

RESOLUTION NO. 2021-15

A RESOLUTION, adopting the City of Wenatchee 2020-2024 Housing and Community Development Consolidated Plan and authorizing the administration of the Community Development Block Grant program.

WHEREAS, the City of Wenatchee is an entitlement jurisdiction for the Community Development Block Grant (CDBG) program through the U.S Department of Housing and Urban Development; and

WHEREAS, a jurisdiction-specific three to five-year consolidated plan is required to be adopted by the City of Wenatchee and submitted to the U.S. Department of Housing and Urban Development in order to continue receiving annual CDBG funds; and

WHEREAS, the current City of Wenatchee Housing and Community Development Consolidated Plan was updated from 2017 and extended through 2019 and established strategic priorities for the CDBG program years 2013, 2014, 2015, 2016, 2017, 2018 and 2019; and

WHEREAS, throughout the past year the City undertook an extensive outreach and consultation process with community organizations and individuals to supplement available community data and guide the identification of the Plan's priority needs, goals and corresponding strategies; and

WHEREAS, a duly advertised public comment period no less than fourteen (14) days for the draft City of Wenatchee 2020-2024 Housing and Community Development Consolidated Plan occurred between March 27, 2021 and April 22, 2021; and

WHEREAS, after conducting a duly advertised public hearing on April 22, 2021 the City Council passed a motion adopting the City of Wenatchee 2020-2024 Housing and Community Development Consolidated Plan; and

WHEREAS, the City Council desires to authorize the Mayor to sign all required program documents and subrecipient agreements, and further, to authorize the City's Department of Community Development staff to carry out administrative functions to fulfill the City's obligations under the annual grant agreement with the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE as follows:

SECTION I

The City of Wenatchee 2020-2024 Housing and Community Development Consolidated Plan is hereby adopted as set forth in Attachment "A" attached hereto and incorporated herein as though fully set forth. The Consolidated Plan includes the following appendices: Assessment of Fair Housing; 2020 Annual Action Plan; Citizen Participation Plan; and Anti-Displacement and Relocation Assistance Plan.

SECTION II

The Mayor shall be and hereby is authorized to sign the application for CDBG assistance, certifications and assurances, grant agreement and applicable federal reports, and to enter into agreements with subrecipients.


SECTION III

The Department of Community Development staff shall be and hereby is authorized to carry out all administrative functions of the Community Development Block Grant

program, including but not limited to, monitoring CDBG-funded activities, submitting grant reimbursement requests, performing environmental reviews, completing applicable federal reports, and maintaining all records, documents and other materials required.

PASSED BY THE CITY COUNCIL OF THE CITY OF WENATCHEE, at a regular meeting thereof, this 22nd day of April, 2021.

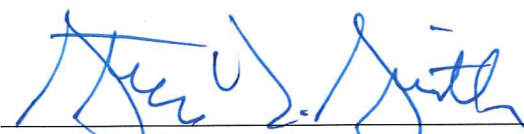
CITY OF WENATCHEE, a Municipal Corporation

By: 
FRANK KUNTZ, Mayor

ATTEST:

By: 
TAMMY STANGER, City Clerk

APPROVED:

By: 
STEVE D. SMITH, City Attorney

FINAL
DRAFT
4.22.2021

CDBG 2020-2024 Consolidated Plan



City of Wenatchee

Community Development Block Grant

- 2020-2024 Consolidated Plan
- 2020-2024 Assessment of Fair Housing
- 2020 Annual Action Plan

Table of Contents

ACKNOWLEDGEMENTS	3
EXECUTIVE SUMMARY	4
<i>Introduction</i>	4
<i>Objectives & Outcomes</i>	5
<i>Past Performance</i>	5
<i>Citizen Participation and Consulting Processes</i>	8
<i>Summary of Public Comments</i>	8
<i>Summary and Reason Comments or Views Were Not Accepted</i>	8
<i>Summary</i>	8
COMMUNITY PROFILE	8
<i>Population and Growth</i>	8
<i>Households and Families</i>	9
<i>Age and Sex of Population</i>	10
<i>Race and Ethnicity</i>	12
ECONOMIC PROFILE	13
<i>Economic Characteristics</i>	13
<i>Travel Time to Work</i>	15
<i>Education</i>	16
HOUSING PROFILE	16
<i>Housing Stock</i>	17
<i>Housing Tenure and Household Size</i>	18
<i>Public and Assisted Housing Inventory</i>	19
<i>Housing Problems</i>	22
<i>Housing Costs</i>	25
<i>Housing Cost Burden</i>	27
<i>Disproportionate Housing Need</i>	29
<i>Barriers to Affordable Housing</i>	30
HOMELESSNESS PROFILE	32
<i>How Many People are Homeless?</i>	32
<i>Housing for Homeless Persons</i>	35
<i>Services for Homeless Persons</i>	36

2020-2024 Wenatchee CDBG Consolidated Plan

Homeless System Performance37

Chelan-Douglas County Plan to Reduce Homelessness38

SPECIAL NEEDS ASSESSMENT39

Aging of the Population39

Long-Term Care Residential Options41

Behavioral and Physical Health42

Disabled Persons and Households44

COMMUNITY DEVELOPMENT ASSESSMENT.....45

Regional and Community Planning.....45

ECONOMIC DEVELOPMENT ASSESSMENT50

Wenatchee’s Labor Force.....50

Unemployment51

Occupations and Job Holder Characteristics52

Wages by Industry53

Business Size54

Retail Sales.....55

Minority, Women and Small Business56

Section 3.....57

STRATEGIC PLAN59

Overview.....59

Geographic Priorities59

Priority Needs.....60

Influence of Market Conditions61

Anticipated Resources62

Institutional Delivery Structure63

Goals66

Public Housing Accessibility and Involvement.....68

Barriers to Affordable Housing68

Homelessness Strategy.....68

Lead-Based Paint Hazards69

Anti-Poverty Strategy.....69

Monitoring70

ACKNOWLEDGEMENTS

The following are thanked and acknowledged for their contribution in the development of the City of Wenatchee 2020-2024 CDBG Consolidated Plan:

MAYOR:

Frank Kuntz

WENATCHEE CITY COUNCIL

Jim Bailey

Jose Luis Cuevas

Keith Huffaker

Linda Herald

Mark Kulaas

Ruth Esparza

Travis Hornby

WENATCHEE PLANNING COMMISSION

Rani Sampson (Chair)

Ace Bollinger (Vice Chair)

Joe Gamboni

Josh Jorgensen

Lael Isola

Richard Erickson

Susan Albert

DEPARTMENT OF COMMUNITY DEVELOPMENT

Glen DeVries, Director

Brooklyn Holton, Housing & Community Planner

CONSULTANT

David Stalheim, Mudbay Consulting

CONSOLIDATED PLAN ADVISORY GROUP

Alicia McRae – City of East Wenatchee

Lael Isola – Wenatchee Planning Commission

Laurel Turner – Women’s Resource Center of North Central Washington

Lori Barnett – City of East Wenatchee

Mark Kulaas – Wenatchee City Council

Mike Malmin – Wenatchee Church of the Nazarene

Rafael Aguilar – La Pera Media

Rick Wray – Pinnacles Prep Charter School

Sara Rolfs – Pinnacles Prep Charter School

Stacy Luckensmeyer – Wenatchee Valley College

Thom Nees – Serve Wenatchee Valley

EXECUTIVE SUMMARY

The Community Development Department of the City of Wenatchee serves as the lead agency for the Community Development Block Grant (CDBG) program. Community Development works closely with other departments to effectively and efficiently implement CDBG activities. Valuable feedback and guidance for plan completion is provided by Wenatchee's City Council, Planning Commission, Advisory Group and the community at large.

Introduction

The U.S. Department of Housing and Urban Development (HUD) provides annual Community Development Block Grant (CDBG) dollars to state and local governments to develop viable communities and principally work with expanding opportunity for low- and moderate-income households. Authorized under Title I of the Housing and Community Development Act of 1974, the CDBG program is directed towards neighborhood revitalization, economic development and improving access to community facilities and services.

In addition to the CDBG program, HUD administers funding for the HOME Investment Partnerships Program (HOME), the Emergency Solutions Grant (ESG), and the Housing Opportunities for Persons with AIDS (HOPWA) Grant. Currently, the City only receives CDBG funding directly from HUD. It is worth noting that pursuing a regional HOME consortium among Chelan, Douglas, Grant and Okanogan counties is a viable and beneficial pursuit.

The CDBG Consolidated Plan (Con Plan) is developed every 5 years to help Wenatchee assess conditions around affordable housing, community development and the economic market to make data-driven, place-based investment decisions. It provides a framework for community-wide dialogue to identify priorities that align with the intention of the CDBG program. Each year the Annual Action Plan (AAP) identifies how the Con Plan priorities will be carried out through a more concise summary of actions, activities and specific funding allocations. At the end of each program year, which runs from October 1 to September 30, the accomplishments and progress toward Con Plan priorities are reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The Consolidated Plan includes four basic parts:

- 1) **Needs Assessment** – this part provides a clear picture of a jurisdiction's needs related to affordable housing, special needs housing, community development, and homelessness. From this assessment, the highest priority needs identified by the community will form the basis for the Strategic Plan that outlines the programs and projects to be funded with CDBG funds and other resources included in the plan.
- 2) **Market Analysis** – this part describes the significant characteristics of the housing market, including the supply, demand, condition and cost of housing. Included will be:
 - Estimates for lead-based paint hazards;
 - Identified public and assisted housing;
 - Inventoried facilities, housing and services for homeless persons;

2020-2024 Wenatchee CDBG Consolidated Plan

- Described housing stock available to serve persons with disabilities and other low- to moderate-income special needs; and
 - Identified barriers to affordable housing.
- 3) **Strategic Plan** – this part identifies the priority needs for the city and describes strategies that the City will undertake to serve the priority needs.
 - 4) **Action Plan** – the City must complete an Annual Action Plan (AAP) that summarizes the activities and projects that will take place during the year to address the priority needs and goals identified in the Strategic Plan. The Consolidated Plan includes the Year 1 AAP; the City will subsequently adopt separate AAPs for Years 2-5.

Objectives & Outcomes

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

In the process of synthesizing quantitative and qualitative data, a pattern of community needs was demonstrated. After exploring challenges and opportunities in depth, the following goals were identified for the Consolidated Plan:

1. Expand Development of Housing & Public Amenities
2. Enhance Economic Development
3. Support Public Services

Funding from the CDBG program is able to be utilized within the geographic boundaries of the City of Wenatchee. In order to serve community members in need, geographic priority areas are created. The characteristics within a priority area include higher levels of crime; housing stock in a state of deterioration; lack of public infrastructure and facilities; high levels of code enforcement contact; and signs of potential blight. Additional considerations include access to public facilities, commercial areas, grocery stores, recreation and medical or social support facilities. Area-benefit activities are emphasized to benefit low- and moderate-income neighborhoods and limited clientele are more specific to support households.

The Consolidated Plan outlines measures and identifies appropriate partners for carrying out activities that produce progress towards strategic goals. Collaborative efforts between government, businesses, nonprofits, and the faith-based community are all vital to successfully serving our community. It is this type of coordination that the City hopes to achieve the ultimate goal of improving the overall quality of life for our most vulnerable residents and creating a vibrant, connected community as a whole.

Past Performance

Since 2013, the CDBG program has supported many projects and programs that positively contributed to improving the quality of life for the Wenatchee community by investing \$1,568,533. A summary of investments made is below.

- The WorkFirst Program (\$10,580) provided through the Wenatchee Valley College provided GED completion, computer education and job skills training for TANF

2020-2024 Wenatchee CDBG Consolidated Plan

recipients. Funded as a public service, the WorkFirst program supported the following Con Plan goals:

- Goal #4 – Support Public Services
 - Goal #5 – Develop Economic Opportunity
- The Literacy Council Program (\$191,768) has been in operation for over forty years providing free adult literacy tutoring services by participating community volunteers. Since 2013, the program has supported over 1,500 students with direct instruction in reading, writing, listening, speaking and life skills to adult learners. Funded as a public service, the Literacy Council program supported the following Con Plan goals:
 - Goal #4 – Support Public Services
 - Goal #5 – Develop Economic Opportunity
 - Purchase and installation of a playground at Columbia Elementary (\$10,000) supported the elementary school in providing a safe place for students and the community to recreate. As a designated walking school, the surrounding community has a high density and the playground was able to support bringing volunteers together for an installation day. This day eventually led to Columbia Elementary having a formalized Parent-Teacher Organization. This funding leveraged additional \$20,000 in the community through partnerships with Confluence Health and Alcoa. Purchase and installation of the playground structure supported the following Con Plan goals:
 - Goal #2 – Preserve & Improve Neighborhoods
 - Acquisition of a vacant property (\$85,000) known as the Yakima/Okanogan property secured open land for future park development. It supports the following Con Plan goals:
 - Goal #2 – Preserve & Improve Neighborhoods
 - The Chelan Sidewalk Project (\$634,485) focused on empowering community members, identifying neighborhood leadership and fostering neighborhood identity and ownership by improving infrastructure of a highly utilized multimodal route. CDBG funding was leveraged for a total project budget of over \$1,000,000 that included City funding and pairing with a planning grant for the neighborhood the project is located in. This project prioritized increasing safety and the sense of safety, ensuring project ownership by local residents, constructing sidewalk, incorporating public art and aesthetics, installation of pedestrian scale lighting, establishment of parking for residents and businesses and re-channel the street from a one-way to bi-directional. The three blocks of pedestrian infrastructure and facilities supported the following Con Plan goals:
 - Goal #2 – Preserve & Improve Neighborhoods
 - Wenatchee’s Code Enforcement department (\$268,300) had an increase in capacity by 0.25 FTE in order to focus on improving the CDBG target area. This emphasis is able to provide assistance to residents in violation of City Code to comply on a voluntary basis. The CE officers have identified over 3,000 cases in the CDBG target area and consistently supports over fifty percent (50%) to enter compliance on a voluntary basis. Consistently, CDBG cases account for at least half of all cases. Continued emphasis has supported the following Con Plan goals:

2020-2024 Wenatchee CDBG Consolidated Plan

- Goal #1: Reduce Housing Cost Burden
- Goal #2: Preserve & Improve Neighborhoods
- Goal #3: Reduce Homelessness

- In order to support CDBG target area households with voluntary compliance when in violation of City code, the referral and debris removal program (\$5,344) was created. As a public service, it supports low- to moderate-income households that need financial support for removing or making improvement to align with City code. Funding supports a few households each year and then is leveraged against other community resources to provide full block clean up days and large garbage removal efforts. This emphasis on voluntary compliance supported the following Con Plan goals:
 - Goal #1 – Reduce Housing Cost Burden
 - Goal #2 – Preserve & Improve Neighborhoods
 - Goal #3 – Reduce Homelessness
 - Goal #4 – Support Public Services

- The City of Wenatchee facilities are a public place and therefore must be accessible to all individuals. CDBG funding was able to support ADA Facility Upgrades (\$15,918). The improvements addressed accessibility issues and supported the following Con Plan goals:
 - Goal #2 – Preserve & Improve Neighborhoods

- Central to Wenatchee activity, outreach and social services, the Community Center had some urgent repair needs. Completing Community Center Facility Repairs (\$65,000) addressed concerns around safety and substandard conditions. It also supported the all of the programs offered at the center and supported the following Con Plan goals:
 - Preserve & Improve Neighborhoods
 - Support Public Services

- After an analysis of the pedestrian infrastructure in Wenatchee, the City's engineering department identified tripping hazards that need to be reconstructed. Prioritizing the CDBG target area, the Tripping Hazard Repair (\$40,000) was able to address ADA concerns in many areas of the City and support the following Con Plan goals:
 - Goal #2 – Preserve & Improve Neighborhoods

- In an effort to support the youth in Wenatchee Valley, the YMCA offered a Boots on the Ground program (\$3112) to provide life skills, purpose development, social leadership skills and tools to deflate bullying to 25 youth. it supported the following Con Plan goals:
 - Goal #4 – Support Public Services
 - Goal #5 – Develop Economic Opportunity

- Wenatchee staff manage the CDBG program from developing plans, coordinating projects, monitoring programs and maintain reporting requirements. The direct and indirect Grant Administration (241,828.31) supported all of the Con Plan goals:
 - GOAL #1: Reduce Housing Cost Burden
 - GOAL #2: Preserve & Improve Neighborhoods
 - GOAL #3: Reduce Homelessness
 - GOAL #4: Support Public Services

- GOAL #5: Develop Economic Opportunity

Citizen Participation and Consulting Processes

Outreach to the community began with the launching of the regional Assessment of Fair Housing efforts. This was

Summary of Public Comments

Summary and Reason Comments or Views Were Not Accepted

Summary

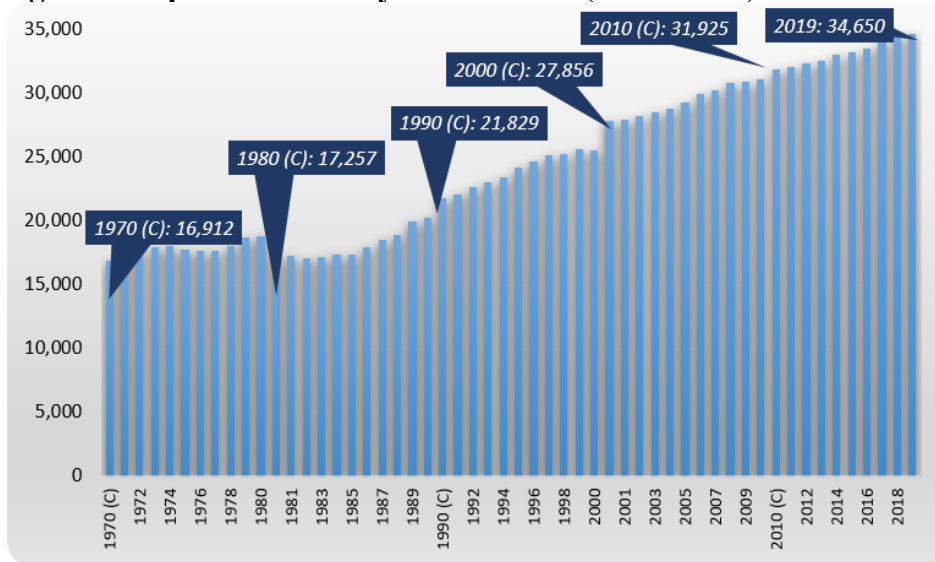
COMMUNITY PROFILE

Population and Growth

Wenatchee’s population growth has been steady. Expectation for future growth anticipates the same share of City population growth in the region.

The current and historic population estimates can be seen in Figure 1. The Washington State Office of Financial Management (OFM) estimates Wenatchee’s population on April 1, 2019 at 34,650 people. Wenatchee’s growth has averaged about 1% annually in the past decade.

Figure 1. Population History 1970 to 2019 (Wenatchee)



SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 POPULATION AND DECENNIAL CENSUS COUNTS OF POPULATION FOR 1970, 1980, 1990, 2000, AND 2010.

2020-2024 Wenatchee CDBG Consolidated Plan

The 20-year population allocation to the Wenatchee Urban Growth Area (UGA) would add 6,093 to the estimated population of 39,649 people in the City’s UGA in 2017. This population increase would create a demand for another 2,497 housing units by 2037.

Table 1. 2037 Population and Housing Allocations (Wenatchee)

	2017	2037	Net Increase
Population (UGA)	39,649	45,741	6,093
Housing	16,057	18,554	2,497

SOURCE: OFFICE OF FINANCIAL MANAGEMENT SMALL AREA ESTIMATE PROGRAM (SAEP) AND “PLANNING TO BLOSSOM 2037: WENATCHEE URBAN AREA COMPREHENSIVE PLAN”, JUNE 2017.

Households and Families

The share and number of nonfamily households are increasing in Wenatchee.

Table 2. Household Composition, 2009 to 2017 (Wenatchee)

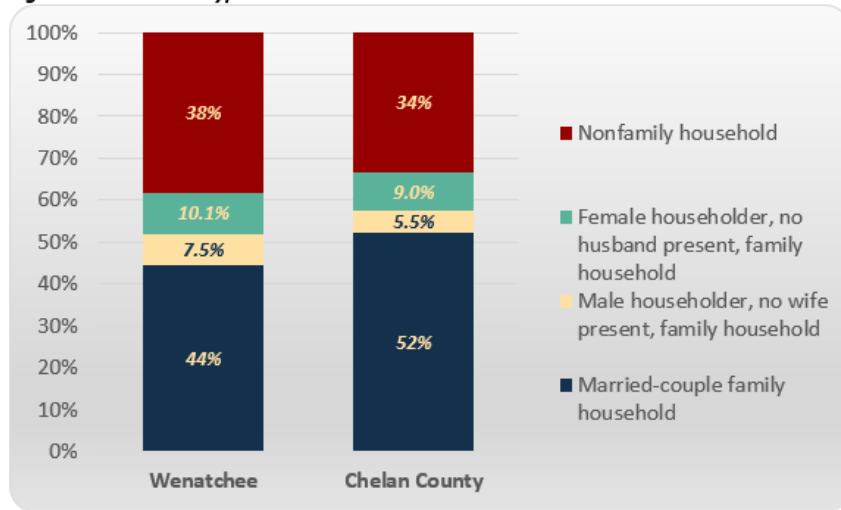
Households and Families	2009 Estimate	2009 Percent	2017 Estimate	2017 Percent
Married-couple family household	5,446	48.4%	5,319	44.3%
Male householder, no wife present, family household	466	4.1%	896	7.5%
Female householder, no husband present, family household	1,330	11.8%	1,208	10.1%
Nonfamily household	4,003	35.6%	4,573	38.1%
Totals	11,245		11,996	

SOURCE: ACS 2013-2017 AND 2009 (S1101)

Wenatchee has a much larger share of the households being nonfamily than Chelan County, which has most of their households married-couple family households.

Figure 2. Household Types

Figure 2: Household Types



SOURCE: ACS 2013-2017 (S1101)

Age and Sex of Population

The median age for Wenatchee is 35.2 years. There are more women (52.4%) than men (47.6%).

As can be seen in **Error! Reference source not found.**, there are some age cohorts that show net decline in population. These declines can reflect economic and other conditions in Wenatchee. For example, the decline in population 5 to 9 years of age, coupled with the decline in 40 to 44 years of age, could reflect that the city is not attracting families with children.

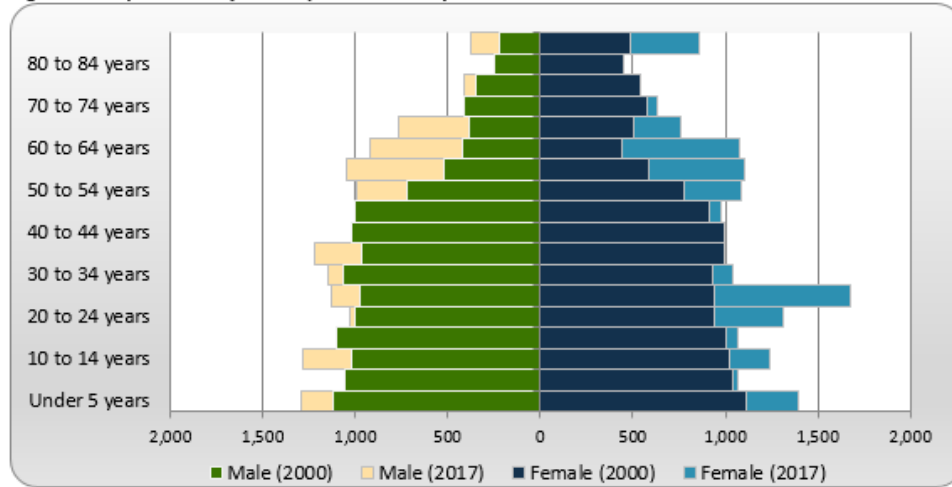
Error! Reference source not found. also shows the significant aging of the population (55 to 69 years of age) in Wenatchee. Housing choices and services can drastically change as these “baby boomers” continue to age. Another age cohort with significant increases is the age group 25 to 29 years.

2020-2024 Wenatchee CDBG Consolidated Plan

Table 3: Population by Age and Sex (2017) with net change from 2000 and 2010 (Wenatchee)

AGE	2017 Population by Age and Sex				Total Population Change by Age	
	Male	Female	Total	Percent of Total	Change (2000 to 2017)	Change (2010 to 2017)
Total population	13,615	14,241	33,544	(x)	5,688	1,619
AGE						
Under 5 years	1,292	1,390	2,682	8.0%	442	180
5 to 9 years	974	1,071	2,045	6.1%	-50	-227
10 to 14 years	1,285	1,237	2,522	7.5%	481	305
15 to 19 years	997	1,064	2,061	6.1%	-42	-233
20 to 24 years	1,029	1,309	2,338	7.0%	394	75
25 to 29 years	1,129	1,676	2,805	8.4%	891	496
30 to 34 years	1,149	1,037	2,186	6.5%	189	141
35 to 39 years	1,217	763	1,980	5.9%	21	131
40 to 44 years	739	648	1,387	4.1%	-628	-480
45 to 49 years	1,004	980	1,984	5.9%	72	44
50 to 54 years	996	1,086	2,082	6.2%	588	-9
55 to 59 years	1,051	1,108	2,159	6.4%	1,053	248
60 to 64 years	924	1,075	1,999	6.0%	1,131	479
65 to 69 years	768	757	1,525	4.5%	632	345
70 to 74 years	366	636	1,002	3.0%	14	29
75 to 79 years	416	497	913	2.7%	22	32
80 to 84 years	253	388	641	1.9%	-55	-176
85 years and over	378	855	1,233	3.7%	533	239
Median Age (years)	35.7	35.0	35.2	(x)	34.0	35.2

Figure 3: Population Pyramid (2000 to 2017)



SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

Race and Ethnicity

Persons of Hispanic or Latino ethnicity of any race are the primary change in the demographic profile of Wenatchee since 2000.

Table 4. Race (2000 to 2017)

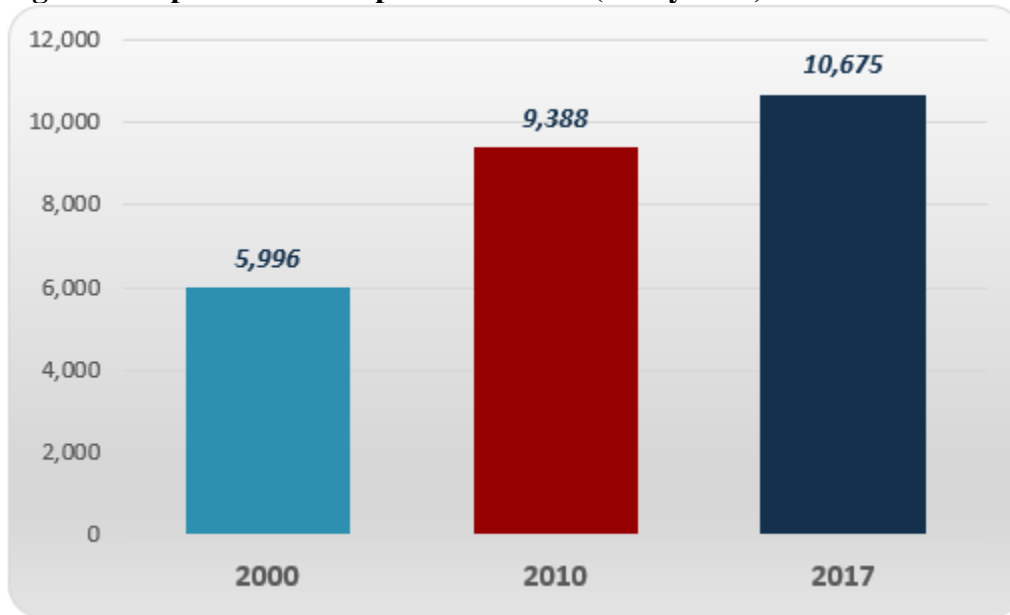
RACE	Estimates			Percent of Total Pop		
	2000	2010	2017	2000	2010	2017
One race	27,164	30,939	32,375	97.5%	96.9%	96.5%
White	22,543	24,490	28,897	80.9%	76.7%	86.1%
Black or African American	109	142	299	0.4%	0.4%	0.9%
American Indian and Alaska Native	315	368	499	1.1%	1.2%	1.5%
Asian	264	350	232	0.9%	1.1%	0.7%
Native Hawaiian and Other Pacific Islander	36	51	40	0.1%	0.2%	0.1%
Other	3,897	5,538	2,408	14.0%	17.3%	7.2%
Two or more races	692	986	1,169	2.5%	3.1%	3.5%

Table 5. Hispanic or Latino Population (2000 to 2017)

HISPANIC OR LATINO AND RACE	2000	2010	2017	2000	2010	2017
Hispanic or Latino (of any race)	5,996	9,388	10,675	21.5%	29.4%	31.8%
Mexican	5,071	8,567	9,844	18.2%	26.8%	29.3%
Puerto Rican	33	71	194	0.1%	0.2%	0.6%
Cuban	16	8	58	0.1%	0.0%	0.2%
Other Hispanic or Latino	876	742	579	3.1%	2.3%	1.7%

SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2013-2017 (DP-5)

Figure 4. Population of Hispanic or Latino (of any race) – 2000 to 2017



SOURCE: CENSUS SUMMARY FILES FOR 2000 & 2010 (DP-1); ACS 2013-2017 (DP-5)

ECONOMIC PROFILE

Economic Characteristics

Sixty-one percent (61%) of Wenatchee’s labor force is 16 years and over. The median household income¹ is \$48,565 and the median family income² is \$63,330.

HUD publishes income limits for the Wenatchee MSA, which includes all of Chelan and Douglas counties. The 2019 income limits are shown in the table below.

¹ The Census defines “household income” as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any.

² The Census defines “family income” as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together. “Householder” is the person, or one of the people, in whose name the home is owned, being bought, or rented.

2020-2024 Wenatchee CDBG Consolidated Plan

Table 6. 2019 HUD Income Limits (Wenatchee MSA)

Income Limit Category	Persons in Family							
	1	2	3	4	5	6	7	8
Very Low (50%) Income Limits	\$23,950	\$27,400	\$30,800	\$34,200	\$36,950	\$39,700	\$42,450	\$45,150
Extremely Low Income Limits	\$14,350	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
Low (80%) Income Limits	\$38,300	\$43,800	\$49,250	\$54,700	\$59,100	\$63,500	\$67,850	\$72,250

SOURCE: FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

Table 7 below shows the number of households and families by income in Wenatchee.

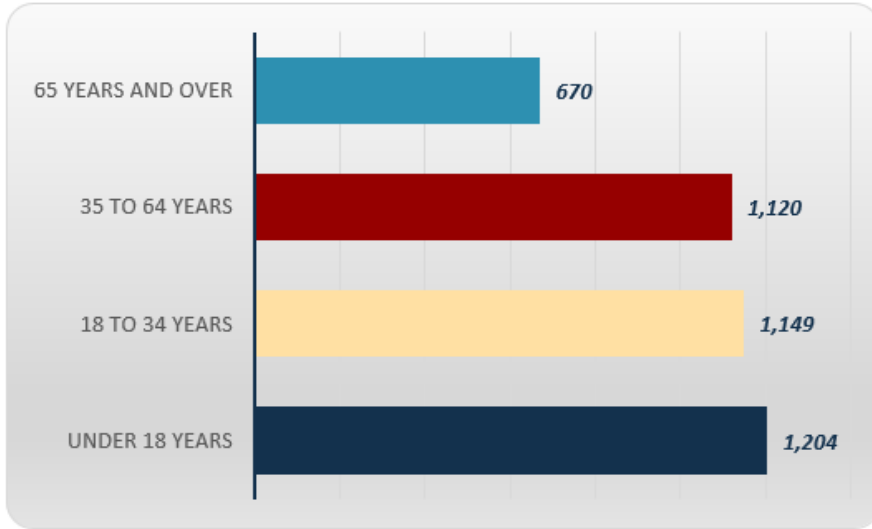
Table 7. Household and Family Income (Wenatchee)

INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
Total households	11,996	(X)
Less than \$10,000	902	7.5%
\$10,000 to \$14,999	628	5.2%
\$15,000 to \$24,999	1,474	12.3%
\$25,000 to \$34,999	1,289	10.7%
\$35,000 to \$49,999	1,802	15.0%
\$50,000 to \$74,999	2,117	17.6%
\$75,000 to \$99,999	1,459	12.2%
\$100,000 to \$149,999	1,459	12.2%
\$150,000 to \$199,999	406	3.4%
\$200,000 or more	460	3.8%
Median household income (dollars)	48,565	(X)
Families	7,423	(X)
Less than \$10,000	301	4.1%
\$10,000 to \$14,999	177	2.4%
\$15,000 to \$24,999	583	7.9%
\$25,000 to \$34,999	710	9.6%
\$35,000 to \$49,999	1,028	13.8%
\$50,000 to \$74,999	1,557	21.0%
\$75,000 to \$99,999	1,096	14.8%
INCOME AND BENEFITS (IN 2017 INFLATION-ADJUSTED DOLLARS)	Estimate	Percent
\$100,000 to \$149,999	1,272	17.1%
\$150,000 to \$199,999	346	4.7%
\$200,000 or more	353	4.8%
Median family income (dollars)	63,330	(X)

SOURCE: ACS 2013-2017 (DP03)

12.6% of Wenatchee’s population is below poverty level.

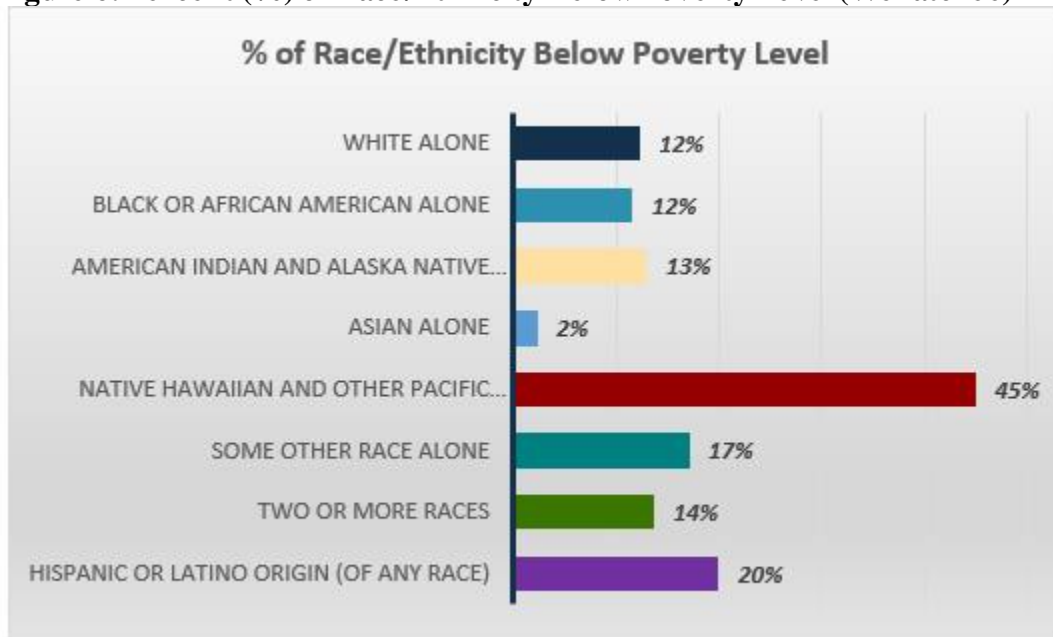
Figure 5. People Below Poverty Level, by Age (Wenatchee)



SOURCE: ACS 2013-2017 (S1701)

Poverty is more prevalent in some races and ethnicities in Wenatchee.

Figure 6. Percent (%) of Race/Ethnicity Below Poverty Level (Wenatchee)



SOURCE: ACS 2013-2017 (S1701)

Travel Time to Work

The mean travel time to work for Wenatchee residents is 17 minutes. This indicates that most people work within the metropolitan area of Wenatchee and East Wenatchee. In comparison, people who work in Spokane require 20 minutes to get to work; 25 minutes if you live in Vancouver, WA; and 29 minutes if you live in Everett, WA.

Education

Education plays a key component in the health and vitality of the community. 82% of Wenatchee residents have a high school degree or higher. 24% have a bachelor’s degree or higher. 45.5% of residents over the age of 25 have a high school diploma/equivalent or less. Of these, thirty-nine percent (39%) of them have no high school diploma or equivalent.

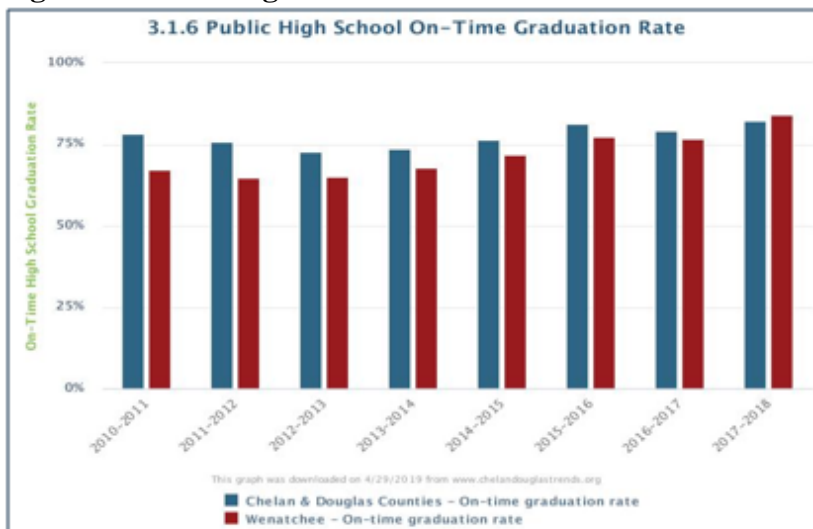
Table 8. Educational Attainment (Wenatchee)

EDUCATIONAL ATTAINMENT	Estimate	Percent
Population 25 years and over	21,896	21,896
Less than 9th grade	2,404	11.0%
9th to 12th grade, no diploma	1,484	6.8%
High school graduate (includes equivalency)	6,064	27.7%
Some college, no degree	4,762	21.7%
Associate's degree	1,847	8.4%
Bachelor's degree	3,283	15.0%
Graduate or professional degree	2,052	9.4%
Percent high school graduate or higher	(X)	82.2%
Percent bachelor's degree or higher	(X)	24.4%

SOURCE: ACS 2013-2017 (DP02)

The on-time graduation rate for public high school students in Wenatchee is 84.2%. These rates are done under a new method that calculates the graduation rate as = (students graduating within 4 years with a high school diploma)/(first-time entering 9th graders four years earlier, net of transfers).

Figure 7. Public High School On-Time Graduation Rate



SOURCE: CHELAN-DOUGLAS TRENDS, WASHINGTON STATE OFFICE OF SUPERINTENDENT OF PUBLIC SCHOOLS: DATA AND REPORTS

HOUSING PROFILE

The housing issues facing Wenatchee are not unique to the city. Housing affordability has become a statewide concern. The 2019 Legislature wrapped up their session having allocated record amounts of funding to the Housing Trust Fund to address housing needs. In addition, the Legislature provided funds to address housing needs in local communities planning efforts and passed additional legislation to address housing challenges.

Wenatchee has been working together with other communities in Chelan and Douglas counties to address the housing challenges. In October 2018, the Housing Solutions Group of Our Valley, Our Future issued a set of recommendations in a [report](#) called “Where Will We Live?” The focus of this report is on middle-market housing, defined as housing affordable to households earning between 80 and 175 percent of the region’s median household income.

Housing is a significant need within Wenatchee. HUD funding, and other public funding sources are focused on meeting the needs of households that earn 80% or less of the median household income. The needs within these lower income groups are significant, from an aging housing stock to the number of households that are severely cost-burdened, to the number of people without a home.

Housing Stock

Wenatchee’s housing stock is predominantly single-family homes, with 2-3 bedrooms. Nearly 60% of Wenatchee’s housing stock are 1-unit detached homes. In 2014, an additional 328 new units in structures with 2+ units were added, the most significant annual increase since 1990.

Table 9. Units in Structure

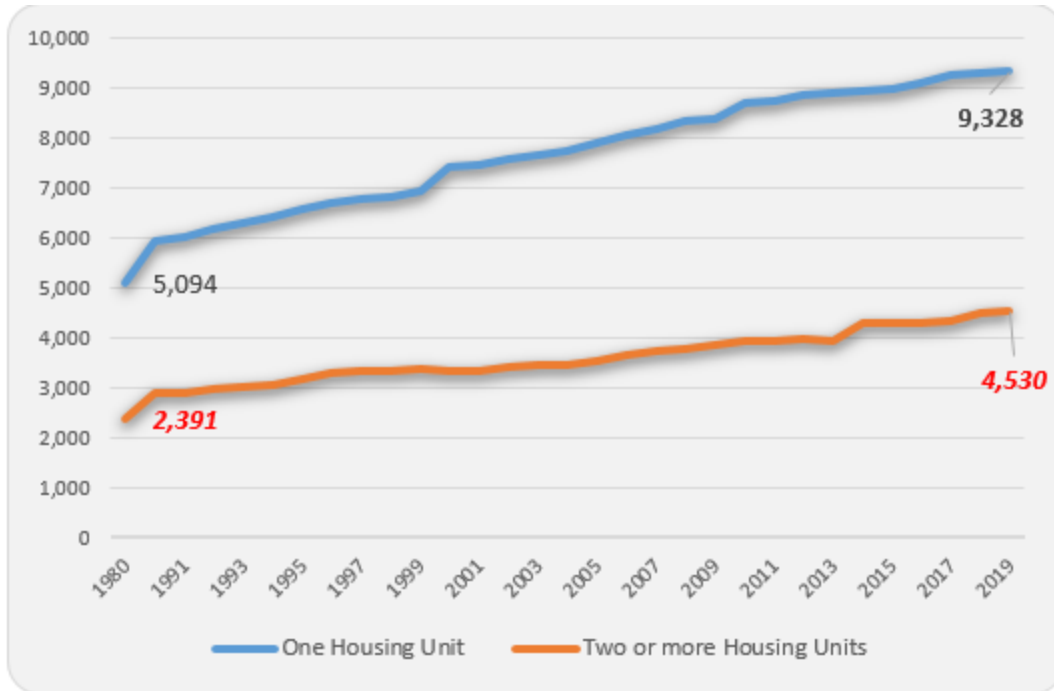
UNITS IN STRUCTURE	Estimate	Percent
Total housing units	13,237	(x)
1-unit, detached	7,925	59.9%
1-unit, attached	418	3.2%
2 units	602	4.5%
3 or 4 units	784	5.9%
5 to 9 units	709	5.4%
10 to 19 units	402	3.0%
20 or more units	1,699	12.8%
Mobile home	698	5.3%
Boat, RV, van, etc.	0	0.0%

SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Not much has changed since 1980 when approximately 66% of Wenatchee’s housing stock were single family homes. In 2019, single family homes represent 65% of the housing stock.

