Dissimilarity index values less than 40 describe low segregation, values between 40 and 54 describe moderate segregation, and values above 55 describe high segregation. Readers should be cautious in interpreting the dissimilarity index for Blacks, Asians, and AAPIs, as these groups have a population of approximately 1,000 in the Walla Walla Region and HUD advises caution when interpreting the dissimilarity index for groups with a population less than 1,000. The dissimilarity index may be high even if the group's members are evenly distributed, due to the group's small population.

The dissimilarity index for the City of Walla Walla shows:

<b>Racial/Ethnic Dissimilarity Index</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
Non-White/White	33.97	30.48	24.90	40.11
Black/White	44.97	49.60	42.67	64.35
Hispanic/White	37.75	33.96	28.49	43.79
Asian or Pacific Islander/White	16.88	13.73	11.20	19.56



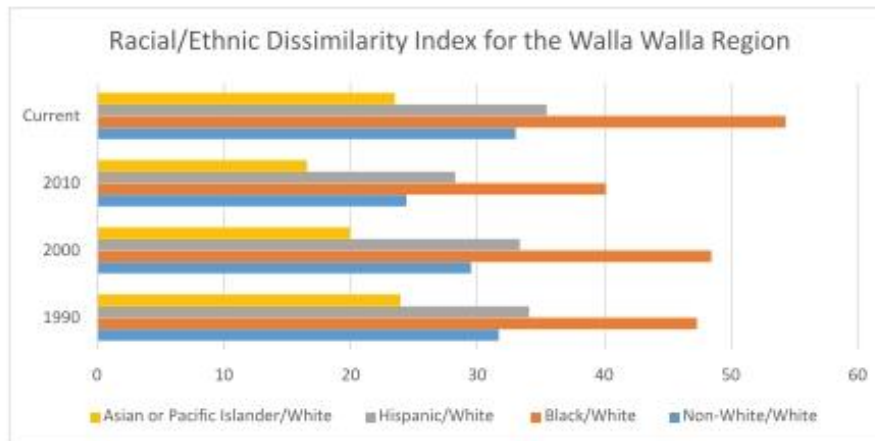
The tables show that although segregation trends had shown signs of decreasing between 2000 and 2010, the current values show increases among all Non-White/White groups, increasing from low segregation to moderate segregation or low segregation to high segregation in a C-shaped pattern. The only group that remains with a low dissimilarity index is AAPI/White.

In the jurisdiction, the race/ethnic groups that face the highest level of segregation are Black/White groups. However, this high level of segregation is probably due to the State Penitentiary, in which the Black population is much higher than the surrounding area, accounting for 24% of the prison population in 2010 and 1% of the population in the City of Walla Walla (adjusted for the Penitentiary). Without adjusting for the Penitentiary, 3% of the population in Walla Walla is Black.

Hispanics/Whites have the second highest levels of segregation at 43.79, which using HUD's dissimilarity index, is classified as moderate segregation (between 40 and 54).

The dissimilarity index for the Walla Walla Region shows:

Racial/Ethnic Dissimilarity Index	1990	2000	2010	Current
Non-White/White	31.69	29.51	24.41	33.01
Black/White	47.32	48.46	40.12	54.31
Hispanic/White	34.08	33.35	28.25	35.47
Asian or Pacific Islander/White	23.92	19.95	16.58	23.48



Similarly, the dissimilarity index increases in a C-shaped pattern for the Walla Walla region. Non-White/White segregation increased, though it is still classified as low segregation. Black/White segregation increased, but remains classified as moderate segregation. Hispanic/White segregation increased slightly, but remains at a low segregation classification. AAPI/White segregation appears to be decreasing, and is classified as low segregation.

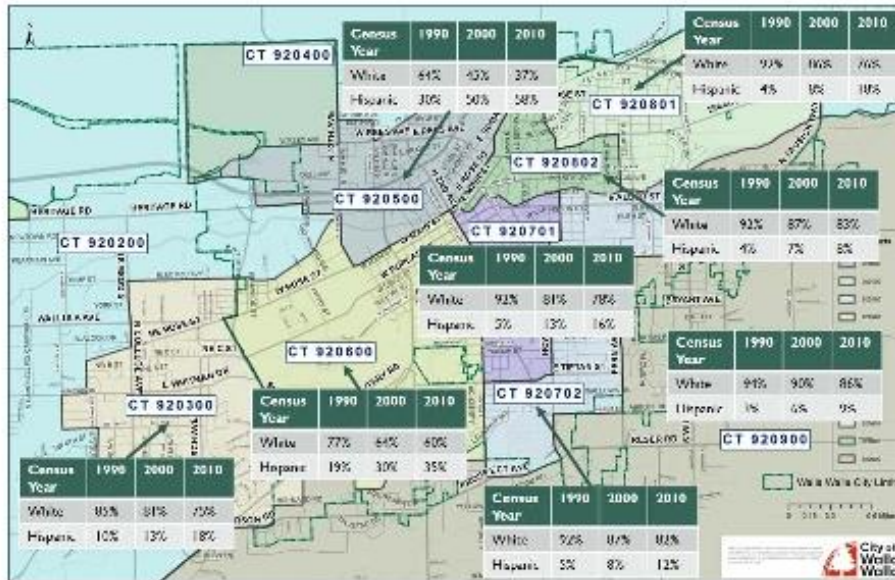
Both of the dissimilarity indices for the region and jurisdiction of Walla Walla show that the race/ethnic groups that face the highest level of segregation are Black/White groups in the Walla Walla Region. However, this takes into consideration the State Penitentiary, which skews our data due to the higher percentage of Blacks who are incarcerated in the State Penitentiary than the surrounding area.

In the Walla Walla Region, Hispanics/Whites have the second highest level of segregation with a dissimilarity index of 35.47, which is classified as low segregation (<40).

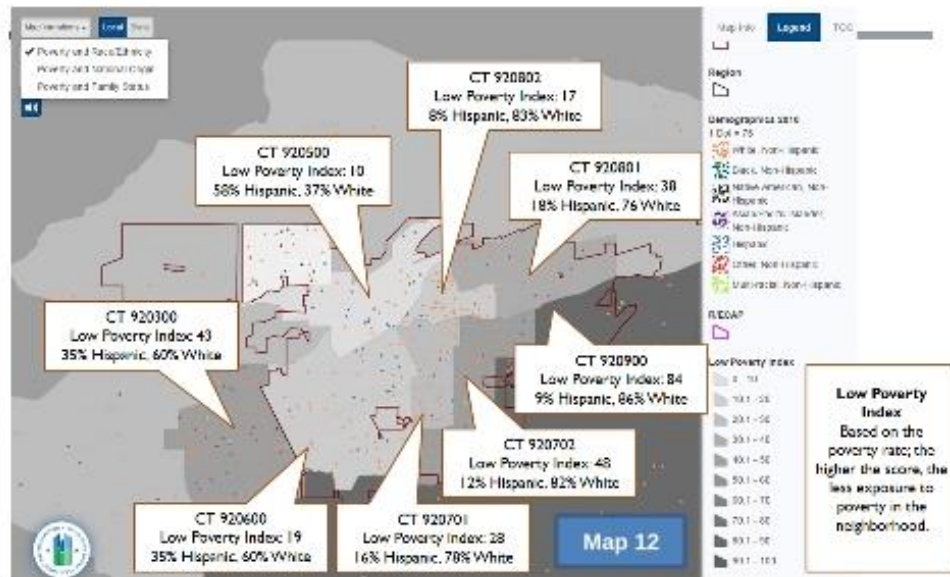
**b. Identify areas in the jurisdiction and region with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.**

Most areas in Walla Walla remain predominately White, with the White population decreasing over the past twenty years, and the Hispanic population increasing. Census Tracts (CT) 9205 and 9206 have the highest percent of Hispanics in the jurisdiction (and region of Walla Walla), representing 58% and 35% of the respective total populations living in these CTs. CT 9205 is the first majority minority census tract, with Hispanics accounting for the majority of the population. Foreign born residents from Mexico are represented throughout the Walla Walla jurisdiction and region. Foreign born residents from Germany are concentrated within CT 9203 and 9206. Foreign born residents from China are spread out in CT 9207.02 and CT 9208.01. Similarly, foreign born residents from Canada are spread out in CT 9205, 9203 and 9207.01. Foreign born residents from Japan are concentrated in 9208.02, in the area around Whitman College.

To see the ways in which the Hispanic and White population have changed over the past 20 years, consider the map below:



The highest levels of exposure to poverty correspond to CT 9205 and 9206, the two census tracts with the highest Hispanic population. CT 9205 has the highest low poverty index in the jurisdiction with a low poverty index of 10 and CT 9206 has the third lowest poverty index in the jurisdiction with a low poverty index of 19. CT 9208.02, which is situated around Whitman College, has the second lowest poverty index which is likely due to the higher number of students and possibly because of the high number of multi-family rental units in that area. See the HUD table below from Map 12 – Demographics and Poverty, selecting Poverty and National Origin found at <https://egis.hud.gov/affht>.



**c. Explain how these segregation levels and patterns in the jurisdiction and region have changed over time (since 1990).**

Two canneries in Walla Walla, one located on N. 9th Ave and W Rose St. and the other located on Dell Ave. and N 13<sup>th</sup> Ave., historically provided year-round work for migrant workers and were located in CT 9205 and 9206. Both canneries closed in the 80's. Over the past twenty years, the census describes these two areas as the two largest Hispanic populations in the jurisdiction of Walla Walla.

The Hispanic population has continued to grow in all census tracts in Walla Walla: the Walla Walla region draws many migrant workers with its agricultural jobs, and the Hispanic population grows as families settle down and put down roots in the Walla Walla Valley.

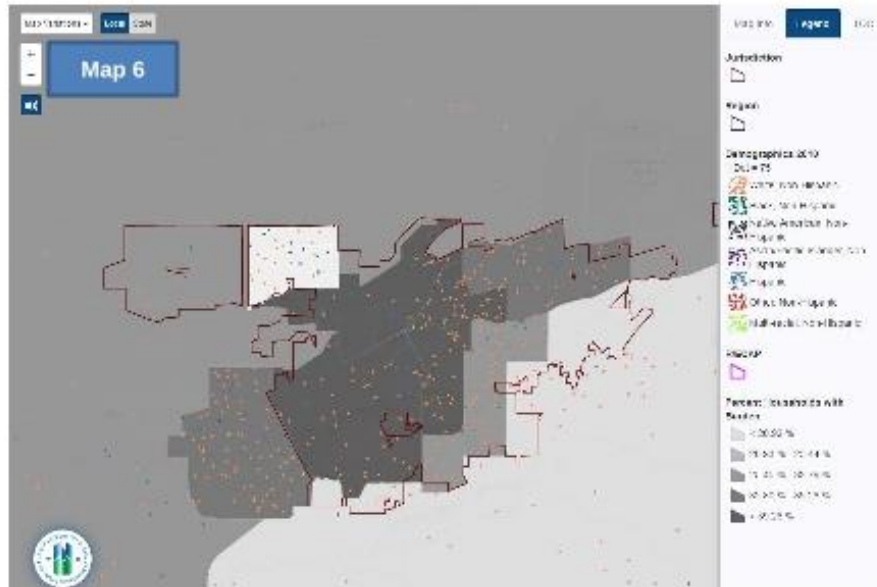
The incarcerated population in the State Penitentiary increased over the past 20 years, segregation (overall dissimilarity index for Blacks/Whites) has also increased. Discounting Black/White segregation due to the Penitentiary, segregation remains relatively low, with dissimilarity indices increasing to 43.79 from 1990 to 2010, on the cusp of low and moderate segregation for the region and jurisdiction. However, dissimilarity indices between Whites and people of color in both the jurisdiction and region have an upward trend. Segregation appears to be much higher in the City of Walla Walla than the Region as a whole. Intuitively, this makes sense. The population in the City is denser in comparison to the population in the surrounding region, where households are much more spread out. Additionally there are pockets of communities of color, mostly Hispanic, within the Walla Walla city limits.

The Hispanic population is the only group whose population was greater than 1,000 in 1990, so the Hispanic/White dissimilarity index can safely interpreted to assess how segregation levels have changed over time. Hispanics are the largest minority group in both the jurisdiction and region of Walla Walla. The Hispanic/White dissimilarity index in the jurisdiction has increased 16% from 37.75 in 1990 to 43.79 currently. The Hispanic/White dissimilarity index in the region has increased 4% from 34.08 in 1990 to 35.47. The Hispanic population has continued to grow in both the City and Region of Walla Walla. It is worrisome that the Hispanic/White dissimilarity index has continued to grow as the Hispanic population grows, creeping into a moderate segregation classification.

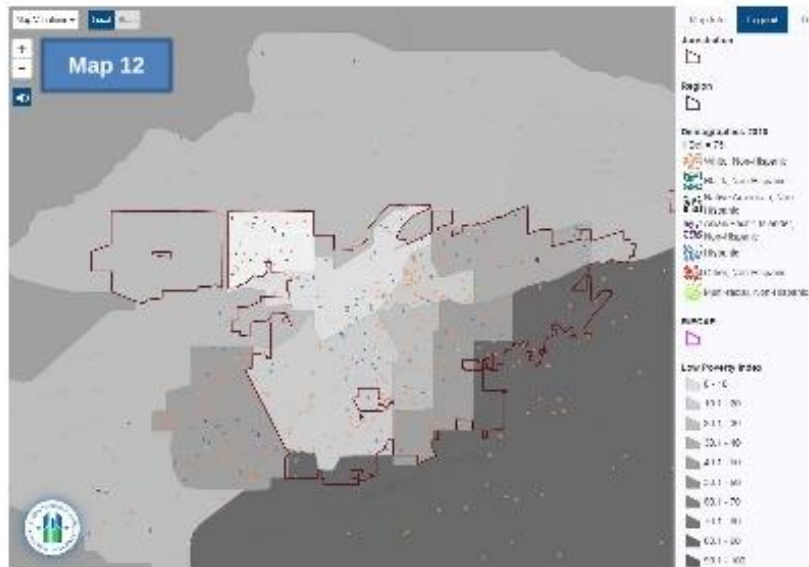
**d. Consider and describe the location of owner and renter occupied housing in the jurisdiction and region in determining whether such housing is located in segregated or integrated areas.**

Housing burden is classified by HUD as a household that has one of the four following criteria: (1) lacks kitchen facilities, (2) lacks plumbing facilities, (3) more than one person per room, and (4) cost burden where monthly housing costs including utilities exceeds 30% of monthly income.

HUD's Map 6 – Housing Problems by Race/Ethnicity shows the percentage of households experiencing housing burdens. The darker the shade, the higher percentage of households experiencing housing burdens. This map shows us that CT 9205 has the highest percentage of households with housing problems with 51.18% of households experiencing at least one of the four housing burdens. It appears that Black and Hispanic populations are more concentrated in darker areas, which have a higher percent of households with a burden as defined above.



HUD's Map 12 – Demographics and Poverty and Race/Ethnicity, located below, describes the low poverty index in the jurisdiction. The poverty index is lowest (between 10.1 and 20) in CT 9205, the majority Hispanic census tract.