Figure 8. Housing Units (1980-2019)

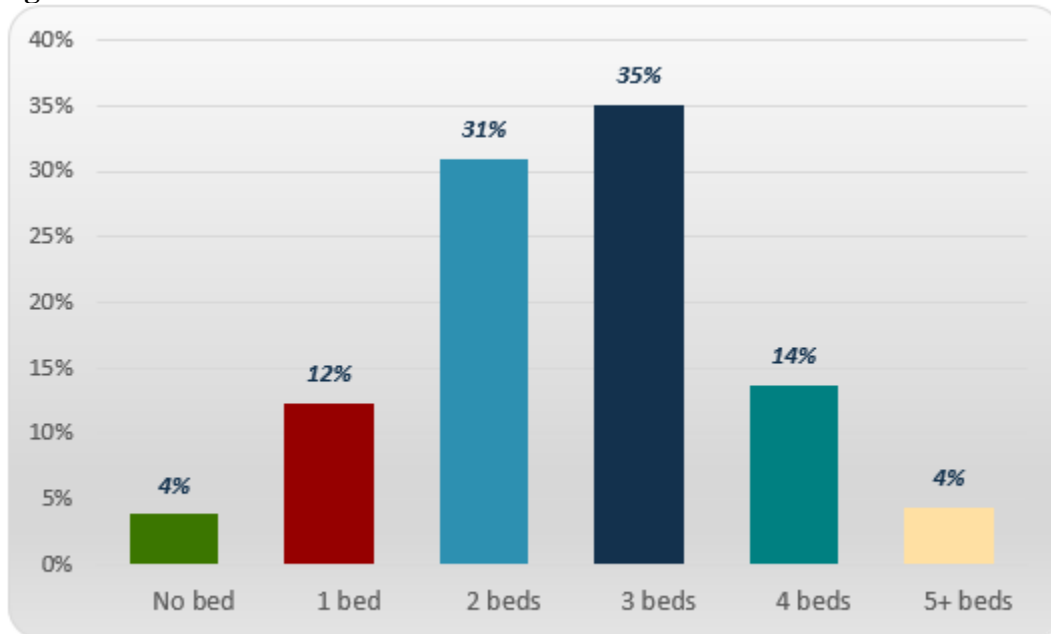
2020-2024 Wenatchee CDBG Consolidated Plan



SOURCE: OFFICE OF FINANCIAL MANAGEMENT POSTCENSAL ESTIMATES OF APRIL 1 HOUSING.

31% of Wenatchee's housing stock has 2-bedrooms and 35% has 3-bedrooms.

Figure 9. Number of Bedrooms



SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

Housing Tenure and Household Size

2020-2024 Wenatchee CDBG Consolidated Plan

The number of renter-occupied housing units in Wenatchee appears to be increasing. It is estimated that 43% of the City's housing units are renter-occupied, up from 40% seven years earlier.

Table 10. Housing Tenure

HOUSING TENURE	2006-2010 ACS		2013-2017 ACS	
	Estimate	Percent	Estimate	Percent
Occupied housing units	11,926	(X)	13,237	(X)
Owner-occupied	7,183	60.2%	6,844	57.1%
Renter-occupied	4,743	39.8%	5,152	42.9%
Average household size of owner-occupied unit	2.74	(X)	2.85	(X)
Average household size of renter-occupied unit	2.22	(X)	2.58	(X)

SOURCE: ACS 2013-2017 AND 2006-2010 (DP04)

Public and Assisted Housing Inventory

Federal, state and local funds are used to assist in the development and preservation of housing for low-income households. Federal and state funding sources include U.S. Dept. of Housing and Urban Development (HUD), Washington State Housing Finance Commission (WSHFC), and Washington State Housing Trust Fund (HTF). Many projects will get funding assistance from multiple sources.

2020-2024 Wenatchee CDBG Consolidated Plan

Table 11. Housing Inventory, Public and Assisted Housing

Project Name	Fundors				Total Units	# of LI Units	Target Population
	HUD	WS HFC	HTF	City			
AVAMERE AT WENATCHEE		X			136	28	Disabled (21), Elderly (136)
DEACONESS APARTMENTS		X			26	25	Disabled (5), Elderly (25)
HILLTOP APARTMENTS		X			26	25	Disabled (5), Large Household (5)
MAPLE STREET APARTMENTS		X			52	50	Disabled (10), Large Household (10)
PARKSIDE PLACE			X			16	Households/Families w/Children
EMERSON MANOR	X		X			35	Seniors
WENATCHEE HOUSE	X		X			50	General low-income
WENATCHEE SUPPORTIVE HOUSING COMMUNITY			X			66	General low-income, homeless
CRESCENT VILLAGE			X			18	General low-income
EASTVIEW HOMEOWNERSHIP			X			20	Homeownership
CASCADIAN APARTMENTS	X					84	
GARDEN TERRACE	X					86	Seniors
APPLE WOOD						35	Agricultural
WASHINGTON SQUARE						36	Agricultural
WENATCHEE II						34	Agricultural
TOTAL UNITS						608	

Two new projects are in the development stage. Catholic Charities is developing 67 units of affordable housing at 1545 S. Mission Street. 33 of the units will be designated for homeless individuals through the Community Housing Network, the coordinated entry system serving the two-county area. Funding came from the Washington State Housing Trust Fund (\$1.95 million) and the Chelan-Douglas Homeless Grant (\$724,000). This project is expected to be completed by the end of 2019.

A second project in development is for the Women’s Resource Center. Parkside Permanent Supportive Housing Project would have 20 units of supportive housing. Funding for this project includes \$1.5 million from the Washington State Housing Trust Fund and another \$1.5 million allocated by Washington State from federal HOME Investment Partnership funds. This project is expected to be completed by the end of 2020.

The following properties receive HUD funding assistance through one of HUD’s multifamily or Section 8 contracts. The data was created by HUD to provide a way of measuring the potential impact of expiring project-based subsidy contracts in communities.

Table 12. Housing Inventory, Federally Funded Projects

2020-2024 Wenatchee CDBG Consolidated Plan

Project Name	Address	Owner	Overall Expiration Date	Assisted Units	Program Name
CASCADIAN APARTMENTS	102 N WENATCHEE AVE	Cascadian Apartments, LLC	31-Dec-20	84	LMSA
GARDEN TERRACE	500 N EMERSON AVE	WENATCHEE BRETHERN-BAPTIST HOMES	30-Sep-33	70	202/8 NC
GARDEN TERRACE	500 N EMERSON AVE	WENATCHEE BRETHERN-BAPTIST HOMES	30-Sep-33	16	LMSA
WENATCHEE HOUSE	22 S BUCHANAN ST	Housing Authority of Chelan County and the City of Wenatchee	30-Apr-35	50	Sec 8 NC
EMERSON MANOR APARTMENTS	702 N Emerson AVE	Housing Authority of Chelan County and the City of Wenatchee	25-Jan-24	35	Sec 8 NC

SOURCE: HUD ([HTTPS://WWW.HUD.GOV/PROGRAM OFFICES/HOUSING/MFH/EXP/MFHDISCL](https://www.hud.gov/program_offices/housing/mfh/exp/mfhdiscl))

Three Housing Authority of Chelan County and City of Wenatchee properties were funded by the United States Department of Agriculture to provide housing for farm laborers who receive a portion of their income from farm labor employment. Immediate family members residing with the farm laborer are also eligible.

Table 13. Housing Inventory, Farmworker Units

Project Name	Address	Owner	Assisted Units	Program Name
Applewood	1555 S. Methow St	Housing Authority of Chelan County and the City of Wenatchee	35	USDA
Washington Square	125 S. Western Ave	Housing Authority of Chelan County and the City of Wenatchee	36	USDA
Wenatchee II	1120 9 th St	Housing Authority of Chelan County and the City of Wenatchee	34	USDA

SOURCE: HOUSING AUTHORITY AND [USDA](#)

The Washington State Housing Finance Commission (WSHFC) provides housing funds through several sources, including competitive federal housing tax credits, bonds, and other financing. The following projects are included in WSHFC’s multifamily inventory.

Table 14. Housing Inventory, WSHFC Multifamily Funded Units

Project Name	Address	Total Units	Low-Income Units
AVAMERE AT WENATCHEE	1550 Cherry Street	136	28
DEACONESS APARTMENTS	300 Okanogan Avenue	26	25
HILLTOP APARTMENTS	1511 S. Mission	26	25
MAPLE STREET APARTMENTS	1325 Maple Street	52	50

SOURCE: WSHFC (<http://wshfc.org/managers/Other/CurrentMultifamilyProperties.xlsx>)

2020-2024 Wenatchee CDBG Consolidated Plan

The Washington State Housing Trust Fund, administered by the Department of Commerce, provides funds for affordable housing projects through a competitive application process. Funds must be appropriated through the capital budget approved by the Legislature and signed by the Governor. The following projects have received funding through the Housing Trust Fund or HOME Investment partnership funds.

Table 15. Housing Inventory, Washington State Housing Trust Fund Units

Site Name	Total Funded Units	Contract Total	HTF funding	HOME funding	Contracted Populations
PARKSIDE PLACE	16	\$ 637,000	\$637,000	\$	Households/Families w Children
EMERSON MANOR	35	\$ 829,000	\$ 829,000	\$	Seniors
WENATCHEE HOUSE	50	\$ 1,173,000	\$ 1,173,000	\$ -	General Low-Income
WENATCHEE SUPPORTIVE HOUSING COMMUNITY	66	\$ 1,950,000	\$ 1,950,000	\$	General Low-Income, Homeless
PARKSIDE PERMANENT SUPPORTIVE HOUSING (PPSH)	20	\$ 3,000,000	\$ 1,501,418	\$ 1,498,582	Homeless w Special Needs
CRESCENT VILLAGE	18	\$ 987,843	\$	\$	General Low-Income
EASTVIEW HOMEOWNERSHIP	20	\$ 364,996	\$364,996	\$	Homeownership

SOURCE: DEPARTMENT OF COMMERCE, HOUSING TRUST FUND STAFF

The Housing Authority of Chelan County and the City of Wenatchee provides HUD vouchers that assist low-income households with the cost of housing and utilities. This program is commonly referred to as “Section 8”. The current waiting list for Section 8 vouchers is closed, with approximately 200 families on the list.

One of the special purpose vouchers administered by the Housing Authority is the Veterans Affairs Supportive Housing (VASH) Program. Low-income veterans who are eligible for VASH receive a specialized Housing Choice Voucher to be used at the rental of their choosing. Eligible veterans also receive ongoing supportive services through the Community-Based Outpatient Clinic in Wenatchee.

Table 16. Section 8 and other HUD rental vouchers

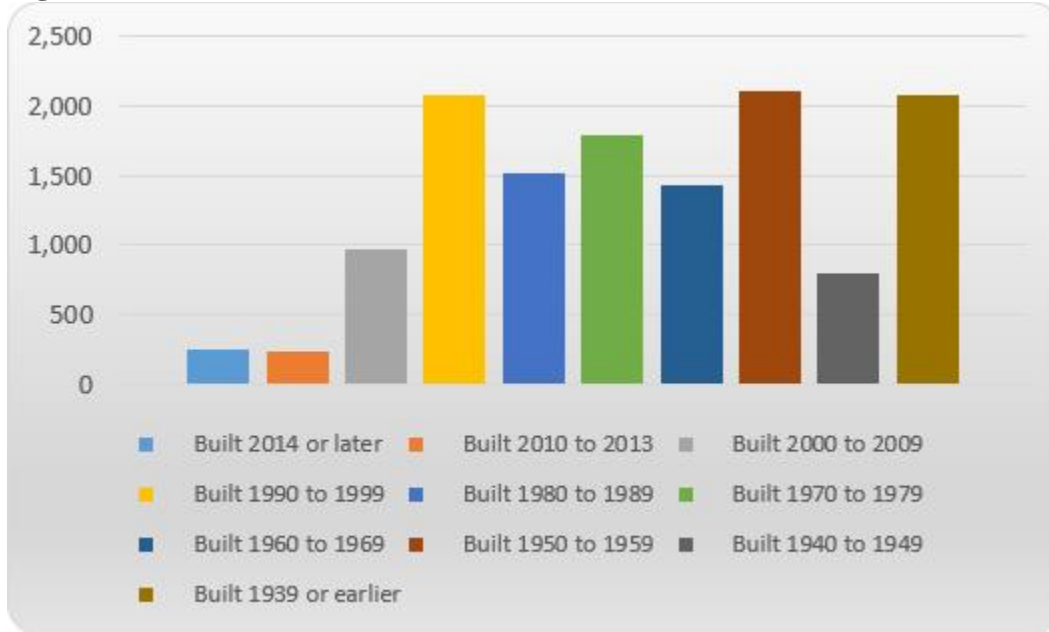
Total vouchers	Project based	Tenant Based	Special Purpose Voucher		
			VASH	Family Unification Program	Disabled
494	60	424	65		

SOURCE: HOUSING AUTHORITY OF CHELAN COUNTY AND CITY OF WENATCHEE

Housing Problems

Some of the housing problems in Wenatchee include an aging housing stock, housing without complete plumbing or kitchen, overcrowded housing, and housing with lead-based paint where children are present. 73 percent of Wenatchee’s housing stock was built before 1990.

Figure 10. Year Structure Built (Wenatchee)



SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP04)

The number of housing units which lack complete plumbing or kitchen are shown in the table below by income.

Table 17. Substandard Housing, Number of Units by Tenure (Wenatchee)

Income	Owner	Renter
<= 30% HAMFI	0	4
>30% to <=50% HAMFI	0	15
>50% to <=80% HAMFI	40	35
>80% to <=100% HAMFI	0	10
>100% HAMFI	15	15
Total	55	79

SOURCE: 2011-2015 CHAS DATA (TABLE 3)

Having more than one person per room in a residence is considered overcrowding. Households with greater than 1.5 persons per room is considered by HUD as a severe housing problem.

Table 18. Overcrowded Housing by Tenure (Wenatchee)

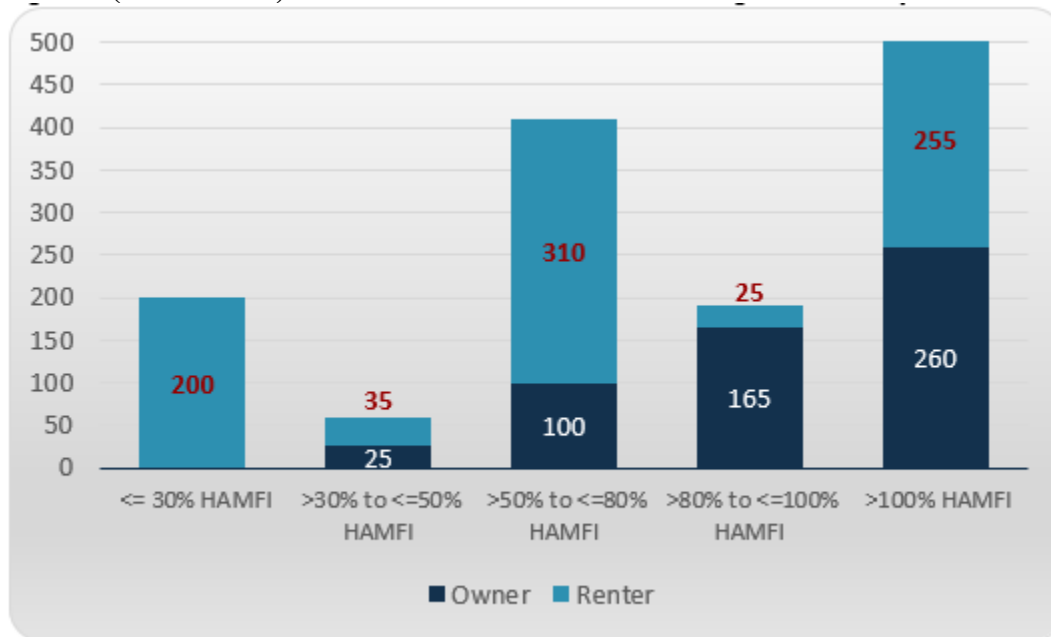
Income	Owner	Renter
<= 30% HAMFI	0	15
>30% to <=50% HAMFI	0	0
>50% to <=80% HAMFI	0	15
>80% to <=100% HAMFI	0	0
>100% HAMFI	45	90
Total	45	120

SOURCE: 2011-2015 CHAS DATA (TABLE 3)

Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. In federally assisted housing, community development, and loan guarantee programs, HUD is authorized to require lead-based paint hazard control measures. Title X required that each federally assisted project less than \$25,000 per unit must reduce lead-based paint hazards through interim control or, if chosen, abatement. Federally assisted rehabilitation projects more than \$25,000 per unit must abate lead-based paint hazards; limited exceptions apply.

Approximately sixty-one percent (61%) of Wenatchee’s housing stock was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

Figure 11. Lead-Based Paint Hazards, with Children 6 or Younger Present, by Income and Tenure (Wenatchee)

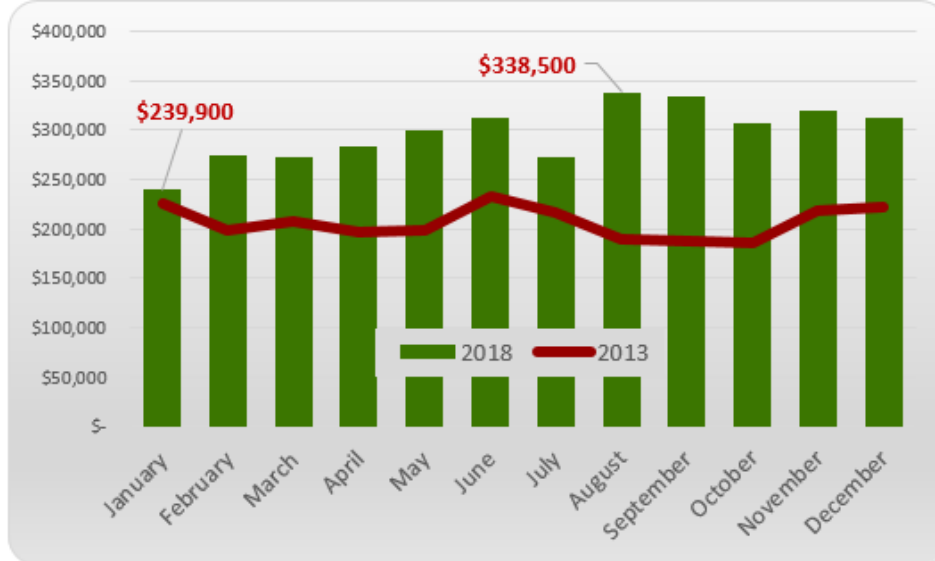


SOURCE: 2011-2015 CHAS DATA (TABLE 3)

Housing Costs

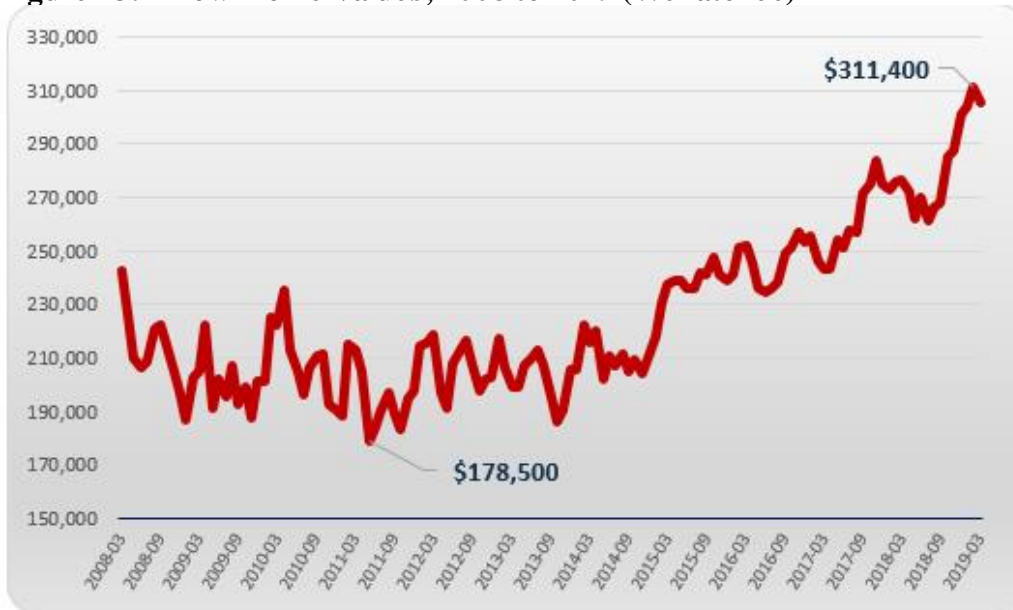
From home sales to rental costs, the increases in housing costs is putting additional pressure on most households, but particularly low-income households. Home prices have increased 47% since 2013 based on Chelan County Assessor data. The median price for homes sold in the Wenatchee market area in May 2019 was \$338,500³.

Figure 12. Median Home Sales, 2013 and 2018, by Month (Wenatchee)



SOURCE: MONTHLY SALES REPORTS, CHELAN COUNTY ASSESSOR (<https://co.chelan.wa.us/assessor/pages/monthly-sales-reports>)

Figure 13. Zillow Home Values, 2008 to 2019 (Wenatchee)

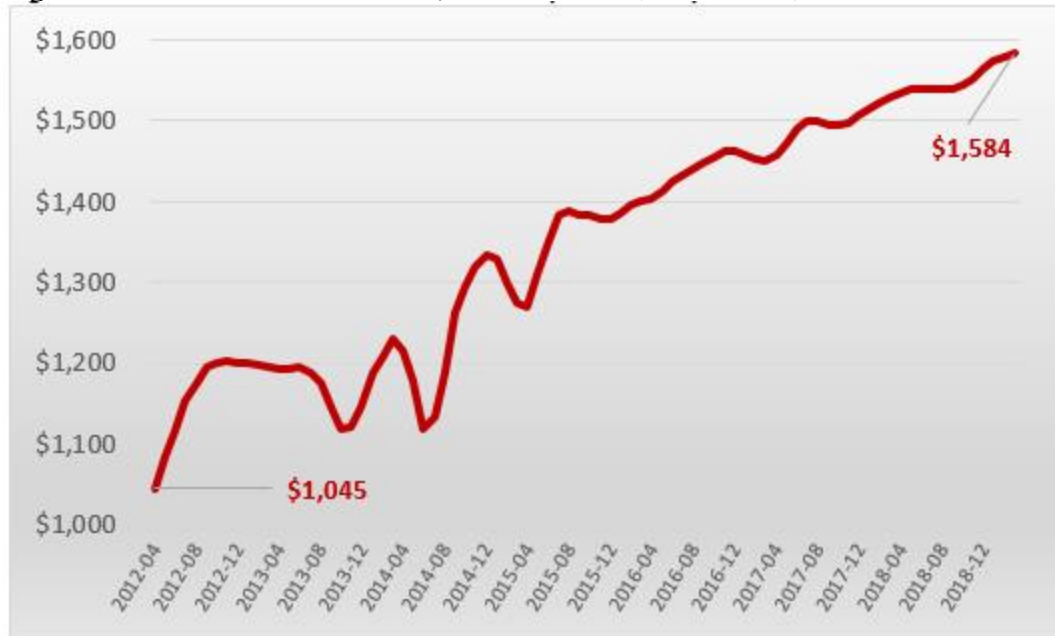


³ Real Estate Snapshot, May 2019, Pacific Appraisal Associates

SOURCE: ZILLOW⁴

The March 2019 Zillow Market Overview report shows the Wenatchee Market Area median list price now at \$345,000. Market rents are showing a significant increase in Wenatchee. The Chelan/Douglas market area “...recorded the highest rent levels for one-bedroom apartments outside of the Puget Sound area.”⁵ The Fall 2018 market report shows a **1.39% vacancy rate** for apartments in the Chelan/Douglas market area, a rate generally agreed to being very unhealthy.

Figure 14. Zillow Market Rents, 2012 to 2018 (Wenatchee)



SOURCE: ZILLOW⁶

In the table below, the value reflects median home value for all homes, not just those that are sold. Comparing **Error! Reference source not found.** to **Error! Reference source not found.**, you can see the difference between market rent and the median contract rent reported by the Census Bureau. The 5-year estimates of the survey are unlikely to reflect current conditions.

Table 19. Median Home Value and Contract Rent, 2010-2017 (Wenatchee)

	2010	2017	% Change
Median Home Value	196,900	221,800	12.6%
Median Contract Rent	630	777	23.3%

SOURCE: U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (B25058 AND B25077)

⁴ Data acquired from Zillow.com/data on April 21, 2019.

⁵ [Washington State Apartment Market Report – Fall 2018](#), Runstad Department of Real Estate, University of Washington

⁶ Data acquired from Zillow.com/data on April 21, 2019.

Housing Cost Burden

Cost burden is defined as paying more than 30% of household income for housing (rent or mortgage, plus utilities). Severe cost-burden is defined as paying more than 50% of household income for housing.

Approximately 32% of Wenatchee households pay more than 30% of their income for housing; nearly 13% are severely cost-burdened, paying more than 50% of their income towards housing. The households most impacted by the cost of housing are low-income renters.

Table 20. Housing Cost Burden by Income and Tenure, Number of Households (Wenatchee)

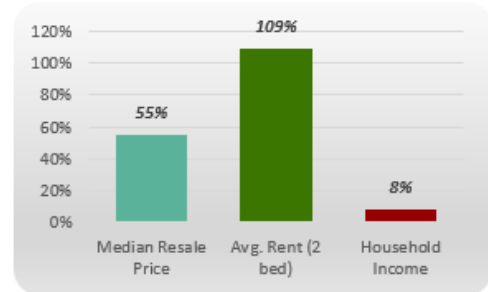
Housing Cost Burden	Owner	Renter	Total	Percent
Cost Burden <=30%	4,785	2,865	7,650	67%
Cost Burden >30% to <=50%	1,035	1,210	2,245	19%
Cost Burden >50%	665	805	1,470	13%
Cost Burden not available	20	115	135	1%
Total	6,505	4,990	11,495	

SOURCE: 2011-2015 CHAS SUMMARY DATA

Like many areas, income is not keeping pace with housing costs. A variety of data sources will show this. The following data from the Runstad Center for Real Estate for housing costs, and the American Community Survey for median household income, show the gap is widening.

	2011	2018	Change
Median Resale Price	218,000	337,200	55%
Avg. Rent (2 bed)	706	1,474	109%
Household Income	44,879	48,565	8%

SOURCE: RUNSTAD DEPARTMENT OF REAL ESTATE, UNIVERSITY OF WASHINGTON AND U.S. CENSUS BUREAU, AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (DP03)



Approximately 40% of all rental households pay more than 30% of their income on housing costs, and 16% are severely cost-burdened. The lowest income households are most impacted. 26% of the low-income rental households (<=80% AMI) are severely cost-burdened.

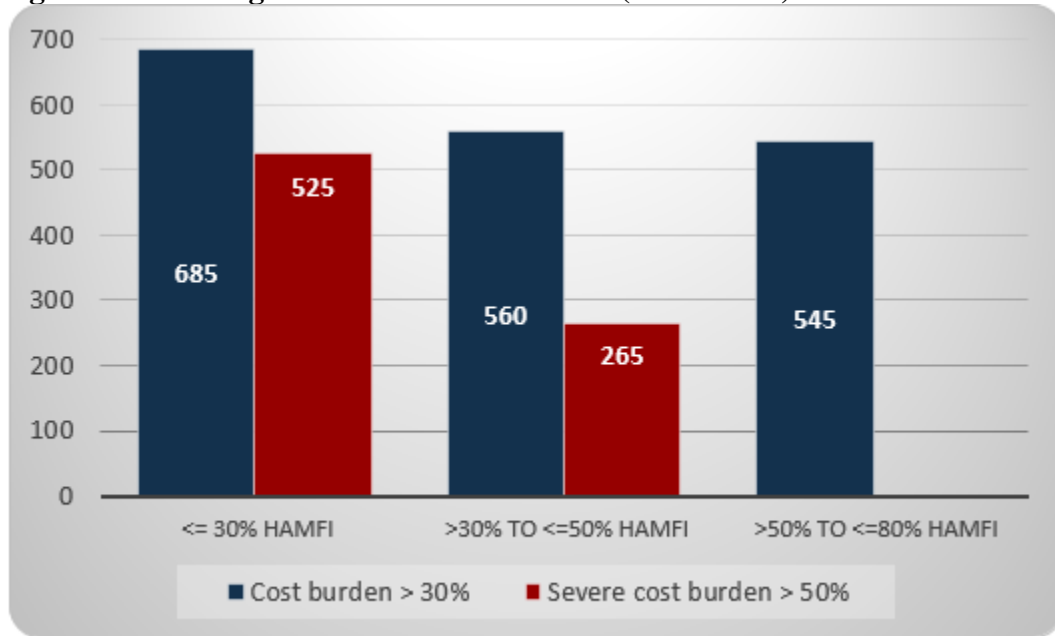
When a low-income household is severely cost-burdened, it indicates that the household has less income for other essential needs, like transportation, health care, food and education; it is also an indicator of being at risk of homelessness.

Table 21. Housing Cost Burden for Renters (Wenatchee)

Household Income	Cost burden > 30%	Cost burden > 50%	Total Universe Rental Households
<= 30% HAMFI	685	525	920
>30% to <=50% HAMFI	560	265	680
>50% to <=80% HAMFI	545	0	1,380
>80% to <=100% HAMFI	145	15	420
>100% HAMFI	80	0	1,590
Total	2,015	805	4,990

SOURCE: 2011-2015 CHAS SUMMARY DATA

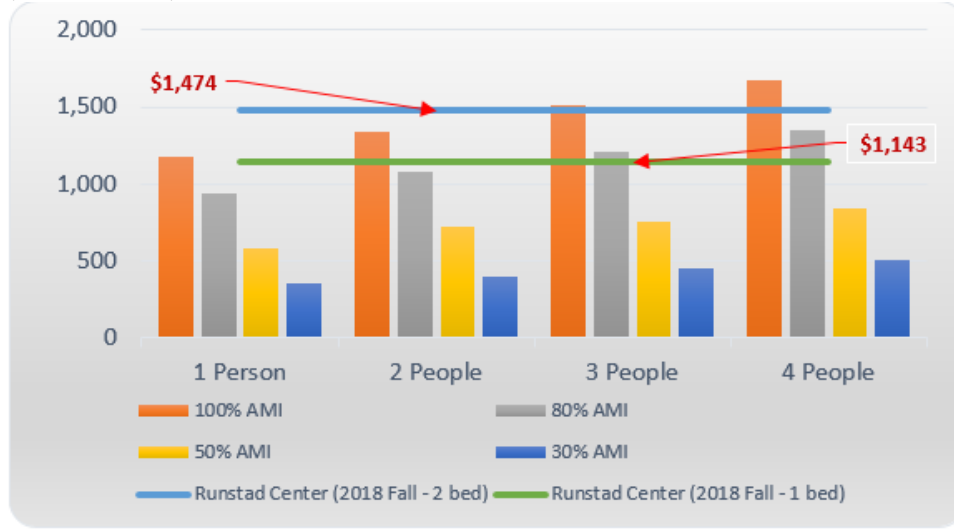
Figure 15. Housing Cost Burden for Renters (Wenatchee)



SOURCE: 2011-2015 CHAS SUMMARY DATA

The following chart shows that low-income households earning less than 80% of area median income (AMI) are challenged with finding housing that is affordable. The Runstad Center reports rent for 2-bedroom units at \$1,474 and 1-bedrooms at \$1,143.

Figure 16. Affordable Rents by Income and Household Size, and Market Rents (Wenatchee)



SOURCE: RUNSTAD DEPARTMENT OF REAL ESTATE, UNIVERSITY OF WASHINGTON AND NOVGRADAC & COMPANY LLP RENT & INCOME LIMIT CALCULATOR (2018)

Disproportionate Housing Need

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% or more) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need.

A review of Census data indicates that there are disproportionately higher housing needs for Black or African-American Households, as well as other races.

The four severe housing problems that HUD uses are: incomplete kitchen facilities; incomplete plumbing facilities; more than 1 person per room; and cost burden greater than 50%. The following table identifies the members of racial or ethnic group at a given income level that experience severe housing problems at a rate of 10% or more than the income level as a whole (marked with an **X**). The number of households with severe housing problems are shown in parenthesis.

Table 22. Disproportionate Severe Housing Problems (Wenatchee)

RACE OR ETHNICITY	INCOME LEVEL				
	≤ 30% HAMFI	>30% to ≤50% HAMFI	>50% to ≤80% HAMFI	>80% to ≤100% HAMFI	>100% HAMFI
White alone, non-Hispanic	(615)	(360)	(250)	(155)	(200)
Hispanic, any race	(145)	(60)	(95)	(65)	(55)
Asian alone, non-Hispanic			(10)		
Black or African-American alone, non-Hispanic	X (15)				
other (including multiple races, non-Hispanic)	X (30)	X (35)			
American Indian or Alaska Native alone, non-Hispanic					
Pacific Islander alone, non-Hispanic					

Source: 2011-2015 CHAS data (Table 2)

Data compiled by HUD is not available to identify severe housing cost burden by income level, but it is available by race and tenure. The following table identifies the members of racial or ethnic group that experience severe housing cost burden (>50% of their income on housing) at a rate of 10% or more than the jurisdiction by tenure as a whole (marked with an **X**). The number of households burdened are shown in parenthesis.

RACE OR ETHNICITY	Owner Occupied	Renter Occupied
White alone, non-Hispanic	(605)	(620)
Hispanic, any race	(20)	(145)
Asian alone, non-Hispanic	(10)	
Black or African-American alone, non-Hispanic		X (15)
other (including multiple races, non-Hispanic)	X (35)	X (30)
American Indian or Alaska Native alone, non-Hispanic		
Pacific Islander alone, non-Hispanic		

Source: 2011-2015 CHAS data (Table 9)

Barriers to Affordable Housing

Public policies may have a negative effect on affordable housing, including tax policy, land use controls, zoning ordinances, building codes, fees and charges, growth limits and other policies that might affect the return on residential investment.

The top key barriers⁷ to affordable housing in Wenatchee are:

- High cost of land and high development costs

⁷ Source: City of Wenatchee 2013-2019 Housing & Community Development Consolidated Plan

2020-2024 Wenatchee CDBG Consolidated Plan

- High rehabilitation costs of potential conversions of high rise buildings in downtown
- Lack of vacant land suitable and zoned for multi-family housing in Wenatchee
- High cost and lack of opportunities for consolidating and redeveloping underutilized properties

The State's taxation system, that does not tax personal income, creates a strong reliance on other forms of taxation such as sales tax, real property tax, and special fees and assessments. Local governments have limited discretion regarding this system, and as a result, little ability to change the system to remove any barriers to affordable housing.

One option provided by the State to local governments is the multiple-unit dwellings property tax exemption. (Chapter 84.14 RCW) This provision allows for special valuations for residential development and provides an extra four year incentive (12 years vs. 8 years) if the development includes an affordable housing component.

Washington State's property tax system also limits the increase in property taxes collected to no more than 1% per year plus new construction. As needs or costs increase, the ability to pay for those needs is diminished.

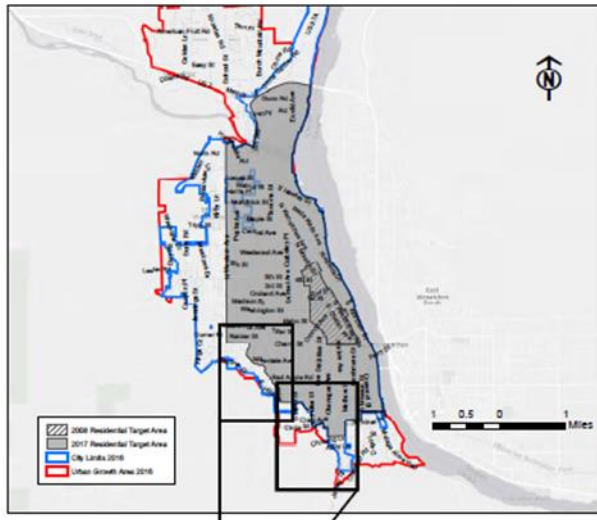
The City of Wenatchee must work within the framework of state planning and building requirements. The Growth Management Act (GMA) requires the City to plan for a variety of housing needs within the community, as well as planning for employment, public facilities and services. GMA also requires planning to protect critical areas, such as wetlands, geologic hazard areas, fish and wildlife habitat, and floodplains.

Wenatchee is located at the confluence of two rivers and surrounded by the foothills of the Cascades. As the population has grown, available land has shrunk to a degree that has driven up the cost of land. The city is confined by the Urban Growth Area boundary, as required by the Washington State Growth Management Act. Areas of developable property inside the Urban Growth Area are increasingly limited. A few small orchards remain from the time that the valley was primarily agricultural.

The City of Wenatchee charges development impact fees on new development within the Broadway secondary access service area (WMC 15.02). In 2012, Washington State amended the law (EHB 1398.SL) that allows governments to grant either a partial exemption of not more than 80% of impact fees, or provide a full waiver where the remaining 20% are paid from public funds other than impact fee accounts. Wenatchee has not adopted this exemption provision, but the extent of the service area subject to the impact fee is limited.

The multi-family housing tax exemption program is offered by the city to stimulate new multi-family housing. The area eligible for the program was expanded in 2017 (Ord. 2017-01). When a project is approved in this program, the value of eligible multi-family improvements is exempt from property taxes for 8 years; or up to 12 years if the applicant commits to renting at least 20 percent of the units as affordable housing to low-and moderate-income households.

Figure 17. Multi-Family Housing Tax Exemption Area



In 2010, the City adopted⁸ recommendations of the Affordable Housing Task Force as a guide for future City policies for development and preservation of affordable housing. The Task Force focused efforts on considering strategies in pursuit of the following goals:

- 1) Increase the supply of affordable housing to all economic segments of the population.
- 2) Increase community integration by equitably dispersing affordable housing opportunities.
- 3) Preserve existing affordable housing and improve the quality of existing affordable housing.
- 4) Improve low and moderate income residents' access to affordable housing.
- 5) Educate Wenatchee residents on affordable housing.

Numerous strategies were identified and discussed under the following categories: Education, Infill Development, Financing, New Construction, & Preservation. Identified strategies and Task Force recommendations have been adopted by the City Council as a guidance document for future City affordable housing efforts.

HOMELESSNESS PROFILE

On any given day, more than 400 people in Chelan and Douglas counties are experiencing homelessness. Students who are homeless are counted separately, because while many might have a roof over their heads, they may be doubled-up living at another person's home or spending the night at a motel. The numbers are unacceptable to the community, and the [2015 Homeless Action Plan](#) is working to address the problems.

How Many People are Homeless?

⁸ Resolution No. 2010-52

2020-2024 Wenatchee CDBG Consolidated Plan

Washington State counts the number of homeless individuals and families each year. The various counts include those people identified in the homeless management information system (HMIS); homeless students; and point-in-time count in January of each year.

Homeless Management Information System

All homeless service providers receiving public funding enter information about people they serve each day by their programs.

Homeless Students

All local educational agencies are required to count the number of homeless students throughout the school year. Students counted as homeless may be sleeping outdoors, in cars, or other places not meant for human habitation, in temporary facilities, in hotels or motels, or who share housing of other persons.

Point in Time (PIT) Count

Volunteers and homeless service providers collect this information on a single day in the last week of January. This count includes people living outside, living in places not meant for human habitation, and people who are housed in a temporary facility like emergency shelter or transitional housing.

The annual Point in Time (PIT) counts in the region are a collaborative effort of Chelan and Douglas counties, and all the cities within. The last PIT count data available is from 2019.

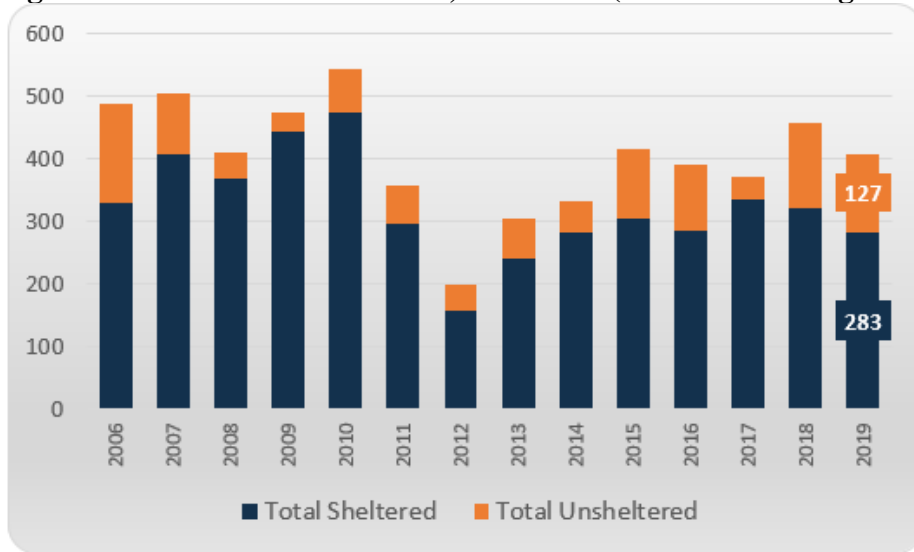
Table 24. 2019 Point in Time Count, Sheltered and Unsheltered Homeless (Chelan and Douglas Counties)

Total Sheltered		Total Unsheltered		TOTAL	
Persons	Households	Persons	Households	Persons	Households
285	196	127	124	412	320

SOURCE: WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT (<https://www.commerce.wa.gov/serving-communities/homelessness/annual-point-time-count/>)

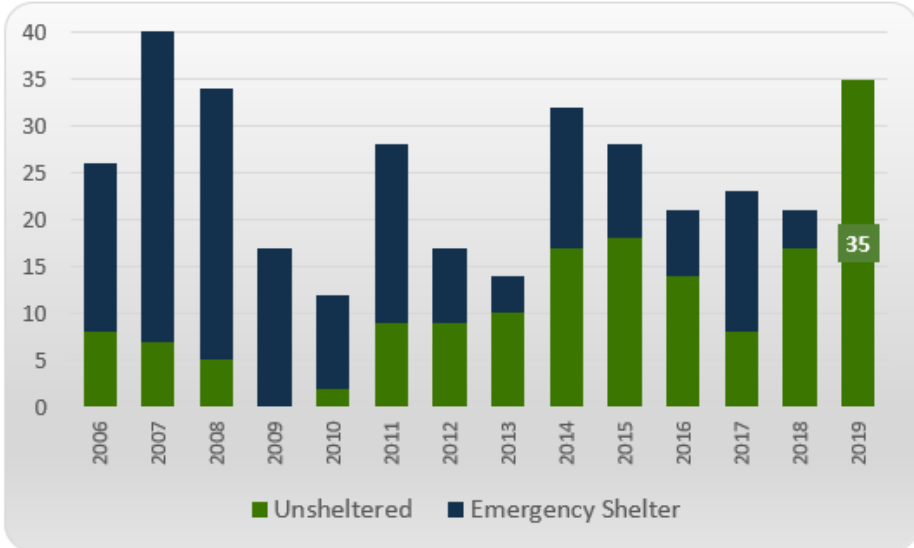
The numbers of homeless persons and households has increased since 2011. The number of unsheltered households in 2018 was the highest since 2006, with a slight reduction (127 unsheltered) reported in 2019.

Figure 18. Homeless Households, 2006-2019 (Chelan and Douglas Counties)



SOURCE: "TEN-YEAR PLAN TO REDUCE HOMELESSNESS IN CHELAN & DOUGLAS COUNTIES, 2015 ACTION PLAN UPDATE" AND WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT

Figure 19. Chronically Homeless Individuals, 2006-2019 (Chelan and Douglas Counties)



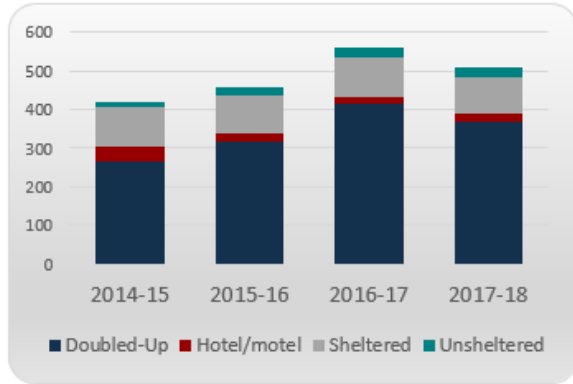
SOURCE: "TEN-YEAR PLAN TO REDUCE HOMELESSNESS IN CHELAN & DOUGLAS COUNTIES, 2015 ACTION PLAN UPDATE" AND WASHINGTON STATE DEPARTMENT OF COMMERCE, ANNUAL POINT IN TIME COUNT

Data is collected each year on homeless children and youth enrolled and served by school districts. The following data is from the Wenatchee School District.

Table 25. Homeless Students Data, 2014-2018 (Wenatchee School District)

Year	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Totals
2014-15	N<10	54	48	24	30	39	33	16	25	37	33	25	21	29	419
2015-16	N<10	55	47	41	38	37	35	24	27	35	21	34	20	37	459
2016-17	N<10	77	55	51	40	44	29	32	31	N<10	31	55	45	37	559
2017-18	12	40	52	53	42	40	37	26	29	33	28	27	45	43	507

Figure 20. Homeless Students Primary Nighttime Residence (Wenatchee School District)



Year	Doubled-Up	Hotel/motel	Sheltered	Unsheltered	Total
2014-15	264	40	101	14	419
2015-16	318	19	99	23	459
2016-17	414	16	105	24	559
2017-18	367	23	92	25	507

SOURCE: OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION ([HTTP://WWW.K12.WA.US/HOMELESSED/DATA.ASPX](http://www.k12.wa.us/HomelessEd/Data.aspx))

Housing for Homeless Persons

The following section identifies the facilities that provide housing for people and families that are homeless. Some of the housing is available as shelter, some is considered transitional housing, and some facilities and organizations have permanent housing for people who were homeless upon entry.

Two projects that will provide permanent supportive housing for those persons who are homeless at entry are in the development stages. Catholic Charities Housing Services-Diocese of Yakima, is planning a 66-unit facility with 33-units set aside for people who are homeless at entry.

Parkside Apartments is a permanent supportive housing facility operated by the Women’s Resource Center of North Central Washington. The first phase of this project is a 15-unit facility that houses individuals who were previously chronically homeless, have a diagnosed mental illness and earn less than 30% of area median income (AMI). Additional funding from the Housing Trust Fund has been allocated to add 20 additional units to this facility. Parkside operates using the Housing First Model. The Women’s Resource Center also has funding for seven (7) scattered site PSH units.

Table 26. Transitional Housing Facilities in Wenatchee

Name	Owner	Population Served	Beds
Hospitality Heights	Hospitality House	HH with children	4
Transitional Housing	YWCA Wenatchee Valley	HH with children	7
Crescent Village	Community Action Council	Individuals & HH with children	18
Bruce Housing	Women’s Resource Center	Individuals & HH with children	44
Community Recovery Program	Chelan County Regional Justice Center	Individuals exiting jail with mental health/chemical dependency issues	7
Haven of Hope	Hospitality House	Single females & HH with children	5
Mission House	Lighthouse Christian Ministries	Single males	8

SOURCE: WENATCHEE URBAN AREA HOUSING NEEDS ASSESSMENT & MARKET DEMAND STUDY, SEPTEMBER 2016, BERK

Wenatchee currently has one faith-based agency with a shelter serving only adult men, with 86 beds and 20 additional cots that can be utilized if necessary. This agency sponsors another shelter with 26 beds that serve women and children.

The local YWCA has an emergency shelter for women with 10 beds. A shelter for victims of domestic and/or sexual violence has 16 beds for women and 13 beds for women with children. The Women’s Resource Center serves families, including adolescent males; it has 18 beds for singles and 40 for families.

Services for Homeless Persons

The Chelan-Douglas County Homeless/Housing Program has established the “Bring the Change” campaign as a resource to provide education about giving to those in need and to ensure that charitable donations are appropriately and honestly used. The following agencies provide social services in the community:

- [Catholic Charities, Central Washington](#) – Provides help and creates hope for thousands of people each year regardless of religious, social, or economic backgrounds.
- [Chelan-Douglas Community Action Council](#) - Our purpose is to assist individuals and families to move out of poverty into a lifestyle that promotes a safer and healthier living environment, leading to self-sufficiency.
- [Chelan Valley Hope](#) - We are a combination of faith-based and secular community organizations formed with the purpose of offering compassionate referral assistance; advocacy in accessing services; and promotion of new resources which reach undeserved and vulnerable residents in the Lake Chelan Valley and adjacent areas.
- [Gospel House](#) - We provide emergency housing for families and individuals who find themselves in an urgent need for housing. Families are able to be housed together under one roof in this ministry as we have the ability to house men, women and children of all ages.
- [Hospitality Ministries](#) - We are a faith-based organization providing facilities that are clean and sober environments designed to provide a safe place for those wanting to overcome addictions.

2020-2024 Wenatchee CDBG Consolidated Plan

- [PowerHouse Ministry Center](#) - We help meet the pressing needs of people in our community who are dealing with problems like alcoholism, drug addiction, mental illness, poverty, gangs, and homelessness.
- [SAGE](#): Safe Advocacy Growth Empowerment - We provide resources to individuals in need including: Emergency shelter services for women and children, medical advocacy, rape crisis services, protection orders, therapeutic and individual counseling with specialized counselors, support groups, community education and outreach and crime victim's compensation.
- [Serve Wenatchee Valley](#) - Dedicated to helping people in need through a compassionate, prayerful non-judgmental atmosphere by addressing needs for food, clothing, furniture, rent, utilities and more through our community referral model with churches and other social service providers in the Wenatchee Valley
- [Upper Valley MEND](#): Meeting Each Need with Dignity - We are dedicated to meeting physical needs of area residents and transients as a manifestation of our faith. Our goal is to do this in a way that respects the integrity and dignity of each person.
- [Women's Resource Center](#) - Our mission at WRC is to end homelessness in our area by providing housing and supportive services to those individuals and families experiencing extreme poverty and homelessness allowing all to live a healthy diverse life in our beautiful community.
- [YWCA North Central Washington](#) - We concentrate on the most relevant issues in our community. Currently we strive to focus on eliminating homelessness, providing rental education and job training for low-income or rehabilitating community members.

Homeless System Performance

Washington State provides information on critical homeless system performance measures. The measures are intended to help evaluate the effectiveness of homeless crisis response systems. Reports are available at <https://www.commerce.wa.gov/serving-communities/homelessness/homeless-system-performance/>.

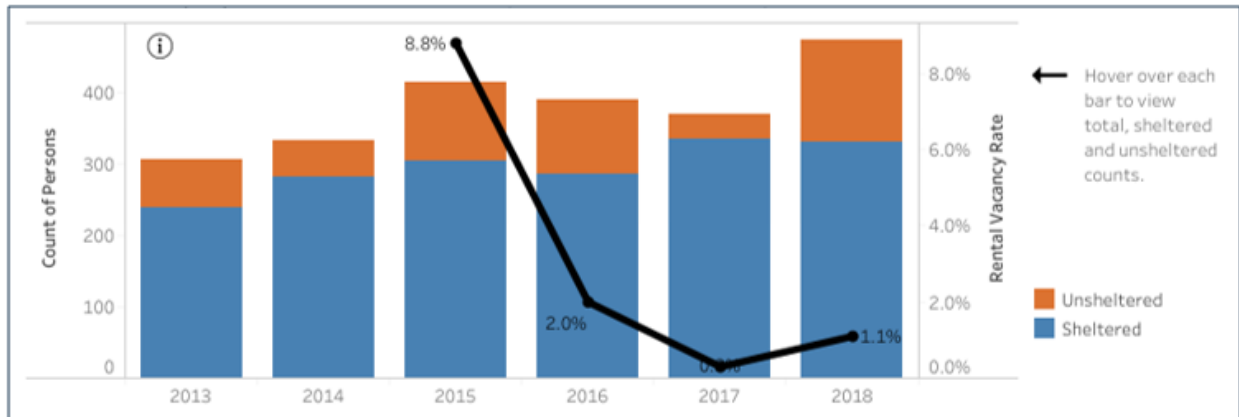
The table below shows the median length of time homeless in Chelan County increased from 2015 to 2017, as well as the returns to homelessness. While the rental vacancy rates are extremely low and rents increasing, Figure 21 shows the count of homeless persons in 2015 was not significantly different than 2018, but vacancy rates were nearly 9%.

Table 27. Homeless System Performance, 2015-2017 (Chelan County)

Subject	2015	2016	2017
Total Project Entries	774	1,296	1,006
Median Length of Time Homeless	81	96	141
Exits to Permanent Housing	33%	40%	32%
Returns to Homelessness	4%	9%	22%
Unsheltered Entries	19%	29%	45%
Rental Vacancy Rate	8.8%	2.0%	0.3%
Point in Time (PIT) Count of Homeless Persons	415	196	370

SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Figure 21. Point in Time Count and Rental Vacancy Rates (Chelan County)



SOURCE: DEPARTMENT OF COMMERCE, HOMELESS SYSTEM PERFORMANCE REPORTS

Chelan-Douglas County Plan to Reduce Homelessness

Chelan and Douglas counties have been working collaboratively since 2005 to reduce and alleviate the impacts of homelessness on individuals, families, and the larger community. Progress in several areas includes services to homeless persons and households, implementation of the Homeless Management Information System (HMIS) and development and launching of a coordinated entry/assessment system known as the Community Housing Network.

In November 2019, the Chelan-Douglas Homeless Housing Strategic Plan 2019-2024 was adopted and describes the strategic priorities of the Local Homeless Task Force, the inter-governmental working group representing Chelan and Douglas Counties and their constituent jurisdictions. The Plan relies on the continued work of the Chelan-Douglas Homeless Advisory Committee; a coalition of diverse individuals and organizations committed to addressing homelessness in our region. As a regional roadmap to reducing and ultimately eliminating homelessness, this plan is developed to enhance the community’s response to preventing and ending homelessness and work for **a community where homelessness is rare, brief, and one-time**.

The plan identified six priorities:

1. Increase capacity and strengthen practices to prevent housing crises and homelessness
2. Identify and engage all people experiencing homelessness as quickly as possible
3. Provide access to temporary accommodations to all unsheltered people experiencing homelessness who need it
4. Streamline and improve the coordinated entry process and its connections to housing and services
5. Assist people to move swiftly into permanent housing with appropriate and person-centered services
6. Prevent returns to homelessness through connections to adequate services and opportunities

2020-2024 Wenatchee CDBG Consolidated Plan

Recording fees from the City of Wenatchee are combined with recording fees for Chelan and Douglas counties as well as the Consolidated Homeless Grant from Washington State Department of Commerce; these together contribute towards the goals and objectives identified in the *Chelan-Douglas Homeless Housing Strategic Plan 2019-2024*. The City of Wenatchee is the lead for the homeless grants and awarded the 2019-2021 grant awards to the agencies identified below. These awards provide funding between July 1, 2019 – June 30, 2021 for projects and programs that support (1) Emergency Shelter Operations; (2) Homeless Outreach; (3) Hotel Vouchers; (4) Permanent Supportive Housing; (5) Rapid Rehousing; and (6) Transitional Housing.

Table 28. 2019 Homeless Action Grants (Chelan and Douglas Counties)

Agency	Award	Project
Community Action Council	\$ 570,461	Rapid Rehousing
Chelan Valley Hope	\$ 39,770	Rapid Rehousing Case Management
Community Action Council	\$ 247,055	Prevention
Volunteer Attorney Services	\$ 44,677	Prevention
Upper Valley MEND	\$ 32,718	Prevention
Chelan Valley Hope	\$ 25,600	Prevention
Chelan Regional Justice Center	\$ 150,000	Transitional Housing
Women’s Resource Center	\$ 333,059	Transitional Housing
YWCA	\$ 80,000	Transitional Housing
YWCA	\$ 106,427	Permanent Supportive Housing
Women’s Resource Center	\$ 161,307	Permanent Supportive Housing
Women’s Resource Center	\$ 180,000	Landlord Liaison Program
Women’s Resource Center	\$ 92,000	Homeless Outreach
YWCA	\$ 152,059	Emergency Shelter
SAGE	\$ 50,463	Emergency Shelter
Community Action Council	\$ 48,000	Hotel Vouchers
Chelan Valley Hope	\$ 12,000	Hotel Vouchers
Upper Valley MEND	\$ 21,260	Hotel Vouchers
N/A	\$ 314,038	Coordinated Entry
N/A	\$ 30,000	Provider Training
Catholic Charities Housing	\$ 362,000	Capital Construction
N/A	\$ 74,000	Low-Barrier Emergency Shelter Operations

SOURCE: CITY OF WENATCHEE

SPECIAL NEEDS ASSESSMENT

The following section focuses on the special needs of an aging population, people with behavioral and physical health challenges, and persons and households with disabilities.

Aging of the Population

Wenatchee, like most parts of the country, is seeing a large increase in the number of people 55 and over. 59 percent (59%) of Wenatchee’s population increase from 2000 to 2017 are now 55

2020-2024 Wenatchee CDBG Consolidated Plan

and over in age. The impact of these “baby boomers” on current and future housing and service needs is a significant issue.

Table 29. Population by Age (55+) and Sex with Net Change from 2000 to 2010 (Wenatchee)

AGE	2017 Population by Age and Sex				Total Population Change by Age	
	Male	Female	Total	Percent of Total	Change (2010 to 2017)	Change (2000 to 2017)
Total population	13,615	14,241	33,544	(x)	1,619	5,688
55 to 59 years	1,051	1,108	2,159	6.4%	248	1,053
60 to 64 years	924	1,075	1,999	6.0%	479	1,131
65 to 69 years	768	757	1,525	4.5%	345	632
70 to 74 years	366	636	1,002	3.0%	29	14
75 to 79 years	416	497	913	2.7%	32	22
80 to 84 years	253	388	641	1.9%	-176	-55
85 years and over	378	855	1,233	3.7%	239	533

SOURCE: U.S. CENSUS BUREAU, 2013-2017 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES (S0101) AND U.S. CENSUS BUREAU, 2010 CENSUS (DP-1) AND 2000 CENSUS (P012)

480 low-income households, with people 62 and over residing in the home, are paying more than 50% of their income on housing costs.

Figure 22. Elderly (62+) with Severe Housing Cost Burden >50% (Wenatchee)



SOURCE: 2011-2015 CHAS DATA (TABLE 7)

[Aging and Adult Care of Central Washington](#) (AACCW) is the local “Area Agency on Aging”. This agency serves Adams, Chelan, Douglas, Grant, Lincoln and Okanogan counties. The main office serving Wenatchee is at 50 Simon St, Suite A in East Wenatchee. The agency provides

assistance to aging adults, caregivers and persons with disabilities. AACCCW identifies the following issues in their [Area Plan 2016-2019](#):

- Long term services and supports
- Health promotion, disease prevention, and delay of Medicaid-funded long-term services and support
- Service integration and systems coordination
- Family caregivers
- In-home services
- Nutrition

Long-Term Care Residential Options

Different types of homes or facilities are provided where a person can live and get care services in a residential setting. Some of the long-term residential care options include state licensed nursing homes, adult family homes, and assisted living facilities; other options include retirement communities/independent living facilities, and continuing care retirement community.

Nursing homes provide 24-hour supervised nursing care, personal care, therapy, nutrition management, organized activities, social services, room, board and laundry.

Table 30. Nursing Homes in Wenatchee

Facility Name	Address
Colonial Vista <u>Post Acute</u> & Rehabilitation Center	625 Okanogan
Regency Wenatchee Rehabilitation and Nursing Center	1326 Red Apple Rd

SOURCE: NURSING HOME LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Adult Family Homes are in neighborhoods where staff assumes responsibility for the safety and well-being of the adult.

Table 31. Adult Family Homes in Wenatchee

2020-2024 Wenatchee CDBG Consolidated Plan

Adult Family Home	Address
Angela’s Adult Family Home	1529 Cherry St
Caring Cottage LLC	2023 Westhaven
Char’s Family Home	1128 Castlerock Ave
Hodgson’s Homecare LLC	1010 Washington St
Home Sweet Home	1127 Monroe
Janet’s Adult Family Home	33 Furney
Janet’s Adult Family Home	613 Royal Anne Dr
Seniors Delight AFH	2519 Cordell St
Seniors Haven Adult Family Home	1354 Pitcher Canyon
Souve Family Home	2710 Number 1 Canyon Rd
Sunnyslope Adult Family Home	828 Beacon Rd
The Maple Lodge LLC	1738 Maple St
Tuscany Cottage Cordell	2557 Cordell St
Wanda’s Easy Living Adult Family Home	1324 Cascade St

Assisted Living Facilities are located in a community setting where staff assumes responsibility for the safety and well-being of the adult.

Table 32. Assisted Living Facilities in Wenatchee

Assisted Living Facility	Address
Avamere at Wenatchee	1550 Cherry St
Blossom Creek Senior Alzheimer Community	1740 Madison St
Blossom Valley Senior Assisted Living Community	1701 Orchard Ave
Christopher House	100 S. Cleveland Ave
Fieldstone Memory Care of Wenatchee	817 Red Apple Rd
Highgate Senior Living	1320 S. Miller St
Prestige Senior Living at Colonial Vista	601 Okanogan Ave
Riverwest Retirement Community	900 N Western Ave

SOURCE: ASSISTED LIVING FACILITY LOCATOR, WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES

Behavioral and Physical Health

State financing and administrative approaches promote integrated and coordinated service delivery in physical and behavioral health settings. This integration was mandated by Washington State to be integrated by 2020. Chelan, Douglas, and Grant counties opted to implement integrated care at the beginning of 2018.

Behavioral health services are now coordinated through Apple Health Plans. [Beacon Health Options](#) is the Administrative Services Organization in North Central Washington. Beacon has annual reports for their [Mental Health Block Grant](#) (2018) and [Substance Abuse Block Grant](#) (2018). Community-based crisis response services are provided by Catholic Charities. Other services supported or coordinated by Beacon include:

2020-2024 Wenatchee CDBG Consolidated Plan

- [Family Youth System Partner Round Table](#) (FYSPRT)
- [Children's Long-Term Inpatient Program Committee](#) (CLIP)
- Criminal Justice Programs – services to individuals involved with local criminal justice system or incarcerated in local jails
- [Behavioral Health Advisory Board](#)

[North Central Accountable Community of Health](#) has a mission to improve the health of the North Central region's community by integrating behavioral and physical care, as well as supporting capacity-building initiatives and collaborative approaches. The six projects they are implementing include:

- Bi-directional integration of primary and behavioral care
- Community-based care coordination
- Diversion interventions
- Transitional care
- Opioid project
- Chronic disease prevention

American Behavioral Health Systems (ABHS) opened the 24-bed Crisis Stabilization Unit at Parkside in October 2018. This facility serves adults struggling with mental health issues. The facility is located on the site of the former Parkside Nursing Home.

Table 33. Directory of Certified Mental Health, Substance Use Disorder, and Problem and Pathological Gambling Services

Agencies	Website	Services
Catholic Charities of the Diocese of Yakima	www.ccyakima.org	CASE MANAGEMENT, CRISIS STABILIZATION, FAMILY THERAPY, GROUP THERAPY, INDIVIDUAL TREATMENT, PSYCHIATRIC MEDICATION, RECOVERY PEER SUPPORT, BRIEF INTERVENTION TREATMENT, CRISIS EMERGENCY INVOLUNTARY DETENTION, CRISIS PEER SUPPORT, DUI ASSESSMENT, LEVEL 1 OUTPATIENT, LEVEL II INTENSIVE OUTPATIENT, RECOVERY SUPPORT
Children’s Home Society of Washington-Wenatchee	www.childrenshomesociety.org	BRIEF INTERVENTION TREATMENT, CASE MANAGEMENT, CRISIS OUTREACH, CRISIS PEER SUPPORT, CRISIS TELEPHONE SUPPORT, FAMILY THERAPY, GROUP THERAPY, INDIVIDUAL TREATMENT, LESS RESTRICTIVE ALTERNATIVE (LRA) SUPPORT, PSYCHIATRIC MEDICATION, RECOVERY PEER SUPPORT, RECOVERY SUPPORT WRAPAROUND FACILITATION
Columbia Valley Community Health	www.cvch.org	CASE MANAGEMENT, FAMILY THERAPY, GROUP THERAPY, INDIVIDUAL TREATMENT, PSYCHIATRIC MEDICATION, ALCOHOL AND DRUG INFORMATION SCHOOL, LEVEL I OUTPATIENT, LEVEL II INTENSIVE OUTPATIENT
CRH Christopher House, LLC	www.crhchristopherhouse.com	CASE MANAGEMENT, INDIVIDUAL TREATMENT, PSYCHIATRIC MEDICATION
New Hope Recovery, LLC	www.newhoperecoveryllc.com	ALCOHOL AND DRUG INFORMATION SCHOOL, DUI ASSESSMENT, LEVEL I OUTPATIENT, LEVEL II INTENSIVE OUTPATIENT
Shipowick-Smith Counseling & Positive Living Center	www.shipowickcounseling.com	ALCOHOL AND DRUG INFORMATION SCHOOL, DUI ASSESSMENT, LEVEL I OUTPATIENT, LEVEL II INTENSIVE OUTPATIENT
The Center for Alcohol and Drug Treatment	www.cfadt.org	ALCOHOL AND DRUG INFORMATION SCHOOL, DUI ASSESSMENT, LEVEL I OUTPATIENT, LEVEL II INTENSIVE OUTPATIENT, WITHDRAWAL MANAGEMENT

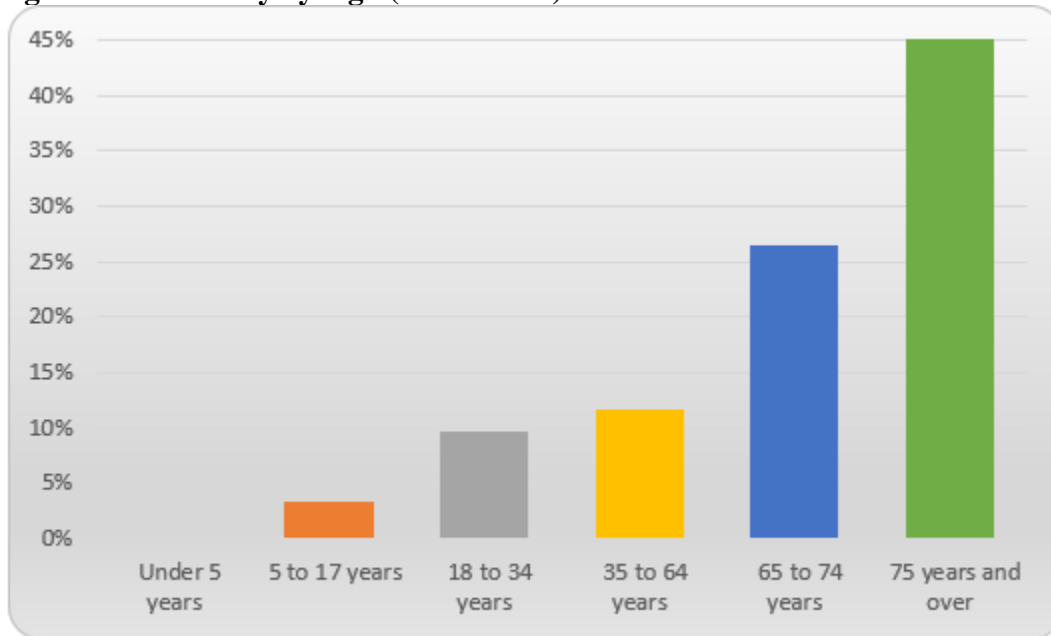
SOURCE: WASHINGTON STATE DIRECTORY OF CERTIFIED MENTAL HEALTH, SUBSTANCE USE DISORDER, AND PROBLEM & PATHOLOGICAL GAMBLING SERVICES, DEPT OF SOCIAL AND HEALTH SERVICES, JUNE 2018

Disabled Persons and Households

13% of Wenatchee’s population has a disability. The elderly and those that identify as American Indian and Alaska Native have disproportionate numbers of people with a disability. The most prevalent disabilities are difficulty with independent living (6.7%), ambulatory difficulty (6.5%), cognitive difficulty (4.8%) and hearing difficulty (3.3%).

45% of the population 75 years and over have a disability, and 26% of those 65 to 74 years have a disability. The most frequent disability for the elderly population is hearing and ambulatory difficulty.

Figure 23. Disability by Age (Wenatchee)



SOURCE: ACS 2013-2017 AND 2009 (S1810)

A disproportionate number of people that are American Indian and Alaska Native alone have a disability.

Table 34. Disability by Race and Hispanic or Latino Origin

RACE AND HISPANIC OR LATINO ORIGIN	Total	With a disability	Percent with a disability
White alone	28,566	3,450	12.1%
Black or African American alone	276	36	13.0%
American Indian and Alaska Native alone	491	274	55.8%
Asian alone	224	47	21.0%
Native Hawaiian and Other Pacific Islander alone	40	0	0.0%
Some other race alone	2,320	138	5.9%
Two or more races	1,116	215	19.3%
Hispanic or Latino (of any race)	10,565	514	4.9%

SOURCE: ACS 2013-2017 AND 2009 (S1810)

COMMUNITY DEVELOPMENT ASSESSMENT

For more information about the region’s people, economic vitality, education and other community indicators, please visit Chelan-Douglas Trends at www.chelandouglastrends.com.

Regional and Community Planning

2020-2024 Wenatchee CDBG Consolidated Plan

Wenatchee has been working on various efforts to address the economic and social inequities within the city, as well as within the region. Two recent efforts include [Our Valley, Our Future](#) and “[I Imagine – South Wenatchee Sub Area Plan](#)”.

Our Valley Our Future

“The *Our Valley, Our Future / Nuestro Valle, Nuestro Futuro* community building initiative arose in late 2014 out of a desire to develop an overall vision and strategic action plan for the region, and to improve residents’ quality of life by creating a vibrant community while addressing some of our toughest challenges.” (Source: www.ourvalleyourfuture.org)

Our Valley, Our Future is overseen by representatives from both the public sector and private sector, encompassing both Chelan and Douglas counties.

Our Valley, Our Future has developed an Action Plan which includes 149 actions and seven major “game-changer” projects. The Action Plan can be read at this link: <http://www.ourvalleyourfuture.org/wp-content/uploads/2018/06/OVWN-ActionPlan2018-web.pdf>. In November 2018, the Our Valley Our Future Housing Solutions Group released a Housing Report that included 18 recommendations to add more middle-market housing in Chelan and Douglas counties. The report can be found here: <http://www.ourvalleyourfuture.org/wp-content/uploads/2018/11/OVOF-Housing-Report-FINAL.pdf>.

South Wenatchee Action Plan

Wenatchee has recognized issues of social and economic inequities for many years and has worked together with the community to address the challenges and opportunities. One of those actions was the [South Wenatchee Action Plan](#).

Six focus areas emerged during community meetings and subsequent joint commissions and boards on the South Wenatchee Plan. The six areas include:

- ✓ Arts, Culture, and Recreation
- ✓ Economic Vitality
- ✓ Education and Learning
- ✓ Health and Human Supports
- ✓ Transportation and Infrastructure
- ✓ Public Safety

Three overarching goals were identified that the community wanted to implement in its action plan.

- ✓ Strengthen Families
- ✓ Promote Work
- ✓ Build Community

2020-2024 Wenatchee CDBG Consolidated Plan

Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

Environmental justice is an issue that must also be addressed with the use of federal funds, such as the Community Development Block Grant (CDBG) funds. The question for environmental review is: Will the project have a disproportionate impact on low-income or minority populations? When answering that question, the issues to be explored include:

- Historic uses of the site, past land uses and patterns (such as lending discrimination and exclusionary zoning)
- Demographic profile of the people using the project and/or living and working in the vicinity of the project.
- Specific adverse impacts with adjacent uses, such as toxic sites, dumps, incinerators, hazardous materials.
- How adverse impacts and potentially harmful adjacent land uses might impact the people using and/or surround the project.
- Whether market-rate development exists in the area, and if not, would this project succeed as a market-rate project at the proposed site.

For example, if a project for a low-barrier project serving persons that were chronically homeless at entry were proposed, an environmental justice analysis would look at where it was being proposed. Is it being proposed in an area that is characterized by low-income populations, or adjacent to land uses that are potentially harmful? If so, then would a market-rate project succeed at that location?

Reviewing data and maps provided by sources such as HUD's [CPD maps](#), or [EPA's Environmental Justice Screening and Mapping Tool](#), you can see that parts of the community have higher concentrations of racial and ethnic minorities, lower-incomes, and environmental risks, such as lead-based paint.

The lead paint indicator is based on the percent of housing units built pre-1960 as an indicator of potential lead paint exposure. Data is retrieved from the American Community Survey. Housing units built before 1980 may have paint that contains lead, which can pose a serious health hazard, particularly to children. Lead paint controls or abatement is now required for any project that uses federal funds that triggers the Lead Safe Housing Rule.

Approximately 61 percent (61%) of Wenatchee's housing stock was built before 1980, indicating a substantial number of homes with potential lead-based paint hazards. The following chart estimates the number of households with children 6 or younger living in structures that might have lead-based paint hazards.

Figure 24. Lead-Based Paint Risks

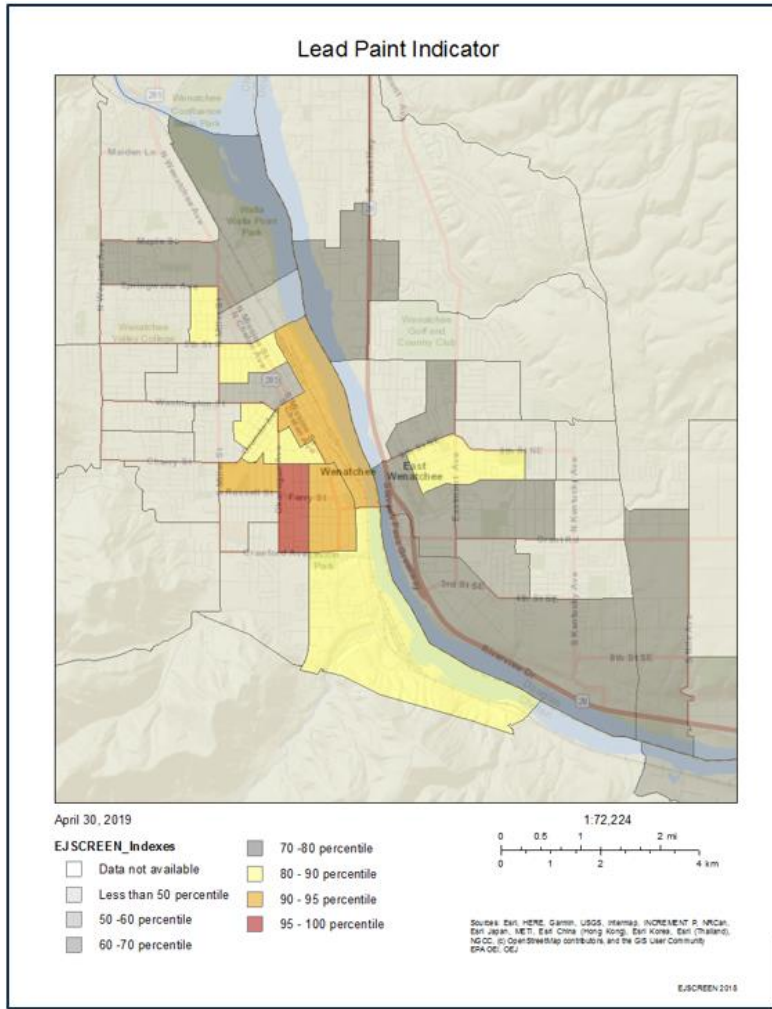
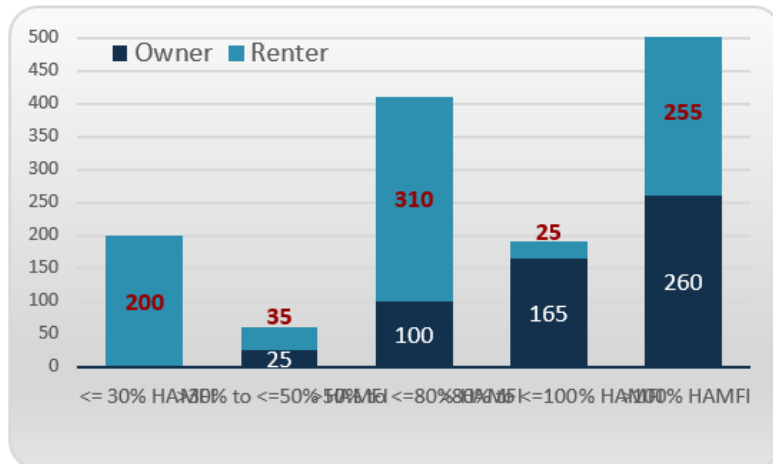


Figure 25. Housing Units with Children 6 or Younger Living in Structures that might have Lead-Based Paint Hazards

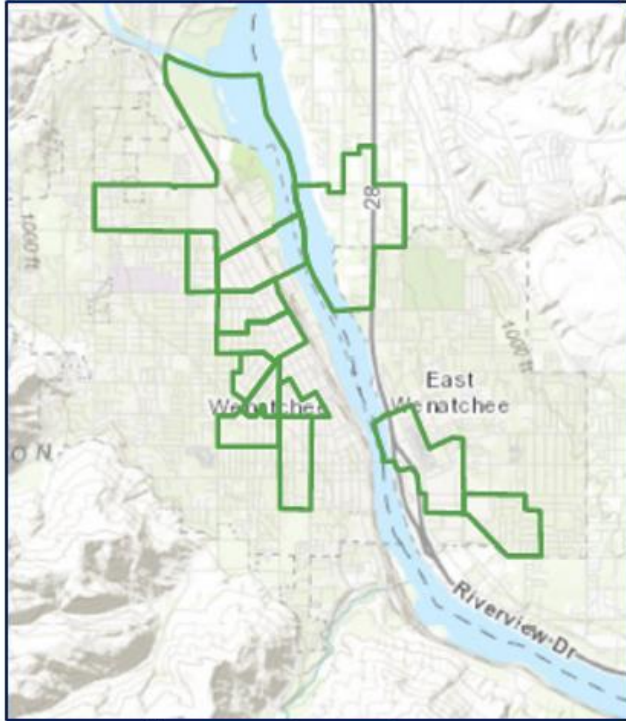


SOURCE: 2011-2015 CHAS DATA (TABLE 13)

Error! Reference source not found. identifies Census block group where more than 50% of the households earn 80% of area median income (AMI) or below (low- and moderate income – or “LMI”).

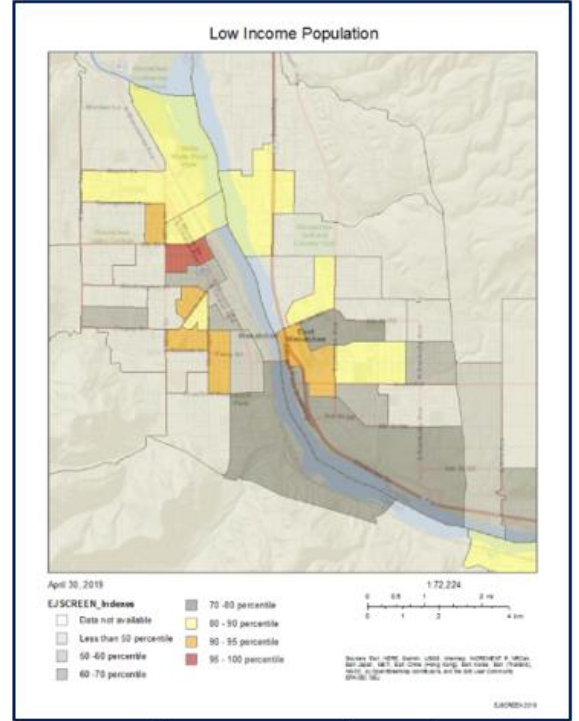
Error! Reference source not found. identifies low-income population using EPA’s Environmental Screen.

Figure 26. Low- and Moderate-Income Block Groups



SOURCE: [HTTPS://EGIS.HUD.GOV/CPDMAPS/](https://EGIS.HUD.GOV/CPDMAPS/)

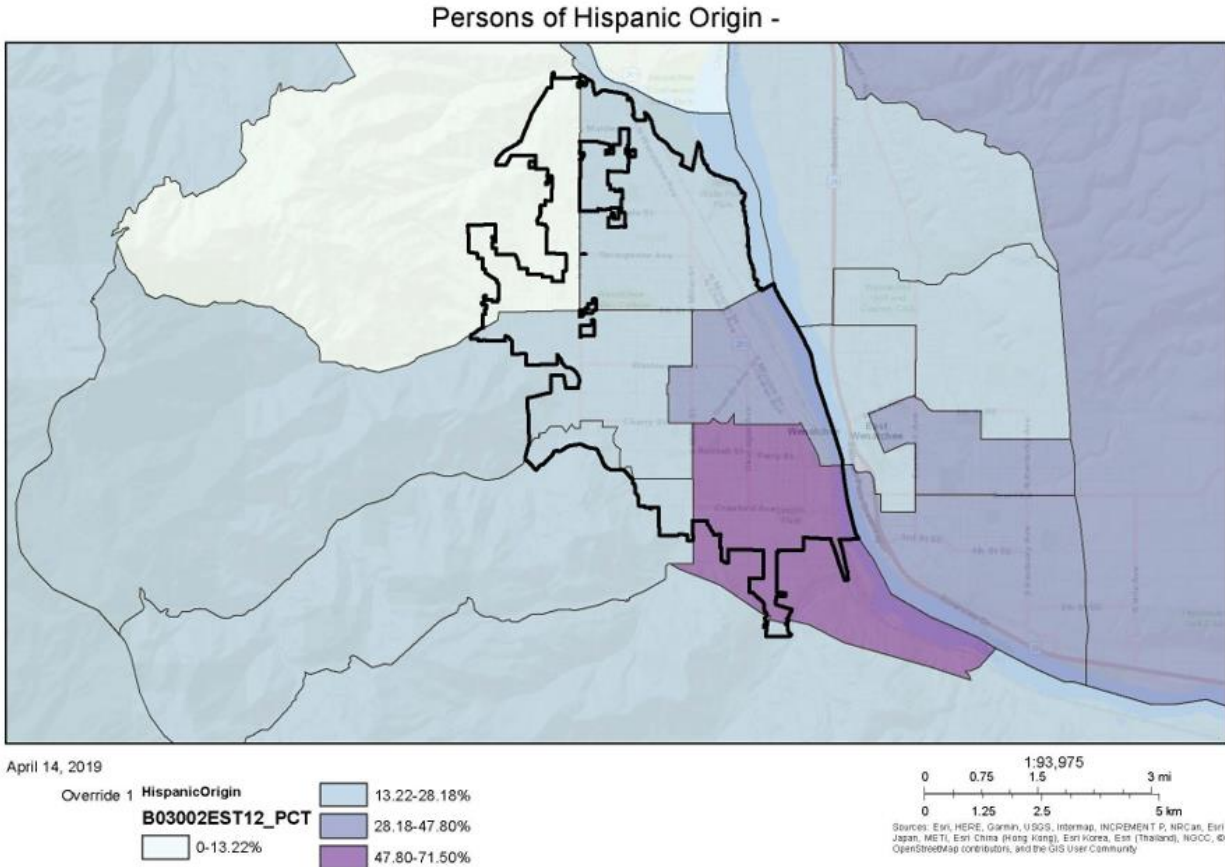
Figure 2. Low-Income Population



SOURCE: [HTTPS://EISCREEN.EPA.GOV/MAPPER/](https://EISCREEN.EPA.GOV/MAPPER/)

As can be seen in **Error! Reference source not found.**, a large concentration of people of Hispanic or Latino origin live in South Wenatchee.

Figure 28. Persons of Hispanic Origin



SOURCE: [HTTPS://EGIS.HUD.GOV/CPDMAPS/](https://EGIS.HUD.GOV/CPDMAPS/)

ECONOMIC DEVELOPMENT ASSESSMENT

The economic conditions of Wenatchee and the region have improved considerably since the Great Recession. The labor force is increasing, unemployment is in decline and retail sales are rebounding. However, some of the biggest industry sectors (agriculture and retail sales) are also the lowest paying sectors for annual wages.

Wenatchee’s Labor Force

Wenatchee is part of a larger market area (Wenatchee MSA) which includes Chelan and Douglas counties. There are an estimated 68,813 people in the Wenatchee MSA civilian labor force. Wenatchee comprises about 28% of that labor force.

Table 35. Resident Civilian Labor Force and Employment in Wenatchee (City)

Civilian Labor Force	2014	2015	2016	2017	2018
Total Civilian Labor Force	17,878	18,452	18,758	19,141	19,735
Total Employment	16,745	17,392	17,636	18,144	18,767
Total Unemployment	1,133	1,060	1,122	997	968
Unemployment Rate	6.30%	5.70%	6.00%	5.20%	4.90%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

The largest number of Wenatchee residents are employed in educational services, and health care and social assistance (23%), followed by retail trade (14%).

Table 36. Employment by Industry (Wenatchee)

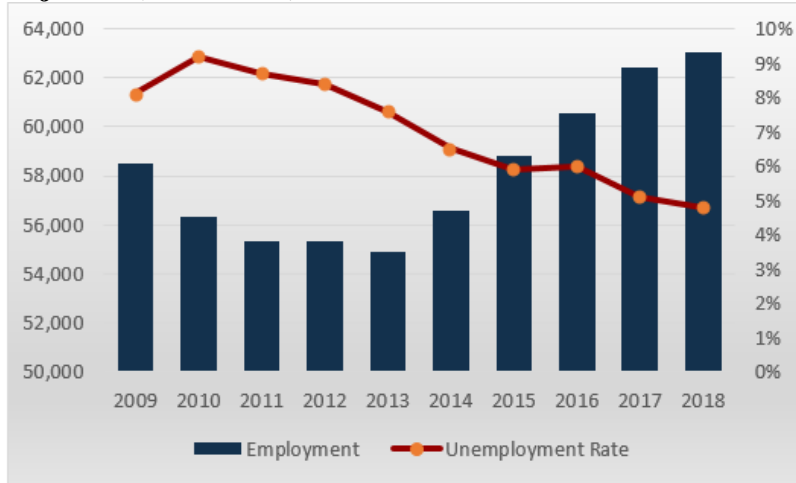
Industry	Estimate	Percent
Civilian employed population 16 years and over	14,965	14,965
Educational services, and health care and social assistance	3,425	22.9%
Retail trade	2,085	13.9%
Agriculture, forestry, fishing and hunting, and mining	1,484	9.9%
Arts, entertainment, and recreation, and accommodation and food services	1,468	9.8%
Professional, scientific, and management, and administrative and waste management services	1,288	8.6%
Transportation and warehousing, and utilities	858	5.7%
Manufacturing	787	5.3%
Construction	722	4.8%
Public administration	724	4.8%
Other services, except public administration	627	4.2%
Finance and insurance, and real estate and rental and leasing	608	4.1%
Wholesale trade	577	3.9%
Information	312	2.1%

SOURCE: ACS 2013-2017 (DP03)

Unemployment

The total number of people employed dropped significantly in the Wenatchee MSA during the Great Recession. Since that time, employment increased and the unemployment rate decreased.