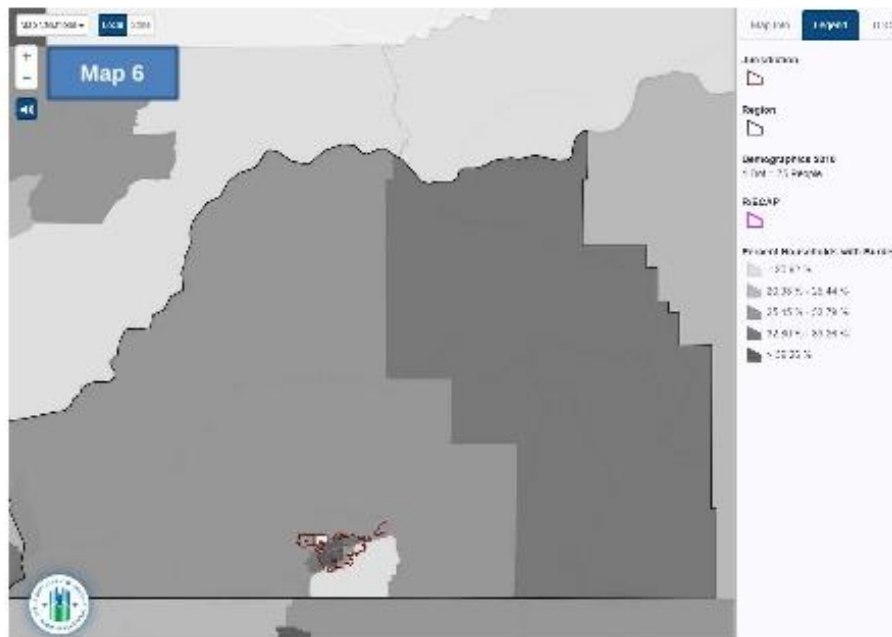
Map 16 – Housing Tenure, included below, shows percent households who are renters, with darker areas indicating a higher percentage of households who are renters. The census tract with the third largest percentage of renters in the jurisdiction is CT 9205 with 53% renters. The two other areas with a higher percentage of renters, CT 9207.01 and CT 9208.02, are the census tracts surrounding Whitman that have a higher number of student renters and a greater number of multi-family developments. This indicates that CT 9205, a moderately segregated area of Walla Walla, has a higher housing burden and a higher concentration of rental units.



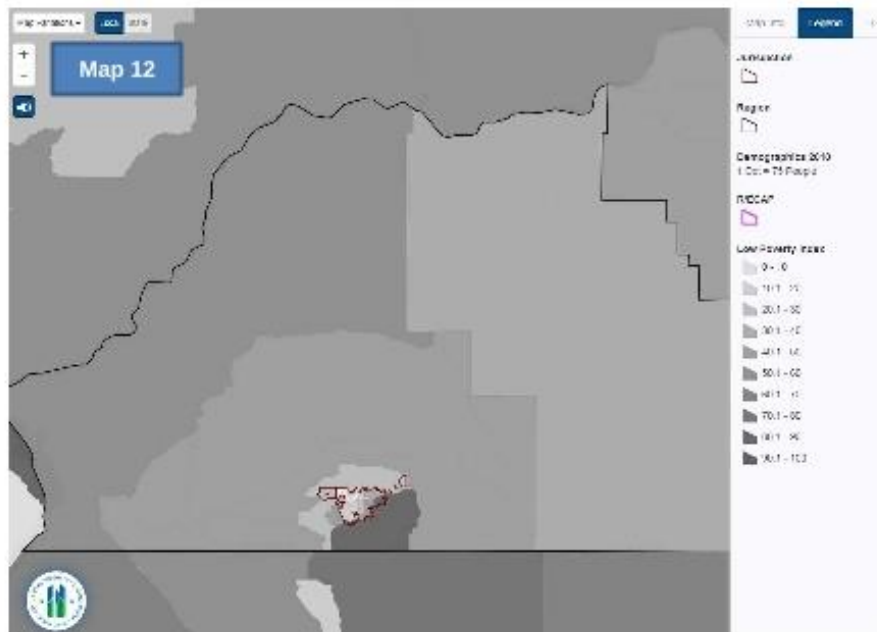
To find the location of renter and owner occupied housing in the region, the analysis is repeated for the Walla Walla region (both Walla Walla and Columbia Counties).



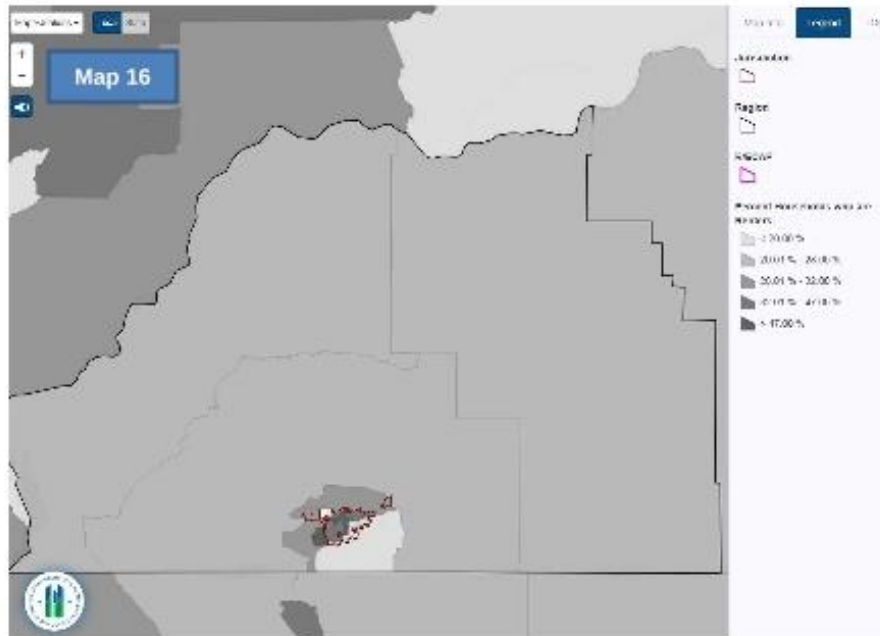
Map 6 – Housing Problems by Race/Ethnicity shows the percentage of householders with a housing burden, with darker areas indicating a higher percentage of households with a burden. Map 6 indicates that Columbia County and the Downtown area of Walla Walla share a similar housing burden. Columbia County has a housing burden of 36.67% and CT 9205 has a burden of 51.18%, CT 9208.02 has a burden of 46.96%, CT 9207.01 has a burden of 43.44%, CT 9206 has a burden of 42.62%. In general, Columbia County appears to have a higher housing burden than Walla Walla County. However, housing burden is much worse in the downtown areas and is especially bad in CT 9205, the majority Hispanic neighborhood. Based on this information, the conclusion could be drawn that the “affordable” units in these areas are in fact substandard.



Map 12 – Demographics and Poverty by Race, inserted below, describes access to low poverty, with lighter areas indicating higher percentages of poverty in the neighborhood. This map shows that Columbia County has a low poverty index of between 20.1 and 30. This index value appears to be similar to the low poverty index of CT 9205 and CT 9206 on the west side of the City of Walla Walla and around Downtown in CT 9208.02 and CT 9207.01. However, a trend can be identified in which the poverty index of CT 9205 is worse not only than the surrounding census tracts within the City, but also when compared to Walla Walla County and Columbia County.



Additionally, in Map 16 there is a noticeable trend of higher concentration of renters in the cities of Walla Walla and College Place when compared to the region.



To summarize, rental housing is concentrated in the Downtown area of Walla Walla, near Whitman College, and near Walla Walla University in the cities of Walla Walla and College Place in CTs 9205, 9206, 9208.02, 9207.01, and 9203. There is higher poverty in these same areas. CT 9205 is the only majority minority census tract, with the majority of the residents being Hispanic. This census tract also experiences a higher housing burden and a higher poverty index than in the surrounding jurisdiction and region. The area outside of Walla Walla city limits in Walla Walla County and Columbia County is mostly White. HUD-provided maps and data suggest that Hispanic homeowners are more likely to live in low income areas and that Hispanic renters are more likely to experience housing burdens.

**e. Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.**

Local knowledge indicates that segregation occurs based on the availability of lower cost homes and rentals for residents. Part of the reason that the south side of Walla Walla has a smaller rental population, a smaller Hispanic population and a lower poverty index is because the zoning on the south side of Walla Walla does not allow for the construction of high density single-family or multi-family units. As a result of the lack of affordable housing stock on the south side of the City of Walla Walla, residents must go to the north side of Walla Walla to find housing that they can afford, which has created areas over time that have a higher concentration poverty.

Local knowledge is drawn upon to further explain the concentration of Walla Walla's Latino population in CT 9205 and 9206. Canneries were located in CT 9205 and 9206, the census tracts with the highest Hispanic population. The canneries closed down in the 80's, but many of the workers who were predominately Latino, bought homes over time and decided to stay in this area. Additionally, de facto segregation occurs in Walla Walla when only certain areas (such as CT 9205 and 9206) have lower cost homes available either for homeowners or for renters needing larger units.

## 2. Additional Information

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.**

American Community Survey and American Fact Finder ([https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_15\\_5YR\\_S1602&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_15_5YR_S1602&prodType=table)) shows the number of LEP households in the City of Walla Walla for 2015. The highest percentage of LEP households is concentrated in CT 9205 and CT9206, at 17.2% and 9.8% respectively. Approximately half of the households in these census tracts speak Spanish.

Using the mapping tool provided by HUD from 2012 Census Data, one can see that the highest percentage of LEP's is in CT 9205 with 14% of the residents being LEP and in CT 9206 with 29% of the residents being LEP, with Spanish being the most populous language.

The HUD estimate of LEP's in 2012 is quite a bit higher than the ACS estimate of LEP households in 2015. This may be partially accounted for by units of measure; the ACS looks at households, and it is possible that limited LEP Spanish-speakers may have larger households, so measuring in units of households may underestimate the number of LEP residents. Additionally, if the head of the household has LEP, the entire household is counted as a LEP household, whether or not all family members have limited English proficiency.

American Community Survey Data "Poverty Status in the Past 12 Months by household Type" for the City of Walla Walla shows that 67% of single mothers with children live below the poverty line in the City of Walla Walla. However this varies by census tract. In CT 9205, with a majority Hispanic population, 76% of single mothers with children live below the poverty line. This indicates a greater need for publicly supported housing for two and three or more bedrooms than there is supply, especially for single mothers with families.

- b. **The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.**

The jurisdiction's CDBG program provides limited place-based investments in CT 9205 and 9206 in the form of public infrastructure improvements such as sidewalks,

curb cuts, and pedestrian crossing features; a home repair program that includes enhanced lighting on private property and in alley ways; park improvements; and public services including an area-based citizen engagement program. The only mobility options for specific protected class groups are limited and typically only formally provided for persons who have a Housing Choice Voucher who are trying to move. There are no designated urban renewal areas in the jurisdiction or region.

### 3. Contributing Factors of Segregation

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of segregation.*

- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Location and type of affordable housing
- Private discrimination
- Impediments to mobility
- Availability of affordable, accessible housing in a range of unit sizes
- Deteriorated and abandoned properties

#### ii. R/ECAPs

##### 1. Analysis

##### a. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction and region.

HUD data, along with Maps 1, 3, and 4 and Table 4 do not identify and HUD-defined R/ECAP groupings or jurisdictions.

There are no HUD-defined R/ECAPs in the Walla Walla region.

The Walla Walla region (Walla Walla and Columbia Counties) have 48 Block Groups. Of these block groups, using HUD Map 1 – Race/Ethnicity, 7 Block Groups have a Hispanic/Latino population greater than 30%.

The Walla Walla Region has 13 Census Tracts. Map 12 – Demographics and poverty shows that the three census tracts with the lowest Low Poverty Index (less than 20) are located within the jurisdiction. The lower the score, the higher exposure to poverty in the neighborhood. Two of the census tracts with the lowest Low Poverty Index, CT 9205 (10) and 9206 (19) have the highest Hispanic/Latino population in the jurisdiction. The third, CT 9208.02 (17) has a high student population and higher concentration of multi-family housing.

The Low Poverty Index of Columbia County (36) is less than the low poverty index of Walla Walla County outside of the jurisdiction (50).

Both Census Tracts 9205 and 9206 are identified as target areas for the CDBG program due to the higher minority population and higher poverty rate.

**b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?**

HUD data, including Maps 1, 3, and 4 and Table 4 do not identify any HUD-defined R/ECAPs.

The identified target areas for the CDBG program, CTs 9205 and 9206, have a higher percentage of Hispanic/Latinos residing in these areas (58% and 35% respectively). Using 2010 Census data, the Hispanic/Population of Walla Walla County, region, and jurisdiction are 8%, 8%, and 21% respectively. Additionally, from American Community Census data, these areas also have a higher percentage of low-income female head of households. American Community Survey Data "Poverty Status in the Past 12 Months by Household Type" show that single mothers with children living below the poverty line is slightly higher in these CT's (76% and 74%) than in the rest of the jurisdiction. However data shows that female head of households are much more likely to live in poverty than the percentage of households living in poverty in the jurisdiction and region, no matter what census tract they live in.

Single mothers with children and Hispanics/Latinos are much more likely to live in CT 9205 and CT 9206, which also have higher rates of poverty.

**c. Describe how R/ECAPs have changed over time in the jurisdiction and region (since 1990).**

HUD data, including Maps 1, 3, and 4 and Table 4 do not identify any HUD-defined R/ECAPs.

There are historical reasons that explain the concentration of Hispanics/Latinos in CT 9205 and 9206. Two canneries in Walla Walla, one located on 9th and E Rose, and the other located on Dell and N 13th historically provided jobs for migrant workers and are located in CT 9205 and 9206. The canneries closed in the 80s. Over the past twenty years, the census describes these two areas as the two largest Hispanic populations in the jurisdiction of Walla Walla.

The Hispanic population has continued to grow in all census tracks in Walla Walla: the Walla Walla region draws many migrant workers with its agricultural jobs, and the Hispanic population grows as families settle down and put down roots in the Walla Walla Valley.

**2. Additional Information**

**a. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.**

The Walla Walla region and jurisdiction do not have any HUD identified R/ECAP areas. Time and resource constraints did not allow us to provide any more information.

**b. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.**

There are no HUD-defined R/ECAPs in the Walla Walla region or jurisdiction. The City of Walla Walla has been investing in areas identified as having high concentrations of ethnicity and low-income persons particularly in CT 9205 and 9206 since becoming an entitlement city in 2014. Plans are underway to develop a Neighborhood Revitalization Strategy Area (NRSA) within parts of CT 9205 and 9206 along with the next Comprehensive Plan that will begin in 2019. Projects identified thus far that are neighborhood priorities aimed at improving the livability of the area are:

- Street and alley light improvements
- Street, curb and sidewalk improvements
- Streetscape and neighborhood beautification
- Preservation and rehabilitation of housing
- Development and redevelopment of housing (including infill development)

**3. Contributing Factors of R/ECAPs**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.*

- Lack of community revitalization strategies
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Location and type of affordable housing

**iii. Disparities in Access to Opportunity**

**1. Analysis**

**a. Education**

**i. For the protected class group(s) HUD has provided data, describe any disparities in access to proficient schools in the jurisdiction and region.**

The School Proficiency Index in Table 12 shows that the School Proficiency Index for both the City and the Region is very similar across race and ethnic groups. The School Proficiency Index measures the percent of students

proficient in reading and math on state test scores of nearby schools from 0 to 100. The higher the score, the better quality of education.