Figure 29. Total Employment and Unemployment Rate, Wenatchee MSA, Seasonally Adjusted (2009-2018)



SOURCE: EMPLOYMENT SECURITY DEPARTMENT/LMEA; U.S. BUREAU OF LABOR STATISTICS, LOCAL AREA UNEMPLOYMENT STATISTICS

Occupations and Job Holder Characteristics

Wenatchee and North Central Washington have always been rooted in agriculture. As can be seen in the table below, Farming, Fishing, and Forestry account for 19.5% of the employment in 2016, far higher than the state at 2.6% or the U.S. at 0.7%.

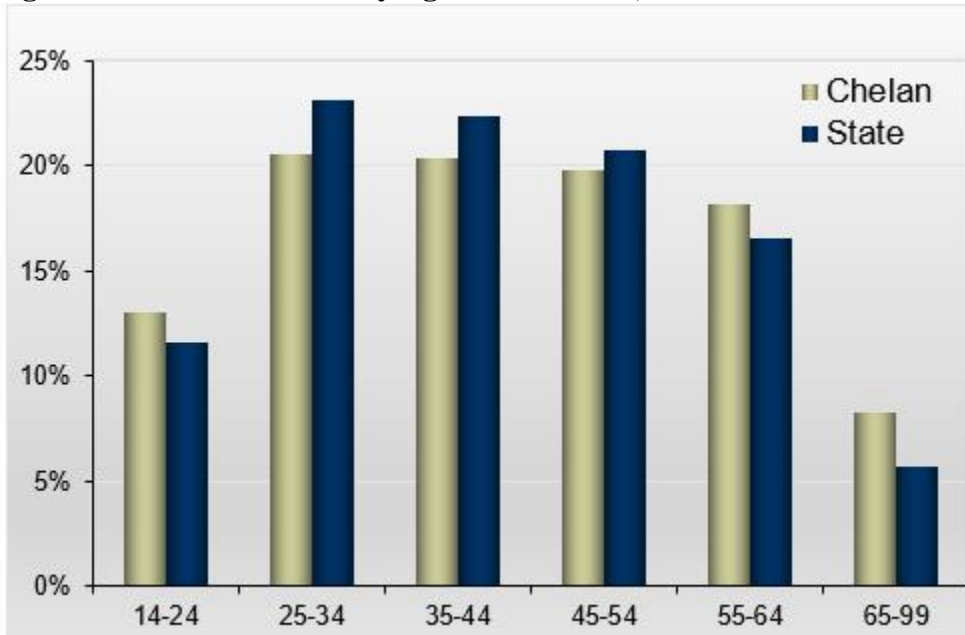
Table 37. Comparison of Employment by Major Occupational Group, 2016

Occupational Group	U.S.	Wash. State	North Central
Farming, Fishing, and Forestry	0.7%	2.6%	19.5%
Transportation and Material Moving	6.6%	6.3%	9.3%
Office and Administrative Support	14.8%	12.2%	9.2%
Sales and Related	10.1%	9.5%	8.8%
Food Preparation and Serving	8.5%	8.0%	7.1%
Education, Training, and Library	6.0%	5.9%	5.8%
Production	6.0%	5.0%	5.2%
Construction and Extraction	4.4%	5.9%	4.7%
Installation, Maintenance, and Repair	3.8%	3.8%	4.4%
Building & Grounds Cleaning & Maintenance	3.6%	3.2%	4.2%
Management	6.1%	5.9%	3.9%
Healthcare Practitioners and Technicians	5.6%	4.7%	3.7%
Personal Care and Service	4.1%	4.3%	3.2%
Healthcare Support	2.8%	2.5%	2.3%
Business and Financial Operations	5.2%	6.2%	2.2%
Protective Service	2.2%	1.8%	1.7%
Life, Physical, and Social Sciences	0.8%	1.1%	1.1%
Community and Social Services	1.6%	1.5%	1.1%
Computer and Math	2.8%	4.9%	0.8%
Architecture and Engineering	1.7%	2.3%	0.8%
Arts, Design, Entertainment, Sports, & Media	1.8%	1.8%	0.8%
Legal Occupations	0.8%	0.7%	0.3%

SOURCE: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT, [LABOR MARKET REPORT LIBRARY](#)

The percent of young (14-24) or older (55+) jobholders in Chelan County is higher than Washington State jobholders.

Figure 30. Percent of Jobs by Age of Jobholder, 2017



SOURCE: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT, LABOR MARKET REPORT LIBRARY

Wages by Industry

Government, healthcare and social assistance represent the largest sectors by total wages paid. Health care and social assistance had some of the highest average annual wages reported at \$59,507 for Chelan County. Agriculture, forestry, fishing and hunting represent 16% of total wages, but the average annual wage was only \$26,424. Similarly, retail trade had low annual wages of \$29,089.

Table 38. Covered Employment, 2017 Annual Averages (Chelan County)

Industry subsector	Average Firms	Total 2017 wages paid	Average annual employment	Average annual wage	% of total wages
Total	3,309	\$1,713,520,555	43,920	\$39,015	(x)
Government	95	\$369,372,909	6,911	\$53,447	22%
Healthcare and social assistance	488	\$367,099,678	6,169	\$59,507	21%
Agriculture, forestry, fishing and hunting	527	\$275,289,498	10,418	\$26,424	16%
Retail trade	318	\$127,585,070	4,386	\$29,089	7%
Wholesale trade	107	\$115,080,194	2,263	\$50,853	7%
Accommodation and food services	302	\$95,594,657	4,690	\$20,383	6%
Construction	409	\$83,339,788	1,718	\$48,510	5%
Manufacturing	128	\$77,431,691	1,845	\$41,968	5%
Professional and technical services	197	\$41,218,791	875	\$47,107	2%
Administrative and waste services	152	\$36,052,823	1,027	\$35,105	2%
Finance and insurance	78	\$35,151,423	657	\$53,503	2%
Other services, except public administration	202	\$24,028,817	806	\$29,812	1%
Information	38	\$17,972,740	398	\$45,158	1%
Real estate and rental and leasing	119	\$16,117,504	563	\$28,628	1%
Transportation and warehousing	51	\$15,752,385	436	\$36,129	1%
Arts, entertainment, and recreation	54	\$8,986,718	542	\$16,581	1%
Management of companies and enterprises	6	\$3,240,323	38	\$85,272	0%
Not Elsewhere Classified	15	\$2,144,348	68	\$31,535	0%
Educational services	28	\$1,513,664	100	\$15,137	0%
Utilities	9	\$547,534	10	\$54,753	0%

SOURCE: WASHINGTON STATE EMPLOYMENT SECURITY DEPARTMENT

Business Size

Small businesses, less than 10 employees, account for 80% of the business establishments in Chelan County. However, the total number of employees for business with 10+ employees accounts for 80% of the employment.

Table 39. Covered Employment by Number of Establishments and Employed Size, March 2017 (Chelan County)

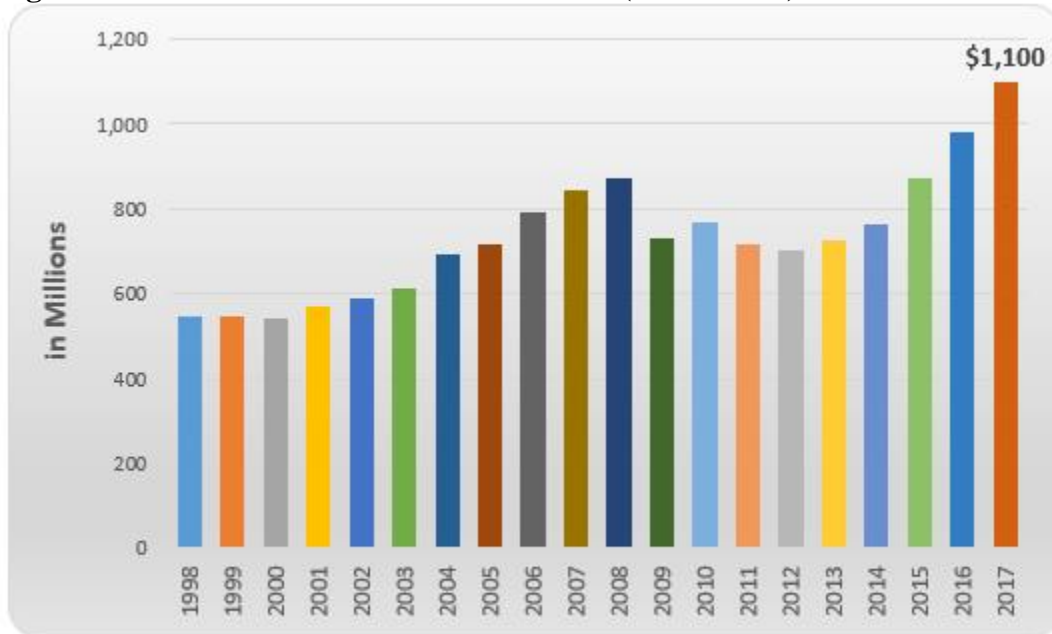
Size of Establishment	Number of Establishments	Total Employment	% of Total Establishments	% of Total Employment
Total	3,452	41,210	(x)	(x)
Size 1-4	2,204	3,240	64%	8%
Size 5-9	551	3,655	16%	9%
Size 10-19	348	4,722	10%	11%
Size 20-49	220	6,515	6%	16%
Size 50-99	62	4,153	2%	10%
Size 100-249	45	6,923	1%	17%
250-499	15	5,205	0%	13%

SOURCE: EMPLOYMENT SECURITY DEPARTMENT (NOTE: DATA IS SUPPRESSED FOR EMPLOYERS 500+ TO AVOID DISCLOSURE OF INDIVIDUAL EMPLOYER INFORMATION; AS A RESULT, THE DATA TOTALS DO NOT EQUAL 100%)

Retail Sales

Wenatchee’s collection of retail sales tax has grown since the end of the recession.

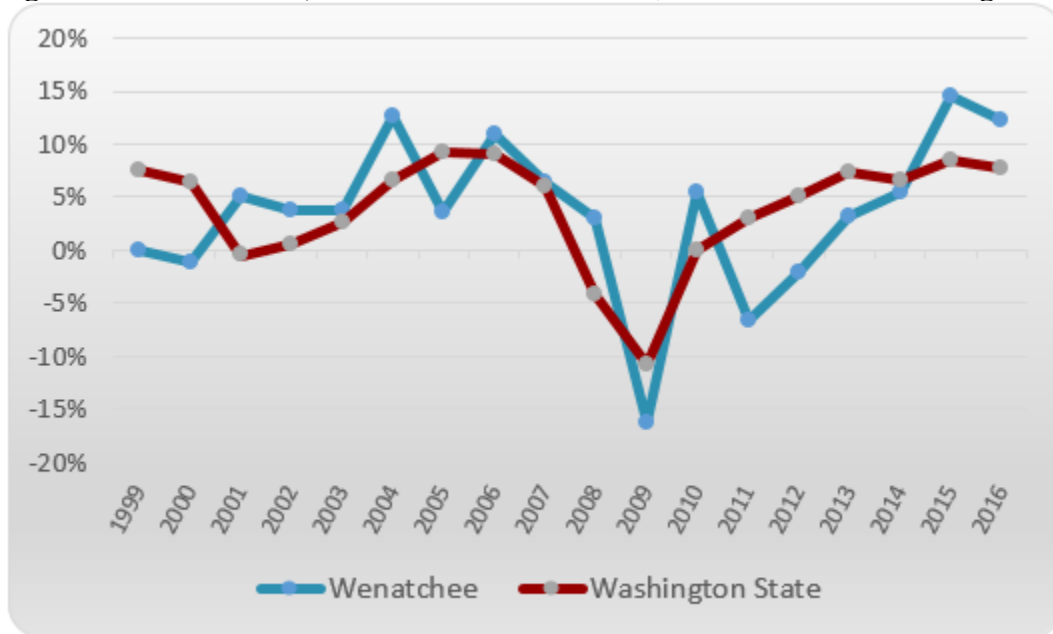
Figure 31. Total Annual Taxable Retail Sales (Wenatchee)



SOURCE: CHELAN-DOUGLAS TRENDS AND WASHINGTON STATE DEPARTMENT OF REVENUE

The annual rate of retail sales growth for Wenatchee has exceeded Washington State in recent years.

Figure 32. Retail Sales, Annual Rate of Growth (Wenatchee and Washington State)



SOURCE: CHELAN-DOUGLAS TRENDS AND WASHINGTON STATE DEPARTMENT OF REVENUE

Minority, Women and Small Business

A business which is owned and controlled by a person or persons who are minorities, women or socially and economically disadvantaged individuals, can have their business get state or federal certification. These certifications can make the business eligible to participate in federally funded projects, or to market and increase their visibility to public and private-sector that have supplier diversity goals.

Wenatchee and East Wenatchee have firms that are certified by the Washington State Office of Minority & Women’s Enterprises. However, there are not any Small Businesses that are certified in Chelan, Douglas, Grant or Okanogan counties. The follow table identifies the certified business and their capabilities.

2020-2024 Wenatchee CDBG Consolidated Plan

Table 40. OMWBE’s Directory of Certified Firms (Wenatchee-East Wenatchee)

Company Name	City	Certification Type	Ethnicity	Gender	Capability
Apple Valley Tutors, LLC	East Wenatchee	WBE	Caucasian	Female	Academic and technical tutoring in all subjects to students of all ages from elementary to university level. Tutoring is one-on-one and provided in the student's home. Subjects covered include reading, math, advanced math, science, English, Spanish, English as a Second Language (ESL) and ACT and SAT preparation. We also provide small group math and engineering-oriented programs for elementary age students.
Audi Construction LLC	Wenatchee	DBE & MWBE	Hispanic American	Female	The hauling of dirt, gravel, grindings, and asphalt.
DaniZ Building Concepts LLC	East Wenatchee	WBE	Caucasian	Female	General contractor remodeling and renovating, residential and commercial buildings. Decks railing and surfaces including; roof, windows, doors, drywall, paint and cosmetic repairs and finish. Also paneling and trim plus basic ground repair and small concrete works.
El Mundo Communications Inc	Wenatchee	MWBE	Hispanic American	Female	Largest Spanish newspaper in WA State, offering newspaper advertising and advertising campaign services geared towards Washington's Hispanic communities. Full service commercial printing provider. Services include full design and layout services, printing and binding. Mailing and fulfillment services include full service Scitex and Kirk Rudy mailing center. In-line and off-line machines, mail preparation, labeling and delivery.
Heat Me Cool LLC	Wenatchee	MBE	Hispanic American	Male	Installation and servicing of heating and air-conditioning equipment including new work, additions, alterations, maintenance, and repairs.
Jennifer Korfiatis Marketing	Wenatchee	WBE	Caucasian	Female	Freelance marketing, public relations, and strategic communications company focused on delivering and implementing communications strategy, marketing strategy, public relations strategy, copywriting, market research, media relations and buying, and social media marketing and monitoring.
National Metering & Technical Services, LLC	East Wenatchee	WBE	Caucasian	Female	Provides labor force (journey-level) meter technicians & meter installers to perform electric meter/service, audits/change out & test meters and 'meter mentor' utility workers. Also provides electric meter & safety training.
The Salcido Connection Inc	Wenatchee	MBE	Hispanic American	Male	HVAC/R contractor providing service and construction of heating, A/C. ventilation, and refrigeration systems.
Viscontis Italian Restaurant Inc	Wenatchee	WBE	Caucasian	Female	Restaurant serving Italian cuisine, beer, and wine.

SOURCE: WASHINGTON STATE OFFICE OF MINORITY & WOMEN’S BUSINESS ENTERPRISES

Section 3

The Section 3 program requires that recipients of certain Housing and Urban Development (HUD) financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents in connection with projects and

2020-2024 Wenatchee CDBG Consolidated Plan

activities in their neighborhoods. Section 3 helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency.

The Section 3 program requires that recipients of HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons.

Wenatchee must comply with the Section 3 program requirements as a condition of their HUD funding through the Community Development Block Grant Program. Section 3 applies to projects that complete housing rehabilitation, housing construction, and other public construction.

Wenatchee, and any subrecipient of their allocation of CDBG funds, is required, to the greatest extent feasible, to provide all types of employment opportunities to low and very low-income persons, including permanent employment and long-term jobs. Recipients and contractors are encouraged to have Section 3 residents make up at least 30 percent of their permanent, full-time staff. A Section 3 resident who has been employed for 3 years may no longer be counted towards meeting the 30 percent requirement. This encourages recipients to continue hiring Section 3 residents when employment opportunities are available.

A **Section 3 resident** is any resident of public housing or persons who live in the area where a HUD-assisted project is located and who have a household income that falls below HUD's income limits.

A **Section 3 business concern** is a business that is 51% or more owned by Section 3 residents; employs Section 3 residents for at least 30% of its full-time, permanent staff; or provides evidence of a commitment to subcontract to Section 3 business concerns, 25% or more of the dollar amount of the awarded contract.

HUD has developed a Section 3 Business Registry of self-certified businesses. Go to <https://portalapps.hud.gov/Sec3BusReg/BRegistry/What>. This registry is not verified and any users need to perform due diligence before awarding contracts to make sure that they meet the definition of a Section 3 business concern.

Wenatchee has not certified any Section 3 business concerns. Since the opportunities for contracting are limited, a consortium of several HUD-grantees in eastern Washington should consider creating a shared database of Section 3 business concerns for contracting opportunities.

STRATEGIC PLAN

Overview

The City of Wenatchee's Strategic Plan is a comprehensive approach to establishing goals and strategies for meeting the needs of the community. This plan covers the period from October 1, 2020 to September 30, 2025.

Priorities surfaced from evaluation of community feedback, extensive analysis of data and consideration from the Consolidated Plan Advisory Group, City Council and Planning Commission. The City anticipates receiving continued federal entitlement grants through the U.S. Department of Housing and Urban Development. Utilization of this funding will be detailed below in relation to the following priorities:

1. Expand Development of Housing & Public Amenities
2. Enhance Economic Development
3. Support Public Services

In developing the goals and strategies, the market conditions and community needs were key considerations. Specific focus areas include housing, employment and public services. Progress on these goals will require a coordinated approach and collaboration from partners in government, business, nonprofit, faith-based and residents.

Areas addressed in the Strategic Plan include:

- Geographic Priorities
- Priority Needs
- Influence of Market Conditions
- Anticipated Resources
- Institutional Delivery Structure
- Goals
- Public Housing Accessibility and Involvement
- Barriers to Affordable Housing
- Homeless Strategy
- Lead-Based Paint Hazards
- Anti-Poverty Strategy
- Monitoring

Geographic Priorities

The City does not propose geographic priorities in the 2020-2024 Consolidated Plan period. Responding to the needs of housing, employment and social services requires a breadth of focus areas that serve different geographic areas of Wenatchee. The City's land use and zoning code support the development of residential and commercial areas in an appropriate way to honor the integrity, identity and functionality of each area. This regulatory framework ensures strategic

implementation is paired with adequate capacity of infrastructure. Supporting public services is a city-wide priority and by looking at the entire geographic layout allows the equitable promotion of services to all community members in need of access. This broader viewpoint also supports the more regional-level approach taken in the Assessment of Fair Housing.

As demonstrated in Figure 33, areas of Wenatchee have higher rates of households with a low- to moderate-income level indicating higher rates of poverty in these areas. Block groups with higher levels of low- to moderate-income households have adjusted since the 2013-2019 Consolidated Plan was written and it is likely that with the ever-increasing costs related to residential development that affordability among neighborhoods will change over the course of the 2020-2024 Consolidated Plan timeline. This is a significant indicator of the need to address housing, employment and public services from a city-wide approach.

Priority Needs

The following needs are of high priority for the City of Wenatchee. Based on the market analysis and needs assessment above, these priorities reflect the demographics, economy and infrastructure needs for both Wenatchee and the region as they affect access to housing, employment and quality of life for Wenatchee's residents, especially those of lower income.

1. Housing Options

- Supports Goal #1: Expand Development of Housing and Public Amenities

The City has the opportunity to work with partners from housing service providers to developers of multifamily units. This unique role in community development is an opportunity to address data related to cost burdens, impediments to permanent, stable housing, housing options and access to affordable units through leveraged funding sources for development costs and utilization of incentive programs.

High cost housing burden and a lack of housing choice stems from a variety of factors, a few being delayed multifamily development in the City, scarcity and cost of land and a mismatch between the current demographics and housing stock. These factors can contribute to increasing housing cost burdens leading to severe housing cost burdens, overcrowding of mismatched units and increased risk of homelessness.

2. Multimodal Transportation

- Supports Goal #1: Expand Development of Housing and Infrastructure

The City has been working with regional and local partners to maintain, improve and expand the multimodal transportation system. Included in these efforts is the City's Pedestrian Master Plan which will provide a guide for addressing the areas in the City with substandard or missing infrastructure for multimodal uses including sidewalk, bike lanes, lighting, crossings and public transit for all users of all abilities.

The Chelan Douglas Transportation Council, North Central Washington Mobility Council, Pedestrian Plan Steering Committee and the ADA Transition Plan have all informed opportunities the City has to improve public infrastructure for residents.

3. Business Sustainability

- Supports Goal #2: Enhance Economic Development
Small businesses and microenterprises make up a significant portion of the entrepreneurial spirit in Wenatchee. From brick and mortar to on-site services, supporting the sustainability of Wenatchee businesses creates potential for increasing available employment, raising household income levels and reducing demand on social services. The higher number of low paying jobs (agriculture and retail) and the growing youth workforce is a driver for improving the economic health in Wenatchee.

Data indicates growing population of both seniors and youth demonstrating a shift in workforce demographics. In addition, factors related to improving the area’s economic health include rate of low- and moderate-income households, graduation completion rates, rates of unemployment and skill level of available workforce.

4. Public Services

- Supports Goal #3: Support Public Services
Significant work has been completed in the region around coordination of services and it is the intention of Wenatchee to continue supporting collaborative efforts to improve the systems residents have to navigate. Access to services such as literacy, education, transportation, childcare, youth development, employment and more are vital for residents. Supporting public services is a high priority because the gaps are many and the opportunities for sharing resources are abundant.

Aside from supporting individuals to voluntarily be in compliance with city code, Wenatchee does not provide direct services to the community. Many service agencies are headquartered in Wenatchee and the City prioritizes increasing the capacity of agencies through structure while they provide services directly to residents.

Influence of Market Conditions

Characteristics of the City’s housing market influence Wenatchee’s decisions regarding allocation priorities amongst the type of housing assistance are shown in Table 41.

Table 41. Influence of Market Conditions

Affordable Housing Type	Market rents; vacancy rates; and available unit options
Tenant Based Rental Assistance (TBRA)	Long wait lists for low-income subsidized housing High number of low-wage workers with high housing cost burden
TBRA for Non-Homeless Special Needs	Lack of permanent supportive housing for disabled persons Lack of safe/sober housing for residents exiting treatment Large senior population; wait lists for affordable assisted living
New Unit Production	Rising rental costs; Land availability Mismatch of housing units to demographics
Rehabilitation	Older housing stock No prevalence of disinvestment Code enforcement as preventative measure against substandard housing

2020-2024 Wenatchee CDBG Consolidated Plan

	Aging public housing low-income units in need of rehabilitation warrants monitoring; this would be a priority in seeking opportunities to leverage funds for agencies
Acquisition, including preservation	Expiring tax credit projects; no new ones for affordable housing Rising rental costs Lack of major re-development

Anticipated Resources

The projection of resources over five (5) years assumes the relative stability of funding including the CDBG entitlement and the local, state and federal programs that filter into the Consolidated Homeless Grant funding administered by the City of Wenatchee. Below are the projected resources that will play a key role in the implementation of strategies to address identified goals.

Table 42. Expected Local, State and Federal Financial Resources for the Con Plan

Program	Funding Source	Funding Priority	Current Year Allocation	Expected Amount Available for Con Plan	Description
CDBG	HUD	Grant Administration	\$47,450	\$184,000	Planning for and managing CDBG program
		Housing & Infrastructure and Economic Development	\$154,224	\$598,000	Increase access to housing options and multimodal transportation
		Public Services	\$35,585	\$138,000	Enhance capacity of service agencies
Consolidated Homeless Grant	Chelan-Douglas Counties Homeless Housing Funds	Reduce Homelessness	\$900,000	\$3,600,000	Activities approved through the Chelan Douglas Homeless Plan
	Chelan County Low-Income Housing Funds		\$48,000	\$192,000	Emergency shelter operations and affordable housing construction
	State Consolidated Homeless Grant		\$678,871	\$2,715,484	Homeless services including emergency shelter, transitional housing, permanent-supportive housing, outreach & rental assistance
	CV-Emergency Solutions Grant		\$795,228	\$0	Rent assistance, emergency shelter, outreach services

2020-2024 Wenatchee CDBG Consolidated Plan

The City prioritizes the leveraging of funding to increase capacity of limited resources for effective implementation of strategies. Projects that have provided opportunistic leveraging are infrastructure projects of pedestrian routes and park development. These are able to bring additional local, state and federal funding through formal grant programs and capital campaigns. An example is the Chelan Avenue sidewalk project that began in 2014. Final project totals were over \$1,000,000 and CDBG was used for just over half of the cost.

City contribution for projects typically includes other funds for completion. Nonprofit housing developers have been successful in obtaining Low Income Housing Tax Credit investments. The City's funding has been successful at leveraging significant non-federal sources.

Institutional Delivery Structure

Implementation of strategies to reach the Con Plan goals will require collaboration with a broad set of stakeholders. The institutional knowledge, expertise, resources and abilities of local and regional agencies will maximize opportunities to see positive effects for our most vulnerable community members while growing a thriving economy for all. Table 43 lists partner agencies.

Table 43. Institutional Delivery Structure Showing Partner Agencies and Service Areas

ENTITY	TYPE	ROLE	SERVICE AREA
NCW Association of Realtors	Organization	Housing	Region
Rental Association of Wenatchee Valley	Organization	Housing	Region
NCW Economic Development District	Organization	Community & Economic Development	Region
Regional Port Authority	Organization	Community & Economic Development	Region
Greater Wenatchee Area Technology Alliance	Organization	Technology	Region
Wenatchee Downtown Association	Organization	Businesses	Jurisdiction
Wenatchee Valley Chamber of Commerce	Organization	Businesses and Economic Development	Region
Skill Source	Organization	Employment Education and Job Skills	Region
Work Source	Organization	Employment and Economic Development	Region

2020-2024 Wenatchee CDBG Consolidated Plan

Opportunity Industrialization Center of Washington	Organization	Employment, Education and Community Development	Regional
SCORE	Organization	Business Support	Regional
Rotary, Kiwanis, Lions, Junior Service League	Service Club	Community, Youth and Recreational Development	Jurisdiction
City of Wenatchee & Chelan County Housing Authority	Government – Section 8, HCV	Housing	Regional
Community Action Council	Organization	Housing/Homelessness and Economic Development	Regional
Women’s Resource Center of NCW	Organization	Housing/Homelessness	Regional
YWCA	Organization	Housing/Homelessness and Employment Education	Regional
SAGE	Organization	Housing/Homelessness and Counseling support	Regional
Wenatchee Rescue Mission	Organization	Housing/Homelessness	Regional
Recovery Innovations	Organization	Behavioral Health	Regional
Volunteer Chore Services	Organization	Non-Housing Special Needs	Regional
Vets Serving Vets	Organization	Non-Housing Special Needs	Regional
Food Banks	Organization	Nutrition	Regional
Serve Wenatchee Valley	Organization	Housing/Homelessness and Basic Needs	Regional
Faith-Based	Organization	Community Development and Basic Needs	Jurisdiction
Department of Social and Health Services	Government	Housing/Homelessness, Employment and Basic needs	Regional
Center for Alcohol & Drug Treatment	Organization	Homelessness, Non-Housing Special Needs	Regional
Catholic Charities Serving Central Washington	Organization	Housing/Homelessness, Non-Housing Special Needs	Regional
Children’s Home Society	Organization	Non-Homeless Special Needs	Regional

2020-2024 Wenatchee CDBG Consolidated Plan

Salvation Army	Organization	Basic Needs and Employment	Regional
Aging & Adult Care	Organization	Non-Housing Special Needs and Basic Needs	Regional
Regional Justice Center	Government	Homelessness	Regional
Juvenile Justice Center	Government	Homelessness	Regional
Court Appointed Special Advocates	Organization	Non-Homeless Special Needs	Regional
Northwest Justice Project	Organization	Legal Support	Regional
Chelan-Douglas Health District	Government	Public Health	Regional
Columbia Valley Community Health	Organization	Physical and Behavioral Health	Regional
Chelan Douglas Family Planning	Organization	Non-Housing Special Needs	Regional
VA Health Clinic	Government	Physical and Behavioral Health	Regional
North Central Accountable Community of Health	Organization Government	Physical and Behavioral Health	Regional
Head Start	Government	Education	Regional
Wenatchee School District	Public Institution	Education	Jurisdiction
NCW Technical Skills Center	Public Institution	Education	Regional
Wenatchee Valley College	Public Institution	Post-Secondary Education	Regional
LINK Transit	Public Institution	Transportation	Regional
North Central Regional Library	Public Institution	Education and Community Development	Regional
Wenatchee Library	Public Institution	Education and Community Development	Jurisdiction
Pybus Public Market	Organization	Community and Economic Development	Regional
City of Wenatchee	Government	Public Services and Planning	Jurisdiction

2020-2024 Wenatchee CDBG Consolidated Plan

The City of Wenatchee Community Development Department is responsible for planning, development and implementation of the CDBG program along with the Consolidated Homeless Grants that serve both Chelan and Douglas counties. Community and economic development projects and programs are carried out by a vast network of agencies ranging from government, public, private, faith-based and community organized. This network provides comprehensive coverage for residents of both Wenatchee and the region while still having gaps that benefit from the ability of CDBG funding to be leveraged.

Prevention services available for individual experiencing homeless that are targeted to vulnerable populations are indicated in Table 44. The Community Housing Network provides a coordinate entry system for the region to access housing resources. This network has been an effective tool for identifying and addressing gaps in the system for service provision.

Table 44. Homeless Prevention Services Available to Wenatchee Residents

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

Goals

All three goals identified will be prioritized through the duration of the Consolidated plan. Each goal is funded by the CDBG program and will applied with a city-wide approach. While not a

direct goal of the CDBG program, the efforts under the Consolidated Homeless Grant are fully supported and in alignment with this plan.

Goal #1: Expand Development of Housing & Public Amenities

- Outcome Indicators:
 - Improve housing options through new/rehabilitated units of various sizes
 - Measurable improvement to existing multimodal infrastructure condition
 - New construction of multimodal infrastructure or facilities
 - Formation of a HOME consortium
 - Increased affordable units to low- and moderate-income households
 - Value of newly constructed public amenities

Using the Assessment of Fair Housing, both Wenatchee and regional jurisdictions can provide education to developers and investors. Elements to communicate include the flexibility Wenatchee's updated housing code offers, needs for aligning demographics with housing options and details about the Multi-Family Tax Exemption program. Together these may facilitate an increase in multiunit and infill development.

Bringing together large employers and service providers to discuss the intersection of housing, employment, transportation and recreational needs of the low- and moderate-income households can create creative solutions and leverage resources.

Goal #2: Enhance Economic Development

- Outcome Indicators:
 - Value of grants provided to microenterprises
 - Value of support to small businesses
 - Access to workforce education

The sustainability of microenterprises and small businesses affects the economic vitality of Wenatchee. Supporting a business-friendly community that honors cultural resources and encourages entrepreneurship provides opportunity to many of the unique business ideas in the region. Wenatchee is able to identify ways to invest in expanding the skill set of the available workforce through education or job training programs in partnership with employers of all sizes and sectors.

Goal #3: Support Public Services

- Outcome Indicators:
 - Value of grants for providing a public service
 - Number of low- and moderate-income households supported

Public service efforts have supported literacy, job training, youth development, code enforcement voluntary compliance and food assistance. While the amount eligible for allocation to public services is limited, it is flexible and effective funding. Activities under public services prioritize supporting low- and moderate-income households.

Public Housing Accessibility and Involvement

The local Housing Authority has multiple affordable housing developments throughout the City and have plans to expand development in other communities around Chelan county. These have been developed as scattered locations in order to blend with other residential housing options and reduce the concentration of publicly supported housing projects in one neighborhood. Most of the units are over twenty (20) years old and so the new units in the region will be a great addition to those needing rehabilitation or repair attention. It is always worth exploring leverage potential to support increased affordable housing options that are both affordable and provide units with three or more (3+) bedroom options as indicated in the Assessment of Fair Housing.

Programs that provide “Renter-Ready” resources and encourage self-sufficiency have a history of low enrollment. Additional partners around the Wenatchee area including the YWCA, Women’s Resource Center and Community Action Council have all been providing asset building focused resources to the community. Increasing participation in these programs has a positive effect on the housing stability for community members both renters and landlords.

Barriers to Affordable Housing

The Assessment of Fair Housing (AFH) provides a comprehensive dive into barriers related to Fair Housing which includes affordable housing choice and access. The goals and strategies identified in the AFH are intended to release pressure on the housing market and support increased development, awareness and access to housing for the community. In addition to the goals and strategies of the AFH, Goal #2 of this Con Plan to enhance economic development will also address a barrier of employment access and lower levels of wages.

Homelessness Strategy

In the AFH, a specific goal is to support broad implementation of the Homeless Housing Strategic Plan developed by the City of Wenatchee for Chelan and Douglas counties. The goals and strategies of the plan align with those of this Consolidated Plan and as such are indirectly supported through coordination of collaborative efforts with local, regional, state and federal partners. The Homeless Housing Strategic Plan was updated in 2019 and goes through 2024.

The City of Wenatchee works closely with the Homeless Task Force Advisory Group comprised of service providers, including members who self-identify as formerly homeless, as well as individually with a majority of the agencies the Advisory Group represents. The City has provided infrastructure support, leveraged resources, and awarded grant funding to ensure that emergency and transitional housing facilities are able to serve the homeless population in our community. Every two years, grants are awarded to service agencies to address homelessness and awards are granted to providers along a continuum of care that range from emergency shelter to transitional and supportive housing, tenant based rental assistance, the landlord liaison program and for the Community Housing Network our local coordinated entry system.

In developing the 2019 update, the City was intent on avoiding a one-size-fits-all approach and included an emphasis on diversion opportunities and resources. While all programs have the goal of permanent, stable housing, the Landlord Liaison Program was developed to specifically facilitate increased access to permanent, stable and independent housing. The Homeless Plan outlines the strategies specific to transitioning from a place of transition to permanent options.

The high cost of housing and difficulty qualifying due to personal history are a combination that results in a significant housing access barrier. Focusing on expanding housing and public amenities and enhancing economic development will provide a direct line to alleviating these barriers. Furthering the Landlord Liaison program and working with the local landlords to broaden understanding of common barriers and implication associated with them may also be a strategy for assisting residents to overcome these barriers.

Lead-Based Paint Hazards

The age of our housing stock warrants attention to Lead-based paint hazards, however Wenatchee has been designated a low-risk jurisdiction by Public Health, limiting available resources. The City will continue to support Code Enforcement and educate property owners of suspected lead-based paint hazards. Housing Inspections which include an assessment of potential lead-based paint hazards are performed by agency staff on housing units for households being assisted through the Housing Authority's Section 8 tenant-based voucher program as well as through other non-profit housing assistance programs, including Chelan-Douglas Community Action Council and Women's Resource Center of NCW. Strategies need to be developed to address lead-based paint hazards in a cost-effective manner, given limited community resources.

Anti-Poverty Strategy

In Wenatchee, over fourteen (14%) of households are living below the federal poverty level and one in four (25%) of children are living in poverty. In addition, over twenty-five percent (25%) of individuals identifying as Hispanic/Latino of any race are living below the poverty line. Poverty results from many indicators and it is clear that a coordinated approach among multisector partners is required. The City of Wenatchee manages the Consolidated Homeless Grant for the two-county area and the Chelan Douglas Community Action Council facilitates a community asset building coalition focused on addressing poverty in the region.

The Con Plan goals address the issue of poverty in the following ways:

- **Expand Development of Housing and Public Amenities**
Reduce housing cost burden so families are better able to meet other expenses. Many of our families are unable to make headway against poverty due to the disproportionate amount of income that they expend for housing. Alleviating this burden will free up resources for health, education, transportation, and childcare. The City will support this effort through educating potential property developers of the market demand, actively seeking opportunities to leverage funds for affordable housing, and expanding opportunities for economic development.

- **Enhance Economic Development**

Conduct a deliberate and intentional initiative to increase opportunity for living-wage occupations and a thriving economy through encouraging the entrepreneurial spirit. Supporting microenterprises and small businesses stability, employer-based education and job training and data showing effective industries suited for the Wenatchee Valley will include the City as a viable partner in local and regional economic development. Many of the potential businesses in Wenatchee are women- or minority-owned and recognizing the value of creating space for a diversity of business owners will certainly enhance economic development.

- **Support Public Services**

Support public services that provide immediate assistance to needy families, and those that provide ongoing case management tailored to needs of specific sub-populations. The City recognizes, and the Advisory Group concurs, that the government's role is best suited to planning, technical assistance and infrastructure support. Community partners, including social services, the faith community and business partners are best suited to providing the direct services.

In addition, the City can encourage and support programs that address impediments to self-sufficiency, tailored to specific sub-populations as needed. The outcomes data from service providers point to a higher success rate when strong case management and supportive services are provided to clients. Strengthening and encouraging this approach is key to our strategic plan.

Monitoring

As specified in 24 CFR 85.40, the City of Wenatchee (as an entitlement grantee) is responsible for monitoring the day-to-day operations of its subrecipients activities to ensure compliance with all applicable Federal, state and local requirements, individual project goals, and local Community Development Block Grant program requirements.

To accomplish this, the City of Wenatchee uses a variety of monitoring techniques to review subrecipient compliance. Through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits, Department staff are able to review each Subrecipient's ability to meet the CDBG program's financial, production and overall management requirements and make necessary determinations or take necessary actions to preserve program integrity.

Some activities may warrant additional monitoring where conditions exist that indicate an activity may be "high risk". In an effort to address these potential problem areas, the City of Wenatchee has developed a risk assessment process to aid in determining the timing and frequency of monitoring visits required for individual activities. Projects, which are determined by this process to be "higher risk", would then be monitored before, and likely more frequently than, "lower risk" projects.

2020-2024 Wenatchee CDBG Consolidated Plan

Regardless of the frequency with which a project is monitored by staff, the purpose and intent of any monitoring is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful completion of the activity. By identifying and correcting any compliance issues, the likelihood of efficient and effective services being delivered to the intended beneficiaries increases dramatically and ensures the continued success of both the subrecipient organization and the City entitlement.



City of Wenatchee

Community Development Block Grant (CDBG)

2020 Annual Action Plan

Implementing the 2020-2024 Housing & Community Development Consolidated Plan

Community & Economic Development Department
1350 McKittrick Street
Wenatchee, WA 98801
Phone (509) 888-3258
Email: bholton@wenatcheewa.gov

DRAFT

Page left intentionally blank

Executive Summary

Introduction

The City of Wenatchee has been designated as an entitlement community since 2006 under Title 1 of the Housing & Community Development Act of 1974. As a result, the City is eligible to receive Community Development Block Grant (CDBG) funds annually from the U.S. Department of Housing & Urban Development (HUD). The City's program year is October 1st through September 30th of the following calendar year.

Plan Goals and Objectives

The 2020 Annual Action Plan will support targeted objectives from the Consolidated Plan through the implementation of the activities listed below. Due to the coronavirus (Covid) and affects it had on both household and economic vitality, the City allocated CDBG-CV funding for responding to, preparing for and preventing additional negative affects of the pandemic.

Goal #1 – Expand Development of Housing and Public Amenities

2020 Objectives Include

- Code Enforcement

Goal #2 – Enhance Economic Development

2020 Objectives include:

- Stabilization grants for microenterprises affected by Covid

Goal #3 – Support Public Services

2020 Objectives Include:

- Literacy Council providing English tutoring to adult learners
- Support for households to voluntarily comply with city code
- Emergency Food Assistance Program for households affected by Covid and unable to access stable food options

The goals and objectives for the 2020 CDBG program year will be of city-wide benefit.

Evaluation of Past Performance

During the 2019 program year (October 1, 2019 to September 30, 2020), the following activities were completed:

Objective 1 - Preserving & improving neighborhoods:

- Code Enforcement: The City continued to provide an additional 0.25 FTE code enforcement officer to work in the South-Central Wenatchee Core identified as the target area for CDBG projects. The fall of 2014 was the kickoff for a voluntary compliance-based code enforcement program and has continued to provide assistance to residents in violation of City Code the opportunity to comply on a voluntary basis.

Objectives 2 & 3 - Supporting public services & promoting economic development:

- Literacy Council: The Wenatchee Literacy Council program provided literacy/English tutoring services primarily to low-moderate income individuals in Wenatchee. The Literacy Council served 157 students in 2019.
- Code Enforcement Referral & Debris Removal Program: Since 2013, the City has provided support for low- and moderate-income households to voluntarily comply with city code. Services include free dumpster rentals, free dump disposal vouchers and referrals to volunteer community agencies that can assist with clean-up/repair chores. In combination with the guidance and assistance, the code enforcement voluntary compliance program also supports overall code compliance.

Summary of Citizen Participation & Consultation Process

Representing the first year of the 2020-2024 Consolidated Plan, this 2020 Annual Action Plan utilized the development of the Assessment of Fair Housing and Consolidated Plan in addition to other community-focused planning efforts. The data available in the 2013-2019 Con Plan remains valuable and much of it was used in the consideration of trends and to estimate long-term needs of the community. Additionally, past plans including the South Wenatchee Action Plan, Wenatchee Comprehensive Plan, Wenatchee Housing Code update, Homeless Housing Strategy Plan and current planning efforts such as the Pedestrian Master Plan all take a look at the intersection of demographics and provide significant insight and data for consideration.

Each of these planning efforts include insight from a broad spectrum of community stakeholders including local homeless service providers, social service agencies, business representatives, government officials and private citizens. In addition to applying previous community input, staff held three workshops with the City Council, attended two Planning Commission meetings and utilized the feedback of the Consolidated Plan Advisory Group. More formally, notice of a 30-day comment period was published in the Wenatchee World informing the community of a public hearing held at a regularly scheduled City Council meeting on April 22, 2021.

Community input contributes to the development of the Annual Action Plan by helping to identify the following:

- Common concerns and patterns across all sectors
- Concerns and needs unique to specific sub-populations
- Resources that can be accessed in implementing strategies
- Opportunities for increased communication and collaboration among organizations

Summary of Public Comments

A public notice was published in the Wenatchee World on March 22, 2021 notifying the community of the 30-day comment period for the 2020-2024 Consolidated Plan which includes the 2020 Annual Action Plan and the opportunity to attend a public hearing at the regularly scheduled City Council meeting on April 22, 2021.

The 2020-2024 Consolidated Plan which included the 2020 Annual Action Plan was adopted by the City Council on April 22, 2021 following a public hearing. Comments received are below:

Lead & Responsible Agencies

The City of Wenatchee is a CDBG entitlement, and therefore, serves as the lead agency and administrator for the City's CDBG funds.