School Proficiency Index	City of Walla Walla		Region of Walla Walla	
	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	21.96	23.04	21.96	30.28
Black, Non-Hispanic	23.26	29.50	23.26	26.63
Hispanic	20.82	23.19	20.82	22.14
Asian or Pacific Islander, Non-Hispanic	20.56	20.03	20.56	20.33
Native American, Non-Hispanic	21.72	28.63	21.72	42.55

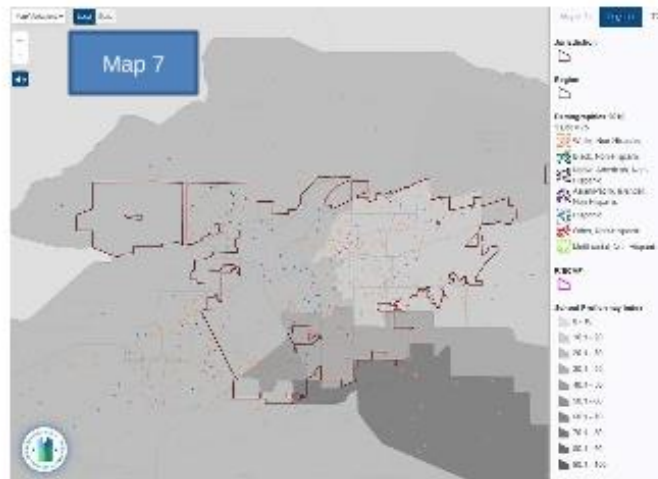
Because the School Proficiency Index for the jurisdiction and the region are all very similar, ranging from 20.82 to 23.26, with a jurisdictional and regional low of 20.56 for AAPIs and high of 23.26 for Blacks, HUD data shows that there is equitable access to education for the protected class groups. Across the board, the Walla Walla region has equitable access to proficient, albeit mediocre schools.

Interestingly, the School Proficiency Index for populations below the federal poverty line seem to be generally higher, ranging from 29.50 to 20.03, with a jurisdictional low of 20.03 for AAPIs and high of 29.50 for Blacks and a regional low of 20.33 for AAPIs and 42.55 for Native Americans. This seems counter-intuitive and may just be due to the smaller population size of these race/ethnic groups affecting the calculation of the index.

- ii. **For the protected class group(s) HUD has provided data, describe how the disparities in access to proficient schools relate to residential living patterns in the jurisdiction and region.**

From the map attached below, we can see that the census tracts within the Walla Walla region have a similar school proficiency index ranging between 10 and 40. The census tract with the highest school proficiency (darkest shaded area) is CT 9209.





- iii. **Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss programs, policies, or funding mechanisms that affect disparities in access to proficient schools.**

In terms of access for children who are disabled to Walla Walla elementary schools, Berney Elementary's sidewalks are not ADA accessible. Sharpstein, Edison, and Green Park were all recently remodeled and are accessible to people with disabilities. Additionally, the areas surrounding Prospect Point and Blue Ridge schools recently got new sidewalks installed and are accessible.

When referring to greatschools.org to see how public schools in the Walla Walla Region are ranked, (schools in Walla Walla, College Place, Touchet, Prescott, Waitsburg, Dayton, and Dixie,) the top four ranked schools, Prospect Point Elementary (8), Dayton Elementary (7), Berney Elementary (6), Waitsburg Elementary (6) are all predominately white. Granted these schools do not have terribly highly rankings, yet they are significantly better than other schools in the area that are ranked between 1 and 5. In the GreatSchools ranking system, 10 is the highest quality and 1 is the lowest.

The dual language Spanish/English immersion programs previously located at Sharpstein, Edison, and Green Park Elementary Schools are in the process of being consolidated into one program at Edison Elementary. Blue Ridge Elementary uses a different ESL curriculum that will remain in place and they will not adopt the dual language immersion methodology. The Walla Walla School District has an open enrollment policy however transportation is not provided by the district when a student open enrolls. More information regarding the dual language immersion programs can be found on the Walla Walla Public School Website: [http://www.wwps.org/images/parents/elementary\\_handbook/2016-2017\\_revised\\_elementary\\_handbook.pdf](http://www.wwps.org/images/parents/elementary_handbook/2016-2017_revised_elementary_handbook.pdf).

The Supreme Court has found Washington State to be out of compliance as required by the 2012 McCleary Court by failing to fully fund K-12 public schools. School children are put into overcrowded classrooms, teachers pay out of pocket for school supplies, parents and community members must fundraise for arts and music, students are stuck in portable classes, and teacher shortages increase as the state fails to pay teachers a competitive wage to retain quality educators. The quality of schools in the Walla Walla region are a symptom of this larger problem. (See <https://www.washingtonea.org/ourvoice/mccleary-school-funding/>.) A legislative “fix” was passed in 2017, however it is still too soon for districts around the region to tell what impact it will have on the issues they were facing that lead up to the lawsuit and the court ruling.

**b. Employment**

- i. For the protected class groups HUD has provided data, describe any disparities in access to jobs and labor markets by protected class groups in the jurisdiction and region.**

The Labor Market Index from HUD Table 12 is calculated from unemployment rate, labor force participation rate, and percent of residents with a bachelor’s degree or higher. Values range from 0 to 100. A higher score indicates a higher participation rate.

Labor Market Index	City of Walla Walla		Region of Walla Walla	
	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	47.47	41.08	55.56	50.06
Black, Non-Hispanic	12.96	26.11	24.69	41.05
Hispanic	30.53	33.59	44.75	44.35
Asian or Pacific Islander, Non-Hispanic	48.33	40.06	55.82	43.86
Native American, Non-Hispanic	26.97	10.14	42.14	33.22

The data shows that the Labor Market Index is significantly lower for Black, Hispanic, and Native American populations across the board for both the jurisdiction and the region. The jurisdictional low for the Labor Market Index is 12.96 for Blacks. This statistic is most likely lower because the jurisdiction includes the incarcerated Black population at the Penitentiary. This will most likely account somewhat for this low number, though such a statistic still indicates disparity in access. The Labor Market Index for the total population

in the City of Walla Walla is around 20 units higher for Whites and APIs when compared to Blacks, Hispanics, and Native Americans.

The regional low for the Labor Market Index is 24.69 for Blacks. Similarly, this statistic indicates a disparity in access to labor opportunities for Black residents in both the Walla Walla region and jurisdiction. Similarly, when looking at populations below the federal poverty line, the lowest Labor Market Index for the jurisdiction is 10.14 for Native Americans, and for the region, the lowest Labor Market Index is 33.22, indicating that there is disparity in access to the Labor Market for low-income Native Americans living in both the jurisdiction and region of Walla Walla.

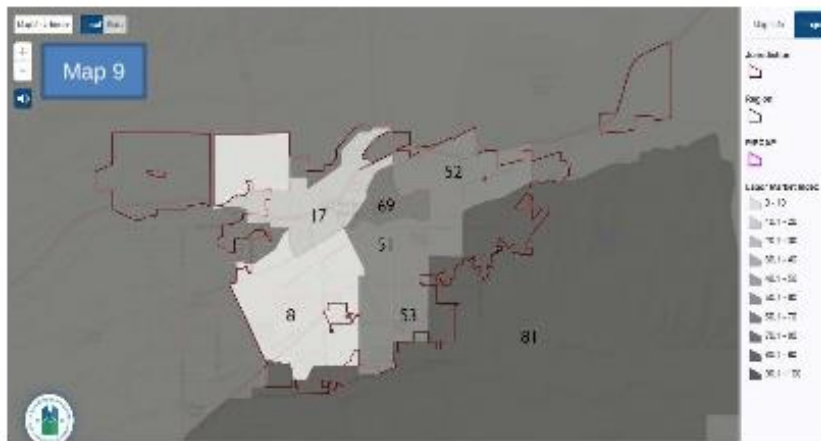
Job Proximity Index measures the distance between residential neighborhoods and job locations, using a gravitational model. In this case, the units of measure are divided up into block groups as opposed to census tracts.

Jobs Proximity Index	City of Walla Walla		Region of Walla Walla	
	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	46.56	55.13	46.56	51.16
Black, Non-Hispanic	17.17	62.83	17.17	62.14
Hispanic	51.52	56.96	51.52	61.59
Asian or Pacific Islander, Non-Hispanic	46.56	63.21	46.56	62.15
Native American, Non-Hispanic	32.12	69.88	32.12	63.50

The job market in Walla Walla is relatively small. Given the lack of affordable housing for people who work in restaurant, service, and other lower income jobs, this lack of affordable housing creates disparities in access to employment for anyone working a minimum or near minimum wage job. The housing infrastructure does not exist to provide a decent quality of life for people working such jobs.

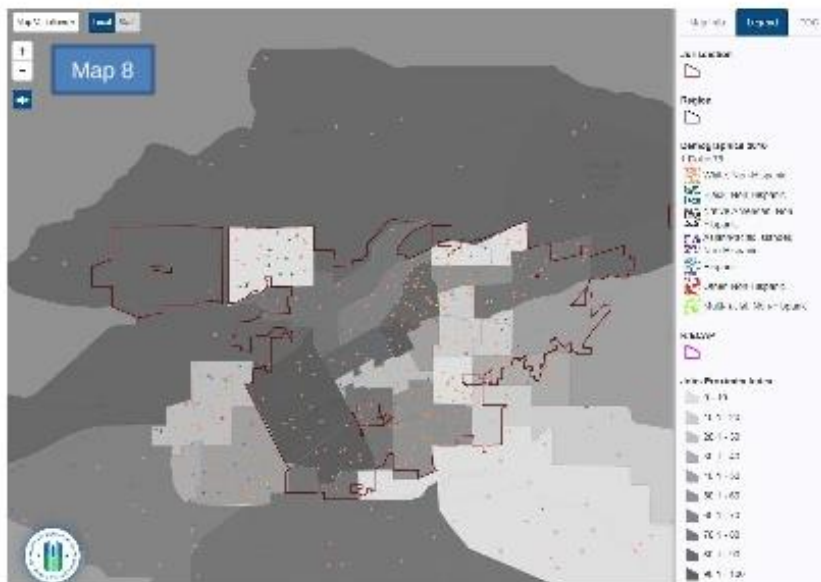
- ii. **For the protected class groups HUD has provided data, describe how disparities in access to employment relate to residential living patterns in the jurisdiction and region.**

The figure below shows that CT 9205 and 9206 have the lowest levels of labor market participation (without including CT 9204, the census tract of the Penitentiary.) The labor market index in 9205 is 17 and the labor market index in 9206 is 8. These are also the two census tracts with the highest Hispanic population and lowest poverty rates in the jurisdiction.



Labor force participation rate; unemployment rate; educational attainment

Block Groups on the edges of the City of Walla Walla have a lower job proximity index. These blocks are farther away from the larger employment centers of the Penitentiary, the restaurant and wine industry downtown, the three colleges (Whitman, Walla Walla University and Walla Walla Community College), and the local and federal governmental agencies.



There are several blocks in 9208.01 and 9207.02 that have a jobs proximity index between 0 and 20 (the two lowest color coded regions.) CT 9205 and

9206, the two areas with the lowest labor market participation have a higher job proximity index. This mismatch of labor participation and job location is likely due to the fact the jobs located in CT 9205 and 9206 may require a higher educational attainment and are not available to the residents who live in the area.

Regionally, the labor market indices are higher on average than the jurisdiction and show less disparity geographically. It can be said that the closer an area in the region gets to Walla Walla, the higher the labor market index.

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51

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Interestingly, a similar pattern is seen when looking at the job proximity index for the region. Areas closer to the city center (Waitsburg and Dayton) have a lower proximity index while areas further away from main cities have higher proximity indices.

- iii. **Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and**

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**local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to employment.**

Seasonal work pulls people from the surrounding area to work in agriculture near and outside of Milton-Freewater, OR and Prescott. Some employers, such as Broetje Orchards, provide 48 unit town houses on their premises to house workers year round. It is helpful to know that some employers are committed to providing affordable housing to their workers, and take it upon themselves to create housing. However this is a systemic problem and requires developers committed to building more affordable, workforce housing. Disparities in labor market participation in CT 9205 and 9206 are likely due to disparities in educational attainment by race.

**c. Transportation**

- i. For the protected class group(s) HUD has provided data, describe any disparities in access to transportation related to costs and access to public transit in the jurisdiction and region.**

The low transportation Cost Index is calculated by estimating the transportation costs for a three person single parent household with an income 50% of the median income for renters. The higher the index, the more affordable the cost of transportation.

	City of Walla Walla		Region of Walla Walla	
Low Transportation Cost Index	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	65.87	70.86	46.24	54.56
Black, Non-Hispanic	71.97	56.09	59.06	45.97
Hispanic	69.72	71.86	53.84	54.74
Asian or Pacific Islander, Non-Hispanic	68.18	73.68	55.03	68.34
Native American, Non-Hispanic	65.11	65.45	43.77	31.14

For the City of Walla Walla, the Low Transportation Cost Index is pretty high for the population, ranging from 65.11 for Native Americans to 71.97 for Blacks. Since a higher number indicates more affordable transportation, the City of Walla Walla seems to be providing fairly affordable transportation costs. Interestingly for the population below the federal poverty line living in

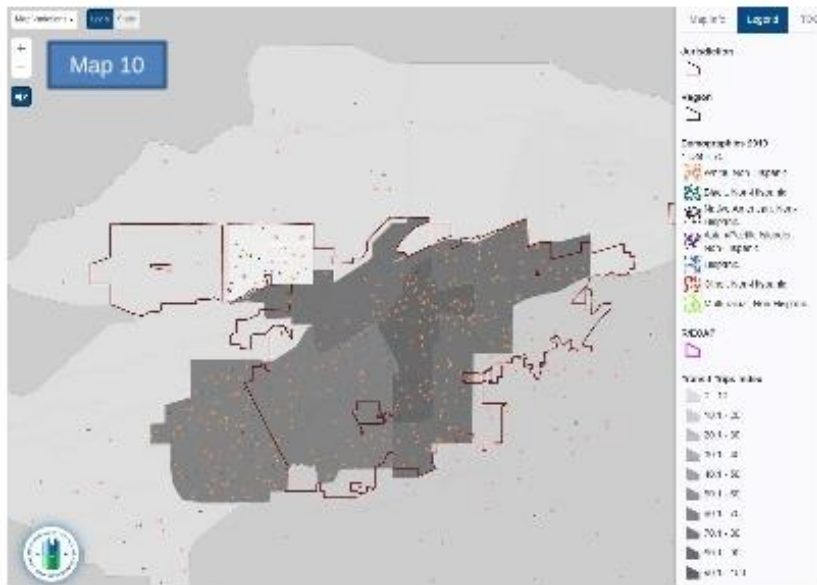
the City of Walla Walla, (in this case not including the Black population which is skewed by the large low-income incarcerated Black population in the Penitentiary), the low is 65.45 for Native Americans and the high is 73.86 for APIs. The population below the poverty index all see higher lower cost indices. This is not surprising since the average commuting time in Walla Walla is 14 minutes. (<https://datausa.io/profile/geo/walla-walla-county-wa/#economy>.)

Also not surprising is that the low transportation cost is much lower in the Region of Walla Walla, ranging from 43.77 for Native Americans to 59.06 for the total population. For the population below the federal poverty line in Walla Walla, the low transportation cost ranges from a low of 31.14 for Native Americans to a high of 68.34 for APIs. This lower transportation cost is due to the fact that the surrounding area is much more spread out, so residents have to drive farther to get to a store, or to their place of work. Additionally there is limited public transportation via the Grapeline between Walla Walla, Touchet, Wallula, Burbank, and Pasco.

Within the city limits of Walla Walla, the low transportation cost index is much higher, which means that transportation is more affordable. This is an intuitive example since Walla Walla has a higher density of population as well a public transportation. People driving to work need not go very far, as the commute within Walla Walla is very short. However if you look at the entire region, that is not the case, and people need to travel farther both to commute and to shop.

**ii. For the protected class groups HUD has provided data, describe how disparities in access to transportation related to residential living patterns in the jurisdiction and region.**

The HUD Map 10 Demographics and Transit Trips indicate that the transportation index for all census tracts in the jurisdiction of Walla Walla are all very similar, ranging from 67 to 85. There are no clear disparities between where certain protected classes live and the access people in protected classes have to transportation.

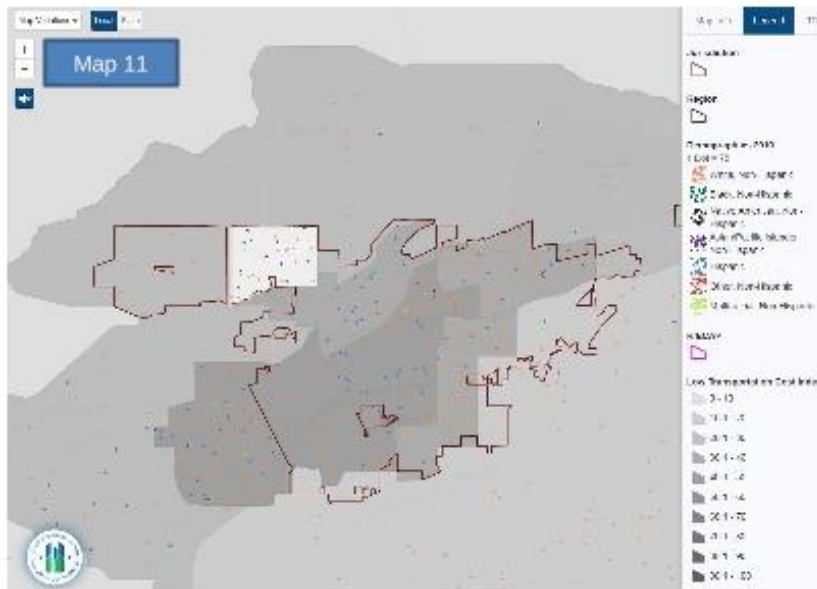


The areas outside the jurisdiction have significantly lower transit trip indices, ranging from 0 to 20. This is not surprising, as the City of Walla Walla has its own transportation system within the City, but the surrounding cities do not. The transportation index for the region is much lower than for the jurisdiction

Transportation outside of the jurisdiction of Walla Walla consists mostly of transportation from Columbia County to the City of Walla Walla. Columbia County Public Transportation provides transportation from Dayton to Walla Walla, Starbuck, and Pomeroy. It is a Call-4-Ride service that costs \$7.50 roundtrip from Dayton and Waitsburg to Walla Walla. It operates Monday through Friday 8am-5pm. If people need to get to work for an 8am shift, or work an evening shift in Walla Walla but live in the surrounding area and do not have access to a car, this limited schedule can present a challenge. For more details, see: <http://www.ccpttransit.org/fares.html/>.

Map 11, Demographics and Low Transportation cost describes transportation costs in the jurisdiction and region. The higher the index, the lower the cost of transportation in that neighborhood. The index is based on estimating the transportation cost for a three person single parent family at 50% of the median income.





Similarly, the index is much higher in the jurisdiction of Walla Walla. The Low Transportation indices in the CT's within Walla Walla and College Place range from 31 to 45. The CT's outside of the City of Walla Walla are 20, and decrease as you get farther away from Walla Walla to 8.

- iii. **Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to transportation.**

Community comment shows that people with disabilities who work late night shifts have difficulty going to and from their place of work. Job Access, a service of Valley Transit, runs from 5am to 11:30pm. However, people with disabilities with work that ends 11:30pm have no viable way to get home. Using a taxi service is not a viable option because of costs and accessibility issues. If they live with their parents, their parents may not be willing to transport them or might not have access to a car. Additionally Job Access clients are given a window of time in which they will be picked up to be transported to their work, so they are not guaranteed to get to their work at their start time and pick up time at the end of their shift can vary too.

**d. Access to Low Poverty Neighborhoods**

- i. **For the protected class group(s) HUD has provided data, describe any disparities in access to low poverty neighborhoods in the jurisdiction and region.**

The low poverty index measures the level of poverty in a given neighborhood. The higher the score, the less exposure to poverty in that neighborhood.

Low Poverty Index	City of Walla Walla		Region of Walla Walla	
	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	38.45	30.35	43.90	54.56
Black, Non-Hispanic	28.94	35.13	36.58	45.97
Hispanic	26.33	26.07	34.42	54.74
Asian or Pacific Islander, Non-Hispanic	35.56	20.45	41.29	68.34
Native American, Non-Hispanic	35.45	19.15	42.45	31.14

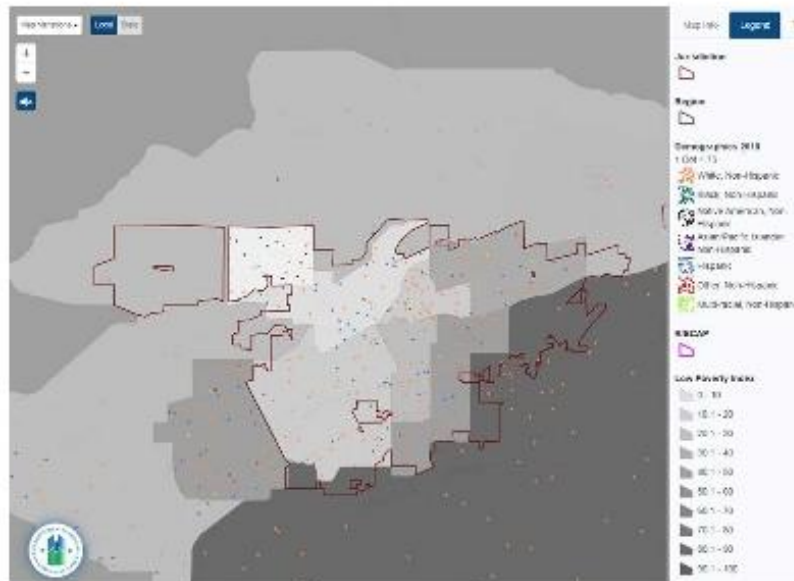
The Low Poverty Index for the City of Walla Walla is very similar, ranging from a low of 26.33 for Hispanics to a high of 35.45 for Native Americans for the total population. For the population below the federal poverty line, the results are much lower, ranging from 19.15 for Native Americans to 35.13 for Blacks. This makes sense, as the jurisdictional HUD maps show that certain census tracts have higher areas of low income residents than surrounding census tracts (CT 9205 and 9206). However it is interesting that Native Americans and APIs living below the federal poverty line have the highest exposure to neighborhoods with poverty.

Similar patterns can be observed for the region of Walla Walla, the Low Poverty Index having a low of 34.42 for Hispanics and a high of 43.90 for Whites for the total population. And for the population below the federal poverty line, the Low Poverty Index has a low of 31.14 for Native Americans and a high of 54.74 for Hispanics. Again, the trend for populations below the federal poverty line shows that Native Americans have the highest exposure to neighborhoods with poverty.

For the total population in the Walla Walla jurisdiction and region, the Low Poverty Index seems pretty similar between race and ethnic groups, with the largest difference in the Low Poverty Index between race/ethnic groups in the jurisdiction being 11 units between Whites and Hispanics and 9 units between Whites and Blacks in the region. However, for the population below the poverty line, the largest difference in the Low Poverty Index between race/ethnic groups is much larger. For the jurisdiction, the largest difference is 16 units between Blacks and Native Americans and 37 units between APIs and Native Americans.

We know that there is not enough affordable housing to meet the demand of people living both in the Walla Walla jurisdiction and region. In general, there is disparity in access to affordable housing, and a lack of development of affordable housing. Without this knowledge, the Low Poverty Indices alone do not tell the full story.

- ii. **For the protected class group(s) HUD has provided data, describe how disparities in access to low poverty neighborhoods relate to residential living patterns of those groups in the jurisdiction and region?**



The highest concentration of poverty is in CT 9205 with an index of 10, CT 9206 with an index of 19, and CT 9208.02 with an index of 17. One possible reason why the index of CT 9208.02 is so low is due to the large population of students that live in that area. As discussed earlier, CT 9205 and CT 9206 are the CT's with the highest Latino population.

- iii. **Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to low poverty neighborhoods.**

Valley Transit does not provide transportation service to Columbia County. The public transportation agency in Columbia County is the only way residents have to get to jobs and services in Walla Walla. Columbia County

also has a much lower tax base therefore does not have the amount of available resources that Walla Walla County does.

New housing being built in Walla Walla is in high opportunity areas however that housing is all priced well above fair market value and therefore unaffordable to most residents. Columbia County has very limited new housing being built due to lack of population growth.

Lack of public and private investment in areas of high poverty shows low prioritization in improving these areas and in turn creates greater disparities.

**e. Access to Environmentally Healthy Neighborhoods**

- i. For the protected class groups HUD has provided data, describe any disparities in access to environmentally healthy neighborhoods in the jurisdiction and region.**

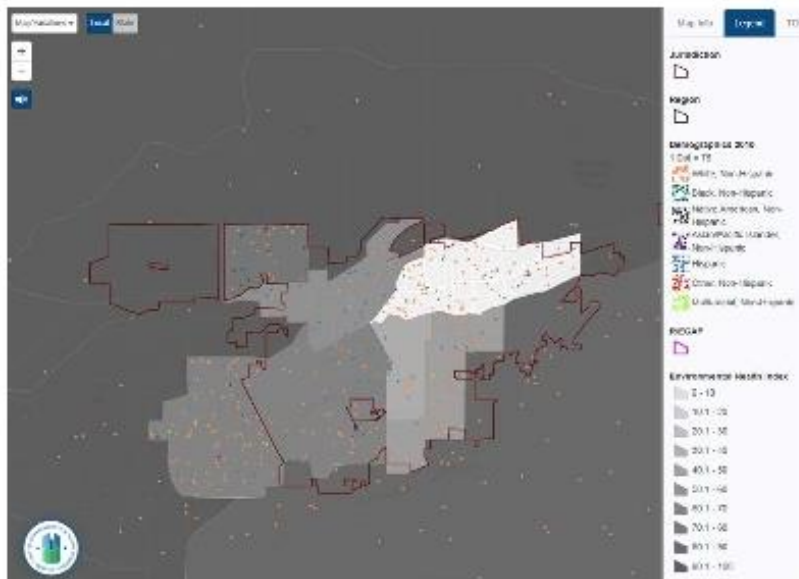
The Environmental Health Index measures exposure to toxins in the environment. The higher the index, the less exposure to harmful toxins at a neighborhood level.

Environmental Health Index	City of Walla Walla		Region of Walla Walla	
	Total Population	Population Below Federal Poverty Line	Total Population	Population Below Federal Poverty Line
White, Non-Hispanic	61.16	54.90	75.64	68.79
Black, Non-Hispanic	73.73	70.20	74.39	76.67
Hispanic	58.53	54.60	70.12	68.27
Asian or Pacific Islander, Non-Hispanic	62.12	55.14	71.42	61.10
Native American, Non-Hispanic	67.48	65.01	76.46	80.38

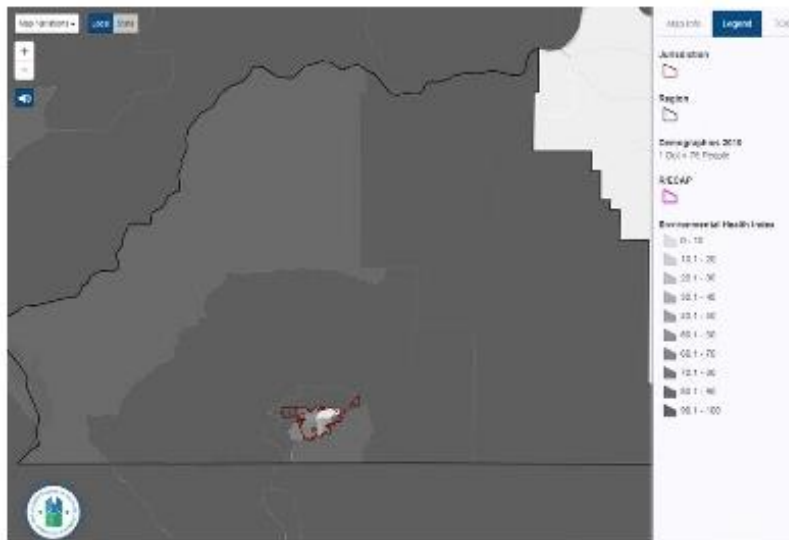
The Environmental Health Index for the total population of the City of Walla Walla shows the lowest index at 58.53 for Hispanics (highest exposure to toxins) and the highest index at 73.73 for Blacks (lowest exposure to toxins). For the population below the federal poverty line, the lowest index is 54.60 again for Hispanics and the highest index is 70.20 for Blacks. The region of Walla Walla follows a similar pattern. For the total population the lowest index (highest exposure to toxins) is 70.12 for the Hispanic population and the highest index is 76.46 for Native Americans. For the population below the federal poverty line, the lowest index is 61.10 for APIs and the highest index is 80.30 for Native Americans.

Again, there does not seem to be large disparities in access to environmentally healthy neighborhoods. The Environmental Health Index may be artificially higher for Blacks due to the incarcerated population in the Pen (and less exposure to toxins in that area). The highest difference index ranges from 16 units for the total population in the City of Walla Walla, 16 units for the population below the federal poverty line in the City of Walla Walla, 6 units for the total population in the Region of Walla Walla, and 19 units for the population below the federal poverty line in the Region of Walla Walla. There appears to be higher disparity in access to environmentally healthy neighborhoods within the City of Walla Walla, as well as greater disparity in access to environmentally healthy neighborhoods for populations below the federal poverty line.

- ii. **For the protected class groups HUD has provided data, describe how disparities in access to environmentally healthy neighborhoods relate to residential living patterns in the jurisdiction and region?**



As one can see in Map 13 Demographics and Environmental Health for the jurisdiction provided by HUD, the Environmental Health Index is very similar for all census tracts in the jurisdiction of Walla Walla. CT 9208.01 and 9208.02 are significantly lighter because the environmental health index registers as null in these areas. Using these maps, there does not appear to be any clear correlations between residential living patterns, race/ethnicity, and access to environmentally healthy neighborhoods.