Annual Plan Public Contact Information

City of Wenatchee
Community & Economic Development Department
Brooklyn Holton, Neighborhood and Community Services Coordinator
1350 McKittrick Street
Wenatchee, WA 98801
Phone: (509)888-3258
Email: bholton@wenatcheewa.gov

Public Consultation

Introduction

The 2020 Annual Action Plan was developed with careful consideration of public comment that resulted from multiple planning efforts including that of the Regional Assessment of Fair Housing, 2020-2024 Consolidated Plan, 2019-2024 Homeless Housing Strategic Plan and the process of the Pedestrian Master Plan. In addition, a public hearing held on April 22, 2021 provided an additional opportunity to provide feedback.

Summary of activities to enhance coordination between housing providers, health providers, mental health providers, and service agencies

The City of Wenatchee works continuously to enhance coordination between housing providers, health providers, mental health providers, and social service agencies in the region. Specific examples include:

- Homeless Task Force: The City coordinates and chairs the Homeless Task Force which is comprised of local elected officials and community leaders. The role of the committee is to guide the development of the Chelan-Douglas Homeless Plan and to identify annual funding priorities for homeless services.
- Homeless Task Force Advisory Committee: The City coordinates and chairs the Homeless Task Force Advisory Committee which is comprised of representatives from local organizations that provide homeless housing services, health services, mental health & substance abuse services, and other social services. The role of the Task Force is to provide a forum for enhanced communication and coordination between these partner organizations.
- Chelan Douglas Tenant Landlord Liaison Program: The City coordinates and chairs this committee which is comprised of representatives from local housing programs. The committee is focused on addressing barriers homeless and low-income residents face when attempting to obtain and maintain affordable rental housing.
- The Housing Authority of Chelan County & the City of Wenatchee: The HA operates multi-family housing units and administers Section 8 and Housing Choice Vouchers. The City works closely with the Housing Authority to coordinate and leverage resources whenever possible.
- Mental Health Stakeholders: Catholic Family Services provides intensive community-based mental health services in Wenatchee and is a huge partner and supporter of community empowerment and enhancing quality of life.
- Interagency Meeting: Monthly meetings are held to provide an opportunity to the social service providers and the community to connect and become educated about on-going

and new social services offered. Many organizations and individuals are represented each month supporting such a valuable meeting.

- **Serve Wenatchee Valley:** As a coordinator of social services, Serve Wenatchee Valley has been an asset to the community and local leaders by assisting with tangible needs, hosting community events, providing topic specific giveaways and organizing events to provide support for local leadership.
- **Wenatchee Downtown Association:** Supporters and enthusiasts for local small businesses, historic downtown, local culture and volunteers, the Wenatchee Downtown Association believes in the value of each individual's contribution. The mission to strengthen and enrich the downtown experience provides a unique vision into the community and valuable input into the planning ideas.
- **North Central Accountable Community of Health (NCACH) Chelan-Douglas Coalition for Health Improvement (CD-CHI):** local stakeholders who share a vision of connected, responsive, and pro-active regional health by engaging a wide variety of partners to build a healthier North Central Washington through Whole Person Care.

Describe coordination with the Continuum of Care & efforts to address the needs of homeless individuals and individuals at-risk for homelessness

The City serves as the lead agency for the Chelan-Douglas Homeless Housing Strategic Plan and acts as the lead entity for administering state and county homeless funding (i.e. the Consolidated Homeless Grant, Chelan-Douglas County Homeless Funds, Chelan County Low-Income Housing Funds and the Emergency Solutions Grant). This entails working with the Washington State Department of Commerce regarding the Balance of State Continuum of Care that includes Chelan and Douglas counties. This also entails working with the Homeless Task Force, which is responsible for implementing the Plan. The committee is also responsible for identifying funding priorities and determining annual funding allocations. Implementation of the Homeless Plan is administered by the City with input and support from the Homeless Task Force.

Describe consultation with the Continuum of Care that serves the State in determining how to allocate ESG funds; develop performance standards; evaluate outcomes of projects assisted by ESG funds; and develop funding, policies and procedures for the operation and administration of HMIS

The City is part of the Balance of State Continuum of Care, and participates as a member of the State's Continuum of Care/Balance of State Committee. The City administers its programs and manages its sub grantee agreements, including HMIS administration, in compliance with the requirements, standards, and policies/procedures established by the Washington State Department of Commerce.

Describe organizations that participated in the consultation process and describe the City's consultations with housing, social service, & other community agencies

The City has continued to take into careful consideration feedback from a wide variety of organizations within Chelan and Douglas counties as outlined in the table below. Each organization listed has had the opportunity to provide feedback either through one-on-one interviews, discussions in regular meetings or via email response considering the limitations imposed due to coronavirus. Continued community input contributes to the development of the Annual Action Plan by helping to identify the following:

- Common concerns and patterns across all sectors
- Concerns and needs unique to specific sub-populations
- Resources that can be accessed in implementing strategies
- Opportunities for increased communication and collaboration among organizations

INCLUDE HERE ALL AGENCIES CONTACTED FOR REVIEW AND FEEDBACK ON PLAN.

Other Local/Regional/State/Federal Planning Efforts

Recommendations from a number of local and regional plans were considered when developing the 2020 Annual Action Plan:

Name of Plan	Lead Organization	How do the goals of the Annual Plan overlap with the goals of each plan?
Continuum of Care	Washington State Department of Commerce	The City of Wenatchee is part of the Balance of State Continuum of Care, and participates as a member of the State's Continuum of Care/Balance of State Committee. Information and input from this committee was incorporated into the Annual Plan.
Imagine South Wenatchee	City of Wenatchee	In 2012, the city facilitated a comprehensive visioning process which included conducting a sustainable design assessment. The resulting Sustainable Design Assessment Report included key recommendations focused primarily on the predominately low-income South Wenatchee area. Recommendations from this report were incorporated into the 2020-2024 Consolidated Plan and Annual Action Plan
Wenatchee Urban Area Comprehensive Plan	City of Wenatchee	The goals of the Comprehensive Plan are broader in scope than the goals of the Consolidated Plan. However, it aligns with Comprehensive Plan goals for housing affordability; housing equity; coordination with service agencies & community advocates; & entrepreneurial support.
Chelan-Douglas Homeless Housing Strategic Plan	City of Wenatchee	<p>The City of Wenatchee serves as the lead entity for overseeing the development and implementation of the Homeless Housing Strategic Plan. As CDBG has limited resources, the City looks to the implementation of this plan to support housing needs for vulnerable populations through the six (6) identified priorities:</p> <ol style="list-style-type: none"> 1. Increase capacity and strengthen practices to prevent housing crises and homelessness 2. Identify and engage all people experiencing homelessness as quickly as possible 3. Provide access to temporary accommodations to all unsheltered people experiencing homelessness who need it 4. Streamline and improve the coordinated entry process and its connections to housing and services 5. Assist people to move swiftly into permanent housing with appropriate and person-centered services 6. Prevent returns to homelessness through connections to adequate services and opportunities
Code Enforcement Report	City of Wenatchee	Key recommendations from the Code Enforcement report included supporting neighborhood revitalization efforts, promoting voluntary compliance, and conducting evaluations to measure results.
Community Health Needs Assessment	Action Health Partners	The Community Health Needs Assessment was completed in 2019 and collected regional data from multiple health indicators to identify community needs in the region. Included as a top-ten potential need were Affordable Housing, Employment and Transportation (these meet Goals #1 and #2 of the Consolidated Plan) and aligning with Goal #3 of supporting public services are the needs for nutrition, education and support for individuals related to substance use or teen pregnancy. Priorities that can positively affect the health of the community align seamlessly with CDBG projects.
OTHERS?		

Participation

Summary of Citizen Participation Process & Its Impact on Goal Setting

The 2020 Annual Action Plan was developed with careful consideration of public comment that resulted from multiple planning efforts including that of the Regional Assessment of Fair Housing, 2020-2024 Consolidated Plan, 2019-2024 Homeless Housing Strategic Plan and the process of the Pedestrian Master Plan. In addition, a public hearing held on April 22, 2021 provided an additional opportunity to provide feedback.

While developing the 2019 Annual Action Plan, careful consideration of past community feedback and professional recommendation was taken. The information referenced was provided by a broad spectrum of community stakeholders including local homeless service providers, social service agencies, business representative, government officials and private citizens.

Community input contributes to the development of the Annual Action Plan by helping to identify the following:

- Common concerns and patterns across all sectors
- Concerns and needs unique to specific sub-populations
- Resources that can be accessed in implementing strategies
- Opportunities for increased communication and collaboration among organizations

Outreach Target	Outreach Method	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted & Reasons

Expected Resources

Introduction

In addition to CDBG funding, the City of Wenatchee receives state and local funding to support homeless Continuum of Care activities. Anticipated funding for 2020 is outlined in the table below.

Program	Funding Source	Funding Priority	Current Year Allocation	Expected Amount Available for Con Plan	Description
CDBG	HUD	Grant Administration	\$47,450	\$184,000	Planning for and managing CDBG program
		Housing & Infrastructure and Economic Development	\$154,224	\$598,000	Increase access to housing options and multimodal transportation
		Public Services	\$35,585	\$138,000	Enhance capacity of service agencies
Consolidated Homeless Grant	Chelan-Douglas Counties Homeless Housing Funds	Reduce Homelessness	\$900,000	\$3,600,000	Activities approved through the Chelan Douglas Homeless Plan
	Chelan County Low-Income Housing Funds		\$48,000	\$192,000	Emergency shelter operations and affordable housing construction

	State Consolidated Homeless Grant		\$678,871	\$2,715,484	Homeless services including emergency shelter, transitional housing, permanent-supportive housing, outreach & rental assistance
	CV-Emergency Solutions Grant		\$795,228	\$0	Rent assistance, emergency shelter, outreach services

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 match requirements for the homeless funds described above will be met without the use of CDBG funds.

Annual Goals and Objectives

Goals Summary Information

The following table provides a summary of the major goals and funding allocation for the 2020 program year.

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Development of Housing and Public Amenities	2020	2024	- Affordable Housing - Non-Housing Community Development - Economic Development	City of Wenatchee	-Housing Options -Multimodal Transportation -Economic Sustainability	- CDBG: \$154,224	- Housing Benefit - Public Facility or Infrastructure Activities for Low/Moderate - Businesses Assisted
2	Support Public Services	2020	2024	Public Services	City of Wenatchee	-Non-Homeless Special Needs	- CDBG: \$35,585 - CDBG-CV 1 : \$64,593 - CDBG-CV 3: \$227,788	- Public Service Activities for Low/Mod Income Housing Benefit
3	Grant Administration and Planning	2020	2024	- Other	City of Wenatchee	ALL	- CDBG: \$47,450	- Other

Detailed Goal Descriptions

1	Goal Name	Expand Development of Housing and Public Amenities
	Goal Description	<p>The 2020 Annual Plan will promote the development of housing and public amenities by:</p> <ul style="list-style-type: none"> • Seeking to improve housing options through new/rehabilitated units of varying size • Measuring capital investment for multimodal infrastructure/facilities • Exploring the option to establish a HOME consortium in the region • Reviewing effectiveness of Code Enforcement and voluntary compliance support • Evaluating opportunities to increase local access to recreational infrastructure/facilities • Implementing the Assessment of Fair Housing goals and strategies
2	Goal Name	Enhance Economic Development
	Goal Description	<p>The 2020 Annual Plan will enhance economic development by:</p> <ul style="list-style-type: none"> • Exploring programs that support the stabilization of microenterprises and small businesses • Reviewing opportunities to increase access to workforce education and job skill development • Beginning considerations for physical improvements to microenterprises and small businesses
3	Goal Name	Support Public Services
	Goal Description	<p>The 2020 Annual Plan will support public services by:</p> <ul style="list-style-type: none"> • Considering the special needs identified in the Consolidated Plan and looking at greatest needs related to access to housing, economic stabilization and community development

Projects

Introduction

The 2020 Annual Action Plan includes the projects listed below that align with the strategic goals of the City's Consolidated Plan.

	Project Name
1	Program Administration & Planning
2	Public Improvements: Multimodal Infrastructure/Facilities
3	Public Improvements: Code Enforcement
5	Public Services: Public Service RFP Release / COVID response
6	Public Services: Code Enforcement Referral & Debris Removal Program

Project Summary Information

Project summary information is based on an estimated amount of funds the City of Wenatchee will be awarded for the Community Development Block Grant. If availability of funds differs from the estimate, changes will be made proportionally.

1	Project Name	Program Administration & Planning
	Goals Supported	<ul style="list-style-type: none"> – Expand Development of Housing and Public Amenities – Enhance Economic Development – Support Public Services
	Funding	CDBG: \$47,450
	Description	City staff will oversee implementation of projects including project management, fiscal administration, & reporting.
2	Project Name	Public Improvements: Multimodal Infrastructure/Facilities
	Target Area	City of Wenatchee
	Goals Supported	Expand Development of Housing and Public Amenities
	Needs Addressed	Public Facility or Infrastructure Activities for Low/Moderate
	Funding	CDBG:\$117,524
	Description	City staff are part of a Complete Street Leadership Academy cohort focused on creating accessible public infrastructure and facilities for all users of all ages and abilities. In addition, the City is working to complete the Pedestrian Master Plan and this project will support the implementation of both.
3	Project Name	Public Improvements: Code Enforcement
	Target Area	South-Central Wenatchee Core
	Goals Supported	Expand Development of Housing and Public Amenities
	Needs Addressed	Affordable Housing, Housing Options
	Funding	CDBG: \$36,700

	Description	Code Enforcement activities within the targeted low -income neighborhoods of South-Central Wenatchee Core
5	Project Name	Public Services: RFP Release & COVID response
	Goals Supported	Support Public Services
	Needs Addressed	Public Service Activities for Low/Mod Income Housing Benefit
	Funding	CDBG: \$30,000 CDBG-CV 1: \$64,593 CDBG-CV 3: \$227,788
	Description	The City will consider the elements from the Needs Assessment, Special Needs Assessment and the affect COVID has had on Wenatchee households related to housing, employment, food, transportation and education and explore the option for releasing an RFP for agencies to distribute services.
6	Project Name	Public Services: Code Enforcement Referral & Debris Removal Program
	Target Area	City of Wenatchee
	Goals Supported	Support Public Services
	Needs Addressed	Public Service Activities for Low/Mod Income Housing Benefit
	Funding	CDBG: \$5,585
	Description	The City of Wenatchee's Code Enforcement staff will oversee the Code Enforcement Referral & Debris Removal program. The program assists low -income residents in responding to code enforcement violation notices.

Project Funding

The project funding amounts listed above are estimates. If the City's actual allocation amount plus amount available from the previous year plus program income is different than the estimated amount above, the City will increase/decrease the project budgets as follows: 1.) Adjust Public Services projects to constitute 15% of the total allocation; 2.) Adjust the Administration project to constitute 20% of the total allocation; and 3.) Adjust the multimodal infrastructure/facilities to accommodate the remaining amount after the 15 and 20% are allocated.

Pre Award Costs

Due to possible conflict between the submittal deadline for the Annual Action Plan and the award allocation being provided from the U.S. Department of Housing and Urban Development and the need to ensure program and project success continues in our community, City staff incurred costs to the 2020 CDBG Program.

Geographic Distribution

Geographic Areas to be Assisted

The geographic area of projects is a city-wide approach with an emphasis on low- and moderate income households for public services.

Rationale Allocating Investments Geographically

The City does not propose geographic priorities in the 2020-2024 Consolidated Plan period. Responding to the needs of housing, employment and social services requires a breadth of focus areas that serve different geographic areas of Wenatchee. The City's land use and zoning code support the development of residential and commercial areas in an appropriate way to honor the integrity, identity and functionality of each area. This regulatory framework ensures strategic implementation is paired with adequate capacity of infrastructure.

Supporting public services is a city-wide priority and by looking at the entire geographic layout allows the equitable promotion of services to all community members in need of access. This broader viewpoint also supports the more regional-level approach taken in the Assessment of Fair Housing.

As demonstrated in the Consolidated Plan (Figure 33), neighborhoods of Wenatchee have higher rates of households with a low- to moderate-income level indicating higher rates of poverty in these areas. Block groups with higher levels of low- to moderate-income households have adjusted since the 2013-2019 Consolidated Plan was written and it is likely that with the ever-increasing costs related to residential development that affordability among neighborhoods will change over the course of the 2020-2024 Consolidated Plan timeline. This is a significant indicator of the need to address housing, employment and public services from a city-wide approach.

Affordable Housing

Introduction

There is an excessive housing cost burden on low-income residents, and the low rental vacancy

rate provides a disincentive to rental property owners to accommodate low-income tenants. Additionally, many renters are over-housed, as there is a shortage of single unit rental properties. In 2020, the City of Wenatchee will utilize the Assessment of Fair Housing goals and strategies for supporting access to affordable housing.

Affordable Housing Goals

One Year Goals for the Number of Households to be Supported	
Homeless	300
Non-Homeless	50
Special-Needs	150
Total	500

One Year Goals for the Number of Households Supported Through	
Rental Assistance	500
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	500

Public Housing

Introduction

Wenatchee does not have a traditional public housing project. However, the Housing Authority of Chelan County & the City of Wenatchee provides a range of housing services including:

- Low-income housing for families, seniors, and individuals with disabilities
- Section 8 tenant-based housing vouchers
- Section 8 Family Self-Sufficiency program
- Agricultural & migrant housing

The Housing Authority owns and manages three multi-family properties in Wenatchee. These developments were built 20 - 30 years ago, and therefore, are beginning to require repairs and rehabilitation. The total rehabilitation cost is estimated to be \$1.4 million dollars.

Actions Planned to Address Public Housing Needs

The City of Wenatchee has a long-standing and positive working relationship with the local Housing Authority. They have plans to create access to additional units throughout the region. Additionally, future CDBG funds allocated to infrastructure improvements (i.e. sidewalks, lighting) may be targeted to areas surrounding the Housing Authority's low-income housing properties.

Actions Planned to Encourage Public Housing Residents to Participate in Homeownership

The Housing Authority offers their clients a self-sufficiency educational program which includes information on money management, home care, and life skills. They also offer an escrow incentive program to foster home ownership.

Homeless and Other Special Needs Activities

Introduction

The City of Wenatchee administers the following homeless funds on behalf of Chelan and Douglas counties: The Consolidated Homeless Grant, Chelan-Douglas County Homeless Funds, and Chelan County Low-Income Housing Funds. These funds are anticipated to provide a total of \$1.5 million in funding in 2020. Consequently, the City will not designate specific CDBG funds to homeless projects. It has, however, aligned CDBG goals and activities with goals and strategies identified in the Assessment of Fair Housing.

A recurring theme in both the City's Consolidated Plan and the Chelan-Douglas Homeless Plan is the need to adopt a two-pronged approach to addressing homeless needs. This dual approach targets specific support services for homeless populations (i.e. youth, families, Veterans, the chronically homeless) while also pursuing community-wide measures to bring about systemic change that will enable low-income residents to move out of poverty. Specific goals and activities that support this dual approach are described below.

One-Year Goals & Actions for Reducing Homelessness

The following goals and activities will be pursued in 2020 to reduce homelessness in the region:

- Promote & fund a balanced mix of services that will meet the diverse needs of homeless individuals including children/teens; individuals with mental health and/or substance abuse issues; individuals with disabilities; Veterans; the chronically homeless; & those at-risk for homelessness.
- Prioritize a rapid rehousing approach that centers on providing homeless people with permanent housing quickly and then providing progressive support services as needed.
- Prioritize a targeted prevention approach that focuses on helping individuals at-risk of homelessness maintain their housing, thereby preventing homelessness.
- Manage a coordinated entry system in which homeless individuals who are seeking social services are able to quickly and easily locate and connect with services that best meet their needs.
- Develop simple & effective data systems in order to better quantify services, evaluate effectiveness, and identify gaps/opportunities for improvement.
- Allocate resources based on identified community needs and the achievement of targeted performance outcomes.
- Promote communication and collaboration among local social service providers.
- Promote public awareness/education and seek out broad-based community input.

Barriers to Affordable Housing

Introduction

Wenatchee is confined by the confluence of two rivers and the encirclement of the Cascade Foothills. While contributing to the visual and recreational appeal of the community, it seriously limits development. Limited developable land has raised the cost of land and deterred some would-be investors in residential and commercial property.

Actions Planned to Remove Negative Effects of Public Policies That Serve as Barriers to Affordable Housing

The City plans to mitigate the negative effects of public policies that may serve as barriers to affordable housing by undertaking the following actions:

1. Facilitating multi-family housing and infill residential development including in commercial areas.
2. Implementing recent Housing Code updates
3. Utilizing public infrastructure incentives to promote additional residential development.
4. Promoting awareness of population demographics and housing needs with the development/real estate community.
5. Increasing economic opportunities to improve employment and wages.

Other Actions

Introduction

The 2020 Annual Action Plan includes a variety of other actions that will address HUD requirements & support the objectives outlined in the City's Consolidated Plan. These specific actions are described below.

Actions Planned to Address Obstacles to Meeting Underserved Needs

The City will continue to conduct public outreach to ensure that the broader community is aware of the needs and opportunities identified in the Consolidated Plan and Annual Action Plan. In addition, the City will actively work to engage potential employer and landlord partners in overcoming obstacles to employment and housing. In 2016, that City of Wenatchee completed a Limited English Proficiency (LEP) Plan and will continue these efforts. The City will also continue to provide Section 3 information to local businesses and individuals as a result of the City of Wenatchee receiving over \$200,000 in CDBG funding for the 2020 program year.

Actions Planned to Foster and Maintain Affordable Housing

The City will take the following actions to foster and maintain affordable housing:

- The City will communicate regularly with local property owners/managers to identify potential barriers to maintaining affordable housing. This information will be used to update the Consolidated Plan and follow-on Annual Action Plans.
- The City will continue to facilitate the Landlord/Tenant Outreach Committee. This committee is made up of representatives from local housing providers. Its focus is to address barriers their clients face when attempting to obtain affordable rentals. Activities include: 1) Recruiting landlords who are open to renting to vulnerable populations; 2) Providing landlord liaison assistance when problems arise between landlords/tenants; 3) Providing education and training for both landlords and tenants on their respective rights and responsibilities.
- The City manages homeless dollar allocations and will continue to provide support for agencies that are strong advocates of fair housing and access to affordable housing.

Actions Planned to Reduce Lead-Based Paint Hazards

The City's Code Enforcement staff will address lead-based paint issues that arise. In addition, the City will include lead-based paint hazard information in community education and outreach materials.

Actions Planned to Reduce Number of Poverty-Level Families

The Plan's focus on reducing housing cost burden and increasing literacy and employability for low-income residents will help to decrease the number of poverty-level families in the region.

Actions Planned to Develop Institutional Structure

Working with community partners, the City will improve institutional structure by defining which services are best delivered by government and which are best delivered by the private, non-profit, and faith-based sectors.

Actions Planned to Enhance Coordination between Housing Providers & Social Service Agencies

Actions taken by the City in developing the Consolidated Plan, such as conducting community outreach and facilitating community-based committees, have continued on an ongoing basis. Input from these activities aided in the development of the 2020 Annual Action Plan and will be used for future planning efforts. These actions also promote greater coordination and communication between public/private housing agencies and other social service agencies.

In 2015, the City coordinated a major effort to improve coordination among social service agencies through the development of a Coordinated Entry system which was launched in October 2015. Coordinated Entry significantly improves coordination between service agencies by establishing a common intake & assessment process that enables homeless providers to determine services that best meets the needs of the client. In addition, the system established a standardized referral process between service agencies in the area.

In 2020, the City will continue to manage the coordinated entry system including system evaluation and program improvements.

Program Specific Requirements

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. Estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%

REGIONAL ASSESSMENT OF FAIR HOUSING (AFH)

In partnership, the City of Wenatchee, City of East Wenatchee and the Housing Authority of Chelan County and the City of Wenatchee developed a regional AFH to analyze the local fair housing landscape and set fair housing priorities and goals by assessing (1) patterns of integration and segregation, (2) racially or ethnically concentrated areas of poverty, (3) disparities in access to opportunity, and (4) disproportionate housing needs.

DRAFT

TABLE OF CONTENTS

Cover Sheet	2
Executive Summary	2
Community Participation Process	5
Assessment of Past Goals and Actions	7
Fair Housing Analysis	17
Demographic Summary.....	17
General Issues	21
Segregation/Integration.....	21
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs).....	25
Disparities in Access to Opportunity.....	27
Disproportionate Housing Needs.....	39
Publicly Supported Housing Analysis	43
Disability and Access Analysis	46
Fair Housing Enforcement, Outreach Capacity, and Resources Analysis	51
Fair Housing Goals and Priorities	54

Cover Sheet

1. *Submission Date:*
2. *Submitter Name:* Brooklyn Holton, City of Wenatchee
3. This is a joint submission
4. Included in this joint submission are the City of Wenatchee, City of East Wenatchee and the Housing Authority of Chelan County and the City of Wenatchee; two CDBG consolidated plan participants and one PHS; respectively.
5. *For PHAs, Jurisdiction in which the program participant is located:* Wenatchee, WA
6. *Submitter members (if applicable):* Lori Barnett and Alicia McCrae
7. Sole or lead submitter contact information:
 - a. Brooklyn Holton
 - b. Neighborhood and Community Services Coordinator
 - c. Community Development
 - d. 1350 McKittrick Street
 - e. Wenatchee
 - f. WA
 - g. 98801
8. Period covered by this assessment: 2020 – 2024
9. This is an initial AFH
10. *To the best of its knowledge and belief, the statements and information contained herein are true, accurate:* Confirmed.

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 Assessment of Fair Housing (AFH) is used to analyze the local fair housing landscape and set fair housing goals and strategies. This process looks at (1) patterns of integration and segregations; (2) racially or ethnically concentrated areas of poverty; (3) disparities in access to opportunity; and (4) disproportionate housing needs. Included in this plan are four sections:

- Community Participation
- Assessment of Past Goals/Actions
- Fair Housing Analysis
- Goals and Strategies

Beginning in 2017, the process to develop the AFH required a Consolidated Plan extension and program year adjustment by the City of Wenatchee in order to align with East Wenatchee and allow for the City of Wenatchee, City of East Wenatchee and the Housing Authority of Chelan County and the City of Wenatchee to collaborate on a regional AFH. The request for extension was approved and upon completion of Wenatchee's Consolidated Plan update, contracting to develop a regional AFH began the formal process.

At the same time in 2018, the Chelan Douglas Homeless Housing Strategy Plan update was taking place and provided an opportunity for coordinated engagement. Utilizing the feedback provided by the Homeless Task Force, Homeless Task Force Advisory Committee and additional

community stakeholders provided significant insight into the challenges facing individuals experiencing, or at risk of experiencing, homelessness; including our most vulnerable populations. The comprehensive assessment for the Homeless Plan guided priority, goal and strategy selection in the AFH process especially adoption of Goal #2 below.

In addition to the Homeless Plan outreach, in-person interviews, a bilingual (English and Spanish) community survey, incorporation of regional plans/policies and the Consolidated Plan Advisory Group provided feedback related to the most significant impediments and access issues found in Chelan and Douglas counties. In addition, the AFH partners provided access to the community for commenting during adopting in the following ways:

- City of Wenatchee held a public hearing on April 22, 2021 at a regularly scheduled City Council meeting as part of the Consolidated Plan adoption. Notice was provided via the Wenatchee World, City of Wenatchee website and distributed electronically through the Consolidated Plan Advisory Group, Homeless Task Force Advisory Committee, Mental Health Stakeholders, Chelan Douglas Coalition for Health Improvement and a general stakeholder group that has supported previous plan development efforts.
- City of East Wenatchee...
- The Housing Authority...

The top concerns from the combined outreach efforts included concern for housing availability and options for low- and moderate-income households as a result of increased cost of housing due to many social and environmental factors. Awareness and resources about fair housing and local barriers to fair housing was also a concern which guided adopted of Goal #3 below.

The U.S. Department of Housing and Urban Development (HUD) provided data for seven opportunity indicators (low poverty, school proficiency, labor market, transit, low transportation costs, job proximity and environmental health) that were used to analyze the two-county region; Chelan and Douglas counties. Found in the “Disparities in Access to Opportunity” section, data demonstrated that access to opportunity becomes increasingly limited as residents disperse from the Wenatchee Valley area that is home to the urban centers Wenatchee and East Wenatchee.

By HUD data standards, the two-county area does not have identified Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) or high levels of segregation. Although geographic areas are not identified, much of the data demonstrates groups above and below the federal poverty line experiences significant levels of disparities such as:

- Hispanic households above and below the federal poverty line have a lower index rating related to exposure to poverty, access to quality school and labor force participation.
- Native Americans (Non-Hispanic) above and below the federal poverty line have the lowest score in utilization access to public transit.
- White (Non-Hispanic) households above the federal poverty line and Black (Non-Hispanic) households below the poverty line have a smaller index rating for experiencing low transportation costs.
- Black (Non-Hispanic) above the federal poverty line and Native American (Non-Hispanic) below the federal poverty line, both have the lowest scores related to access to employment and exposure to environmental toxins.

HUD directs grantees to consult a list of pre-identified contributing factors in order to create fair housing goals and associate strategies for addressing prioritized indicators. Data and feedback led to the prioritization of eleven contributing factors (scoring a rating of 65 or above).

- Location and type of affordable housing
- Availability of affordable housing units in a range of sizes
- Quality of affordable housing information programs
- Lack of resources for fair housing agencies and organizations
- Source of income discrimination
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of public fair housing agencies and organizations
- Lack of regional cooperation
- Lack of assistance for housing accessibility modifications
- Lack of affordable, in-home, or community-based supportive services
- Lack of community revitalization strategies

A full list of contributing factors and their associated ranking is available under “Fair Housing Goals and Priorities” at the end of this plan. While there are no HUD-identifies R/ECAPs or areas of segregation, these contributing factors are experienced by many community members and most likely by households with limited income, renters or those identifying with a minority race/ethnicity. In order to address these issues in collaboration, the City of Wenatchee, City of East Wenatchee and the Housing Authority have identified the following goals:

1. Support the implementation of housing policies and programs that increase available housing units and housing options.
2. Increase access to housing services and supportive housing options for vulnerable populations.
3. Provide education and support community efforts to enforce Fair Housing rights and responsibilities with renters, property managers, homeowners and real estate professionals.

Goal #1 recognizes significant movement in the region around housing-focused policy updates while acknowledging there is much opportunity to be had in the jurisdictions and communities throughout the two-county area. Efforts that can support movement on this goal include the City of Wenatchee housing code update and the “Housing in Our Valley” reporting completed by Our Valley, Our Future; Nuestro Valle, Nuestro Futuro.

Goal #2 builds on the regional collaboration surrounding housing services focused on supporting access to permanent, stable housing for low- and moderate-income households. The goals and strategies identified in the Chelan Douglas Homeless Housing Plan align with the priority populations of the AFH. Supporting broad implementation of that plan is an effective way to address the contributing factors as the plans cover the same geographic service area.

Goal #3 responds to the need for both housing providers and occupiers have a right to be informed of Fair Housing law and policies. A bilingual education campaign that is focused regionally will support expanding education and workshop opportunities for all.

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 person 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.*
- 2. Provide a list of organizations consulted during the community participation process*
- 3. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.*
- 4. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.*

The community engagement process began late summer of 2019 in step with the Chelan Douglas Homeless Housing Strategic Plan update. Staff worked to collect local and regional data from multisector sources and conducted in-person interviews with stakeholders representing regional service agencies, local governments, housing trust, real estate and residents. Information gathered during 2019 and the early months of 2020 contributed to the foundation for clearly communicating to stakeholders the progress since the previous Analysis of Impediments and where the region stands currently.

Due to COVID-19, the vast majority of community engagement planned for the spring and summer of 2020 was not permitted. Thus, a shift in engagement approach was required and, unfortunately, efforts for eliciting meaningful community participation were not as successful as originally intended. Limited to virtual engagement, much of the feedback was synthesized from pre-2020 data gathering sessions, online bilingual survey, review by the Consolidated Plan Advisory Group, workshops with the Planning Commission and City Council of Wenatchee and email responses from notification for adoption by each jurisdiction.

Available methods of outreach include:

- Public meeting with members of the Homeless Task Force, Homeless Task Force Advisory Committee and of the public. Prior to this meeting, a survey was to identify the top ranked strategies for each plan priority listed below that led to Goal #2 of the AFH:
 - Increase capacity and strengthen practices to prevent housing crises/homelessness
 - Identify and engage all people experiencing homelessness as quickly as possible
 - Provide access to temporary accommodations to all unsheltered homeless who need it
 - Streamline and improve the Coordinated Entry process and its connections to housing and services
 - Assist people to move swiftly into permanent housing with appropriate and person-centered services
 - Prevent returns to homeless through connections to adequate services and opportunities

- In-person interviews were conducted with the following stakeholders to review contributing factors and priority elements which supported all three AFH goals:
 - Women’s Resource Center of North Central Washington
 - Upper Valley MEND
 - Chelan Valley Housing Trust
 - Local Real Estate Professional
 - Catholic Charities Board Representative
 - City of Cashmere
 - City of Leavenworth
 - City of Chelan
- Bilingual (English and Spanish) community survey ranked contributing factors. Respondents represented the following:
 - Housing: renter, homeowner, landlord/property manager and housing services.
 - Employment: government, education, retail/service industry, clinical, agriculture, faith-based, self-employed and other.
- The Consolidated Plan Advisory Group had multiple meetings with one specific to reviewing data summaries and diving into discussion and identification of appropriate goals and associated strategies to be adopted by both City of Wenatchee and City of East Wenatchee and also specific strategies for the Housing Authority. This group included:
 - City of Wenatchee
 - City of East Wenatchee
 - Housing Authority
 - Wenatchee City Council member
 - Wenatchee Planning Commission member
 - Serve Wenatchee Valley
 - Wenatchee Church of the Nazarene
 - Pinnacles Prep Board members
 - Women’s Resource Center of North Central Washington
 - La Pera – Spanish Media
 - Wenatchee Valley College
- The Wenatchee Planning Commission and Councils of both Wenatchee and East Wenatchee were able to workshop and provide feedback regarding the AFH plan.
- A public hearing was held on April 22, 2021. When the public notice went out informing the community of the opportunity to review and comment on the AFH plan via the local official newspaper, Wenatchee World, it was also circulated through local email lists and community groups to over 500 recipients including:
 - The Homeless Task Force
 - The Homeless Task Force Advisory Committee
 - The Chelan-Douglas Coalition for Health Improvement
 - Mental Health Stakeholders

Public Comments received during the public comment period included:

Assessment of Past Goals and Actions

1. *Indicate what fair housing goals were selected by program participant(s) in recent Analysis of Impediments, Assessments of Fair Housing, or other relevant planning documents:*
 - a. *Discuss what progress has been made toward their achievement*

The City of Wenatchee City Council approved Resolution No. 2010-52 adopting the Affordable Housing Task Force (AHTF) recommendations as a guide for future City policies for the development and preservation of affordable housing. In addition, the Analysis of Impediments to Fair Housing, which references the AHTF recommendations, was adopted as part of Wenatchee's 2013-2017, now updated to 2013-2019, CDBG Consolidated Plan. The City of East Wenatchee City Council approved Resolution No. 2014-17, adopting the Analysis of Impediments to Fair Housing Choice as part of the East Wenatchee 2015-2019 CDBG Consolidated Plan. The Housing Authority submits the Housing Authority Agency Plan for review by the City of Wenatchee on an annual basis.

As recipients of funding from the U.S. Department of Housing and Urban Development (HUD), each partner has a responsibility to assess impediments to fair housing and provide recommendations for action to remedy discriminatory conditions as a part of the 5-year plans. Following are the identified impediments, associated recommended actions and the progress which has been made towards their achievement since being identified for the Consolidated Planning period that began in 2013.

CITY OF WENATCHEE PROGRESS

- **IMPEDIMENT #1: Rising housing costs and low housing vacancy rates are reducing the number of households that can afford to rent or own in Wenatchee, effectively limited housing choices.**
 - **Recommendation #1:** Study examples of other communities who have developed aggressive affordable housing strategies that provided opportunities for low- and moderate-income and members of disadvantaged groups to have improved housing choices. Utilize the Comprehensive Plan to establish policies and development standards to expand the supply of multifamily housing. Work with property owners, developers, and housing agencies to study the possible conversion of underutilized buildings suitable for rehabilitation/conversion in mixed use housing developments and encourage new multifamily developments. Further study and address single-family housing conversions to multiple dwelling unit structures, considering the demand for increased affordable housing and building life-safety requirements. Support additional efforts to increase the affordable housing supply, including strategies identified by the Affordable Housing Task Force (AHTF).
 - **AHTF Strategy #1: EDUCATION** – Strategies include (1.1) First-time homebuyer classes; (1.2) Model City Affordable Housing Project; (1.3) Homeownership Maintenance Classes; (1.4) Renter Education Classes; (1.5) One-Stop Housing Resource; (1.6) Affordable Housing Media

Campaign; (1.7) Address NIMBY-ism; (1.8) Proactive Marketing; and (1.9) New Lead-Based Paint Regulations

- **Progress:** *First-time homebuyer classes are available in Chelan and Douglas counties via group classes and one-on-one appointments offered by our real estate partners. Renter education classes have been available through the YWCA of North Central Washington and will continue through the Women's Resource Center of North Central Washington.*
- **AHTF Strategy #2: INFILL DEVELOPMENT** – Strategies include (2.1) Multifamily Tax Exemption Program; (2.2) Housing in Commercial Zoning Districts; (2.3) Cottage Housing; (2.4) Accessory Dwelling Units; (2.5) Upzoning; (2.6) Infill Development; (2.7) Zero Lot Line Development; (2.8) CBD Upper-Story Re-Use; (2.9) WMU Affordable Housing; (2.10) Increase Incentives for Affordable Housing; (2.11) Single-Family Conversion; and (2.12) Permit Ready Building Plans
- **Progress:** *The City of Wenatchee led the region with an overhaul of the housing code. The updates included amendments to the zoning and subdivision codes and adopting Residential Design Guidelines. Together, these updates will help the community develop more affordable housing options by providing a variety of housing types for all shapes and sizes of lots; encourage infill development or redevelopment on lots that may already have a residential housing unit; reductions to the minimum lot size in residential districts to provide additional options for infill and redevelopment; removal of the planned development process reducing the overall amount of time a project is in development review and minimizing procedural barriers while also providing compatibility to neighboring properties and predictability to the developer; and an increase in the allowable density to meet the comprehensive plan goals which provides options for smaller housing units on smaller lots.*
- **AHTF Strategy #3: FINANCING** – Strategies Include (3.1) Fund and Support Public & Nonprofit Agencies; (3.2) Rental Assistance Vouchers; (3.3) First-Time Homebuyer Down-Payment Assistance; (3.4) Utilize Surplus City Property (3.5) Waive/Reduce Permit Fees; (3.6) Expedited Permit Process; (3.7) Additional Revenue Strategies; (3.8) Bridge Financing; (3.9) Mobile Home Purchase Financing; (3.10) Employer Assisted Housing; and (3.11) CATCH Program
- **Progress:** *The City of Wenatchee manages the funding to support agencies that provide services such as rental assistance vouchers. Since 2013, almost \$5.5million has been allocated to communities in Chelan and Douglas counties. In addition, if a customer is completing multiple permit for a single project, a reduction in fees is able to be granted. In 2017, Wenatchee expanded the service*

area for the Multi-Family Tax Exemption program allowing additional opportunities for development projects to receive an 8- or 12-year tax exemption. There have been approximately three program partners since this expansion resulting almost 300 units.

- **AHTF Strategy #4: NEW CONSTRUCTION** – Strategies include (4.1) Planned Development; (4.2) Building Height Increase; (4.3) Expand Urban Growth Area; (4.4) Variable Lot Sizes & Housing Types; (4.5) Alternative Living Arrangements; (4.6) Model Public-Private Development Project; (4.7) Economic Analysis of Development Costs & Incentives; (4.8) Manufactured Home Parks; (4.9) Inclusionary Housing Program; and (4.10) Annexations
 - **Progress:** *The City of Wenatchee housing code update is the most effective progress for meeting strategies around new construction. In addition, through 2019, Wenatchee has had incentives tied to the planned development code that allowed bonus density for providing affordable housing, a lack of density limits in cottage housing developments and additional story to a structure in providing affordable units. In addition, the Multi-Family Tax Exemption program expanded the eligibility area to include almost the entire city. This supported new construction by providing an 8-year tax exemption on 4+ new units and a 12-year tax exemption on 4+ new units where at least 20% are affordable. Over the last seven years, the City has process around 25 annexations. In 2013, the urban growth area included 5,136 acres compared to the 9,204 acres identified in the 2019 Comprehensive Plan Update.*

- **AHTF Strategy #5: PRESEVATION** – Strategies include (5.1) Code Enforcement; (5.2) Housing Rehabilitation Program; (5.3) Rental Licensing Program; (5.4) Tenant Voluntary Reporting and Relocation Assistance; (5.5) Building Code Provisions for Rehabilitation; (5.6) Rental Housing Rehabilitation Program; (5.7) Regulate Condominium Conversions; (5.8) Preserve Manufactured Home Parks; (5.9) Rental Acquisition/Rehabilitation Program; (5.10) Crime Free Multi-Housing Program; and (5.11) Bank-Owned Property Rehabilitation Loan Fund
 - **Progress:** *The City's Code Enforcement program has increased capacity since 2013 allowing resources to be more available for supporting volunteer compliance options. Voluntary compliance allows the resident to address the deficiency in a collaborative way including the incorporation of the CDBG program that assists low- or moderate-income residents with financial resources. In addition to the updated housing code, rehabilitation programs available through public and private partnerships have supported the availability of units to low- and moderate-income residents. Program partners such as Columbia Valley Affordable Homeownership and the USDA grant and loan programs.*

- **IMPEDIMENT #2: There is a lack of access to permanent housing with supportive services for persons with disabilities, including persons with developmental disabilities, mental illness, and chronic substance abuse.**

 - **Recommendation #1:** Support permanent supportive housing and associated services for the disabled and special needs populations. Seek cooperative efforts of city government, local lenders, landlords, realtors, legal assistance, counseling programs and the state to expand the set of educational and support tools for targeted populations. Actively support corresponding strategies of the Plan to End Homelessness in Chelan and Douglas Counties.
 - ***Progress:** The Landlord Tenant Liaison Program that serves all of Chelan and Douglas Counties provides access to permanent supportive housing for individuals who are experiencing homelessness, going through a transitional housing program or who experience barriers to housing due to the need for housing support services. The goal of the LTLP is to increase availability of rental housing for persons who face barriers to moving from homelessness to permanent housing.*

- **IMPEDIMENT #3: Disadvantaged populations often lack the necessary skills and knowledge to obtain and remain in affordable housing.**

 - **Recommendation #1:** Support community organization efforts to provide low- and moderate-income persons with tools and understanding to prevent poor credit and rent histories. Focus on improving skills and knowledge of budgeting, home maintenance, credit management, loan terminology and financing, real estate transactions, tenant/landlord relations, and the dangers of predatory lending. Encourage bilingual instruction and support local banking and real estate efforts or provide culturally sensitive, bilingual assistance to homebuyers, renters and borrowers. Continuing to support English as a second language classes is also encouraged.
 - ***Progress:** Two community programs are available for supporting residents with financial management and budget creation including Numerica Credit Union and the Chelan Douglas Community Action Council. A tenant education course has been provided to the two-county area and housing support is available to residents that are in a permanent supportive housing program or those eligible for services from Volunteer Attorney Services. Both provide guidance on tenant/landlord relations, allowances and how to handle conflict. In addition to supporting programs and assistance that is available in both English and Spanish, the CDBG program has continued to supporting operational costs of the Literacy Council that provides English as a Second Language instruction.*

- **IMPEDIMENT #4: There is a lack of understanding of fair housing rights and responsibilities, particularly on the part of consumers.**

 - **Recommendation #1:** Maintain and expand as feasible the dissemination of information and education on Fair Housing rights and obligations of tenants, homebuyers, lenders, and landlords. Maintain and update fair housing information

on the City's website; encourage key community agencies to include similar information on their websites. Support efforts for conducting bilingual workshops and informational meetings targeting low- and moderate-income persons, the disabled, landlords, Hispanics and other linguistic minorities, as well as other protected groups.

- **Progress:** *The City of Wenatchee manages the Provider Training Academy which secures experts for training housing providers on recognized social service best practices. Annual Fair Housing trainings are provided including in 2020 a 2-Part option for Fair Housing in Emergency Shelters and Transitional Housing. Community members are invited to request attendance at any trainings the City organizes.*

CITY OF EAST WENATCHEE PROGRESS

- **IMPEDIMENT #5: Protected populations seeking rental or homeownership opportunities often lack the skill and knowledge to obtain and remain in affordable housing; immigrant and migrant populations are particularly impacted by a lack of financial literacy, fair housing knowledge, and by the lack of bilingual housing resources.**
 - **Recommendation #1:** Support the provision of workshops and education on unfair lending practices, including predatory lending. Take full advantage of agencies or institutions, such as the Housing Authority and People's Bank, both which provide no-cost education and/or financial counseling, fair housing training and encourage consumers to take advantage of those resources in advance of purchasing housing, vehicles and/or other goods. These workshops are offered in Spanish and English
 - **Progress:**
 - **Recommendation #2:** Support programs and activities which provide consumers with the knowledge and skills to identify and respond to their rights under fair housing laws and to understand both rental agreements and purchase agreements. The Greater East Wenatchee regions is served by the Yakima Consumer Credit office, which offers Spanish-language classes at no-cost for fair housing laws, financial counseling and first-time homebuyer classes.
 - **Progress:**
 - **Recommendation #3:** Post information about fair housing and resources on public websites and at City Hall. Post information in English and Spanish
 - **Progress:**
 - **Recommendation #4:** Support the efforts of Northwest Justice and Columbia Legal to provide legal aide, fair housing training and housing counseling and advocacy to immigrants and protected classes
 - **Progress:**
 - **Recommendation #5:** Support the provision of English language classes for persons with limited English language skills
 - **Progress:**
 - **Recommendation #6:** Encourage the availability and use of reliable translation services to benefit persons with limited English language skills

- **Progress:**
- **IMPEDIMENT #6: There is a lack of awareness of the issues related to fair housing and the impediments to fair housing, especially on the part of real estate professional and housing providers.**
 - **Recommendation #1:** Explore possible partnerships in the community (e.g., agencies, realtors, lenders, advocates) to provide a venue and materials for fair housing training and public forums and/or discussion sessions with public officials on fair housing issues facing the Greater East Wenatchee area.
 - **Progress:**
 - **Recommendations #2:** Support activities to educate the community, including real estate professionals, housing providers, landlords and tenants on all protected class fair housing rights.
 - **Progress:**
 - **Recommendation #3:** Support efforts to educate the community on the need for reasonable accommodations for persons with disabilities, including keeping service/companion animals
 - **Progress:**
- **IMPEDIMENT #7: This region has a shortage of supportive housing options for vulnerable special needs populations including those with disabilities and the elderly.**
 - **Recommendation #1:** Encourage the development of new housing to meet the projected need for elderly housing and the inclusion of an adequate supply of units accessible for the disabled
 - **Progress:**
 - **Recommendation #2:** Advocate for the retention of critical State social services programs operated by public and private sources that provide services and support for person with severe disabilities.
 - **Progress:**
 - **Recommendation #3:** Support Housing Authority testing and enforcement action against housing that is not compliant with Fair Housing Act accessibility standards.
 - **Progress:**
- **IMPEDIMENT #8: This region has a shortage of affordable housing options that is sized for families with children.**
 - **Recommendation #1:** Encourage the development of new housing with more bedrooms and amenities for families with children.
 - **Progress:**
 - **Recommendation #2:** Continue City Planning Commission's work to support land use, zoning and other policies that provide adequate housing choice to fit the needs of the population, including those in protected classes such as large family households with children.
 - **Progress:**

- **IMPEDIMENT #9: Lack of housing and supportive resources contributes to homelessness for survivors of domestic violence.**
 - **Recommendation #1:** Support SAGE programs and funding for domestic violence shelters and/or supportive services for domestic violence survivors, as well as promote education and outreach on domestic violence.
 - **Progress:**

- **IMPEDIMENT #10: This region's immigrant populations face many housing challenges, which has an impact to fair housing choice on the basis of national origin.**
 - **Recommendation #1:** Support the provision of workshops and educational programs of agencies or institutions, such as the Housing Authority, which provides no-cost education and/or counseling on fair housing training. Ensure that these workshops are offered in Spanish and English.
 - **Progress:**
 - **Recommendation #2:** Support programs and activities which provide consumers with the knowledge and skills to identify and respond to their rights under fair housing laws and to understand rental agreements and tenant rights.
 - **Progress:**
 - **Recommendation #3:** Post information about fair housing and resources on public websites and at City Hall. Post information in English and Spanish.
 - **Progress:**
 - **Recommendation #4:** Support the efforts of non-profit and volunteer attorney services to provide legal aide, fair housing training, housing counseling and advocacy to immigrants, migrant seasonal and permanent seasonal farmworkers, and other protected classes.
 - **Progress:**
 - **Recommendation #5:** Ensure fair housing strategies, such as addressing language barriers and ensuring access to services, are inclusive of the broader immigrant population whether documented or undocumented.
 - **Progress:**
 - **Recommendation #6:** Support fair housing advocates efforts to education immigrants on their right to report unsafe conditions without fear of eviction. Outreach to immigrant families, with culturally sensitive approach, is recommended to help further fair housing for this protected class of the population.
 - **Progress:**

- **IMPEDIMENT #11: Lack of affordable rental and homeownership opportunities and community resistance to affordable housing options has disparate impact on Latinos, people with disabilities an families with children, protected class groups that are disproportionately represented in the low-income population.**
 - **Recommendation #1:** Continue to support land use, zoning and other policies that provide adequate housing choice to fit the needs of the population, including those in protected classes with special needs and limited incomes.

- **Progress:**
 - **Recommendation #2:** Advocate for additional housing funding resources at the state level such as the State Housing Trust Fund. Prepare letters of support to organizations that are aggressively pursuing funding to create new housing in East Wenatchee.
 - **Progress:**
 - **Recommendation #3:** Encourage the Planning Commission to make code changes to make it easier and more affordable to develop on underutilized parcels of land; increase the density in the residential low density zoning district; increase the choice of housing by allowing duplexes in the residential low-density zoning district and providing standards for zero-lot line developments, small lot subdivisions, townhomes, cottage housing, and other housing styles; and allow more residential uses in commercial areas to provide more mixed-use options.
 - **Progress:**
 - **Recommendation #4:** Supporting housing construction and seek to encourage the provision of affordable housing by removing regulatory barriers that impact the cost to provide housing, promoting integrated neighborhoods, and providing an adequate mix of housing types. Ensure that the Zoning Code permits bonus densities for incorporating affordable housing in planned development projects, and includes other development incentives to increase the supply of available housing.
 - **Progress:**
- **IMPEDIMENT #12: Community resistance to housing for persons with disabilities, including landlord resistance to housing veterans with disabilities through the VASH program.**
 - **Recommendation #1:** Adopt a local zoning code to include group homes within the definition of single family homes.
 - **Progress:**
 - **Recommendation #2:** Adopt a local ordinance prohibiting “source of income” discrimination to address the VASH voucher discrimination.
 - **Progress:**
 - **Recommendation #3:** Supporting Housing Authority testing and enforcement action for housing discrimination on the basis of disability or source of income.
 - **Progress:**

HOUSING AUTHORITY PROGRESS

- **IMPEDIMENT #13: The need for full compliance with applicable Civil Rights laws and overcoming impediments related to race, color, sex, religion, national/ethnic origin, familial status, or disability.**
 - **Recommendation #1:** Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required.
 - **Progress:** *In 2021, The Housing Authority updated Affirmative Fair Housing Marketing Plans (AFHMP) for several properties. All Housing Authority staff participated in on-line fair housing training. The HA*

Executive Director is facilitating diversity training for all HA employees in early 2021.

- **Recommendation #2:** Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
 - **Progress:** *Lease up rates have remained status-quo and this continued through 2020 due to COVID-19.*
- **Recommendation #3:** Apply for additional Section 8 units should they become available.
 - **Progress:** *In 2020, the Housing Authority received awards for 35 additional VASH vouchers (assistance for Veterans) and 84 Special Vouchers for use by Canadian residents.*
- **Recommendation #4:** Leverage affordable housing resources in the community through the creation of mixed-finance housing.
 - **Progress:** *Proposed mixed-finance housing development in 2021 includes Entiat and Leavenworth*
- **Recommendation #5:** Pursue housing resources other than public housing or Section 8 tenant-based assistance.
 - **Progress:** *Working with small communities to expand projects with mixed-financing development plans.*
- **IMPEDIMENT #14: There is a need to remedy discrimination in housing.**
 - **Recommendation #1:** Applying for special-purpose vouchers targeted to families with disabilities, should they become available.
 - **Progress:** *Catholic Charities Housing Services received Section 811 vouchers for St. Jude's Landing.*
 - **Recommendation #2:** Apply for special-purpose vouchers targeted to the elderly, should they become available.
 - **Progress:** *Section 811 vouchers received serve elderly/disabled*
 - **Recommendation #3:** Affirmatively market to local nonprofit agencies that assist families with disabilities.
 - **Progress:** *This continues to be on-going as part of the Housing Authority's Affirmative Fair Housing Marketing Plan*
 - **Recommendation #4:** Affirmatively market to races/ethnicities shown to have disproportionate housing needs.
 - **Progress:** *The Affirmative Fair Housing Marketing Plan continues to provide guidance on outreach options and best practices.*
- **IMPEDIMENT #15: The need to promote fair housing rights and fair housing choices.**
 - **Recommendation #1:** Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate these units.
 - **Recommendation #2:** Market the Section 8 program to owners outside of areas of poverty/minority concentrations.

- **Recommendation #3:** Provide Federal/State/Local information to applicants for and participants in the Section 8 Housing Choice Voucher Program regarding discrimination.
 - **Recommendation #4:** Include the appropriate equal opportunity language and logo on all written information and advertisements
 - **Recommendation #5:** Act in accordance with the Housing Authority's Equal Housing Opportunity Policy.
- 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).*

An advantage for achieving the past goals that were previously identified for specific agencies is the coordination among regional partners to improve coordination and increase efficiencies of implementing programs, projects and funding allocation. By coming together as a two-county service area, agencies have been able to better serve clients and communicate needs with colleagues. A few significant improvements include the implementation of the Community Housing Network, development of the Landlord/Tenant Liaison Program and a fully update to the City of Wenatchee Housing Code. Designed to help individuals and families experiencing or at risk of experiencing homelessness, the Community Housing Network identifies stable housing by assessing needs and connecting clients with housing and housing support services best suited to their situation including rental assistance, transitional housing, permanent supportive housing, short-term emergency shelter or diversion referrals. Part of the Plan to End Homelessness, the Landlord Tenant Liaison Program partners private landlords in Chelan and Douglas counties with our most housing-vulnerable clients facing barriers such as past evictions, criminal background, bad credit and other often a result of circumstances not within their control. The Housing Code update is a piece of the puzzle in addressing the need for housing by improving diversity of housing types through adjustments to use and site planning for different zones.

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

Previous Analysis was conducted independently and this created an overwhelming amount of recommendations for our region to address with resources that are predominantly shared among the Regional Partners. Looking at how to better identify a comprehensive approach to selecting recommendations for prioritized impediments would both provide greater capacity for addressing past goals and ensuring that obtainment going forward is realistic.

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

Previous Analysis of Impediments were completed by each Regional Partner individually and not on coordinated years. Much has changed since each was adopted including cost of living, access to transportation and demographics while income attainment has remained a barrier. The housing demand has surpassed our supply of both owner- and renter-occupied units resulting in

exaggerated housing costs and long wait lists for housing service options. Addressing access to affordable housing at all income levels is a region-wide priority.

In addition, the fair housing workshops are well received and expanding education about rights and responsibilities for tenants and landlords in multilingual options.

Fair Housing Analysis

Demographic Summary

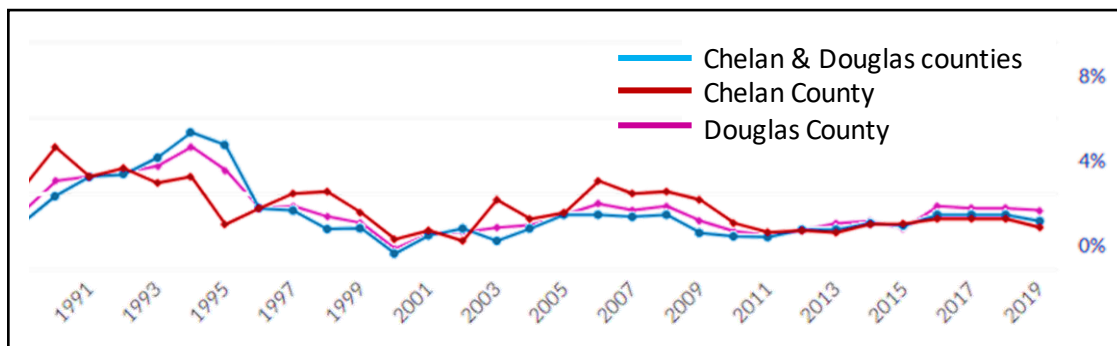
1. Describe demographic patterns in the jurisdiction and region, and describe trends over time (since 1990).

In addition to the Assessment Tool, data and maps provided by HUD, the AFFH rule encourages the use of local data and local knowledge. The area covered by the partners includes Chelan County and the Greater East Wenatchee area. The following information includes this geographic designation and data from the entire Chelan-Douglas region as it appropriately relates to trends and projections.

PEOPLE

Since 1990, the population growth rate for Chelan and Douglas counties went from 2.3% to a peak of 5.3% in 1994 followed by a decrease and leveling out with an average growth rate of 9.3% between 2010 and 2019. The growth rate pattern for the combined two counties mirrors that of Douglas County though sees an obviously different pattern for that of Chelan County from 1993 until its realignment 2005 (Figure 1)¹.

Figure 1. Population growth in Chelan and Douglas counties from 1990 to 2019

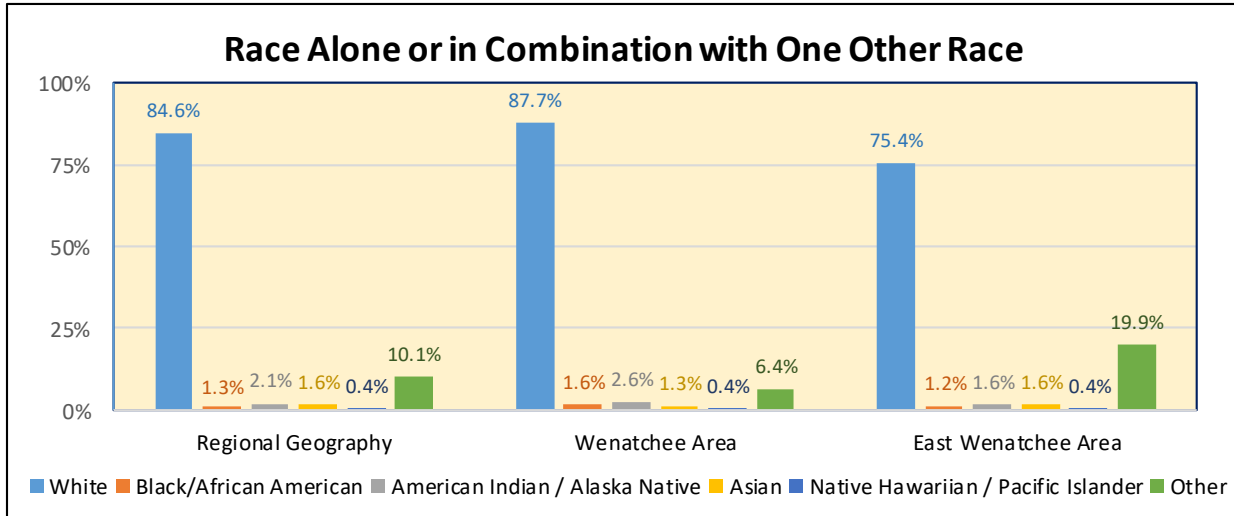


In the area regional AFH geographic area (regional geography) there are an estimated 106, 443 individuals with an almost even split between male and female with 49.7% and 50.3%, respective. The largest age group represented in the both the regional geography and East Wenatchee area is that of residents aged 45 to 54 years with 12.3% and 12.6% respectively; Wenatchee area's largest population, at 13.8%, are those aged 25 to 34 years. The smallest population groups for all three are residents 85 years or older; though Wenatchee does have a larger percentage than both the regional geography and the East Wenatchee area (3.4%, 2.7% and 2.1%, respectively).¹

1. Chelan Douglas Trends: Graph 0.1.1 Total Population & Annual Growth Rate: 1983-2019

The regional geography has the largest population of White at 87.7% followed by the Wenatchee area with 84.6% and then East Wenatchee area with 75.4%. Compared to those that identify as White, no other race has statistically significant representation (Figure 2).¹ Of all identified races in the regional geography, approximately 30% are Hispanic/Latino; this is an increase from 20% in 2000 and 10% in 1990.^{2,7}

Figure 2. Population percentage of each race represented in the three geographic areas.



The individuals that have a disability in the regional geography has decreased since 2000 from 19% to 13% by 2017.³ In 2000, there was just over 6% of those with a disability employed between the ages of 21 to 64. Even though there has been a decrease in individuals with a disability, the employment percentage, while now between 18 and 64 years, is slightly higher at 7% in the regional geography.^{4,5} This pattern aligns with the total labor force participation rate seen in Washington State between 1995 and 2018; 65.9% and 64.8% respectively.⁶

In 1990, there were 54,951 residents in the Chelan County, East Wenatchee area* As of 2017, there is an estimated 106,443 residents in the regional geography. The median household income has increased by 236% since 1990; \$23,457 to \$55,418. Similar to 1990, over 50% of households are making below the median household income; with a larger percentage now making up the top three income categories (22% for \$100,000+) in 2017 compared to 1990 (5.3% for \$75,000+).^{7,8}

HOUSING

Compared to the 21,815 households in 1990, there was an estimated 38,732 in 2017 within the regional geography. In 2018, almost 65% of units were owner-occupied in the two-county area; this is on par with percentages in Washington State and across the U.S. After a peak in 2016 of 10.6%, the regional vacancy rate has reduced to 2.3% in 2018. Additionally, the households paying 30% to 50% of their income on housing costs have reached almost 34% and 19%; respectively. Households having to spend over half of their income on housing costs almost surpassed the 2013 high of ~21% indicating a lack of affordable housing.

1. ACS DEMOGRAPHIC AND HOUSING ESTIMATES: 2013-2017 American Community Survey 5-Year Estimates: DP05

2. Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data: DP-1

3. AGE BY NUMBER OF DISABILITIES: Universe: Civilian noninstitutionalized populations: 2013-2017 American Community Survey 5-Year Estimates: C18108

4. EMPLOYMENT STATUS BY DISABILITY STATUS: Universe: Civilian noninstitutionalized population 18 to 64 years: 2013-2017 American Community Survey 5-Year Estimates: C18120

5. Profile of Selected Characteristics: 2000; Census 2000 Summary File 4(SF-4) – Sample Data: DP-2

6. Chelan Douglas Trends: Graph 2.3.6 Total Civilian Labor Force & Labor Force Participation Rate of Population Ages 16+: 1995-2018

7. Washington State Office of Financial Management: 1990 Census Demographic Profiles: County and City/Town

8. SELECTED ECONOMIC CHARACTERISTICS: 2013-2017 American Community Survey 5-Year Estimates: DP03

9. Our Valley Our Future “Where Will We Live” report: 2017

*This may be a slightly smaller geographic area than the current “regional geography” due to changes in municipal boundaries since 1990.

Over the last 10 years, the median home resale value has risen over 50% with median home prices in the regional area changing from \$224,568 in 2010, hitting a low of \$196,475 in 2013 and peaking at the end of 2019 at \$360,368. Since 2004, mortgage denials to high-income households have decrease significantly. Even still, there is a disproportionate level of denial for those that are Caucasian compared to those that are non-Caucasian and include a Hispanic ethnicity; 8% to ~15% respectively.

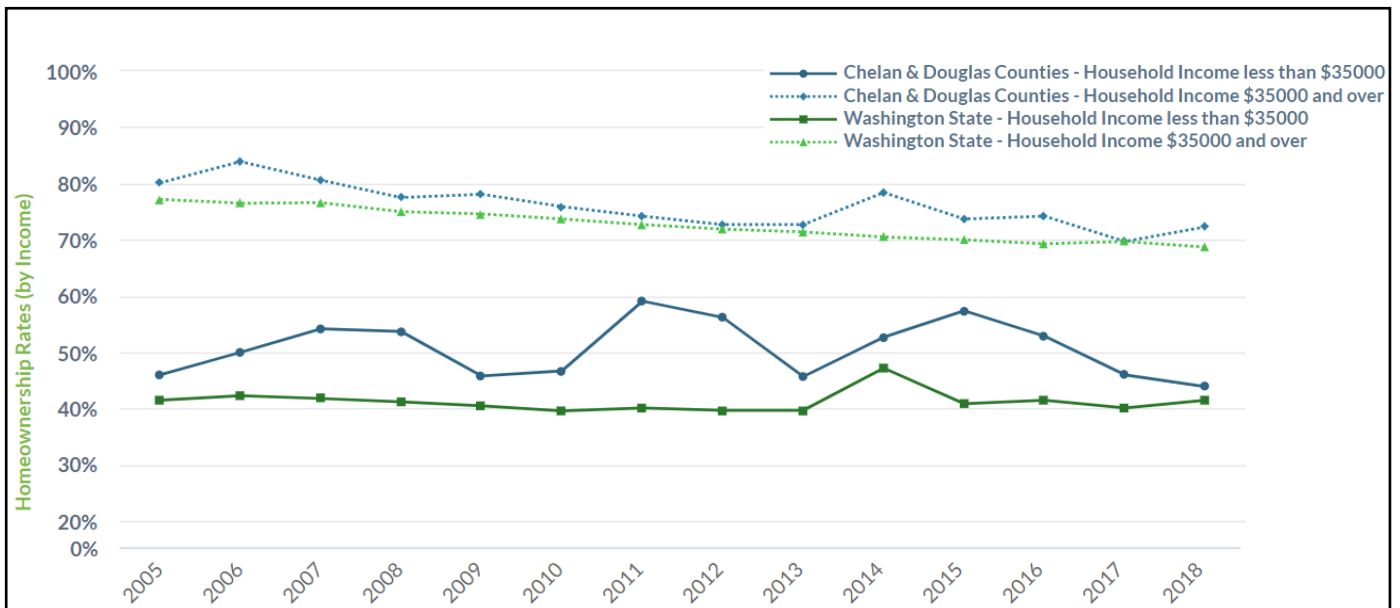
In 2017, the Our Valley, Our Future Housing Solutions Group surveyed the regional community to identify a resident point of view to connect with the hard data demonstrating a huge need for the missing middle housing; housing options for households earning between 80-175% AMI. As mentioned above, over 1/3 of residents spend more than 30% of their income on housing and affordable is defined as spending no more than that amount. Below are key findings⁹:

- Housing Availability and Affordability was identified as an “extremely important” or “important” issue to address by 71% and 23% respectively.
- The greatest challenges to buying a home in the region were identified as an inadequate supply of reasonably priced homes and an inadequate supply of homes at all levels.
- Renters facing challenges identified an inadequate supply of rental units and poor quality of available rental units as the significant factors.
- Results demonstrated that 11% of respondents renting could afford a more expensive home if available. This would allow some of the 46% paying more than they can afford to have more affordable housing options to rent
- Diversity of housing was called for by 9/10 respondents including options such as town houses, row houses, cluster housing, fourplexes, tiny homes and high-rise buildings.

Additional factors that contribute to the housing scarcity and higher than affordable costs of living include cost of materials for building, land cost and availability of land and a shortage of adequate workforce to respond to needs.

Compared to Washington State, the Chelan Douglas area has a higher rate of homeownership at any income (Figure 3). An important factor in this data is the inconsistency by which households with income below \$35,000 are homeowners; compared to the State. While the opportunity around 2010 was greater, the market is unreliable for lower income households in our region.

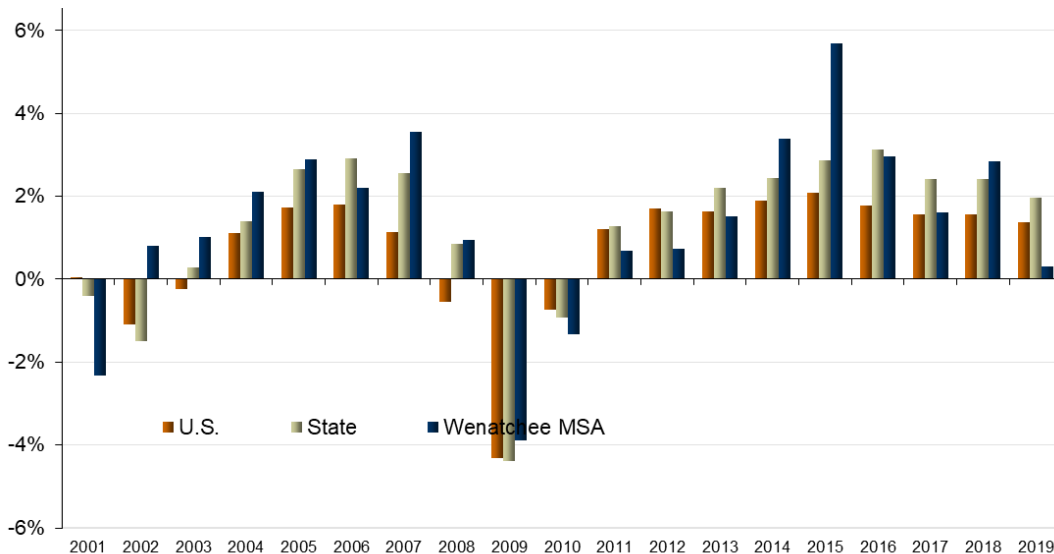
Figure 3. Homeownership rate by household income for the region compared to the State.



ECONOMY

Over the last three decades, the regional area has seen more growth in nonfarm employment (average 2% annually) than either Washington State or the U.S. with a spike of almost six percent (6%) in 2015 (Figure 4). According to the Washington State Employment Security Department (ESD), the Washington labor force participation rate has remained above that of the nation for the last 35 years; while above, it has also demonstrated higher rates of variability. Compared to Washington, the region has seen a decline in the last 10+ years of our labor force participation rate; the population 16 years of age or older that are employed or actively looking for work.

Figure 4. Annual growth in nonfarm employment



The region has a strong agricultural economy and the annual employment data (not seasonally adjusted) demonstrates the increase in opportunities for our local workforce during harvest season. Unemployment rates are around 7% coming out of December and through January with a drastic annual decrease from May to mid-October towards 3% when the produce is in season.

In 2018, the top five employment sectors for Chelan County were (1) Agriculture, forestry and fishing, (2) Health services, (3) Local government, (4) Accommodation and food services and (5) Retail trade. The top five for Douglas County were (1) Agriculture, forestry and fishing, (2) Local government, (3) Retail trade, (4) Accommodation and food services and (5) Health services. These top sectors account for approximately 70% of all jobs in the region demonstrating an economy that is not exceptionally diverse. In addition, the largest job holder group (Local Employment Dynamics, 2018) was over the age of 55, accounting for over 25% of the workforce.

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

Most recent 2020 data indicates just over 28,000 homeowner households and just under 13,500 rental households in the region. Of the owner- and renter-occupied households, almost 25% and over 37% are located within the Wenatchee jurisdiction; respectively. While households identifying as Hispanic make up 14% of the homeownership in the region, they make up 28% in the Wenatchee jurisdiction. Even with being the urban center of the region, only 4% of Hispanic owner-occupied households are in the Wenatchee CDBG area whereas 10% of the Hispanic renter-occupied are located there.

Households identifying as Hispanic make up almost 14% of homeowners in the region but represent 28% in Wenatchee. White, Non-Hispanic households make up the majority of both owner- (84%) and renter- (68%) occupied households in the region. Of these households, nearly one-fifth of owners and one-fourth of renters are found in Wenatchee.

Trends over the decade have seen more evenly distributed growth in Douglas County compared to Chelan County in both owner- and renter-occupied units. Since 2010, Chelan County has increased occupied units by 2,300 with almost 100% of these being renter-occupied. Compared to Douglas County's unit increase of almost 1,300 with an almost even split of 46% owner-occupied and 54% renter-occupied. Within the Wenatchee and East Wenatchee CDBG jurisdictions, a different trend has developed since 2010. With no significant change in renter-occupied units, East Wenatchee has seen an increase in approximately 115 owner-occupied units. Wenatchee on the other hand, has seen close to 650 additional units with 83% renter-occupied.

General Issues

Segregation/Integration

1. Analysis

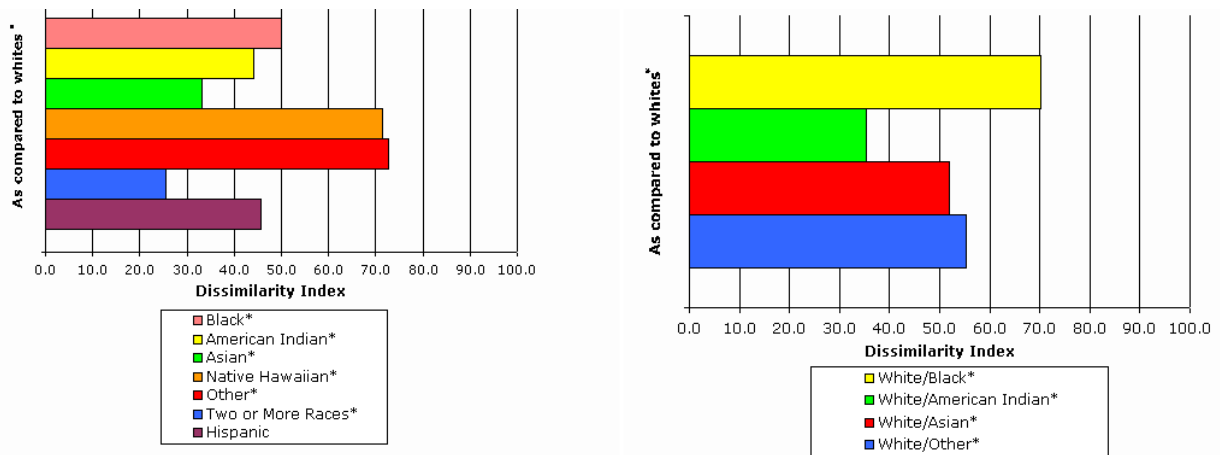
- a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation*
- b. Explain how these segregation levels have changed over time (since 1990)*
- c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.*
- d. Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.*
- e. Discuss how patterns of segregation have changed over time (since 1990)*
- f. Discuss whether there are any demographic trends, policies, or practices, that could lead to higher segregation in the jurisdiction in the future.*

Within the Regional area, the total population is estimated to have increased by approximately 10% with the largest increases being seen in populations that identify with two or more races. While the population identifying as white only is the majority in the region, since 2010 it has seen the smallest amount of growth next to those identifying as American Indian/Alaska Native.

The most prominent population in the region other than white alone is that of those identifying as Hispanic/Latino. With no other race/ethnicity making up more than 1.5% of the regional population, those identifying as Hispanic/Latino of any race is the group that would experience the highest levels of segregation.

A common approach to measuring segregation is the dissimilarity and isolation index; comparing a group's share of the overall population in a jurisdiction to that of a neighborhood. Applying the index to our region, CDBG jurisdictions (Wenatchee and East Wenatchee) and neighborhoods includes looking at the distribution of the Hispanic/Latino populations. The higher the value, the more segregated the community of the smaller geography is. The index value indicates the percent of white residents that would need to move in order to distribute the compared minority population evenly across all neighborhoods as demonstrated in Figure 5 for Wenatchee.

Figure 5. Dissimilarity Indices for Race, Ethnic and Selected Multiracial Groups in Wenatchee



Since 1980, major Washington metropolitans have seen a decrease in the dissimilarity index (27.2%) and the isolation index (37.1%) demonstrating an increase in segregation. When considering large metropolitan areas (used due to increased rates of population diversity), the Racial and Ethnic Residential Segregation in the United States: 1980-2000 identified that “the highest level of segregation among Hispanics was in areas with the highest percentage of Hispanics... [and] In 2000, the dissimilarity index was ten percent (10%) higher in areas where the population was 17.5% Hispanic/Latino or more. Wenatchee and other neighborhoods in throughout Chelan and Douglas counties have populations near thirty-two percent (32%) and as such have a greater need for addressing segregation/integration in those areas.

HUD has not identified any HUD-defined Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) in the service areas of Wenatchee, East Wenatchee or the Housing Authority. While there are neighborhoods such as the South Wenatchee neighborhood with a Hispanic/Latino population approximately fifty percent (50%), as sourced in the South Wenatchee Action Plan, the overall Wenatchee jurisdiction and surrounding region have low levels of overall segregation because the majority population is almost eighty percent (80%) white. HUD’s guidance documents indicate that for less than 1,000 in absolute population numbers, as would be the case for non-white, non-Hispanic/Latino populations in each of the jurisdictions, the Dissimilarity Index should be interpreted with caution.

The Literacy Council of Chelan and Douglas Counties actively promotes literacy awareness in the community and provides direct tutoring to adult learned in the two-county area. The Literacy Council is the organization supporting individuals with English as a Second Language (ESL).

While the Literacy Council is available to all residents in the two-county area, almost forty-three percent (43%) comes from the Wenatchee community with twenty percent (20%) residing in the South Wenatchee neighborhood; where Hispanic/Latino populations are around fifty percent (50%). Other areas such as East Wenatchee and the surrounding more rural communities account for around twenty-two (22%) and sixteen (16%); respectively.

In the region, just over fourteen percent (14.6%) of the population is foreign born and of these residents, over ninety percent (90%) speak a language other than, or in addition to, English. Of those foreign born, eighty-six percent (86%) of them identify as Hispanic/Latino and just over eighty-eight percent (88.2%) speak a language other than English in the home. The most common country of origin for foreign-born, Hispanic/Latino residents is Mexico (90%).

HUD data reveals that segregation is low throughout our region. Local data identifies South Wenatchee as a more segregated neighborhood and identified in the South Wenatchee Action Plan, the neighborhood is around fifty percent or more of rental units. Throughout the two-county area, owner-occupied units account for sixty-six percent (66%) of all occupied housing.

In 1990, the total population for the two-county area was 78,455 with just under ten percent (10%) being Hispanic/Latino residents. In 2019, of the now 188,252 residents, around thirty percent (30%) identify as Hispanic Latino. Since 1990, the total population has grown at a rate of 2.4 whereas the Hispanic/Latino population has grown at a rate three times that with 7.2. As the percentage of Hispanic/Latino residents have increased at a more rapid pace than non-Hispanic Latino, mainly White, residents, the potential for segregation increases. While HUD data does not indicate a segregation challenge, neighborhoods like South Wenatchee mentioned earlier with ratios of around fifty percent (50%) are likely to experience similar effects.

The potential for segregation or increased experiences related to similar effects may be heightened as the cost of living continues to increase. Seeing as Wenatchee has contributed around seventy percent (70%) of the population increase in Chelan County (which has experienced the most growth in the region), demographic trends show that the potential for segregation to be measured in the City of Wenatchee is higher than the rest of the region. Accounting for over ninety percent (90%) of Wenatchee's population increase and being disproportionately affected by poverty, the Hispanic/Latino residents have a higher potential of facing barriers to housing access and owner-occupant opportunities in the region limiting options to rental housing which is historically lower quality.

Since 2010 the mean household income has increased from \$57,111 to \$64,262 (+\$7,151) through the number of households earning an income at or near this amount has decreased from 25 percent to 20 percent. This indicates that more households are finding themselves in the lower-income brackets despite greater average earnings for Wenatchee households. Continuously since 2010, one-quarter of all households earn less than \$25,000 annually and over one-half of the households earn less than \$50,000. Over the last decade average incomes have failed to keep up with inflation, suggesting a considerable share of Wenatchee households have less buying power than they did in 2010.

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.*
- 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.*

As additional measures of segregation or integration of racial/ethnic groups, school enrollment by student demographics, available online through “Washington Report Card” demonstrated in Figure 6 that concentrated areas of Hispanic/Latinos exist within the school districts.

Figure 6. Students enrolled at year beginning by percent of race/ethnicity demographics.

	Bridgeport	Cascade	Cashmere	Eastmont	Entiat	Grand Coulee Dam	Lake Chelan	Mansfield	Manson	Orondo	Stehekin	Waterville	Wenatchee
White	4.80%	63.50%	55.58%	46.20%	56.10%	29.50%	40.90%	64.30%	34%	19.40%	87.50%	69.40%	43.20%
Hispanic/Latino	94.40%	31.20%	39.90%	49.70%	43.30%	11.50%	57.50%	31.60%	64.20%	80%	-	25.70%	53%

In addition to the higher populations of Hispanic/Latino students the school districts in the norther area of the two-county region, there are also higher percentages of Asian and Alaskan Natives in the Stehekin (12%) and Grand Coulee Dam (36.4%) districts, respectively. All school districts have an enrollment percentage of at least twenty-five percent (25%) indicating communities of diversity. Being such a rural region, the distance between residences may play a significant factor in the low rates of segregation.

The North Central Washington (NCW) Mobility Council is focused on improving the wellness of the NCW community and vulnerable populations in the region be increasing access to mobility services. This council stemmed from a summit that recognized the rural aspect of the NCW region is a significant barrier to accessing opportunities for individuals of all ages, demographic backgrounds, income levels and abilities. The concentration of services that are used by the local paratransit program and using the resources available through the Mobility Council would contribute considerations when analyzing segregation in the future.

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:

- *Community Opposition; Displacement of residents due to economic pressures; Lack of community revitalization strategies; Lack of private investments in specific neighborhoods; Lack of public investments in specific neighborhoods, including services or amenities; Lack of regional cooperation; Land use and zoning laws; Lending Discrimination; Location and type of affordable housing; Occupancy codes and restrictions; Private discrimination; Other.*

Since there were no levels of segregation that meet the HUD criteria, there were not identifiable contributing factors that lead to segregation.

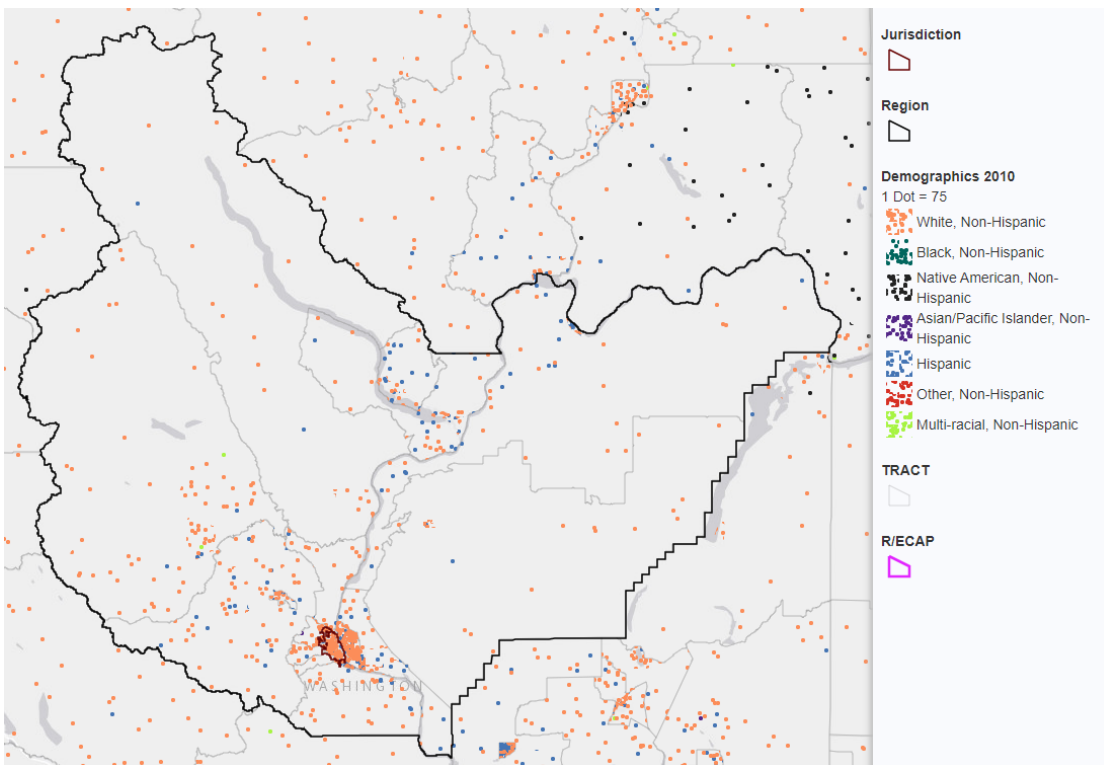
Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

1. Analysis

- a. Identify an R/ECAPs or grouping of R/ECAP tracts within the jurisdiction
- b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?
- c. Describe how R/ECAPs have changed over time (since 1990).

Demonstrated in Figure 7, HUD data and analysis has not identified any HUD-defined R/ECAPs in the two-county region.

Figure 7. Race/ethnicity density showing no R/ECAP areas for Chelan and Douglas counties.



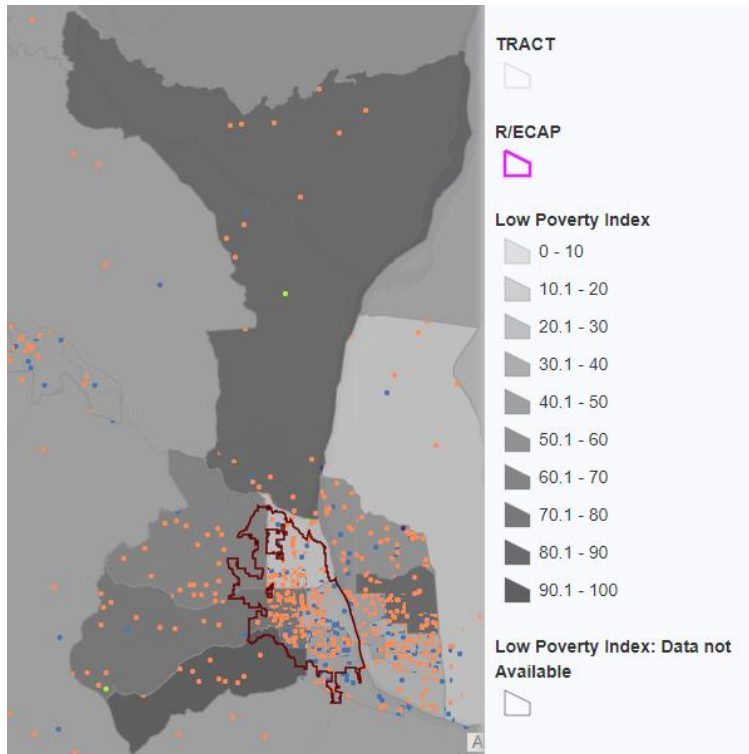
2. Additional Information

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

One area in the region that may have more of a local story related to the potential to see similar effects as R/ECAPs would be in Wenatchee. Demonstrated in Figures 8, the Low Poverty Index of the region has the most significant area in and around the City of Wenatchee. Out of the almost 13,500 students in the Child Nutrition Program in Chelan County, Wenatchee account for almost sixty percent (60%) with the next area being Cashmere at twelve percent (12%). With

Wenatchee having almost thirty percent (30%) of the population identifying as non-white and around fifty percent (50%) in the South Wenatchee community identifying as Hispanic/Latino and the higher rates of free and reduced lunches and registering on the Low Poverty Index, Wenatchee is one of the places with the potential to see an R/ECAP, if any, in the future.