From the shaded areas of Map 13 for the region, one can see that all the areas have a dark shading of an environmental health index of approximately 90, besides the null area in the City of Walla Walla. However, it should be noted that the surrounding areas of Columbia and Walla Walla Counties have environmental health indices of null.

- iii. **Informed by community participation, any consultation with other relevant government agencies, and the participant's own local data and local knowledge, discuss whether there are programs, policies, or funding mechanisms that affect disparities in access to environmentally healthy neighborhoods.**

Overall, neighborhoods in Walla Walla experience high environmental health ratings and have low exposure to toxins overall. The one area in town that has higher exposure is near the site of the City's old landfill. City parks system is expansive and spreads all over Walla Walla. The city has been named "Tree City" for over 20 years and takes great pride in maintaining its street trees. Regional trends show the same pattern of environmentally healthy areas.

**f. Patterns in Disparities in Access to Opportunity**

- i. **For the protected class group(s) HUD has provided data, identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors.**

Access to reliable, consistent transportation for persons with disabilities continues to be a challenge in the jurisdiction and region. Based on the results of the Fair Housing Survey, there is also a recognizable pattern of

disproportionate discrimination in housing against female heads of households, persons with disabilities and race throughout the jurisdiction. Source of income, though not a protected class in Walla Walla, is another common form of discrimination, according to the Fair Housing Survey (City of Walla Walla, 2017).

- ii. **Identify areas that experience an aggregate of low access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs. Describe these patterns for the jurisdiction and region.**

CT 9205 and 9206 have increased housing burden, higher indices of poverty, low education attainment and low employment rates. These two areas also have the highest concentration of minority population, specifically Hispanics of Mexican national origin. Without HUD defined R/ECAPS in the jurisdiction or region, these are the two census tracts that show the highest exposure to adverse factors yet are still located in close proximity to areas of high opportunity including transportation services, jobs and proficient schools.

## **2. Additional Information**

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.**

During the summer, Walla Walla Valley Transit is free within the City of Walla Walla. As a result, the indices may be higher overall to indicate the affordability of travel, as well as an increased likelihood that households would use public transportation.

Multiple community partners mentioned the need for increased transportation alternatives for persons with disabilities who live in the region, particularly Columbia County and more rural parts of Walla Walla County, because many of the services that people access are located in Walla Walla.

- b. **The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).**

Many of the local employment opportunities are located within Census Tracts 9205 and 9206. Yet there are also a lot of junk yards, potential brownfield hazard areas and a general lack of private and public investment in these low-income neighborhoods. CDBG investments are focused on that area, but any true effort to revitalize would require the involvement of many other developers to put more resources into that area to create jobs and improve the neighborhood. Streets continue to be neglected and there is a great deal of industrial and light industrial activity. This comes down to a zoning and planning issue; the city must decide if this is going to be an industrial park or a neighborhood because right now it serves

both purposes, which poses hazards to the residents and to promoting any sort of increased business opportunities.

### **3. Contributing Factors of Disparities in Access to Opportunity**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.*

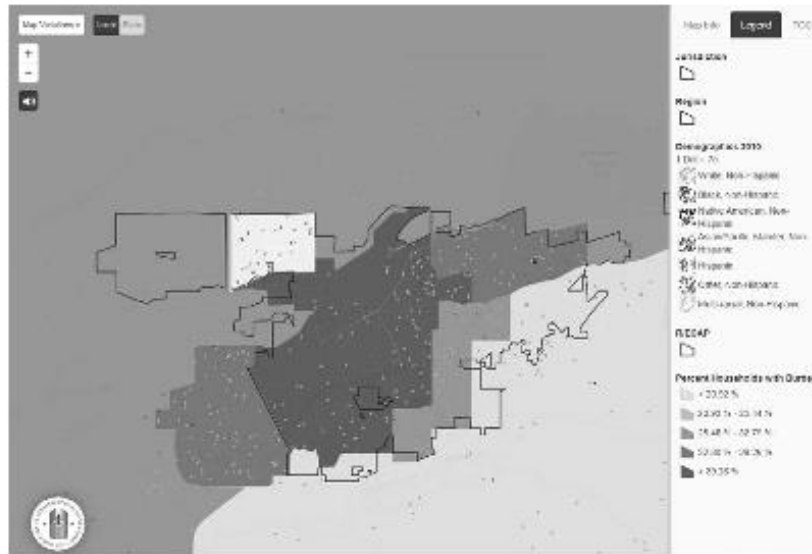
- The availability, type, frequency, and reliability of public transportation
- Lack of regional cooperation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Location and type of affordable housing
- Access to financial services
- Private discrimination

#### **iv. Disproportionate Housing Needs**

##### **1. Analysis**

- a. **Which protected class groups (by race/ethnicity and familial status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups for the jurisdiction and region? Which groups also experience higher rates of severe housing burdens when compared to other groups?**





The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. Using HUD Map 6 Housing Problems, it is apparent that the CT with the highest percent of households with burden (51 %) is CT 9205, the same census tract that has the highest Hispanic population (61 %). The neighborhoods with the highest burden (>39% of households) is centered around downtown, including CTs 9205, 9208.02, 9207.01, and 9206. Census tracts with the highest housing burden also include majority White areas, such as CT 9208.02 with 47% households experiencing housing burden, which is mostly White (83%). However, it seems that Hispanic residents experience a higher housing burden across ethnic groups in Walla Walla. It is noteworthy to see that such a large a percentage of the population in Walla Walla faces a high housing burden, and that Hispanic residents are especially affected.

Looking at Table 9, one notices that Other, Blacks and Hispanics have the highest percentage of households with housing burdens in the City of Walla Walla with 64%, 53%, and 48% respectively. In the Region, Hispanics and Blacks have the highest percentages of households with housing problems with 51% and 46% of households experiencing housing problems. Severe housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%. Blacks, Other and Hispanics are the highest percentages of households facing severe housing problems in the City of Walla Walla with 37% of Black households, 27% of Other households, and 23% of Hispanic households facing severe housing problems. In the Region, 29% of Hispanics and 26% of Blacks have severe housing problems. In summary, in both the Region and in the City, Black and Hispanic households are more likely to experience both housing problems and extreme housing problems.

- b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?**

As seen previously, CT 9205 is the area in the jurisdiction and region that experiences the highest housing burden (51%) and it also has the highest Hispanic population (61%). CT 9205 and 9206 are the two areas that experience the greatest housing burden (51% and 43% respectively) and they have the two highest areas of residents Mexican national origin.

- c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing for the jurisdiction and region.**

According to Table 9, approximately 47% of households with 5+ people in the Walla Walla region experience housing problems. This indicates a lack of availability of publicly supported housing stock with two, three or more bedrooms.

According to Table 11, of Project-Based Section 8 housing, 22% of households have children. In Project-Based Section 8 Housing, 68% of units are 0-1 bedroom, 18% of units are 2 bedroom, and 12% of units are 3+ bedroom. Of HCV Program participating households, 27% of households have children. In HCV Program Housing, 51% of units are 0-1 bedroom, 31% of units are 2 bedroom, and 16% of units are 3+ bedroom. This shows a lack of multi-family housing units in a variety of sizes, particularly for families with children.

From the Washington State Housing Needs Assessment of 2015 for Walla Walla County, one can see that for families earning 0-30% of median family income, there are 8 units for every 100 households. For families earning 30-50% of median family income, there are 30 units available per 100 households.

Clearly, there is a lack of housing stock of units of all sizes affordable to families that fall into the category of 0-50% of median family income.

- d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.**

Walla Walla has a generally high percentage of renters. CT 9203, 9205, 9208.02, and 9207.01 all have over 50% renters. Not surprisingly, the census tracts around Whitman College, CT 9207.01 and 9208.02, have the highest percentage of renters both with 64%. College Place, CT 9203, which contains Walla Walla University and a higher percentage of multi-family units, has the next highest percentage of renters at 54%. The next highest, CT 9205, has 53% renters. This is also the CT with a majority Hispanic population.

## **2. Additional Information**

**a. Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.**

HUD data from 2017 shows that 52 % of renters are overburdened. Renters are defined as overburdened if they spend more than 30% of their gross income on housing. The average household size is 2.32 people, and we know that these households are also likely overburdened. See <https://affordablehousingonline.com/housing-search/Washington/Walla-Walla#waitlists> for more information.

Public comment from the City's Comprehensive Plan Update reflects a similar message from residents: they would like to see more publicly supported housing, the construction of more condos, apartments, duplexes, and multi-family housing. There are not enough housing units with two, and three or more bedrooms currently and affordable housing options are few and far between.

Using American Community Survey Data "Poverty Status in the Past 12 Months by Household Type" for the City of Walla Walla, we see that 18% of single mothers with children live below the poverty line in the City of Walla Walla. However this varies by census tract. In CT 9205, with a majority Hispanic population, 58% of single mothers with children live below the poverty line. This indicates a greater need for affordable housing for two and three or more bedrooms than there is supply, especially for single mothers with families.

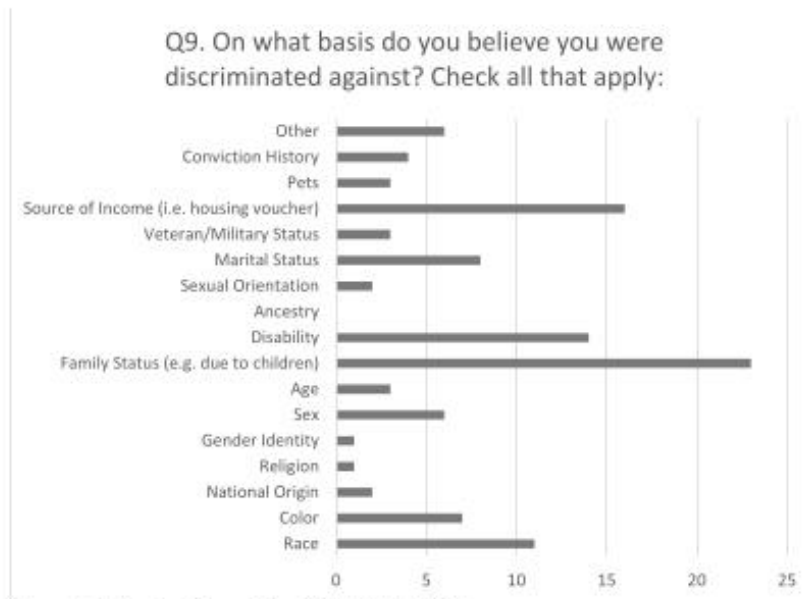
On the contrary, less than 1% of married couples live below the poverty line in the City of Walla Walla. However in CT 9205 this statistic jumps to 26% of married couples. CT 9205 is the only census tract in Walla Walla with a majority Hispanic population. It is worrisome that it appears that Hispanic couples and families are more likely to live in higher-poverty areas and are likely overburdened by housing. This same statistic reflects a pattern of private landlord discrimination reported in the Fair Housing Survey against single female heads-of-households with children.

**b. The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA's overriding housing needs analysis.**

Overwhelmingly, "affordable housing" and "more housing" were identified again and again as the City collected comments on housing to inform the Comprehensive Plan Update for the City of Walla Walla for the next 5 years and throughout the public participation process for the development of the Assessment of Fair Housing. Public comment is important to be able to describe the disproportionate housing needs in Walla Walla. It is clear that there is simply not enough affordable housing options in both the Walla Walla region and jurisdiction and that this shortage disproportionately effects protected classes.

The City and Housing Authority created and administered a survey that collected information on housing discrimination experienced by people in Walla Walla and Columbia Counties. The majority of the participants currently live in Walla Walla (83%), however 7% reside in College place, 7% in Walla Walla County and 3%

of participants live in Columbia County. The number one basis for housing discrimination reported in the survey was family status. The next was source of income (housing voucher), and the third most common cause of housing discrimination was a tie between disability and race. (Participants who described "Other" as a form of discrimination did not describe federally or state protected bases, so the "Other" category was not counted).



Source: Fair Housing Survey, City of Walla Walla, 2017.

### 3. Contributing Factors of Disproportionate Housing Needs

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs.

- Availability of affordable units in a range of sizes
- Private discrimination
- Land use and zoning laws
- Access to financial services
- Lending discrimination
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Impediments to mobility (source of income discrimination)

#### C. Publicly Supported Housing Analysis

## 1. Analysis

### a. Publicly Supported Housing Demographics

- i. **Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV)) in the jurisdiction? Compare the racial/ethnic demographics of each category of publicly supported housing for the jurisdiction to the demographics of the same category in the region.**

Neither Walla Walla nor Columbia County has public housing. Publicly-supported housing in Walla Walla and Columbia Counties consists of the following: Housing Choice Voucher Program, Section 8 Project-Based Housing, and 202 and 811 properties managed by Walla Walla County and Blue Mountain Action Council (BMAC) for developmentally disabled adults and seniors.

Using Walla Walla Housing Authority data reported as of July 2017, it is noticeable that residents in all voucher programs seem to be whiter than the demographics of the region, in which 86% are not Hispanic/Latino, and 14% are Hispanic/Latino. Of all voucher programs in Walla Walla, 96% are White only, 3% are Black/African American and 1% are American Indian/Alaska Native. In comparison, according to 2015 American Community Census data, the racial/ethnic makeup of the Walla Walla Region is 74% White, 20% Hispanic, 3% Multiracial, 1.5% Asian, 1.4% Black, 0.5% Native American, 0.2% Other, and 0.1% Hawaiian. Poverty by race and ethnicity is 70 % White, 22% Hispanic, 1.7% Asian, 0.6% Black, 1.4% Native American, 3.8% Other, and 0.6% Hawaiian (2015 ACS Data). Poverty breakdown by race/ethnicity, which indicates that a resident is eligible for publicly supported housing, closely follows the racial/ethnic breakdown of the Walla Walla Region. For more information on Walla Walla, WA Metro area demographics, see Data USA at <https://datausa.io/profile/geo/walla-walla-wa-micro-area/>.

Using Housing Choice Voucher Units 2017 data compiled from data from the Housing Authority, BMAC, and Walla Walla County, BMAC units are 82% White, 8% Hispanic, 3% Asian, 2% Native American and 6% Other. Again, we see that clients of BMAC units are in general whiter than the overall population of the Walla Walla Region, which is 70% White.

According to 2016 Walla Walla County client data for permanently supported housing and temporary housing, County units are 93% White, 3% Black, 3% Native American and 3% Mixed Race. Similarly, County units are whiter than the overall population of the Walla Walla Region.

There is a general trend that publicly supported housing is in general whiter than the surrounding region. The following factors could contribute: undocumented heads-of-household are not able to receive a voucher

from the Housing Authority and have to pay a higher rents to live in assisted units, so it is not a viable option; Spanish-speaking residents may feel language and cultural barriers that cause them to be hesitant about seeking assistance for housing; additionally, census data shows that persons with developmental disabilities in the region are majority White.