Figure 8. Low Poverty Index for the Wenatchee Area Including Race and Ethnicity



3. *Contributing Factors of R/ECAPs*

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

- *Community Opposition; Deteriorated and Abandoned Properties; Displacement of Residents due to Economic Pressures; Lack of Community Revitalization Strategies; Lack of Private Investments in Specific Neighborhoods; Lack of Public Investments in Specific Neighborhoods, Including Services or Amenities; Lack of Regional Cooperation; Lack Use and Zoning Laws; Location and Type of Affordable Housing; Occupancy Codes and Restrictions; Private Discrimination; Other*

Demonstrated in Figure 7, HUD data and analysis has not identified any HUD-defined R/ECAPs in the two-county region.

Disparities in Access to Opportunity

1. Analysis

a. Educational Opportunities

- i. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.
- ii. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools
- iii. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?

The School Proficiency Index (SPI) uses school-level data to demonstrate which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. In a scoring range of 0 to 100, the higher the score, the higher the school system quality is in the neighborhood. As seen in Figure 9, the access to proficient schools is significantly reduced as residency moves away from the Wenatchee Valley area in the southern part of Chelan County. This is a challenge especially when it was previously identified that each school district in the region has significant diversity in their schools. Outside of Stehekin having a rate of twelve percent (12%) minority attendance in a school of less than 50 students, all other districts have at least twenty-five percent (25%) minority enrollment. The schools with some of the highest enrollment of students identified in a minority population (Bridgeport, Lake Chelan, Manson and Orondo) are also located in an area with an SPI of less than twenty (20).

Figure 9. School Proficiency Index and Race/Ethnicity in Chelan and Douglas Counties.

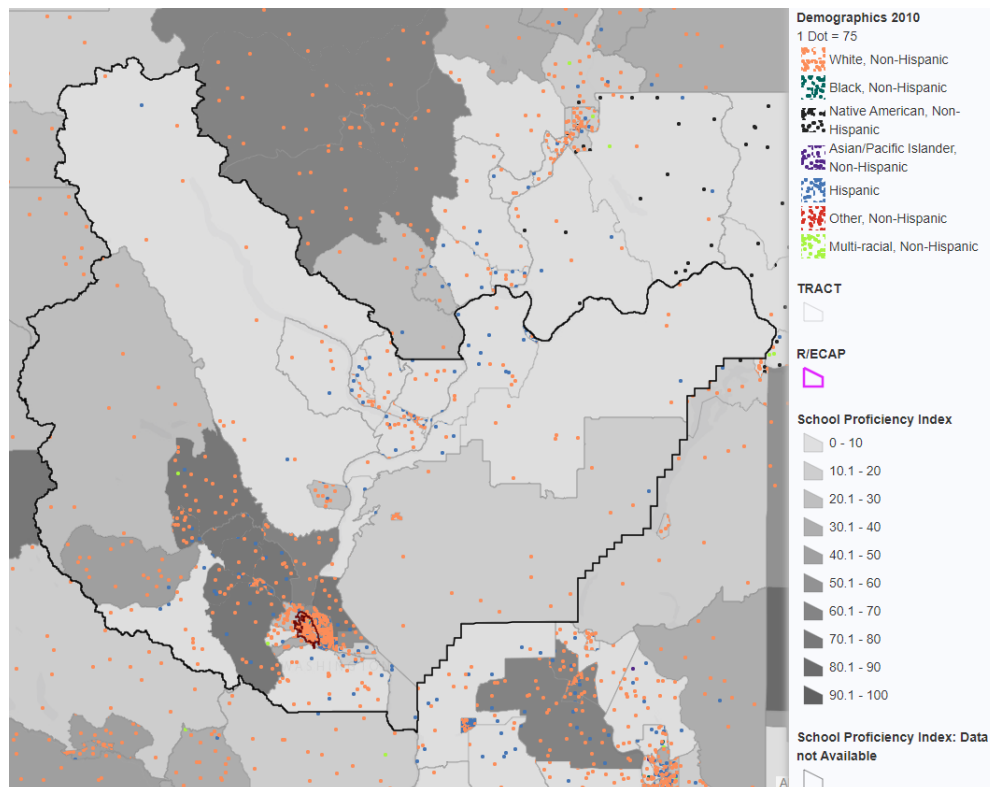


Figure 10 and 11 demonstrate that outside of the Wenatchee Valley and beyond consideration of race and ethnicity, there are few correlations with SPI ratings.

Figure 10. School Proficiency Index and National Origin in Chelan and Douglas Counties

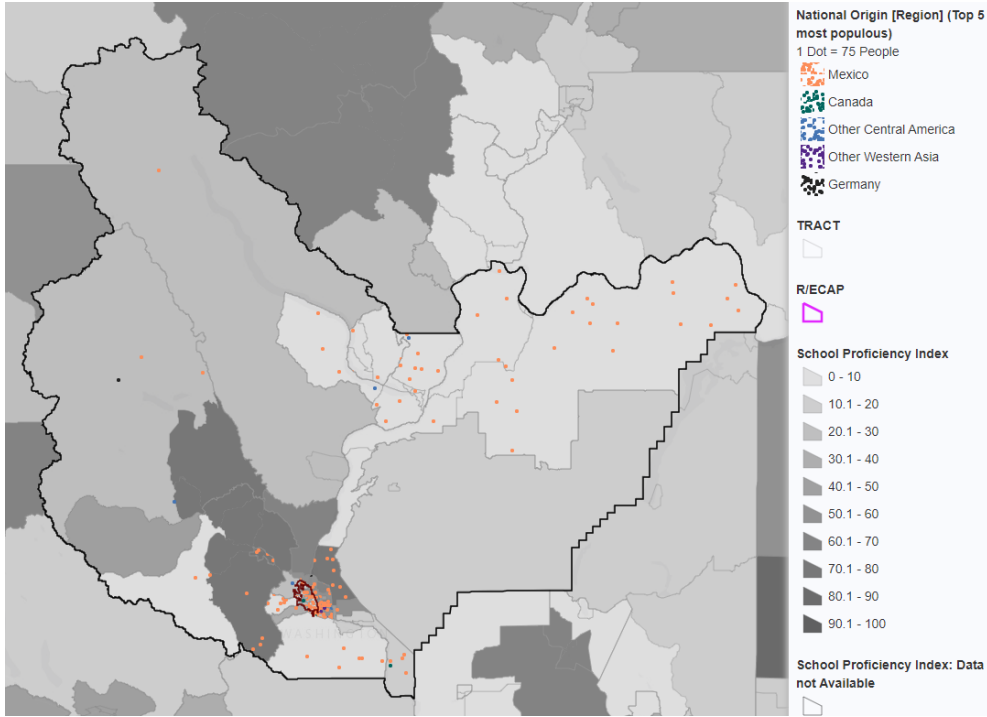
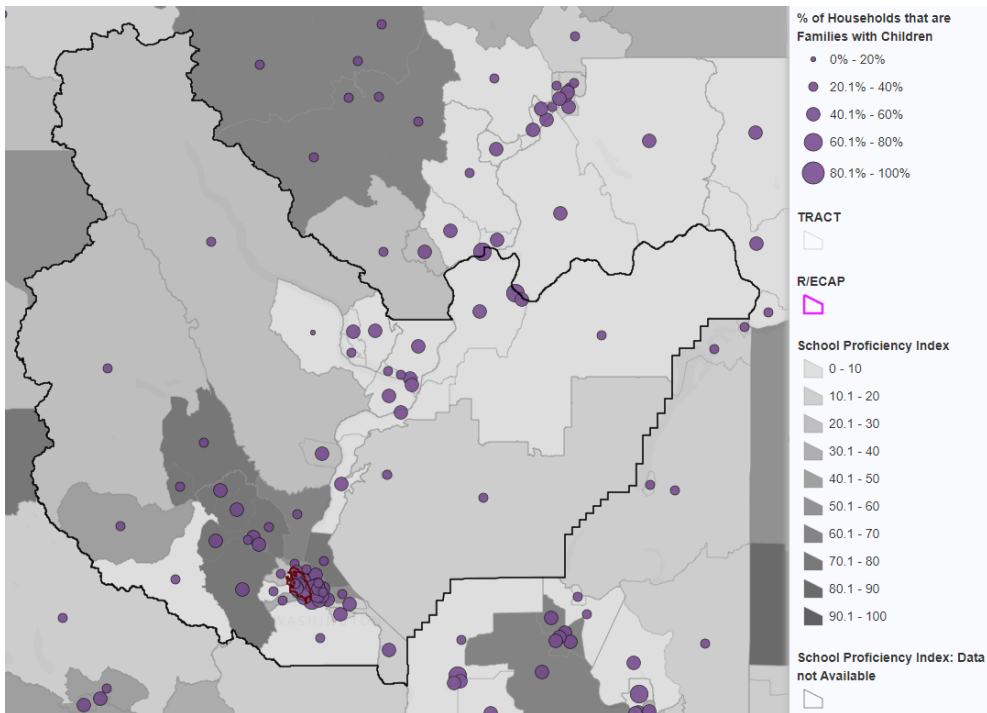
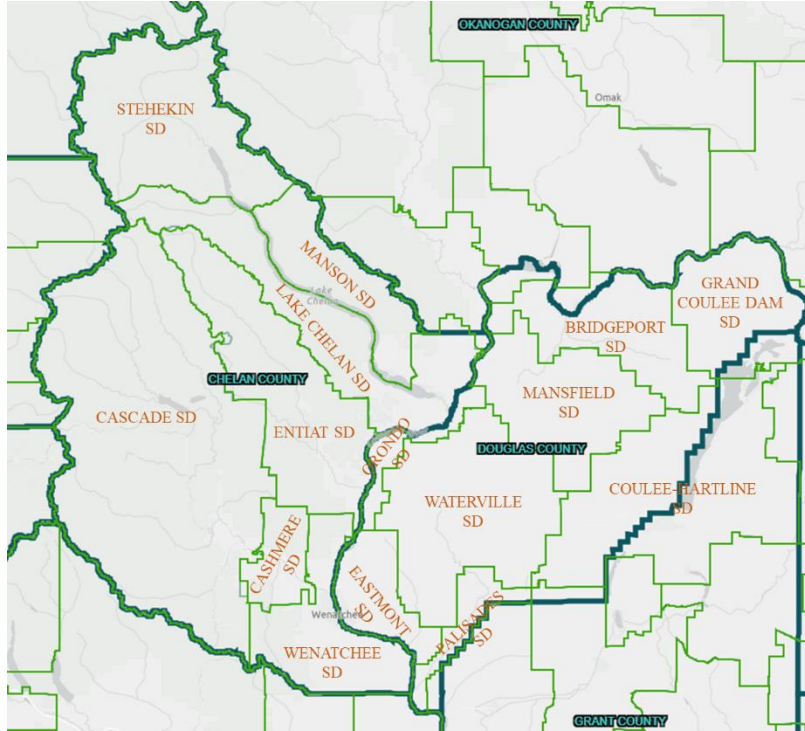


Figure 11. School Proficiency Index and Family Status in Chelan and Douglas Counties



As the SPI can be seen in Figures 9-11, the proficiency ratings in the region as a whole are at concerning levels (below 20 as aforementioned). As shows in Figure 12, when the areas of low proficiency are compared to the school districts with “High Poverty School” ratings and significantly rural areas, the considerations of what lead to low proficiencies are vital to consider. The areas north of the Wenatchee Valley in Douglas County including Bridgeport, Grand Coulee Dam, Orondo have a “High Poverty School” at each of their locations. Only the Cascade and Cashmere districts have every school considered above the poverty threshold.

Figure 12. A Map of School District Locations in the Chelan and Douglas Counties



In addition to not having any schools reaching the poverty threshold, the Cascade and Cashmere school districts also have some of the lowest minority enrollment percentages in the region. This demonstrates a limitation on access to proficient schools as the Cascade and Cashmere districts also had some of the highest SPI rating.

Policies around school attendance and proximity to a school’s physical location are difficult in rural areas due to inconsistent district service sizes or areas and access barriers to an alternative school if a student is accepted due to distance. While an analysis of “school choice/transfer” polices for each district was not completed, Washington state supports school districts to establish their own policy. While the state encourages the honoring of requests for a student to switch districts, the geographic spread is a barrier in the region to do so easily.

During personal interviews, some of the statements from community members around the region speak strongly to the need for improved transportation and school quality:

- Most people have to drive to their place of education
- The school district serves a large area and transportation to school is an issue

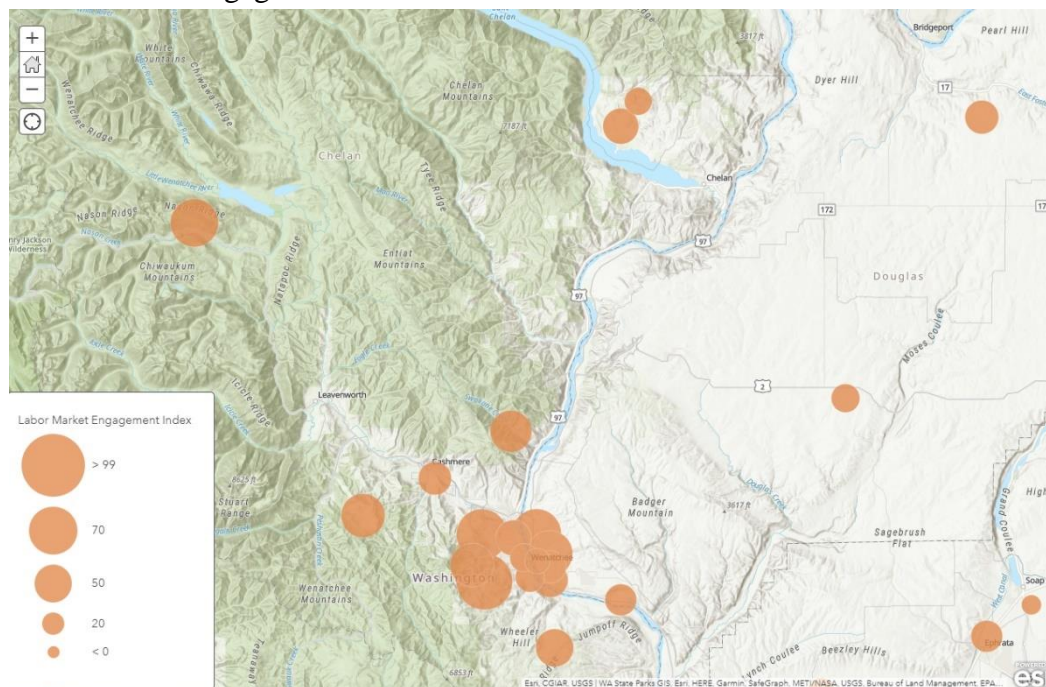
- There isn't a "more desirable" neighborhood (Lake Chelan) because there is only one public elementary school

b. Employment Opportunities

- Describe any disparities in access to jobs and labor markets by protected class groups*
- How does a person's place of residence affect their ability to obtain a job?*
- Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?*

The Labor Market Engagement Index (LMEI) summarizes relative intensity of labor market engagement and human capital in a neighborhood based on employment, labor force participation and educational attainment. Shown in Figure 13, the participation of work-age residents in the labor force has opportunities to improve. On average, Chelan (52) and Douglas (45) have lower ratings indicating a low labor force participation and human capital in the neighborhoods around the region. Home to the principle cities in the Metropolitan Statistical Area (MSA), Wenatchee and East Wenatchee see the highest ratings of engagement seeing ratings of 86 and 73 respectively.

Figure 13. Labor Market Engagement Index for Chelan and Douglas Counties



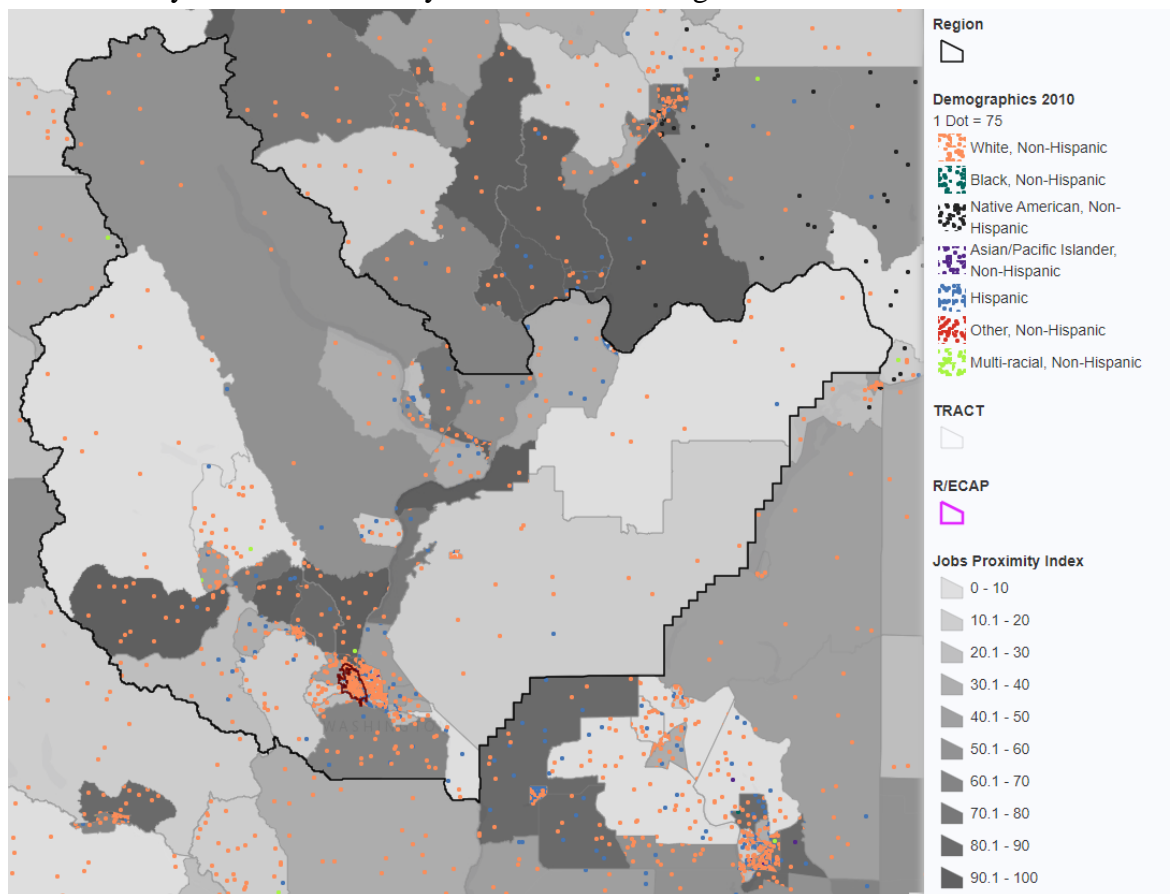
Distance in a rural region presents a significant barrier with increased costs for transportation and limited resources related to public transit. The geographic space from a potential employer limits options for persons applying for jobs. Reliable transportation in the form of a personal vehicle or public transit where accessible often is a determining factor in choosing to even apply. Some of the statements from community interviews related to employment include:

- People that want to live/work here can't find housing

- Large employers (agriculture) of lower-income households see them using Link as they commute to and from work
- Changes in public transit routes has a grave affect on rural, non-driving households
- The areas that used to be satellite towns are not more of a suburb and as such are no longer bringing more affordable, accessible options.

The Jobs Proximity Index (JPI) quantifies the accessibility of a given neighborhood as a function of its distance to all job locations; large employment centers are weighted more heavily. The higher the rating, the better access to employment opportunities for residents in a neighborhood. Shown in Figure 14, and seemingly in contrast with Figure 13 that displays engagement of labor force, the two-county region provides much for access to employment that is engaged in.

Figure 14. Job Proximity and Race/Ethnicity in Chelan and Douglas Counties



The job proximity in relation to factors such as national origin and family status (Figures 15 and 16, respectively) demonstrate the more concentrated area of job proximity are available to households that may be Spanish speaking or have children in the Wenatchee Valley.

Figure 15. Job Proximity and National Origin in Chelan and Douglas Counties

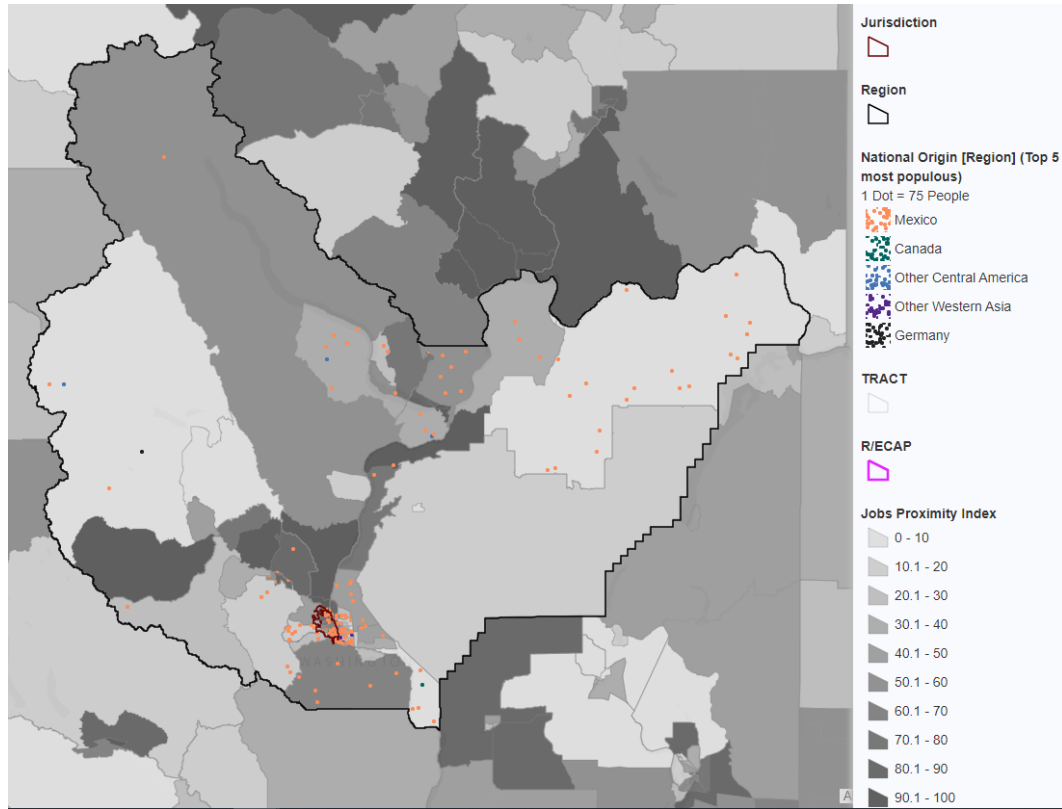
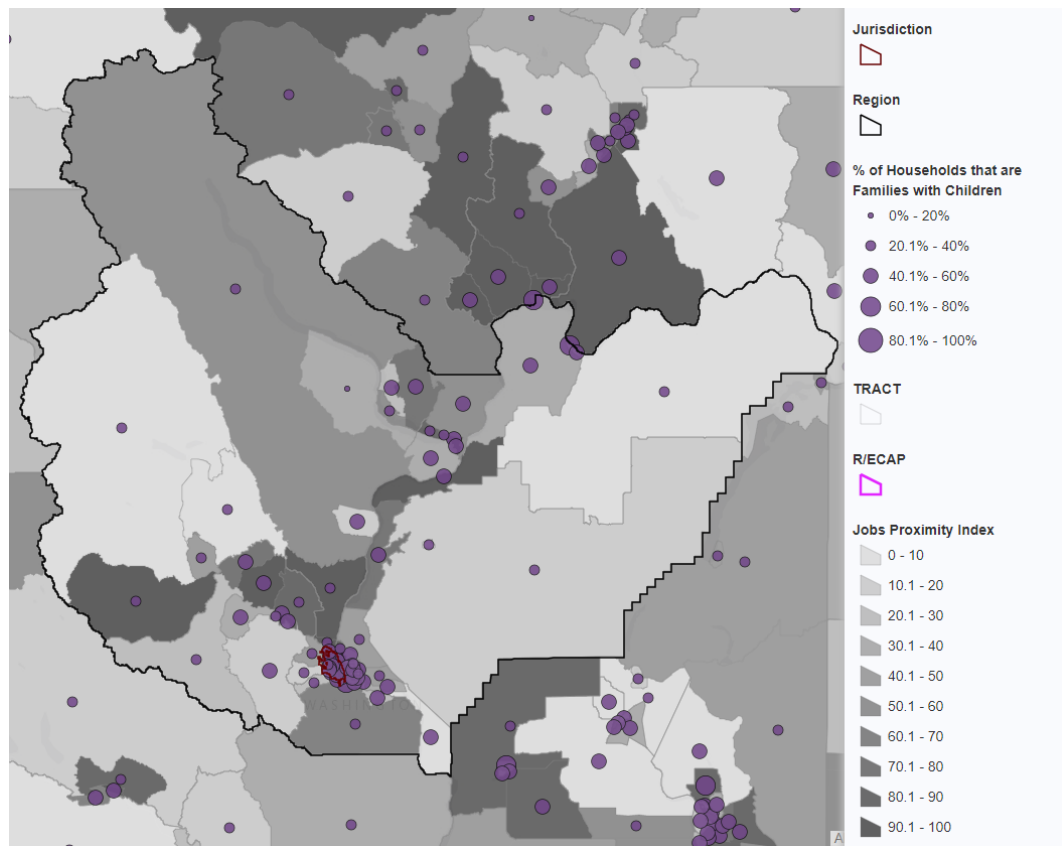


Figure 16. Job Proximity and Family Status in Chelan and Douglas Counties



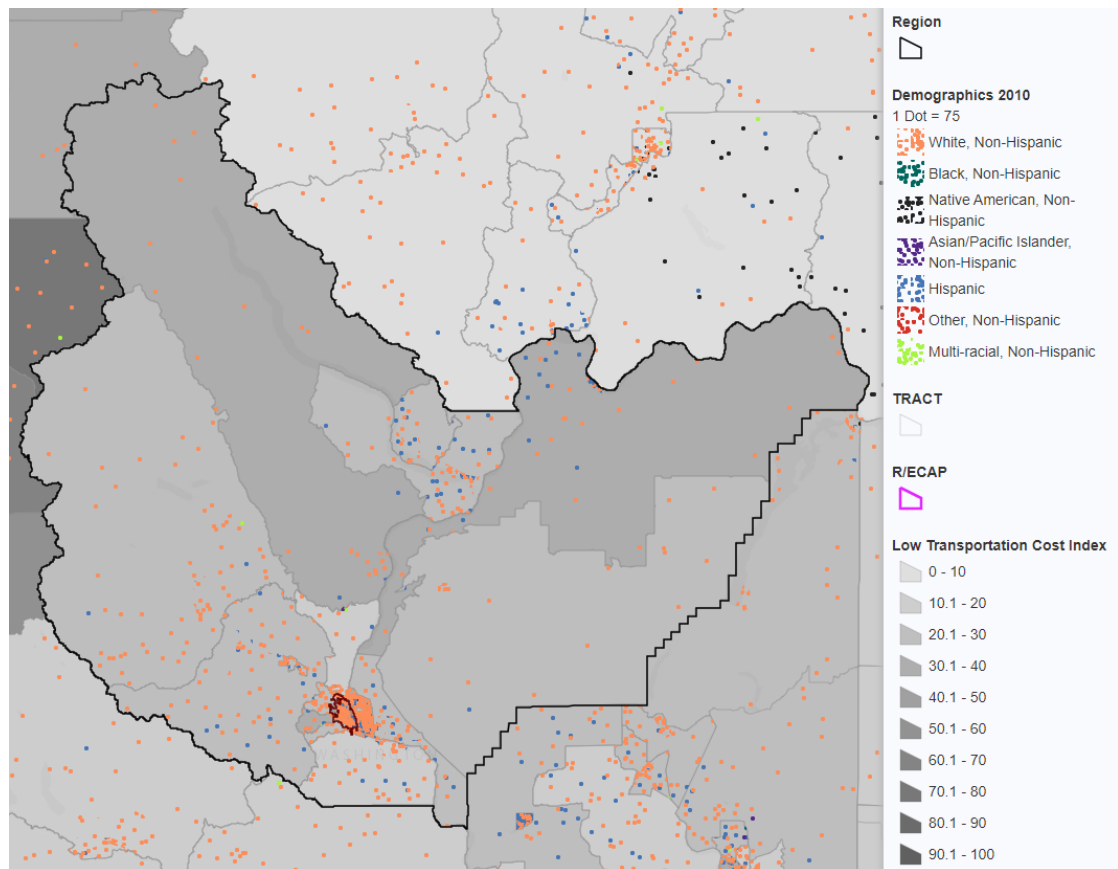
c. *Transportation Opportunities*

- i. *Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.*
- ii. *Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?*
- iii. *Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.*

The Low Transportation Cost Index includes expenses for a 3-person, single-parent household with income at fifty percent (50%) of the median income for renters in the region. Rating from 0-100 indicates the cost of transportation in a neighborhood. A higher score indicates a lower cost of transportation. Considerations for low-cost transportation include access to public transit and the density of homes, services and jobs in the neighborhood and its surrounding community.

Demonstrated in Figure 17, the region as a whole does not exceed a score of 40 with most of the populated communities and communities with a higher percentage of minorities score even lower; indicating high transportation costs and low access to public transit throughout the region.

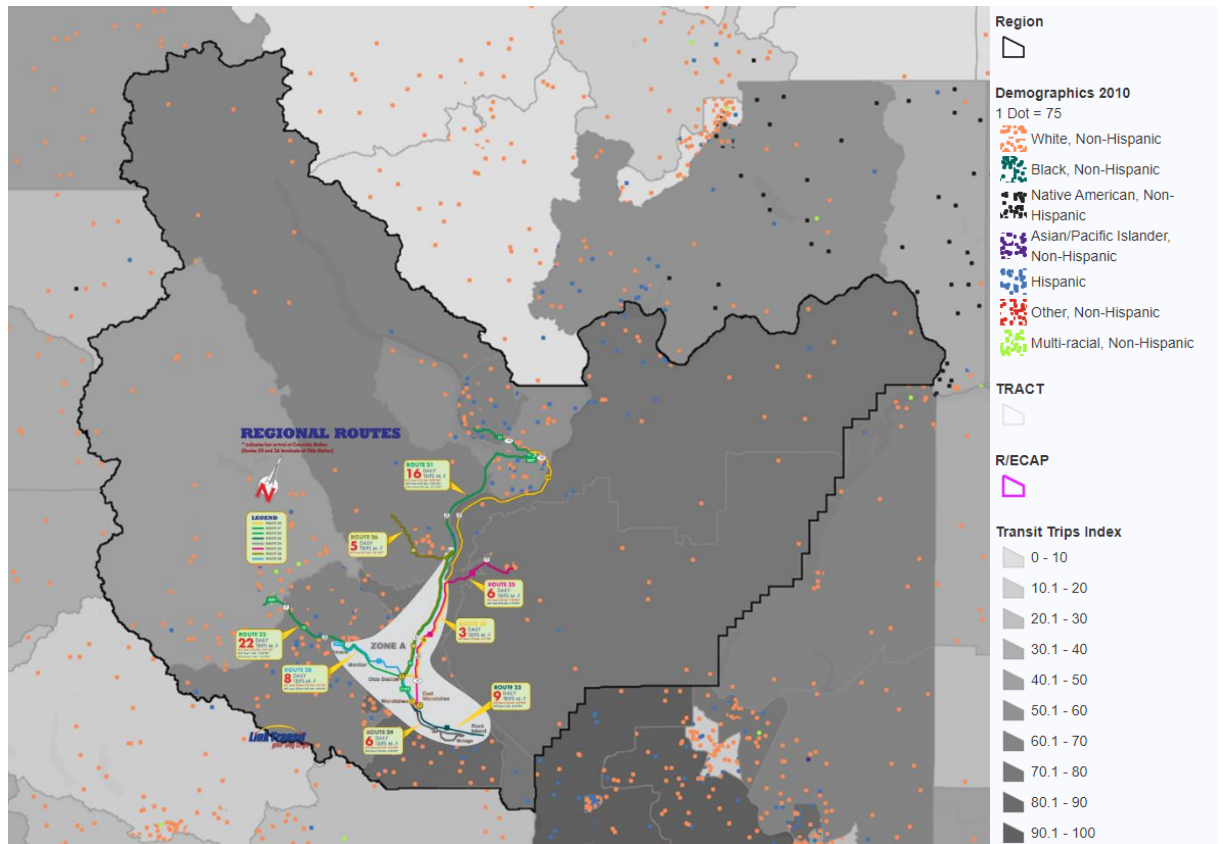
Figure 17. Low Transportation Cost Index and Race/Ethnicity in Chelan and Douglas Counties



Link Transit oversees public transportation in Chelan and Douglas counties including public bus services, fixed routes and paratransit services for people whose disability prevents them from riding fixed route busses. Similar to how the Low Transportation Cost Index shows disparities in transportation around the region, the Transit Trips Index (Figure 18) measures how often low-income families in a neighborhood use transportation. The higher the index, the more likely residents of a neighborhood will access public transportation. Overlaying the Link Transit regional routes with the Transit Trip map demonstrates two things: (1) residents throughout the region are highly likely to need access to transit with scores above 50 and (2) the current public transportation system is inadequate for comprehensively serving the needs throughout the region.

When considering who is most affected by the limited transportation access, individuals who are located in the most outer lining area of the county are presented with barriers due to geographical expansion of the rural region. The highest concentration of populations of measures family status and national origin are located in the Wenatchee Valley with the highest access and lowest cost for accessing the region’s public transit system.

Figure 18. Transit Trips and Race/Ethnicity Compared to Public Transit Routes in the Region



In addition to the many Link Transit programs offered, they made a significant investment decision to the organization through the “Vision 2020” plan. After a 4-year effort to understand the needs of the community, Link Transit focused priority improvements to:

- Connect People to Services by providing more trips and improved connections throughout the region with expanded service to:

- Medical centers; Major employers; Education centers; Shopping and other destinations; Commuter express long distance routes to decrease time spent traveling; and Local routing improvements to minimize transfers
- Improve Services for Seniors and Disabled Persons with improvements to enhance mobility options for disabled persons and the growing population of senior citizens:
 - Easier access low-floor buses and vans; Expanded same-day service; Easier to handle electronic fares; Sidewalk and pathway improvements to improve access to transit service; and Improved safety/security features at bus stops
- Connect Workers to Jobs and Customers to Cash Registers:
 - Extended hours to provide access to second and third shift jobs; Seven day a week and holiday service to support employment in healthcare agriculture, tourism and recreation industries; and Improved services to retail centers, dining and entertainment venues

d. Low Poverty Exposure Opportunities

- i. Describe any disparities in exposure to poverty by protected class groups.*
- ii. What role does a person's place of residence play in their exposure to poverty?*
- iii. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?*
- iv. Describe how the jurisdiction's and region's policies affect the ability of protected class groups to access low poverty areas.*

The Low Poverty Index captures poverty in a given neighborhood with ratings between 0-100 with the higher score being ideal as it indicates less exposure to poverty in a community. As seen in Figure 19, individuals that identify as Hispanic score in the lowest indicating they are the most exposed to poverty whether they are living above or below the poverty line; 39.03 and 42.59, respectively. The group with the most exposure comparable to the Hispanic community include Native American, Non-Hispanic households living below the federal poverty line with a rating of 40.11 and White, Non-Hispanic household living below the federal poverty line at 43.57. When it comes to considering how living above or below the federal poverty line contributes to a Low Poverty Index score, it is not a significant factor. The higher scoring Black, Non-Hispanic and Asian/Pacific Islander, Non-Hispanic groups represent a statistically insignificant percentage of the region's population that utilization of associated scores should be used with discretion.

In *"Making the Case for Linking Community Development and Health,"* researches identified that "Residents of high-poverty neighborhoods are more likely to live in substandard housing that can expose children to multiple health hazards including lead poisoning and asthma. Perhaps less obvious but equally important is the fact that children living in poor neighborhoods are more likely to attend underperforming schools and have fewer job opportunities, which can limit social mobility, and therefore health across generations." In addition, The Robert Wood Johnson Foundation produced a statement as part of their *"Life Expectancy: Could Where You Live Influence How Long You Live?"* that "people living just a few blocks apart may have vastly different opportunities to live a long life in part because of their neighborhood." Considering these significant statements, Hispanic-identifying households have a greater risk of health in our region due to exposure to poverty than any other group above and below the federal poverty line.

Figure 19. Low Poverty Index for Race/Ethnicity in Chelan and Douglas Counties

Total Population	
White, Non-Hispanic	48.68
Black, Non-Hispanic	47.25
Hispanic	42.59
Asian or Pacific Islander, Non-Hispanic	50.06
Native American, Non-Hispanic	44.81
Population below federal poverty line	
White, Non-Hispanic	43.57
Black, Non-Hispanic	65.92
Hispanic	39.03
Asian or Pacific Islander, Non-Hispanic	54.50
Native American, Non-Hispanic	40.11

Development allowances, patterns and available incentives contribute towards limited access for individuals living in areas that increase household exposure to poverty. Based on personal interviews, a few factors that contribute to market issues include:

- Lower cost housing tends to be concentrated in older parts of town which can often include substandard utility condition or options
- Areas that have older homes also share a zoning of commercial allowing for more transient use which removes the emphasis on single- or multi-family, permanent housing options and supports the inclusion of hotels, motels and vacation rentals.
- Concentrated areas of large lots and large home sizes reduces unit variability
- Land availability is limited for offering diversity in housing units and affordability
- Need for exploring multi-family options in proximity to downtown cores
- The region is missing the middle-housing and additional dwelling unit options
- Community engagement is limited by what the community understand about why or why not things are built in certain areas.

e. Environmentally Healthy Neighborhood Opportunities

- i. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups*
- ii. Which racial/ethnic, national origin of family status groups have the least access to environmentally healthy neighborhoods?*

The Environmental Health Index summarizes potential exposure to harmful toxins for neighborhoods by combining standardized EPA estimates of air quality carcinogenic, respiratory and neurological hazards. With values ranging from 0-100, a higher score indicates less exposure to toxins that are harmful to human health. Neighborhoods with a high score have better environmental quality. Figures 20, 21 and 22 demonstrate residency patterns of racial/ethnic, national origin and families with children in relation to levels of potential exposure in the region.