- ii. **Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing in the jurisdiction and region. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.**

As can be seen from the data provided by Data USA, the racial/ethnic breakdown of people living in the Walla Walla Region is very similar to the racial/ethnic breakdown of people living in poverty in the Walla Walla Region. So, the percentage of people who are income-eligible for publicly supported housing closely follows the racial/ethnic breakdown of people living in the Walla Walla Region. There is a lower proportion of Hispanics in publicly supported housing, which, in most cases, is a class protected on the basis of national origin. In addition, there is a lower proportion of minorities (Latinos, Blacks, Native Americans, and Asians) in publicly-supported housing.

Using data compiled from BMAC, Walla Walla County and Walla Walla Housing Authority, County housing is designated to serve clients with disabilities, so all clients in County housing have developmental and/or physical disabilities. BMAC housing is also designated to serve people who are disabled and/or seniors. Belmont Apartments are designated for people with disabilities. Of LIHTC housing, Creekside Cottages, Rosehaven Cottages, Washington School, Linden Place and Galbraith Gardens all serve seniors only. From HUD Table 14, it is estimated that 7% of residents both in the Walla Walla jurisdiction and region have disabilities. From Table 15, it is estimated that 36% of residents in Project-Based Section 8 and HCV Housing have disabilities. From this data, there is a higher share of people with disabilities in Project-Based Section 8 and HCV housing than are present in the jurisdiction and region.

Recognizing the job the community has done in housing diversification for numerous protected classes (race, national origin, disability), there is still a clear shortage of larger units that would serve families with children, specifically single female heads-of-households, a protected class with higher poverty rates and higher housing burden in the jurisdiction. All housing programs are first-come-first-serve and based on income, meaning that waitlists are common and often the needed assistance is not provided soon enough to keep some families or individuals from entering homelessness. Lack of steady resources and continual budget cuts at a state and federal

level combined with very little private investment make addressing these needs locally a constant challenge.

**b. Publicly Supported Housing Location and Occupancy**

- i. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs in the jurisdiction and region.**

Publicly-supported housing in Walla Walla is limited, but it is scattered throughout the jurisdiction. There are 864 publicly-supported units in Walla Walla County and 37 publicly-supported units in Columbia County. 734 of these units are either in Walla Walla or College Place. Of the Housing Authority units, most are located on the north, northeast, and central areas the city of Walla Walla. There is little publicly supported housing on the south end of the city of Walla Walla, probably due to current zoning that does not allow for multi-family, high-density residences on the south side of town.

The three LIHTC properties in Walla Walla with the highest proportion of Hispanics/Latinos are Valle Lindo, which serve farmworkers, who are mostly Latino; Foothill Homes, which are scattered throughout the City of Walla Walla; and Lariat Gardens, which is in CT 9205, the majority Latino census tract. HUD has identified no R/ECAPs in the jurisdiction and region, but having a higher Hispanic population in LIHTC housing CT 9205 follows pattern in which higher concentrations of poverty are seen in the only majority minority census tract in Walla Walla.

Regionally, Broetje Orchards is the only private employer that provides housing for the majority of their workers, approximately 100% of whom are Hispanic.

- ii. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs in the jurisdiction and region?**

Local knowledge compiled throughout this process shows that publicly supported housing that serves children, elderly persons, or persons with disabilities is pretty scattered throughout the city of Walla Walla. Most publicly supported housing is located in Walla Walla or College Place, with a few units in the outlying region. As mentioned before, publicly supported housing is concentrated in the north, northeast and central areas of the city, likely because of zoning ordinances that allocate larger lots on the south end of the City and do not allow for the construction of high density single-family or multi-family residences.

- iii. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic**

**composition of occupants of publicly supported housing outside of R/ECAPs in the jurisdiction and region?**

Similarly, Walla Walla does not have any HUD-identified R/ECAPs. However, CT 9205 and 9206 are identified as a moderately segregated area with the highest Latino population and the highest concentration of poverty in the city of Walla Walla. Looking at the Affordable Housing Units Map from the City of Walla Walla, one notices that CTs 9207.02 and 9209 have hardly any publicly supported housing. All other census tracts in Walla Walla, including CTs 9205 and 9206, have a fairly equal share of publicly supported housing.

- iv. **(A) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category for the jurisdiction? Describe how these developments differ.**

County housing for people with disabilities has a higher percentage of people with disabilities than all publicly supported housing in the region. However, it is important to note that County housing, with a total of 20 units, is scattered throughout Walla Walla and College Place. Valle Lindo, which is LIHTC housing developed for farmworkers has a higher percentage of Latinos than all other LIHTC units and publicly supported housing in the region. All 128 of Valle Lindo's units are located in a single neighborhood along Farmland Road. It is crucial for our area to have farmworker housing such as this available year-round, however one should note that this community is de facto segregated by race/ethnicity and national origin.

Of all Low Income Housing Tax Credit (LIHTC) housing in Walla Walla for which data is available, without taking into account Valle Lindo, the racial/ethnic breakdown of LIHTC housing Walla Walla is 14% Hispanic/Latino and 86% non-Hispanic/Latino. When Valle Lindo is taken into account, because there are so many units (128), the racial/ethnic breakdown of LIHTC housing is bumped up to 54% Hispanic and 45% non-Hispanic. Without including Valle Lindo, LIHTC housing is much whiter than the surrounding region. When Valle Lindo is included, LIHTC housing has a much higher Hispanic population than the surrounding region.

**(B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing for the jurisdiction and region.**

No additional relevant data.

- v. **Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. For the jurisdiction, describe whether developments that are primarily occupied by one**



**race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.**

CT 9205 and 9206 are identified as a moderately segregated areas with the highest Latino population and the highest concentration of poverty in the city of Walla Walla. Looking at the Publicly-Supported Housing Units Map from the City of Walla Walla, one notices that CTs 9207.02 and 9209 have hardly any publicly supported housing. All other census tracts in Walla Walla, including CTs 9205 and 9206, have a fairly equal share of publicly supported housing.

Local knowledge compiled throughout this process shows that publicly supported housing that serves children, elderly persons, or persons with disabilities is pretty scattered throughout the city of Walla Walla. Most publicly supported housing is located in Walla Walla or College Place, with a few units in the outlying region. As mentioned before, publicly supported housing is concentrated in the north, northeast and central areas of the city, likely because of zoning ordinances that allocate larger lots on the south end of the city and do not allow for the construction of high density single-family or multi-family residences, limiting housing choice in that area for families with children and low-income households.

**c. Disparities in Access to Opportunity**

- i. Describe any disparities in access to opportunity for residents of publicly supported housing in the jurisdiction and region, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.**

Publicly supported housing is located throughout the jurisdiction. As stated earlier, the jurisdiction has no readily identifiable areas that experience poor access to opportunity and high exposure to adverse factors. The jurisdiction and region have no HUD identified R/ECAPs. Areas that are identified as having high concentrations of ethnicity and concentrations of low- to moderate-income households are located in close proximity to areas of high opportunity including transportation services, jobs and proficient schools. Housing primarily for elderly persons and persons with disabilities, though sparse, is scattered throughout the jurisdiction. Families with children are the protected class with fewest options of publicly supported housing.

**2. Additional Information**

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected**

**characteristics and about housing not captured in the HUD-provided data.**

The jurisdiction in particular is experiencing an increase in housing prices both for homeowners and renters. Several factors impact this rise in price such as an influx of residents from the west side of the state looking for a more "affordable" community to raise their family in, retirees drawn by the more laid back atmosphere and booming wine industry, homes that are being converted to short-term vacation rentals and taken off the long-term housing market as a response to the growth in tourism in the region, and the absence of any regional planning effort to assure that as the community continues to grow and expand the tourism industry that affordable, workforce housing is taken into consideration so that those who support the service industry are able to indeed afford to live here. This takes into account the need to develop more affordable (\$150,000-\$200,000) single-family units as well as multi-family developments and publicly supported housing as these factors disproportionately impact protected classes and low-income households.

- b. The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility programs.**

The Walla Walla Housing Authority and Blue Mountain Action Council both provide mobility counseling in the form of pamphlets and in some cases one-on-one sessions with a housing specialist. These services are offered on an as-needed basis.

Walla Walla County, in a recent update of its 5-year Homeless Housing Plan, identified the need for more outreach to landlords to grow the Section 8 program. This work is ongoing in partnership with the County and area housing providers.

**3. Contributing Factors of Publicly Supported Housing Location and Occupancy**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.*

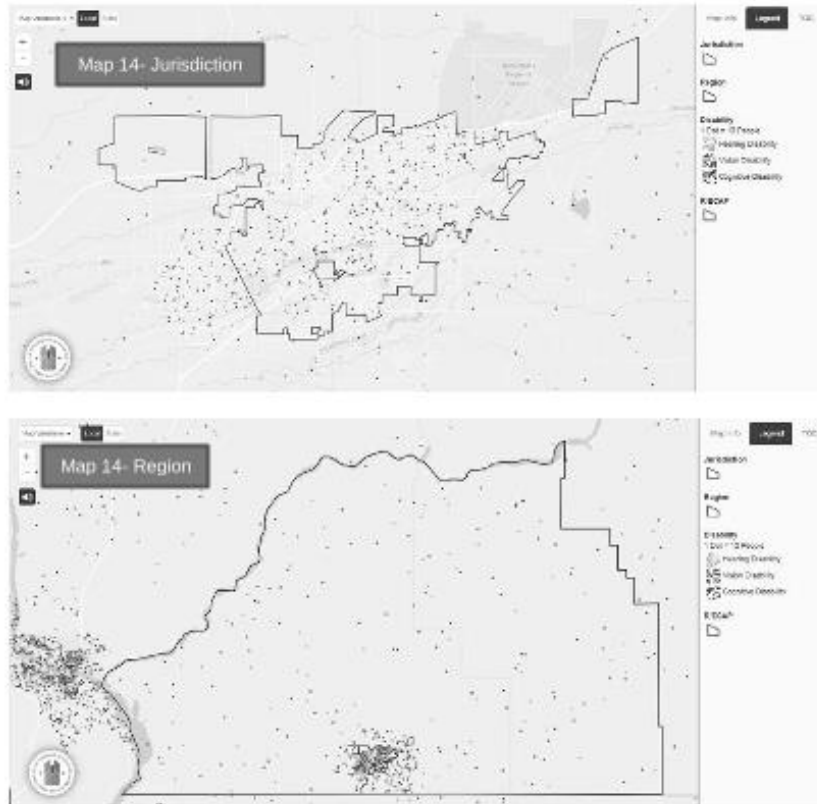
- Land use and zoning laws
- Impediments to mobility
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services and amenities
- Lack of regional cooperation

- Quality of affordable housing information programs
- Source of income discrimination

**D. Disability and Access Analysis**

**1. Population Profile**

- a. **How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?**



Referring to Map 14 Disability by Type, it appears that people with hearing, vision, and cognitive disabilities are evenly dispersed throughout the jurisdiction and region. There is a greater concentration of persons with disabilities in and around the city of Walla Walla which may be due to the fact that that is where the majority of the population in the region overall resides or also because the greatest number of services are offered in the city, as well.

Disability Type	(Walla Walla City, WA CDBG) Jurisdiction		(Walla Walla, WA) Region	
	#	%	#	%
Hearing difficulty	1,257	4.60%	2,966	5.26%
Vision difficulty	648	2.37%	1,305	2.32%
Cognitive difficulty	1,879	6.88%	3,546	6.29%
Ambulatory difficulty	2,286	8.37%	4,489	7.97%
Self-care difficulty	863	3.16%	1,590	2.82%
Independent living difficulty	1,674	6.13%	2,873	5.10%

Note 1: All % represent a share of the total population within the jurisdiction or region.  
Note 2: Data Sources: ACS  
Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

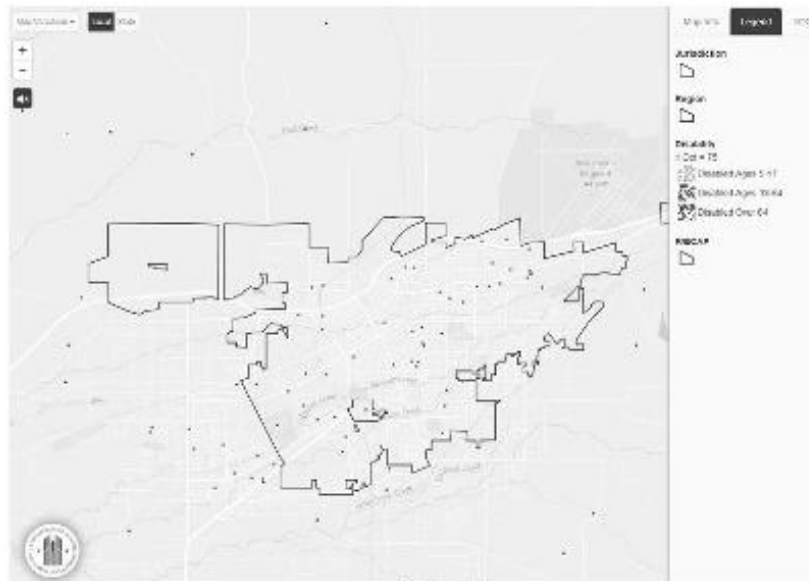
Additionally, looking at Table 13 Disability by Type, it can be observed that the percentage of people with disabilities in the jurisdiction closely follows the percentage of people with disabilities in the region.

Age of People with Disabilities	(Walla Walla City, WA CDBG) Jurisdiction		(Walla Walla, WA) Region	
	#	%	#	%
Age 5-17 with disabilities	182	0.67%	412	0.73%
Age 18-64 with disabilities	2,409	8.82%	4,516	8.02%
Age 65+ with disabilities	1,727	6.33%	3,804	6.75%

Note 1: All % represent a share of the total population within the jurisdiction or region.  
Note 2: Data Sources: ACS  
Note 3: Refer to the Data Documentation for details ([www.hudexchange.info](http://www.hudexchange.info)).

When looking at Table 14 Disability by Age, the similarities continue. In the city, the percentage of people age 5-17 with disabilities is 0.67% (0.73% in the region), the percentage of people 18-64 with disabilities is 8.82% (8.02% in the region), and the percentage of folks over 65 with disabilities is 6.33% (6.75%). The largest difference between the percent of people with disabilities by age is 0.8%.

- b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges for the jurisdiction and region.



Referring to Map 15 and Table 14, it is apparent that the percentage of people with disabilities age 5-17 in the region are all pretty similar to the jurisdictional average of 0.67%. Similarly, the percentage of people with disabilities age 18-64 in the region are also very similar to the jurisdictional average of 8.82%. The highest concentration of people with disabilities age 18-65 is in College Place CT 9203 with an average of 13%. The percentage of people with disabilities age 65+ in the region closely follows the jurisdictional average of 6.33%, with a high of 11% in CT 9207.01.

There is a higher density of people with disabilities living in Walla Walla and College Place, and that more services are located in this area. From Table 14 provided HUD, one can see that half of the people with disabilities in the region live in the jurisdiction and therefore a higher number of people with disabilities living in the jurisdiction. This is likely due to the fact that most services for people with disabilities are located in the City of Walla Walla.

## 2. Housing Accessibility

- a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.



Data shows that Walla Walla does not have sufficient access to housing in a range of unit sizes. According to the Washington Department of Commerce, there are only eight low-cost rentals for every one hundred income-eligible renters. Not only are there not enough affordable units, there are not enough accessible and affordable units. From the local knowledge provided by the director of Valley Residential Services, which serves people with disabilities, which serves people with disabilities, clients are not always able to be referred to agencies that help them find affordable and accessible units. The Housing Authority is always full and Blue Mountain Action Council (BMAC) has a long waitlist. The waitlist for the Housing Authority is approximately 2,000 people. These two public agencies operate the limited number of affordable and accessible units in Walla Walla. Data for the number of affordable and accessible units in the private market is not readily available and numbers are minimal.

- b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated for the jurisdiction and region?

Affordable housing is mostly concentrated near the center of town, in CT 9205, 9206, 920801, 920802, and 920701. The maximum number of affordable units located in one location is 24. The zoning is such that the areas in which affordable, multi-family housing units can be built is not very extensive. Changes to zoning in the city as well as building more affordable units would be needed to even start to fill the gap between number of affordable rentals and income-eligible renters. However accessible and affordable housing is pretty evenly scattered throughout in the areas north, northeast, and central of the city, even though zoning does not allow for high-density, multifamily homes on the south side. As seen before, most publicly supported units are located in Walla Walla County, specifically in Walla Walla and College Place, with only 37 units in Columbia County.

**c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing for the jurisdiction and region?**

As is observed in the HUD-provided maps, people with different disabilities are pretty evenly distributed throughout the jurisdiction and region. In the jurisdiction of Walla Walla, the percent of people with a disability living in Project-Based Section 8 housing is 29 % (29% in the region) and the percent of people with a disability in the HCV program is 38% (37% in the region) (HUD Table 15). However it is difficult for people with disabilities to access publicly supported housing because the number of units is so limited in the city and region.

**3. Integration of Persons with Disabilities Living in Institutions and Other Segregated Settings**

**a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?**

As discussed in Maps 14 and 15, people with disabilities categorized both by type and by age seem to be evenly distributed over the Walla Walla jurisdiction and region. In general, it appears that people with disabilities in the jurisdiction and region reside in integrated settings either with family members or in supported housing units.

**b. Describe the range of options for persons with disabilities to access affordable housing and supportive services in the jurisdiction and region.**

The percent of people with disabilities in the jurisdiction is 16 % and 15.5% in the region. However, in the jurisdiction the percent of people with a disability in project-based section 8 housing is 29% (29% in the region) and the percent of people with a disability in the HCV program is 37.56% (37.26% regionally). It appears that people with disabilities are in greater need of access to affordable 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; and Valley Residential Services provides 24/7 in-home support for people with disabilities in the Walla Walla region.

#### **4. Disparities in Access to Opportunity**

##### **a. To what extent are persons with disabilities able to access the following in the jurisdiction and region? Identify major barriers faced concerning:**

###### **i. Government services and facilities**

All government facilities are accessible. Services are accessible to all regardless of disability. While all facilities may not be up to the most current regulations, as they are updated they must be in compliance with Federal ADA Regulations. All government entities receiving Federal dollars must have 504 coordinators who are responsible for overseeing accessibility standards compliance.

###### **ii. Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)**

New audible and tactile signals for crosswalks were installed by the city in partnership with the United Blind of Walla Walla. CDBG funds are used for sidewalk, ADA ramps and crosswalk improvements that include putting in wheelchair accessible crosswalks and ramps, eliminating tripping hazards on existing sidewalks and installing new sidewalk in low-income areas. The city is also in the process of completing their ADA plan and steps are already being taken to move towards compliance.

###### **iii. Transportation**

Many people with disabilities do not drive, so as a result they must rely on someone else to transport them or use public transportation. Walla Walla Valley Transit provides general transportation services and all buses are wheelchair accessible. Dial-A-Ride is another service Walla Walla Valley Transit offers that requires a reservation and run between 6:15am and 5:45pm. Job Access is another accessible bus service offered by Walla Walla Valley Transit that runs from 5am to 11:30pm Monday through Friday (no weekend service). However, this schedule presents challenges for workers who have irregular weekend or late-night shifts. Taking a taxi home is not feasible financially and if are not always possible options for workers to get back home since they are not accessible vehicles and drivers have not been trained to help people with disabilities in and out of their car.



Additionally, communicating to the driver may be an issue if a person is speaking impaired and unable to tell the driver where they need to go. Biking is another option, but it is not safe during the winter with ice and snow on the roads.

Valley Transit only serves the cities of Walla Walla and College Place. Regional transportation is offered through Columbia County Public Transportation, which serves the cities of Waitsburg and Dixie in Walla Walla County and all of Columbia County.

#### **iv. Proficient schools and educational programs**

Walla Walla Public Schools have many services for students with documented disabilities and special needs, serving students from birth to age 21. Once the student has qualified for special education services, an Individual Education Program (IEP) is drafted to see what kinds of accommodations and services the student should receive so that they can succeed. Early intervention services are offered to children ages 0 to 3, a special education preschool program for children age 3 to 5, and several different elementary, middle and high school programs are also available to students. Programs focus on intervention, life skills, preparation for vocational work, 2 year college and 4 year college. Additionally there is a program called S.T.E.P. that is housed at a portable at Walla Walla High School for students 18-21 seeking employment in vocational areas, learning both hard and soft skills.

Outside of Walla Walla, each school district has their own policies and programs available to students with disabilities, as required by law, however a majority of the resources available to students through the State are located in Walla Walla, on a limited basis, making accessing services for anyone in Walla Walla or Columbia Counties a challenge.

#### **v. Jobs**

The Lillie Rice Center assists people with disabilities in securing employment, contracting with local employers and running their own cleaning service. Goodwill is another major employer of persons with disabilities in the area. Transportation to and from jobs is a major barrier. Many people with disabilities live with their parents, and their parent may not always be able to drive them to work. Dial-A-Ride and Job Access both provide workforce transportation, however they offer a pick up window that ranges is not very dependable service for people with disabilities to get to work on time. As a result, getting to work on time can be somewhat unpredictable. Employer's understanding of this reality can vary, adding further difficulty for someone with a disability to be successful in the workforce.

- b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.**

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.

**c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities in the jurisdiction and region.**

HomeChoice Down payment Assistance Loan Program, run through the Washington State Housing Finance Commission, is a down payment assistance program available for borrowers with a disability or a borrowers who live with a family member who has a disability. HomeChoice funds up to \$15,000 to cover down payment and closing costs. More information about the program is available at <http://www.wshfc.org/buyers/homechoice.htm>.

The Executive Director of Valley Residential Services (VRS) manages the program locally and has helped 20-25 people buy homes over the past 20 years in Walla Walla, 7-8 of whom were VRS clients. One home was purchased in Columbia County and all others were purchased in Walla Walla and College Place in Walla Walla County.

However, in the past 5 years this program has become inactive because it is nearly impossible to find housing that such potential homeowners can afford. 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. Only 2 clients in the last 5 years have even enquired about HomeChoice. Another challenge is funding partners; Banner Bank used to participate in this program, but currently there is not a local bank who promotes and participates in the HomeChoice program.

**5. Disproportionate Housing Needs**

**Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities in the jurisdiction and region.**

There is a gap between the number of affordable housing units and the number of renters eligible for the affordable housing. Similarly, there is a lack of affordable and accessible units. Of the HUD-subsidized Blue Mountain Action Council (BMAC) housing units which must meet accessibility standards, the number of people on the

waitlist per bedroom size for a 1 bedroom unit ranges from 1 to 35 with an average of waitlist of 16 people per 1 bedroom unit. There is clearly a shortage of affordable and accessible one-bedroom units.

## **6. Additional Information**

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region including those affecting persons with disabilities with other protected characteristics.**

Participants in the Fair Housing Survey that the city administered and closed August 15th, 2017 shared that some people with disabilities were denied reasonable accommodations, including allowing service and companion animals. There was also a participant who said that they were denied for wanting to "adding no slip handle bars to bathroom." Another participant said they were denied their request: "To have ramps available to be able to get into apartment building. Buildings are too old and have none for use." Other common comments were that potential renters were denied being able to have a service animal or assistance animal.

Housing providers and private landlords alike have come to greatly dislike renting to persons with service or assistance animals locally. Many claim that people take advantage of the law and the animals are misbehaved or untrained. Many landlords include blanket provisions about no pets and some do not make exception for service or assistance animals, or put so many barriers in the way that they impede housing choice for people with service or assistance animals.

- b. The program participant may also describe other information relevant to its assessment of disability and access issues.**

As Valley Residential Service (VRS) clients age, their homes are no longer accessible. The main problem is that bathrooms are not accessible. As clients age, especially if they are developmentally disabled, their health tends to deteriorate quicker and they would prefer to sell their homes and find an accessible unit to move into since remodeling their home is likely not a possibility financially. However, the availability of accessible apartments and homes presents an additional challenge for disabled homeowners and renters alike.

The Executive Director of VRS described a client with brittle bones who wanted to sell their home because it was not wheelchair accessible. Unfortunately, the question was whether or not they would be able to find an accessible rental unit that suited their needs since there is a clear shortage of available wheelchair accessible rentals. Besides this problem, additional challenges exist for clients with developmental disabilities who must consider an array of other factors when trying to find housing that they will be successful in as well as be able to afford.

## **7. Disability and Access Issues Contributing Factors**

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.

- Access to publicly supported housing for persons with disabilities
- Lack of assistance for housing accessibility modifications
- Access to transportation for persons with disabilities
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Inaccessible public or private infrastructure
- Land use and zoning laws
- Lending discrimination
- Location of accessible housing
- Regulatory barriers to providing housing and supportive services for persons with disabilities

**E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis**

1. **List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.**

The jurisdiction has no unresolved HUD civil rights violations, no letters of findings, claims or lawsuits by the Department of Justice and no False Claims Act allegations.

2. **Describe any state or local fair housing laws. What characteristics are protected under each law?**

The cities of Walla Walla and College Place have both passed Fair Housing Resolutions in the past 20 years. However there are no specific fair housing ordinances in place. The City of Walla Walla Comprehensive Plan (Comp Plan) was last updated in 2007 and its 10-year update will be completed in 2018. Enforcement has been limited since there is no local entity charged with overseeing and enforcing fair housing laws.

The Comp Plan's Chapter 2 contains 10 Population & Housing policies on diversity, affordability, preservation of existing housing stock, high building standards, . These policies are in effect in the City of Walla Walla only.

Every county and city in the State of Washington must maintain and update a comprehensive plan. City of College Place, Columbia County, Walla Walla County, have goals, objectives and policies directly related to housing in their respective comprehensive plans. However, how these policies are implemented and with what resources is often limited by time and resources, or left to the private and public housing sectors since units of local government in rural areas rarely have a department focused specifically on housing development.

Washington State protected classes include: all federal classes, marital status, sexual orientation, gender identity and veteran/military status.

**3. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.**

Locally, the Walla Walla Housing Authority and Blue Mountain Action Council provide some information to potential tenants and occasionally offer trainings to the public in general. Fair housing education opportunities are provided once a year to residents and landlords and sponsored by the Walla Walla Housing Authority.

All enforcement in this area is handled by the Washington State Attorney General's newly formed Civil Rights office, the HUD Region X Office of Fair Housing and Equal Opportunity or the Northwest Fair Housing Alliance in Spokane. However, recently funding has not allowed for extensive training or enforcement activities locally.

**4. Additional Information**

**a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.**

The jurisdiction and region's primary source for fair housing advocacy and education resources is the Northwest Fair Housing Alliance (NWFHA), a non-profit organization based in Spokane that covers all of Eastern Washington. NWFHA receives funding from federal, state, and local agencies and private entities to bring fair housing advocacy and training to 17 counties in Eastern Washington, including Columbia and Walla Walla Counties. Due to its location, outreach capacity is very limited in Walla Walla and the surrounding region, and historically there have been very few complaints received from this part of the State.

NWFHA does not have the authority to enforce fair housing laws, and assists with filing complaints with the Washington State Human Rights Commission or HUD as the case merits.

**b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.**

No other relevant information regarding programs, actions or activities to promote fair housing is available at this time.

#### **5. Fair Housing Enforcement, Outreach Capacity, and Resources Contributing Factors**

*Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, R/ECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.*

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws

#### **VI. Fair Housing Goals and Priorities**

- 1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.**

The Contributing Factors listed below are listed in order of priority with 1 being the highest priority and 10 being the lowest priority.

**1. Availability of affordable, accessible housing in a range of unit sizes:** what is "affordable" varies by circumstance, but an often used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. This contributing factor refers to the availability of units that a low- or moderate-income family could rent or buy, including one-bedroom units and multi-bedroom units for larger families. The availability of affordable units with a greater number of bedrooms and in a range of different geographic locations is a particular barrier facing families with children.

**2. Land use and zoning laws:** regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities all impact the creation, or lack thereof, of affordable housing. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Minimum lot sizes, which require residences to be located on a certain minimum sized area of land, disproportionately impact protected class groups, such as LEP populations, persons with disabilities or single-female households, who statistics show are more likely to also be low-income. Lack of inclusionary zoning practices that mandate or incentivize the creation of affordable units also impacts lack of housing choice.

**3. Impediments to mobility:** discrimination based on source of income; land use and zoning patterns that do not allow for the construction of higher density single-family and multi-family housing in high opportunity areas of the jurisdiction.

**4. Quality of affordable housing information programs:** the provision of information related to affordable housing to potential tenants and organizations that serve potential tenants, including the maintenance, updating, and distribution of the information. This information includes but is not limited to listings of affordable housing opportunities or local landlords who accept Housing Choice Vouchers; mobility counseling programs; and community outreach to potential beneficiaries. Housing entities should be taking active steps to maintain, update and improve the information. Pro-active outreach to widen the pool of participating rental housing providers, including both owners of individual residences and larger rental management companies, is in high need.

**5. Access to financial services:** this includes economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity and home repair loans. The ability to obtain credit, insurance or other key financial services and the lack of access to quality banking and financial services may jeopardize an individual's credit and the overall sustainability of homeownership and wealth accumulation. This issue is of particular interest for renters with poor credit history that serves as an impediment to housing choice.

**6. Lack of local private fair housing outreach and enforcement:** A lack of private enforcement is often the result of a lack of resources or a lack of awareness about rights under fair housing and civil rights laws, which can lead to under-reporting of discrimination, failure to take advantage of remedies under the law, and the continuation of discriminatory practices. Activities to raise awareness may include technical training for housing industry representatives and organizations, education and outreach activities geared to the general public, advocacy campaigns, fair housing testing and enforcement. The Fair Housing Survey administered during the AFH process showed that many people who may have experienced housing discrimination did not report it because they did not know where to go or thought that it would make no difference if they reported the incident or not.

**7. Lack of local public fair housing enforcement:** this contributing factor refers to enforcement actions by State and local agencies or non-profits charged with enforcing fair housing laws, including testing, lawsuits, settlements, and fair housing audits. A lack of enforcement is a failure to enforce existing requirements under state or local fair housing laws. This observed by the lack of housing discrimination complaints filed in the jurisdiction.

**8. Private discrimination:** discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes is prevalent and due to the lack of resources and education dedicated to show people how to properly file a claim or enforce violations makes this an important priority to

address locally. Issues brought up in the Fair Housing Survey illustrate this contributing factor (see Appendix A).