Figure 20. Environmental Health and Race/Ethnicity in Chelan and Douglas Counties

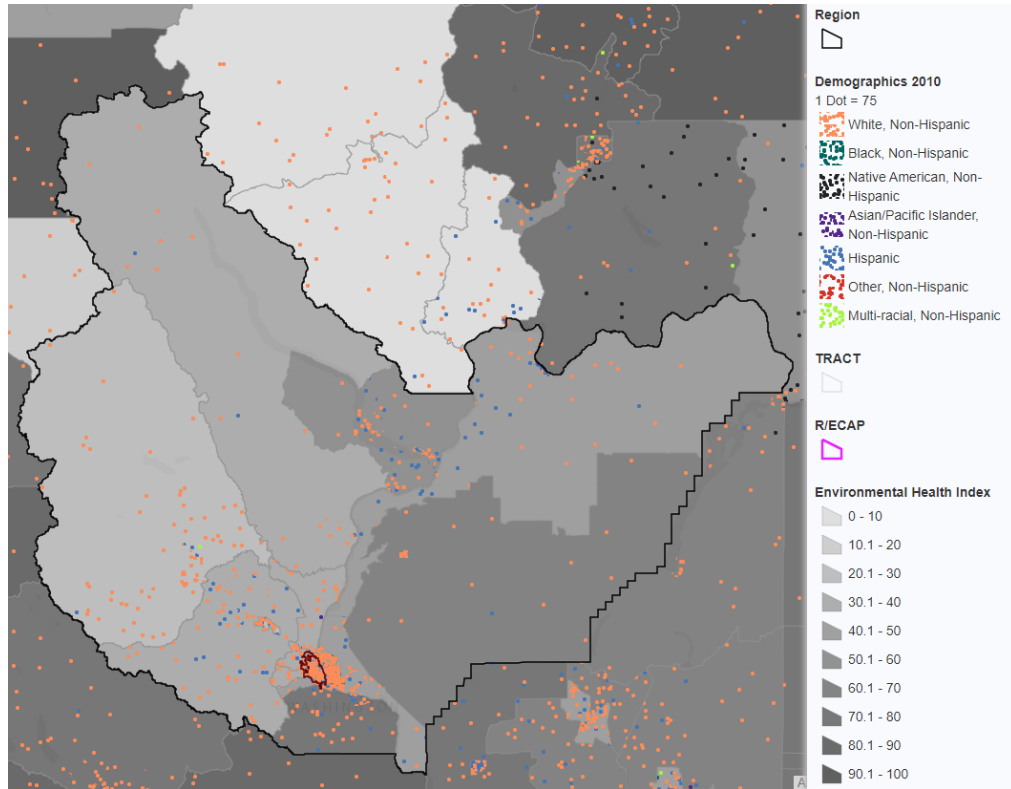


Figure 21. Environmental Health and National Origin in Chelan and Douglas Counties

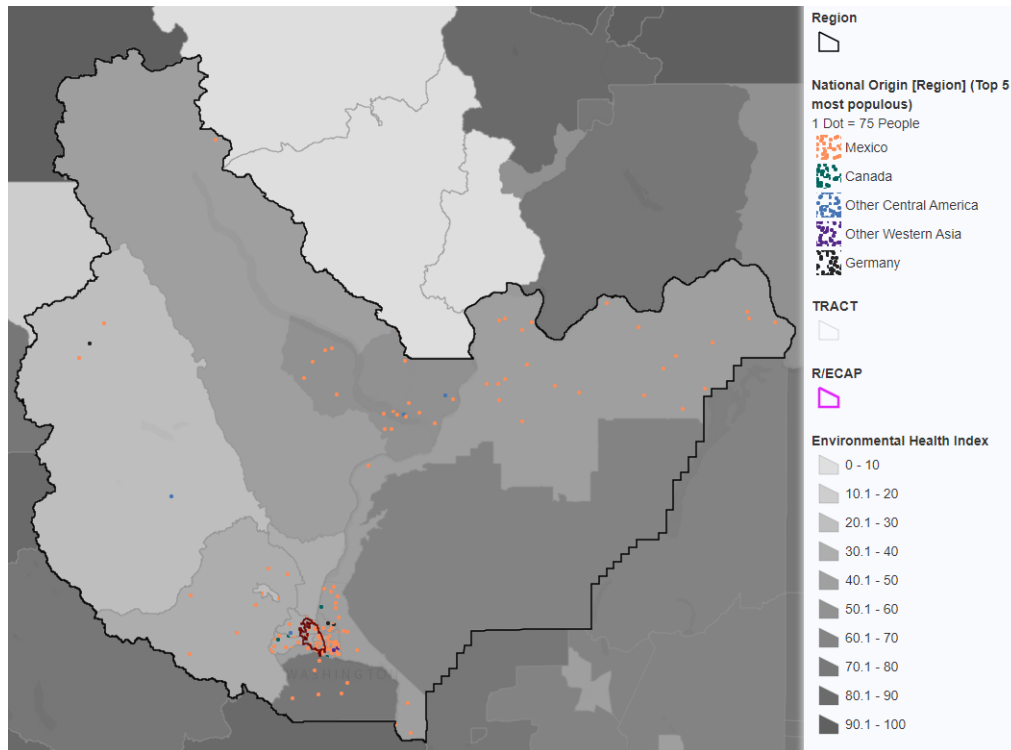
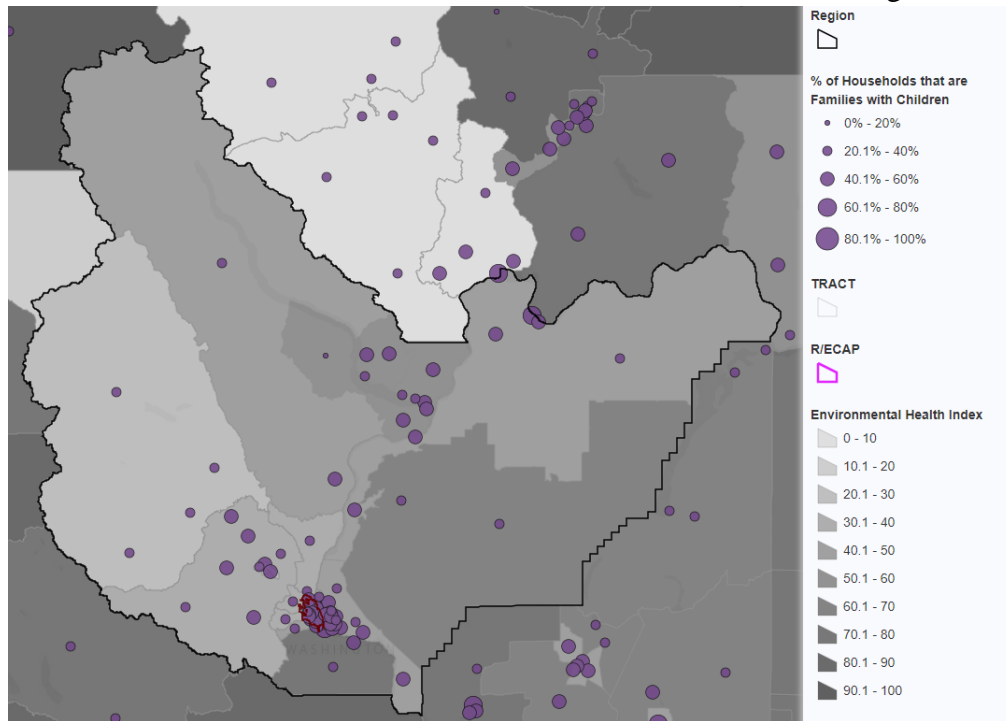


Figure 22. Environmental Health and Families with Children in Chelan and Douglas Counties



When looking at map data, for race and ethnicity in relation to being above or below the federal poverty line, income makes a substantial difference in the potential for environmental exposures. For every measured demographic group, all scores when living below the poverty line are under those living above the poverty line. A significant consideration is found in among identifying as Native American, Non-Hispanic living below the poverty line has the lowest score (35.66) whereas the same group living above the poverty line has the highest score (42.44). All races above and below the poverty line still score a low rating between 30.1 – 40.

f. Patterns in Disparities in Access to Opportunity

i. Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.

The two-county region have no HUD identified R/ECAPs or protected classes highly segregated. While the data does not demonstrate identified areas, during the community interviews, local-level statements around access to opportunity included:

- Tourism is a strong economic driver from Leavenworth to Chelan
- It is important for community members to understand that when neighbors receive the help they need, it benefits everyone even when provided for free or a reduced cost
- Everyone wants convenience to downtown while also having property/land
- Community has a NIMBY (not in my back yard) which is hard to see change in
- The market is driving up costs of substandard housing with no improvements

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*
- 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).*

In the Our Valley Our Future housing survey from 2017, over 1,500 residents across the two counties shared that the most important services/amenities to have access to are grocery stores, employment/jobs, schools, medical facilities, parks and recreation and public transportation; in that order. With almost eighty-two percent (82%) of respondents selecting grocery stores and the next highest around seventy-seven (77%) for employment, this demonstrates that access to nutrition and employment are top priorities for the community. Within in this information, there was no detectable difference between respondents by protected class.

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:

In the community survey and interviews, the contributing factors that were identified include:

- Location and Type of Affordable Housing
- Lack of Regional Cooperation
- Lending Discrimination
- Private Discrimination.

In addition, access to financial resources is a very real need with one household sharing that their access to support during financial hardship was unavailable because they did not meet qualifications. It is disheartening for households to seek assistance for the first time and find themselves at a dead end for qualifying or finding resources.

Disproportionate Housing Needs

1. Analysis

- a. *Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?*
- b. *Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these area align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?*

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

The Affirmatively Further Fair Housing (AFFH) Rule defines disproportionate housing needs as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” Per 24 CFR 5.152 The AFFH Rule Guidebook identifies the categories of housing needs as:

- *Cost burden and severe cost burden: The cost burden is the fraction of a household’s total gross income that is spent on housing costs. There are two levels of cost burden. The first is “cost burden,” in which a household uses more than 30% of their income to pay for housing. The second is “severe cost burden,” in which a household uses more than 50% of their income to pay for housing. For renters, housing costs include rent paid by the tenant plus the cost of utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.*
- *Overcrowding: Household averaging more than 1.01-1.5 persons per room are considered overcrowded. Homes with more than 1.5 persons per room are considered severely overcrowded. The calculation of “persons per room” excludes bathrooms, porches, foyers, halls, or half-rooms.*
- *Substandard Housing: HUD defines two types of substandard housing: (1) a household without hot and cold piped water, a flush toilet, and a bathtub or shower and (2) a household with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.*

As demonstrated in Figure 23, the households identifying as Hispanic and White, Non-Hispanic have the greatest proportion experiencing housing problems and for Black, Non-Hispanic and Hispanic households, they have the greatest proportion experiencing severe housing problems.

In contrast with households experiencing housing and severe housing problems, Figure 24 demonstrates that Other, Non-Hispanic households experience the greatest proportion of severe housing cost burden (11.31%) followed by Native American, Non-Hispanic (13.51%). The Hispanic households have the lower rating for severe housing cost burden and when compared to household type and size with the great majority being non-family households (18.82%), there is a correlation as the majority of Hispanic households in the region are family households.

Figure 25 shows the regional percentages of households with a housing cost burden relative to demographic populations. The region as a whole is predominantly white with no HUD-defined areas of segregation or R/ECAPs. Whereas areas like the South Wenatchee neighborhood in Wenatchee may experience similar effects to designated areas, there is also a higher percent of households experiencing (32.45-37.77%) a cost burden than the region. With the central and north Wenatchee areas and East Wenatchee having almost thirty-eight percent (38%) of households experiencing a housing cost burden.

Also demonstrated in Figure 23 is that family households with more than five people experience housing problems at almost twice the rate as family households with fewer than five people at almost half of the households (47.34%). The non-family households also experience a greater potential to have housing problems at just over forty percent (40.35%). The publicly supported housing stock in the Wenatchee/East Wenatchee jurisdictions is in contrast with the need identified in Figure 23. There are 406 households in a 0-1 bedroom unit, 136 in a 2-bedroom unit and 76 in a 3+ bedroom unit. With almost 13,200 households experiencing housing problems, the separation between supply and demand is significant. Of the households in publicly supported housing, around 110 of them are a household with children. HUD data shows no households with children in Project-Based Section 8 housing which means that in the two-county region, households with children may be excluded from accessing Section 8 housing and only able to access Housing Choice Voucher (HCV) options.

Figure 26 identifies the renter- and owner-occupancy demographics for the region demonstrating that almost eighty-four percent (83.54%) of the homeowners in the region are White, Non-Hispanic and also represent almost sixty-nine percent (68.26%) of renters. Considering the Hispanic/Latino population in the region is around thirty percent (30%), there is a disproportionate amount of owner-occupied households at around fourteen percent (13.59%).

Figure 23. Demographics of Households with Disproportionate Housing Needs in the Region

Disproportionate Housing Needs	(Wenatchee, WA) Region		
Households experiencing any of 4 housing problems	# with problems	# households	% with problems
Race/Ethnicity			
White, Non-Hispanic	9,625	32,645	29.48%
Black, Non-Hispanic	15	55	27.27%
Hispanic	3,245	7,759	41.82%
Asian or Pacific Islander, Non-Hispanic	83	287	28.92%
Native American, Non-Hispanic	70	259	27.03%
Other, Non-Hispanic	143	547	26.14%
Total	13,180	41,545	31.72%
Household Type and Size			
Family households, <5 people	5,760	24,019	23.98%
Family households, 5+ people	2,310	4,880	47.34%
Non-family households	5,110	12,665	40.35%
Households experiencing any of 4 Severe Housing Problems	# with severe problems	# households	% with severe problems
Race/Ethnicity			
White, Non-Hispanic	4,814	32,645	14.75%
Black, Non-Hispanic	15	55	27.27%
Hispanic	1,940	7,759	25.00%
Asian or Pacific Islander, Non-Hispanic	35	287	12.20%
Native American, Non-Hispanic	45	259	17.37%
Other, Non-Hispanic	93	547	17.00%
Total	6,950	41,545	16.73%
<p>Note 1: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.</p> <p>Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.</p> <p>Note 3: Data Sources: CHAS</p> <p>Note 4: Refer to the Data Documentation for details (www.hudexchange.info/resource/4848/affh-data-documentation).</p>			

Figure 24. Demographics of Households with Severe Housing Cost Burden in the Region

Households with Severe Housing Cost Burden		(Wenatchee, WA) Region		
Race/Ethnicity	# with severe cost burden	# households	% with severe cost burden	
White, Non-Hispanic	3,775	32,645	11.56%	
Black, Non-Hispanic	0	55	0.00%	
Hispanic	770	7,759	9.92%	
Asian or Pacific Islander, Non-Hispanic	35	287	12.20%	
Native American, Non-Hispanic	35	259	13.51%	
Other, Non-Hispanic	83	547	15.17%	
Total	4,698	41,545	11.31%	
Household Type and Size				
Family households, <5 people	1,958	24,019	8.15%	
Family households, 5+ people	360	4,880	7.38%	
Non-family households	2,384	12,665	18.82%	

Note 1: Severe housing cost burden is defined as greater than 50% of income.
 Note 2: All % represent a share of the total population within the jurisdiction or region, except household type and size, which is out of total households.
 Note 3: The # households is the denominator for the % with problems, and may differ from the # households for the table on severe housing problems.
 Note 4: Data Sources: CHAS

Figure 25. Housing Cost Burden and Race/Ethnicity for Chelan and Douglas Counties

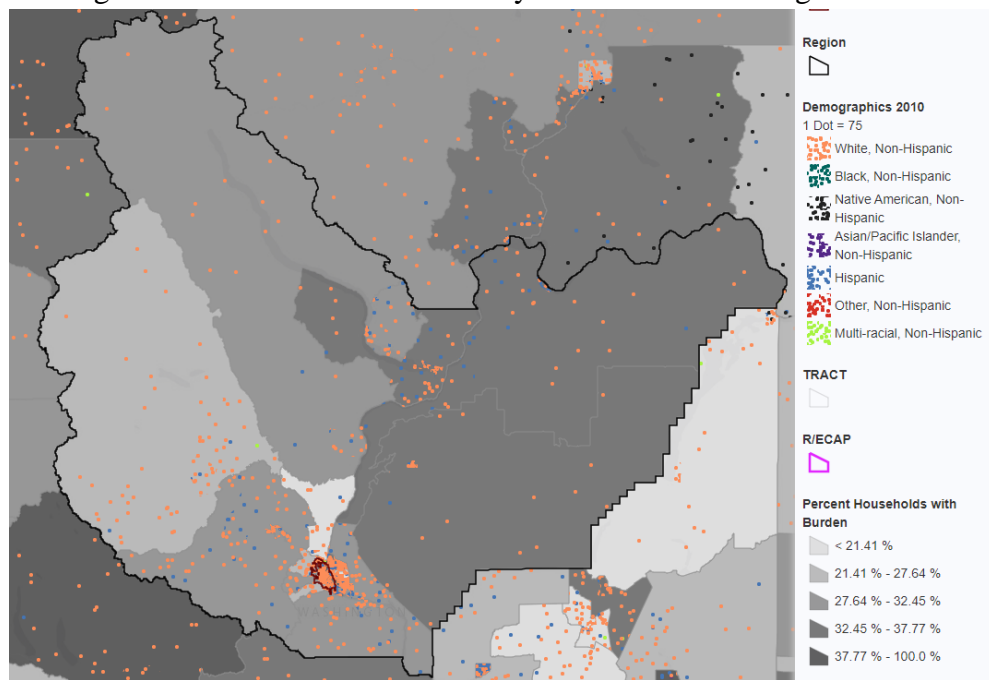


Figure 26. Homeownership and Rental Rates by Race/Ethnicity in Chelan and Douglas Counties

Race/Ethnicity	Homeowners		Renters	
	#	%	#	%
White, Non-Hispanic	23,455	83.54%	9,195	68.26%
Black, Non-Hispanic	35	0.12%	20	0.15%
Hispanic	3,815	13.59%	3,945	29.29%
Asian or Pacific Islander, Non-Hispanic	244	0.87%	35	0.26%
Native American, Non-Hispanic	210	0.75%	50	0.37%
Other, Non-Hispanic	310	1.10%	235	1.74%
Total Household Units	28,075	-	13,470	-

Note 1: Data presented are numbers of households, not individuals.
 Note 2: Data Sources: CHAS

2. *Additional Information*

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

Renters are often more cost burdened than homeowners and considering the Hispanic population has a higher rate of renter-occupied households, they are likely to be more susceptible to cost burdens and experiencing housing problems and severe housing problems. Also, Hispanic households account for one in four households with a housing problem and almost twenty-eight percent (27.91%) of households experiencing severe housing problems. Even without segregation and R/ECAPs designated areas, it is important to be mindful of the areas rental housing may be concentrated that could overlap with higher residencies of Hispanic households.

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.

In the community survey and interviews, the contributing factors that were identified include:

- Availability of Affordable Units in a range of Sizes
- Lending Discrimination
- Land Use and Zoning Laws

In addition, some narrative responses included the need for building codes to be easier to understand, waiting lists for supportive housing are too long and being a single parent makes extremely hard circumstances financially.

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])?*
- 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. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.*

The two options for publicly supported housing include Project-Based Section 8 and the Housing Choice Voucher (HCV) program. For both of these, residents are majority white representing over ninety percent (90%) in Section 8 and over eighty percent (80%) in HCV. The next largest group is of Hispanic identity at just over four percent and almost twelve percent; respectively.

Of the 40,746 households eligible for publicly supported housing, eighty percent (80.11%) are white with two thirds (64.74%) being below 80% of the Area Median Income (AMI). White households account for the majority of eligible residents in all three income categories as demonstrated in Figure 27.

Figure 27. Publicly Supported Households by Race/Ethnicity in Chelan and Douglas Counties

(Wenatchee, WA) Region	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
Housing Type	#	%	#	%	#	%	#	%
Public Housing	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
Project-Based Section 8	229	90.16%	3	1.18%	11	4.33%	3	1.18%
Other Multifamily	N/a	N/a	0	0.00%	N/a	N/a	N/a	N/a
HCV Program	372	81.40%	11	2.41%	54	11.82%	8	1.75%
Total Households	32,645	78.58%	55	0.13%	7,759	18.68%	287	0.69%
0-30% of AMI	3,110	80.26%	10	0.26%	529	13.65%	29	0.75%
0-50% of AMI	6,615	73.54%	10	0.11%	2,089	23.22%	29	0.32%
0-80% of AMI	11,410	71.45%	30	0.19%	4,099	25.67%	74	0.46%

Note 1: Data Sources: Decennial Census; APSH; CHAS

Note 2: Numbers presented are numbers of households not individuals.

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 development, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.*
- 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?*
- 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?*
- 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? Describe how these developments*

differ. (B) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing

- 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, LIHTC) to the demographic composition of the areas in which they are located. 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.*

There are no HUD-identified segregation/integration or R/ECAP areas in the region. Figure 28 does show how the public housing is distributed throughout the region with the greatest concentration being in the Wenatchee Valley which includes the offices for the City of Wenatchee, City of East Wenatchee and the Housing Authority. Additional housing options are along the intersecting highways that run east/west and north/south in the region.

The Low-Income Housing Tax Credit developments see the majority located in the Wenatchee valley and have a demographic reflective of the region's population without significant compositions of protected class. This is including no area in the region that primarily serves only families with children, elderly or persons with disabilities although designated housing units are interspersed throughout the region for these households.

c. Disparities in Access to Opportunity

- i. *Describe any disparities in access to opportunity for residents of publicly supported housing, 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.*

While located near highly utilized routes of transportation, publicly supported housing is available throughout the region. In addition to no readily identifiable areas that experience poor access to opportunity and high adverse factors or designated R/ECAPs and concentrated areas of protected classes that are segregated, Figure 28 demonstrates a consistency among population groups to overall access. Needing to consider that the percentages of minority, non-Hispanic households may present an insignificant measure.

Figure 28. Opportunity Indicators and Race/Ethnicity for Chelan and Douglas Counties

(Wenatchee, WA) Region	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	48.68	36.74	50.36	69.45	31.83	47.74	41.75
Black, Non-Hispanic	47.25	34.13	45.87	69.49	34.07	47.12	41.69
Hispanic	42.59	27.71	44.90	69.67	33.42	48.60	42.33
Asian or Pacific Islander, Non-Hispanic	50.06	37.65	50.84	71.01	34.25	50.70	41.69
Native American, Non-Hispanic	44.81	32.15	46.40	69.10	34.23	47.62	42.44
Population below federal poverty line							
White, Non-Hispanic	43.57	32.65	47.37	69.37	33.93	49.94	41.66
Black, Non-Hispanic	65.92	53.57	55.42	69.08	22.85	78.32	36.54
Hispanic	39.03	27.50	45.42	70.29	33.67	44.57	41.31
Asian or Pacific Islander, Non-Hispanic	54.50	49.27	51.11	66.19	32.59	61.40	37.74
Native American, Non-Hispanic	40.11	49.20	49.22	56.46	25.63	40.46	35.66

Note 1: Data Sources: Decennial Census; ACS; Great Schools; Common Core of Data; SABINS; LAI; LEHD; NATA

2. Additional Information

- a. *Beyond the HUD-provided data, provide additional relevant information, in 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.*
- 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.*

No additional relevant data is available.

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, RECAPs, 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:

In the community survey and interviews, the contributing factors that were identified include:

- Quality of Affordable Housing Information Programs
- Source of Income Discrimination
- Siting Selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
- Lack of Public Investment in Specific Neighborhoods

Disability and Access Analysis

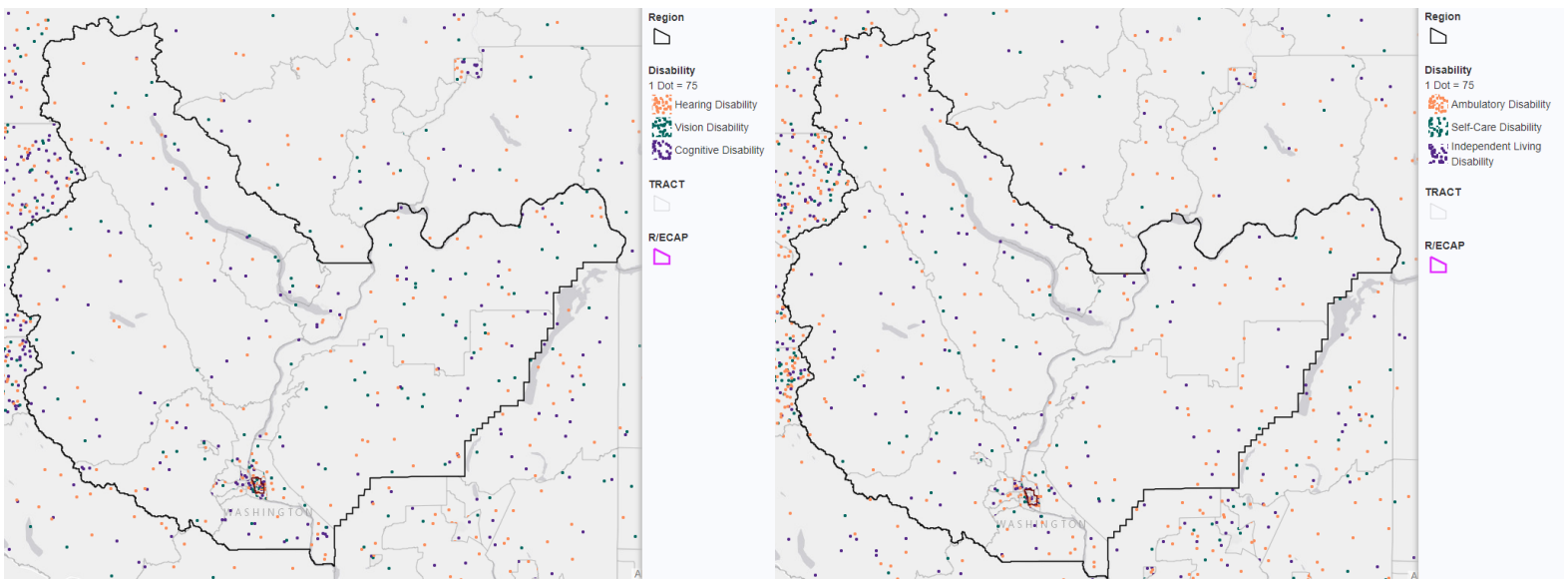
1. Population Profile

- 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?
- Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

Demonstrated in the two maps included in Figure 29 is the even distribution of individuals living with a disability with no concentrated areas throughout the region. Disabilities measured include:

- Hearing
- Vision
- Cognitive
- Ambulatory
- Self-Care
- Independent Living

Figure 29. Disability Type in Chelan and Douglas Counties



Of the individuals living with a disability, over forty-one percent (41.12%) are living within the Wenatchee/East Wenatchee jurisdictions. Shown in Figure 30, a significant percentage of individuals are located in the Wenatchee/East Wenatchee jurisdictions. Similar rates are seen among all ages of individuals living with a disability with the highest being those between 18-64 years of age which is also the most populated age group.

Figure 30. Comparing Disability by Type and Age Between the Jurisdictions and Region

Disability Type	Wenatchee/East Wenatchee	Region	Proportion in the Wenatchee Valley
Hearing difficulty	1,715	5,209	32.92%
Vision difficulty	1,408	3,721	37.84%
Cognitive difficulty	2,405	5,452	44.11%
Ambulatory difficulty	2,633	6,537	40.28%
Self-care difficulty	1,138	2,485	45.79%
Independent living difficulty	2,178	4,509	48.30%
	11,477	27,913	41.12%
Age of People with Disabilities	Wenatchee/East Wenatchee	Region	Proportion in the Wenatchee Valley
age 5-17 with Disabilities	560	1,377	40.67%
age 18-64 with Disabilities	3,350	7,567	44.27%
age 65+ with Disabilities	2,395	6,108	39.21%
	6,305	15,052	41.89%

2. Housing Accessibility

- a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes.*
- b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?*
- c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?*

Although HUD's analysis data is incomplete, local data indicates there is not sufficient access to affordable housing for low- to moderate-income households in a range of unit sizes. The "Housing Needs Assessment & Market Demand Study completed in 2016 address the vacancy rate around 1.4% which is drastically below a healthy rate of 5% which, according to Chelan Douglas Trends is where the rental vacancy rate has averaged the last few years (2016-2019). Publicly supported housing is available throughout the region though availability of the units is not as accessible. Section 8 (103) and HCV (234) provides housing to almost 360 residents that are living with a disability amounting to approximately forty-five percent of individuals with a disability living in publicly supported housing.

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?*
- b. Describe the range of options for persons with disabilities to access affordable housing and supportive services*

The majority of publicly supported housing is located in the Wenatchee/East Wenatchee area of the region and is not identified as a HUD-defined segregated area. While housing units are distributed though the county, most of the residents are in the Wenatchee Valley. The waitlists for different housing options vary on being accessible (open) or not (closed). Section 8 waitlists are closed on a multi-year cycle (opened for two weeks in 2016 and three in 2017) though openings for agriculture housing through the USDA and elderly/disabled housing provide more open opportunities and shorter waitlist times. Most individuals on the waitlist or hoping to access it when it opens again are left to identifying housing on their own or looking to qualify under additional housing support programs such as the landlord liaison program.

4. Disparities in Access to Opportunity

- a. To what extent are persons with disabilities able to access the following? Identify major barrier faced concerning:*
 - i. Government services and facilities*
 - ii. Public Infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)*
 - iii. Transportation*
 - iv. Proficient schools and educational programs*
 - v. Jobs*

- 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.*
- c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.*

It is the intent of the City of Wenatchee, City of East Wenatchee and the Housing Authority to ensure that all programs, services, activities and facilities offered to the public are accessible as required by the American's with Disabilities Act of 1990 and the Rehabilitation Act of 1973, Section 504. Each jurisdiction is working towards the completion of an ADA Transition Plan and current progress has seen completion of the self-assessment. Wenatchee is planning to connect the ADA Transition Plan with the Pedestrian Master Plan.

NOTICE OF NON-DISCRIMINATION UNDER TITLE II OF THE AMERICANS WITH DISABILITIES ACT AND SECTION 504 OF THE REHABILITATION ACT

General Remarks: In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA) and Section 504 of the Rehabilitation Act of 1973, The City of Wenatchee, City of East Wenatchee and the Housing Authority will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, activities and facilities.

Employment: The City of Wenatchee, City of East Wenatchee and the Housing Authority does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication: The Cities and Housing Authority will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities, so they can participate equally in the programs, services, and activities, including translation or interpretation and other ways of making information and communications accessible to people who have a speech, hearing, or vision impairment.

Modifications to Policies and Programs: The Cities and Housing Authority will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, activities and facilities. The ADA does not require the Cities or Housing Authority to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden. The Cities and Housing Authority will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy.

Contact Information: A person may contact the Cities or Housing Authority if:

- There are questions, concerns or requests for additional information regarding the Americans with Disabilities Act or Section 504 of the Rehabilitation Act.

- Someone requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service or activity. Please make requests as soon as possible, but no later than 48 hours before the scheduled event.
- There is a complaint that a program, service, activity or facility is not accessible to persons with disabilities.

The City of Wenatchee and City of East Wenatchee have both adopted Complete Streets policies which prioritize multimodal infrastructure that is accessible for all users of all ages and abilities. The ADA states that the public entity must reasonably modify its policies, practices or procedures to avoid discrimination against people with disabilities and the direction provided by the Complete Streets policy supports this.

Link Transit provides paratransit services that are curb-to-curb transportation to riders whose disability prevents them from riding the fixed route bus system. In addition, Link Transit has prioritized bus updates to increase access with lower step options to reduce the demand on paratransit. The NCW Mobility Council prioritizes increasing access for vulnerable populations to transportation options and infrastructure that supports mobility of all users.

As indicated in Figure 28, the region's residents have access to proficient schools; including those living below the federal poverty line.

Reliable transportation is a precursor to accessing employment in such a rural region. While the indicators of Figure 28 do not demonstrate the demand for public transit access to employment as clearly as anecdotal data does, it is a piece of the summary that travel time to work is increased in a rural region and therefore transportation costs (time and money) are often higher. Paired with accessible housing being outside of the downtown areas, lower income households are often faced with higher transportation costs as a percent of their income.

Individuals in the region who face an access barrier can contact the relative public entity by phone or email to request accommodations to access the government services, facilities and infrastructure. Common requests for the region are local government partners, housing support services through the Community Housing Network and Link Transit for paratransit.

Due to lack of comprehensive data at this time, understanding the difficulties faced by individuals living with a disability face towards homeownership needs additional attention.

5. Disproportionate Housing Needs

a. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities

While Figures 23 and 24 identify the factors of disproportionate housing needs, there is not an available breakdown related to those living with a disability. Nationwide, the average median earnings of an individual with a disability is just under \$24,000 which would be within the low- or moderate-income bracket indicating a higher potential for facing housing problems.

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 affecting groups with other protected characteristics.*
- b. *The program participant may also describe other information relevant to its assessment of disability and access issues.*

There is the Chelan Douglas Developmental Disabilities Program focused on assuring children and adults with developmental disabilities receive individualized services and supports which assist them in:

- Maintaining or increasing their level of independence;
- Achieve their personal goals; and
- Create and support opportunities for people with disabilities and other community citizens to come together and share common experiences.

Also, Lilac Services for the blind is an organization that believes those who are living with blindness or low vision have the right to live as independently as they choose. They provide in-home trainings for alternative communication methods, home management, activities of daily living and provide access to an adaptive computer lab.

As aforementioned, the Mobility Council focuses on increasing mobility in the region.

7. *Disability and Access Issues Contributing Factors*

Consider the listed factors and any other actors 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 related to:

In the community survey and interviews, the contributing factors that were identified include:

- Lack of affordable, integrated housing for individuals who need supportive services
- Inaccessible government facilities or services
- Lack of assistance for housing accessibility modifications
- Lack of affordable, in-home or community-based supportive services
- Regulatory barriers to providing housing and supportive services for persons with disabilities

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 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 City of Wenatchee, City of East Wenatchee and Housing Authority have no, unresolved HUD civil rights violations, no cause determination from an equivalent state or local fair housing agency concerning violation of a state or local fair housing law. There are no letter of findings issued by lawsuit filed or joined by the Department of Justice nor False Claims Act allegations.

2. Describe any state or local fair housing laws. What characteristics are protected under each law?

The City of Wenatchee and City of East Wenatchee both work to support fair housing in the community through the distribution of housing dollars directly to service agencies. In these partnerships, funding that supports housing access must align with state and federal fair housing laws. Specifically, the general purpose of land use laws is to promote the public health, safety and general welfare of the community.

All entities have policy for fully complying with all Federal, State and local nondiscrimination laws; the Americans With Disabilities Act; and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal opportunity.

Specifically, the Housing Authority does directly manage housing support programs and as such, to further its commitment to full compliance with applicable Civil Rights laws, the Housing Authority of Chelan County and the City of Wenatchee will provide Federal/State/local information to applicants for and participants in the Section 8 Housing Choice Housing Program regarding discrimination and any recourse available to them if they believe they may be victims of discrimination. Such information will be made available with the application and all applicable Fair Housing Information and Discrimination Complaint Forms will be made available at the Housing Authority of Chelan County and the City of Wenatchee's office. In addition, all written information and advertisements will contain the appropriate Equal Opportunity language and logo.

The Housing Authority of Chelan County and the City of Wenatchee will assist any family that believes they have suffered illegal discrimination by providing them copies of the housing discrimination form. The Housing Authority of Chelan County and the City of Wenatchee will also assist them in completing the form, if requested, and will provide them with the address of the nearest HUD Office of Fair Housing and Equal Opportunity.

In addition, under the need for reasonable accommodation, sometimes people with disabilities may need a reasonable accommodation in order to take full advantage of the Housing Authority of Chelan County and the City of Wenatchee's housing programs and related services. When such accommodations are granted, they do not confer special treatment or advantage for the

person with a disability; rather, they make the program fully accessible to them in a way that would otherwise not be possible due to their disability. The Section 8 Administrative Plan clarifies how people can request accommodations and the guidelines the Housing Authority of Chelan County and the City of Wenatchee will follow in determining whether it is reasonable to provide a requested accommodation. Because disabilities are not always apparent, the Housing Authority of Chelan County and the City of Wenatchee will ensure that all applicants/participants are aware of the opportunity to request reasonable accommodations.

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.

Through the Consolidated Homeless Grants and the CDBG program, the Cities provide fair housing information, outreach and supports with workshops for housing providers.

The U.S. Department of Housing and Urban Development: Also known as HUD, the U.S. Department of Housing and Urban Development was established in 1965 to develop national policies and programs to address housing needs in the U.S. One of HUD'S primary missions is to create a suitable living environment for all Americans by developing and improving the country's communities and enforcing fair housing laws.

The Washington State Human Rights Commission: The Washington State Legislature established the Washington State Human Rights Commission in 1949; the Washington State Human Rights Commission (WSHRC) is a state agency responsible for administering and enforcing the Washington Law against discrimination.

Fair Housing Center of Washington: The Fair Housing Center of Washington is a 501(d) nonprofit organization that has been in existence since 1981 and in 1995, they became a fully operational, Qualified Fair Housing Organization. The Fair Housing center services western and central Washington by accepting and investigating complaints of housing discrimination, and education housing providers and housing consumers to help prevent and address housing discrimination.

There are four jurisdictions in the State of Washington certified as substantially equivalent known as Fair Housing Assistant Programs (FHAP agencies). The laws of all four jurisdictions include prohibitions against discrimination in addition to those in federal law, such as marital status, sexual orientation, or income source:

- State of Washington – Human Rights Commission (WSHRC)
- King County – Office of Civil Rights (COCR)
- Seattle Office for Civil Rights (SOCR)
- Tacoma Human Rights and Human Services Department (THRHS)

4. Additional Information

- a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.*

- b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.*

The Northwest Justice Project is a local organization that works towards justice for all low-income people as Washington's largest publicly funded legal aid program. Some of their many priority cases include supporting low-income households facing subsidized or public housing evictions and fair housing or discrimination, home mortgage foreclosure or lending abuses and access to courts and general civil rights, race equity or other systemic discrimination that impairs access to needed benefits and services.

In addition, Chelan Douglas Volunteer Attorney Services supports low-income households with free legal services for needs such as maintaining their housing.

- 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:*

In the community survey and interviews, the contributing factors that were identified include:

- Lack of resources for fair housing agencies and organizations
- Lack of public fair housing agencies and organizations
- Unresolved violations of fair housing or civil rights law

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 following contributing factors were identified as the most limiting to fair housing choice and access to opportunity in the Chelan-Douglas region. The ratings in Figure 31 stem from the community survey prioritizing an overall fair housing view of contributing factors out of 100. These prioritized contributing factors informed the goals and strategies of this plan.

Figure 31. Contributing Factors Identified by HUD Prioritized by the Region

HUD Identified Contributing Factors to Fair Housing	Score Out of 100
Location and type of affordable housing	91.92
Availability of affordable housing units in a range of sizes	90.38
Quality of affordable housing information programs	77.31
Lack of resources for fair housing agencies and organizations	74.23
Source of income discrimination	72.69
Lack of affordable, integrated housing for individuals who need supportive services	71.92
Lack of public fair housing agencies and organizations	70.00
Lack of regional cooperation	68.46
Lack of assistance for housing accessibility modifications	66.92
Lack of affordable, in-home, or community-based supportive services	66.54
Lack of community revitalization strategies	66.15
Access to financial services	64.23
Lack of assistance for transitioning from institutional settings to integrated housing	64.23
Private discrimination	64.23
Land use and zoning laws	63.08
Siting selection policies, practices and decisions for publicly supported housing; including discretionary aspects of Qualified Application Plans and other programs	63.08
Unresolved violations of fair housing or civil rights laws	62.69
Lack of public investments in specific neighborhoods, including services or amenities	62.31
OTHER - please list in the box below	62.31
Regulatory barriers to providing housing and supportive services for persons with disabilities	62.31
Inaccessible government facilities or services	60.77
Admissions and occupancy policies and procedures, including preferences, in publicly supported housing	60.38
Impediments to mobility	59.62
Community Opposition	59.23
Occupancy codes and restrictions	59.23
Deteriorated and abandoned properties	58.85
State or local laws, policies or practices that discourage individuals with disabilities from being placed, or living, in apartments, family homes and other integrated settings	58.08
Lack of private investments in specific neighborhoods	57.69
Access to proficient schools; supported housing; and transportation for persons with disabilities	57.31
Location of employers	51.92
Availability, type, frequency and reliability of public transportation	49.62
Location of proficient schools and school assignment policies	47.31
Location of environmental health hazards	45.77

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.*

The contributing factors most relevant to the Chelan Douglas region are related to disparities in access to opportunity and disproportionate housing needs for the region as a whole and not specific to a specific race/ethnicity, disability, family type or other protect groups at the Census tract level. Based on local knowledge, it is important to the success of this Assessment of Fair Housing to include support for both English and Spanish access to opportunity and housing solutions. The region does not have identified R/ECAPs or Integration/Segregation areas.

GOAL #1: Support the implementation of housing policies and programs that increase available housing units and housing options.

- STRATEGY 1: The City of Wenatchee and the City of East Wenatchee will seek to utilize existing partnerships and identified strategies to encourage the development of more diverse housing types including multiunit and family-oriented options affordable to low- and moderate-income households.
 - o Metric 1: *Adopt zoning/land use legislation that encourages the production of more diverse housing types including multiunit and family-oriented options affordable to low- and moderate-income households by 2023.*
- STRATEGY 2: The City of Wenatchee and the City of East Wenatchee will seek work to promote development options that leverage available and potential resources geared towards increasing access to permanent stable housing affordable to low- and moderate-income households beginning in the 2021 CDBG program year.
 - o Metric 1: *Promote the use of existing and adopt additional development incentive programs such as the Multi-Family Tax Exemption program and eligible projects utilizing Community Development Block Grant dollars by 2022.*
 - o Metric 2: *Explore options for development of surplus public property for units affordable to low- and moderate-income households by 2023.*
- STRATEGY 3: The Housing Authority will seek to maintain and expand where possible the affordable units in neighborhoods that are otherwise very difficult to access or in the beginning stages of organized development by 2023.

In the recent years of community outreach around housing, the feedback has been overwhelming about the lack of available units and the cost of accessing is available; especially for those who are low- to moderate-income households. With an average of \$1,200 for a one-bedroom and a

market vacancy rate consistently below the five percent (5%) rate of a healthy market, it is likely the housing accessibility will remain a challenge. A lack of affordable housing for low- and moderate-income households has many consequences related to the quality of life of our residents. Lack of housing choice affects a household's ability to choose how they also access nutrition, transportation, education, employment, recreation and more.

Related to the availability of housing choice has been the message that the missing middle housing is a great need in the region. This sort of infill development would support the need for both renter- and owner-occupied households to see additional housing size, type and location. The environment of competition negatively affects those that are on limited or fixed income and those households are often characterized by minority, senior and disabled populations.

The work from Our Valley Our Future and the template the City of Wenatchee has set with a full housing code update provides a guide to the region on how to improve policies and codes and begin supporting a variety of housing options via comprehensive and subarea plans. These allow the jurisdictions to work creatively with developers to identify building and funding options that help address the needs of the communities.

Contributing Factors:

- Location and type of affordable housing
- Availability of affordable housing units in a range of sizes
- Quality of affordable housing information programs
- Lack of regional cooperation
- Lack of community revitalization strategies
- Land use and zoning laws
- Lack of public investments in specific neighborhoods, including services or amenities

GOAL #2: Increase access to housing services and supportive housing options for vulnerable populations.

- STRATEGY 1: The City of Wenatchee and the City of East Wenatchee facilitates broad implementation of the Chelan-Douglas Homeless Housing Strategic Plan
 - Metric 1: *With the plan covering the two-county region, broader adoption and implantation in municipal planning efforts and development activities are able to be improved within the first year of this plan (2022).*
 - Metric 2: *Pursue opportunities for leveraging resources among sectors by 2022.*
- STRATEGY 2: The Housing Authority works to increase the quantity and quality of one-on-one assistance to voucher holders by 2022.
- STRATEGY 3: The Housing Authority will continue resident engagement with advisory committees, support resident leadership training and provide staffing to facilitate community-driven initiatives and activities through the duration of this plan (2021-2024).

Local efforts to address housing services and supportive housing services need to exist in regional collaboration for effective utilization of limited resources and efficient implementation for meeting the needs in a timely way. Coming together as a region to comprehensively coordinate efforts towards the goals of the Homeless Housing Strategic Plan will produce results in reducing and ultimately eliminating homelessness. In prioritizing the plan, Goal #2 also supports and strengthens certain governmental activities and efforts while inviting both public and private agencies to consult, plan and collaborate in the reduction of housing problems. While the plan focuses on the most vulnerable populations in the region, it is a roadmap to identifying the greatest opportunity partners have with significantly limited resources.

CONTRIBUTING FACTORS:

- Source of income discrimination
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of regional cooperation
- Lack of assistance for housing accessibility modifications
- Lack of affordable, in-home, or community-based supportive services
- Access to financial services
- Lack of assistance for transitioning from institutional settings to integrated housing
- Unresolved violations of fair housing or civil rights laws
- Regulatory barriers to providing housing and supportive services for persons with disabilities

GOAL #3: Provide education and support community efforts to enforce Fair Housing rights and responsibilities with renters, property managers, home owners and real estate professionals.

- STRATEGY 1: The City of Wenatchee, the City of East Wenatchee and the Housing Authority supports creating an education campaign providing a coordinated bilingual message among all stakeholders
 - Metric 1: *Working with media outlets to provide fliers, commercials, interviews, workshops, presentations, etc. to expand access to information by 2023.*
- STRATEGY 2: The Housing Authority will provide awareness and resources to tenants such as “Ready to Rent” courses.
- STRATEGY 3: The Housing Authority will include instruction about Fair Housing Act protection during all voucher orientations.

With limited resources and common knowledge around fair housing, there is often confusion among renters, property owners, service providers and management entities related to what Washington State law says for fair housing. Fair Housing workshops have been regularly provided to housing providers and are always well attended and valuable to the participants. They are limited in space due to cost and language barriers which supports the need for a comprehensive, bilingual (English and Spanish) campaign. A campaign that supports educating all parties connected to housing.

It will be beneficial to coordinate the campaign around the availability of fair housing experts to be in the local area providing in depth knowledge to the community as they begin to learn from the partners and local media outlets. The awareness and associated trainings should focus on discrimination of a protected class – disability, age, family status and race/ethnicity.

The Landlord Liaison Program is a great example of how barriers can be broken down by increasing awareness and education of a topic. Fair housing awareness is important to make people understand what it is and then education to support additional understanding of how to appropriately respond to violations or issues that may be related; whether in housing services or landlord-tenant environments.

Great partners will include the housing service organizations, supportive legal service agencies, the Rental Association of Wenatchee Valley and the education system.

CONTRIBUTING FACTORS

- Lack of resources for fair housing agencies and organizations
- Lack of public fair housing agencies and organizations
- Lack of regional cooperation
- Private and lending discrimination
- Siting selection policies, practices and decisions for publicly supported housing; including discretionary aspects of Qualified Application Plans and other programs
- Inaccessible government facilities or services
- Admissions and occupancy policies and procedures, including preferences, in publicly supported housing