**9. Lack of private investments in specific neighborhoods:** investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. The investment solely in housing construction or rehabilitation in areas that lack other types of investment only perpetuates fair housing issues. To achieve fair housing outcomes, such investments should be strategic and part of a comprehensive community development strategy.

**10. Lack of public investments in specific neighborhoods, including services or amenities:** the money government spends on housing and community development, including public facilities, infrastructure, and services. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation.

2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

<u>Goal 1</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participants</u>
Increase affordable housing stock in Walla Walla and Columbia Counties	Land use and zoning laws  Availability of affordable, accessible housing in a range of unit sizes  Access to publicly supported housing for	Disparities in Access to Opportunity  Disproportionate Housing Needs  Segregation	Work with local and regional community planning departments in years 1 and 2 to increase multi-family zoning and to review and revise accessory dwelling unit and infill development regulations.  Investigate incentives that would increase development of	City of Walla Walla  Walla Walla Housing Authority  Walla Walla County



	<p>persons with disabilities</p> <p>Private discrimination</p>		<p>affordable housing, starting in 2018.</p> <p>Explore ways to ensure that a certain percentage of newly constructed housing units are affordable (accessible to 80% of AMI) and accessible to people with disabilities in 2-3 years.</p> <p>In 3-5 years implement strategies to assure new housing construction includes a percentage of affordable single-family units.</p> <p>Create a system to monitor repurposing of publicly assisted housing to progressively preserve affordable housing stock. Identify an agency or housing group to implement this strategy by year 2.</p>	
<p><b>Discussion:</b></p> <p>From the Geographic Profiles of the Affordable Housing Advisory Board – 2015 Housing Needs Assessment from Washington State Department of Commerce, we know that Walla Walla County has the highest affordable housing gap of all 39 counties in Washington. For every 100 households 0%-30% of median family income, there are 8 affordable and available units. For every 100 households 0%-50% of median family income, there are 30 affordable and available units.</p> <p>From public comment and local knowledge, we know the housing situation is dire. This knowledge simply serves to reinforce the 2015 findings from the Department of Commerce. From the City of Walla Walla's Fair Housing Survey, which closed August 15, 2017, comments were received from Walla Walla and Columbia County residents such as: "I'm not sure that it would be considered discrimination, but the cost of housing is totally out of this world! I don't know how anyone can afford housing at all." "Not exactly discrimination, but it is almost impossible for a low income family with pets moving to the area to find housing. My family is homeless right now and staying with relatives searching for something for over two months." "... Most of everybody I know can't afford \$800-\$1200 a month rent which is the average around here now and that is</p>				

a1/3 of your gross pay monthly? I didn't know we had jobs in our area that offered wages that high to start with."

Someone who is low-income and unable to find affordable housing or unable to find a landlord who will accept their Section 8 voucher is at high risk of becoming homeless. This is a result of a lack of housing stock for extremely low- and low-income families and individuals; for example those who are earning minimum wage working in the service industry. Additionally, it is worthwhile to note that this lack of housing affects everyone, though people with disabilities, single mothers, and people who are low-income are statistically disproportionately affected. People are displaced from one city to the next in order to find housing that is affordable, however this adds additional barriers for people with disabilities who oftentimes do not drive and rely on public transportation to get to and from work or appointments. The lack of affordable housing (rentals and homes) makes it difficult for employees new to Walla Walla to find a place to live, impeding economic growth.

This situation did not develop overnight; a multi-pronged approach with a diverse group of stakeholders is necessary to address the shortage of housing. There is a great need for more affordable multi-family homes in Walla Walla. To accomplish this, multiple options need to be explored. Either a property levy or sales tax will be put on the ballot by the County in 2018 and if the measure passes, it will raise annually anywhere from \$1-3 million dollars that will go towards affordable housing, potentially adding an additional 20 units per year.

The 2015 Washington State Housing Needs Assessment states that the maximum affordable home a family earning the Area Median Income (AMI) is \$226,666. The monthly reports from the Walla Walla Development Services show that of the 27 permits issued by the City of Walla Walla in 2017, only 6 of the houses were valued at or below this price. These homes are not affordable to families who earn AMI, let alone families who earn less than AMI. Clearly, incentives or mandates must be put in place so that affordable housing is developed. If this pattern of only constructing higher-end homes continues, not only is the issue of affordable housing not addressed, it is also a recipe for segregation. Higher-income homes are built on large lots in residential areas zoned for low-density, further concentrating wealth and pricing out low-income families and those in protected classes. These problems are further compounded by the fact that there is no undeveloped land zoned for multi-family in Walla Walla city limits.

To begin to address this situation, fair housing goals aim to increase multi-family zoning, explore incentives to build affordable and accessible homes and rentals affordable to 80% and below AMI, implement strategies that preserve existing affordable housing stock, and address source of income discrimination as it disproportionately impacts protected classes.

<u>Goal 2</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participants</u>
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Progressively improve awareness and education of Fair Housing	Lack of knowledge regarding Fair Housing issues  Lack of local fair housing outreach and enforcement  Discrimination	Disparities in Access to Opportunity  Segregation	Starting in 2019, identify interested partners to facilitate fair housing workshops  Hold annual fair housing workshops for landlords and housing providers beginning in year 2.  Hold annual fair housing workshops for to renters beginning in year 2.  Starting in 2018, encourage area housing providers to provide information and education about fair housing to potential tenants and renters.	City of Walla Walla  Walla Walla Housing Authority  Walla Walla County
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**Discussion:**

According to the results of the Fair Housing survey, there is a discrepancy between what community members think they know about fair housing and what they than they do. By reaching landlords, housing providers, renters, and potential homebuyers, it will make information on fair housing and protected classes available to all in much more robust way. Information will also be shared so that if a renter does experience discrimination or if housing providers notice a pattern in landlord discrimination they are aware of the resources are available to them.

Two annual fair housing workshops will be held, one for landlords and housing providers, and the other for targeted to renters. Area housing providers will be encouraged to provide education about fair housing to potential tenants and renters.

To make these workshops accessible to Spanish-speaking renters and low-income renters, these workshops will include child care, Spanish translation, and occur most likely in the evening. They will be held preferably in early winter so that the workshops are accessible to seasonal workers and also for persons with disabilities.

<u>Goal 3</u>	<u>Contributing Factors</u>	<u>Fair Housing Issues</u>	<u>Metrics, Milestones, and Timeframe for Achievement</u>	<u>Responsible Program Participants</u>
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<p>Increase financial capacity to improve credit history to access quality rental units and/or move into homeownership</p>	<p>Access to financial services</p> <p>Impediments to mobility</p> <p>Quality of affordable housing information programs</p>	<p>Disparities in Access to Opportunity</p> <p>Disproportionate Housing Needs</p> <p>R/ECAP</p>	<p>Identify which agency(ies) would have the capacity to provide credit counseling</p> <p>Identify the need for education and credit counseling for renters to improve their credit history and move into homeownership</p> <p>Target implementation date would be years 2-3 to show increase in homeownership rates by years 4-5.</p>	<p>City of Walla Walla</p> <p>Walla Walla Housing Authority</p>
<p><b>Discussion:</b></p> <p>Through discussions with local partners, such as Habitat for Humanity and local landlords, a major barrier that was identified for potential homebuyers and renters alike is their credit history and income levels. Even though Habitat has less stringent requirements than a bank, they still have trouble finding qualified applicants because of poor credit history. Renters who hold housing vouchers often times are not turned away because of the voucher but because their credit history is very poor. By providing education to potential homeowners and renters on how they can clean up their credit, it will allow them to access homeownership and be able to qualify for a wider variety of rental units.</p> <p>An initial assessment will confirm the specific needs for education and credit counseling. Then follows identifying which agencies would be able to provide credit counseling and workshops for potential homeowners and renters to learn how to improve their credit.</p> <p>When implementing credit counseling workshops, they must be accessible for the Spanish-speaking population and low-income population, as well as for persons with disabilities. The workshops will be bilingual, with child care and a meal provided, occurring at a convenient time for working families.</p>				



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b>	CC Affordable Housing Data and Measurement Report
	<b>List the name of the organization or individual who originated the data set.</b>	Community Council is a local nonprofit whose topic of research was Housing.
	<b>Provide a brief summary of the data set.</b>	Data was gathered from diverse data sets including but not limited to 2014-2018 CHAS data, HUD, 2015-2020 ACS Data, and Washington State Housing Markets Report.
	<b>What was the purpose for developing this data set?</b>	This data was developed to both inform the community of the urgency and need for affordable housing but also to be used as an indicator going forward.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b>	The entire report covers our region which includes three counties and two states. However, the data here only reflects Walla Walla County.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b>	This data is most current and updated as of June 2022.
	<b>What is the status of the data set (complete, in progress, or planned)?</b>	Complete
2	<b>Data Source Name</b>	Walla Walla Housing Authority Summary Report
	<b>List the name of the organization or individual who originated the data set.</b>	The Walla Walla Housing Authority's Executive Director, Renee Rooker, provided this document.
	<b>Provide a brief summary of the data set.</b>	This document's full title is "Walla Walla Housing Authority; Financial Statement Package; Summary Report- Primary Government & Component Units; Statements Current Through May 31, 2023."  It presents units owned and managed, voucher programs, low-income housing tax credit properties, and LIHTC Properties.
	<b>What was the purpose for developing this data set?</b>	This data was developed to give a snap shot of their properties and vouchers received.

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Current through May 31, 2023</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete</p>
<b>3</b>	<p><b>Data Source Name</b> Seeking Public Housing Information</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Walla Walla Housing Authority (WWHA) , Executive Director Renee Rooker</p>
	<p><b>Provide a brief summary of the data set.</b> The questions and tables found on AD-40 were provided to the WWHA Executive Director.</p>
	<p><b>What was the purpose for developing this data set?</b> This document was sent to the Executive Director to provide the most up to date information possible.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> This data is specific to the City of Walla Walla.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> Data reported is correct as of June 12, 2023.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b> Complete</p>
<b>4</b>	<p><b>Data Source Name</b> Snapshot of Homelessness - Washington State Jan.23</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> Washington State Department of Commerce</p>
	<p><b>Provide a brief summary of the data set.</b> This data is based on combined Medicaid, Economic Service, and HMIS populations</p>
	<p><b>What was the purpose for developing this data set?</b> To supplement the Statewide Point-In-Time (PIT) count</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is gathered for the state, then broken down by county and demographic groupings.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>Unclear, but the document is dated for January 2023.</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
5	<p><b>Data Source Name</b></p> <p>CDBG Homeless or In Danger of Homelessness Needs</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Christian Aid Center</p> <p>YWCA</p> <p>Walla Walla Homeless Alliance</p> <p>Blue Mountain Action Council Food Bank</p> <p>Walla Walla Community College Food Bank</p>
	<p><b>Provide a brief summary of the data set.</b></p>
	<p><b>What was the purpose for developing this data set?</b></p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p>
	<p><b>Briefly describe the methodology for the data collection.</b></p>
	<p><b>Describe the total population from which the sample was taken.</b></p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau, American Community Survey</p>



	<p><b>Provide a brief summary of the data set.</b></p> <p>Five year estimates of area data regarding the year housing was built.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Reoccurring Census data.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2017-2021</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Found on the ACS website, "The ACS is an ongoing monthly survey that collects detailed housing and socioeconomic data. The ACS includes people living in both housing units (HUs) and group quarters (GQs)."</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Found on the ACS website, "The ACS is conducted throughout the United States and Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS)."</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknown.</p>
7	<p><b>Data Source Name</b></p> <p>2017-2021 ACS 5-Year Estimates and CHAS (Units wit</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>U.S. Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Collected by the American Community Survey (ACS)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>From the ACS website, "The American Community Survey (ACS) is the cornerstone of the U.S. Census Bureau's effort to keep pace with the nation's ever-increasing demands for timely and relevant data about population and housing characteristics."</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2017-2021</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>From the ACS website, "The ACS is an ongoing monthly survey that collects detailed housing and socioeconomic data. The ACS includes people living in both housing units (HUs) and group quarters (GQs)."</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>From the ACS website, "The ACS is conducted throughout the United States and Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS)."</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>Unknowns</p>
8	<p><b>Data Source Name</b></p> <p>Housing Inventory Count 2019-2022</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Samantha Jackle, Walla Walla County Public Health.</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data includes Organizations, Project Names, type of units, seasonal vs year-round beds, and more.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Required by the Department of Commerce</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>In Walla Walla</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2022</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
9	<p><b>Data Source Name</b></p> <p>2021 ACS 5-YR B23006 Educ Attainment by Employment</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Educational Attainment by Employment Status for the Population 25-64 years, Walla Walla County, WA</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>American Census Data helps local officials, community leaders, and businesses understand the changes taking place in their communities. It is the premier source for detailed population and housing information about our nation.</p>

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>2021</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The ACS is an ongoing monthly survey that collects detailed housing and socioeconomic data. The ACS includes people living in both housing units (HUs) and group quarters (GQs).</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Walla Walla County, WA</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>population 25 - 64 years of age</p>

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	Deputy City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Walla Walla	6/3/24

**Application for Federal Assistance SF-424**

<b>* 1. Type of Submission:</b> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	<b>* 2. Type of Application:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision	<b>* If Revision, select appropriate letter(s):</b> _____ <b>* Other (Specify):</b> _____
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<b>* 3. Date Received:</b> 06/03/2024	<b>4. Applicant Identifier:</b> City of Walla Walla
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<b>5a. Federal Entity Identifier:</b> _____	<b>5b. Federal Award Identifier:</b> B-24-MC-53-0025
--	---

**State Use Only:**

<b>6. Date Received by State:</b> _____	<b>7. State Application Identifier:</b> _____
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**8. APPLICANT INFORMATION:**

<b>* a. Legal Name:</b> City of Walla Walla	
<b>* b. Employer/Taxpayer Identification Number (EIN/TIN):</b> 91-6001290	<b>* c. UEI:</b> U3JZYHN1DL24

**d. Address:**

<b>* Street1:</b> 15 N. 3rd
<b>Street2:</b> _____
<b>* City:</b> Walla Walla
<b>County/Parish:</b> _____
<b>* State:</b> WA: Washington
<b>Province:</b> _____
<b>* Country:</b> USA: UNITED STATES
<b>* Zip / Postal Code:</b> 99362-1859

**e. Organizational Unit:**

<b>Department Name:</b> Support Services	<b>Division Name:</b> _____
--	-----------------------------

**f. Name and contact information of person to be contacted on matters involving this application:**

<b>Prefix:</b> _____	<b>* First Name:</b> Lydia
<b>Middle Name:</b> _____	
<b>* Last Name:</b> Caudill	
<b>Suffix:</b> _____	

<b>Title:</b> CDBG Coordinator
--------------------------------

<b>Organizational Affiliation:</b> City of Walla Walla
--

<b>* Telephone Number:</b> 509-527-4540	<b>Fax Number:</b> _____
---	--------------------------

<b>* Email:</b> lcaudill@wallawalla.gov
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**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

CFDA Title:

**\* 12. Funding Opportunity Number:**

B-24-MC-53-0025

\* Title:

City of Walla Walla 2024 CDBG Annual Action Plan

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

2024 City of Walla Walla CDBG Annual Action Plan

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="390,580.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="390,580.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:   
Middle Name:   
\* Last Name:   
Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:



\* Date Signed:



