

# City of Bremerton 2016 Annual Action Plan

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*Applicable to Program Year 2016*

*January 1, 2016-December 31, 2016*

# Executive Summary

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

### 1. Introduction

The following is the City of Bremerton's Annual Action Plan which describes the programs, projects, and activities to be undertaken with funds anticipated to become available during the 2016 program year. The Plan identifies the relationship of the activities to the priority housing, homeless, special populations, community and economic development needs, and describes reasons for allocating priorities. Funds were allocated based on priority needs described in the 2016-2020 Consolidated Plan, and all projects funded meet the objectives and strategies in the plan. The City will receive \$417,438 in federal housing and community development funding under the CDBG program for the 2016 program year. The funding level has been confirmed by HUD.

The City of Bremerton receives its own allocation of CDBG funds, but its annual HOME allocation comes through the Kitsap County HOME Consortium, of which Kitsap County is the lead agency. The City's share of the Consortium's HOME allocation will be released when HUD releases the Consortia Percentage Reports. Once that is received the City of Bremerton will have a confirmed amount in federal housing funding available for the 2016 program year under the HOME program. The funding amount has been provided by HUD and includes program income (\$7,480).

City of Bremerton HOME activities will be described briefly here, but will be covered in full in the Kitsap County Consortium's Action Plan. The City's Action Plan will describe in full all other items concerning compliance and management of its grant programs.

All of the proposed projects included in the 2016 Action Plan will address objectives and strategies in the 2016-2020 Consolidated Plan. The funds will be allocated to capital projects, economic development projects, projects to eliminate blight, and planning and administration. Total of all anticipated funding is included in the recommendations listed below. Full project descriptions are located in the project table in AP-35.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funds will be used over the next five years to address the needs outlined in the Strategic Plan. HUD's objectives guiding the proposed activities are:

- Provide decent affordable housing;
- Create suitable living environments; and
- Create economic opportunities.

The following are the priorities and goals outlined in the Strategic Plan portion of this document. These will guide the investment of CDBG and HOME funds in the City of Bremerton:

- Revitalize targeted neighborhoods;
- Improve and preserve affordable homeownership housing;
- Expand economic opportunities for very-low and low-income Bremerton residents;
- Abate Blight conditions downtown;
- Increase homeownership opportunities for low to moderate income Bremerton residents.

While ending homelessness is still a priority in Kitsap County, projects that address homelessness will be funded from Homeless Housing grant funds and will not be a high priority for CDBG and HOME funds. Objectives and strategies to reduce and eliminate homelessness are included in the Kitsap County Homeless Housing Plan and referenced in the Consolidated Plan. Homeless sections of this plan were completed with information from 'Heading Home-Kitsap Homeless Housing Plan' Updated for 2016.

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Kitsap County and the City of Bremerton have continued to work collaboratively to use CDBG and HOME funds in the most efficient way possible. Funds declined significantly over the past five year period which resulted in fewer people being served in the community. Production of new housing units has slowed and the allocation of funds has resulted in some difficult choices. Although the previous 5-year Strategic Plan anticipated a small decrease in funding levels, the unforeseen federal entitlement program funding cuts resulted in a challenging five year period. However, the County and City of Bremerton have implemented the strategies of the 2011-2015 Consolidated Plan. Past accomplishments include:

- Provided funding for construction of **45 new units** of rental housing and **14 new units** of homeownership housing;
  - Funded the rehabilitation of **447 units** of rental housing
  - Provided **45 homebuyers** with assistance to purchase homes;
  - Weatherized and provided minor home repair to **90 households**;
  - Provided funds for rehabilitation of **51 single-family homes**;
- 
- Provided food and services to over **8,000 individuals annually**;
- 
- Provided microenterprise and small business development assistance to **521** individuals; and
- 
- Funded **four** public facilities.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

Consistent with federal regulations and the City's Citizen Participation Plan, the public was provided several opportunities to provide input into the 2016 application process and annual Action Plan.

Development of this plan is the result of evaluation of information and data from a variety of sources, including the preparation of a Community Needs Assessment and Housing and Market Analysis, consultations with local municipalities and agencies, an online survey, community meetings and public hearings. Homeless sections of the Consolidated Plan were completed with information developed during the update of the Homeless Housing Plan undertaken in 2015. All of the input received from the outreach conducted in 2015 has been considered and incorporated into the priorities and goals for the plan. All public comments received during this process were accepted.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

One citizen comment was received during the 15-day open public comment period in August. The comment states that "We need to encourage more business and industry and reduce the requirements on buildings and development. We should work with the state to create tax free zones for light industry. This will create the jobs we need and lift people out of poverty. If we stimulate our economy there will be more tax dollars to take care of the elderly and disabled." Many public comments were also received

during the City of Bremerton's public hearing to adopt its 2015 work plan in preparation for the consolidated plan. The majority of these comments were taken verbally and centered around support for the City's initiative in focusing its funds in the downtown core as well as focusing more on economic development.

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

All comments were accepted.

## **7. Summary**

The City of Bremerton Five-Year Consolidated Plan and One Year Action Plan was developed by the Community Development Block Grant Administrator and the Department of Community Development using the following process:

- Analysis of demographic data;
- Consultation with community organizations and concerned citizens;
- Community outreach and surveys;
- Meetings or individual contacts;
- Consultation with public and private agencies; and
- Consultation with City departments and other governmental agencies.
- City Council Public Hearings and Meetings

As required by 24 CFR Part 91.105 (e), three public hearings were held in 2015 to obtain citizen input. These meetings were held at the Norm Dicks Government Center on 7/15, 8/10, 11/18. The City also advertised that the Plan was available for a 30 day public comment period 9/23/15-10/23/15. This advertisement ran in the local newspaper of record, and the plan was posted on the City's website during the public review period.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role		Name	Department/Agency
CDBG Administrator	BREMERTON	Department of Community Development	
HOME Administrator	KITSAP COUNTY	Department of Housing and Community Services	

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Bremerton is a member of the Kitsap County HOME Consortium. The City of Bremerton receives its own allocation of CDBG funds, but its annual HOME allocation comes through the Kitsap County HOME Consortium of which Kitsap County is the lead agency. The City of Bremerton provided input into the Kitsap County/City of Bremerton Regional Consolidated Plan.

**Consolidated Plan Public Contact Information**

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

### **1. Introduction**

Development of this plan is the result of the evaluation of information and data from a variety of sources, including the preparation of a Community Needs Assessment and Housing Market Analysis, consultations with local municipalities and agencies, an online survey, community meetings and public hearings. Homeless sections of the Consolidated Plan were completed with information developed during the update of the Homeless Housing Plan undertaken in 2016. All of the input received from the outreach conducted in 2015 was considered and incorporated into the priorities and goals of the Consolidated Plan. These priorities and goals drove the RFP process and the funding recommendations listed in this action plan.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The Bremerton Housing Authority (BHA) has a staff position which provides case management services for its Family Self-Sufficiency (FSS) program. BHA also has a Resident Opportunities and Self-Sufficiency (ROSS) Service Coordinator. This year BHA received \$246,000 to cover a 36 month period beginning 2/26/15. The ROSS Service Coordinator will coordinate supportive services and other activities designed to help public housing residents at multiple BHA projects totaling at least 179 units attain economic and housing self-sufficiency.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Because of the streamlining and efficiency impacts of the Kitsap Coordinated Grant Application, most homeless services are now funded through Kitsap County's Homeless Housing and Affordable Housing Grant programs (HHGP and AHGP, respectively), which are funded locally through surcharges to real-estate transactions. Both AHGP and HHGP prioritize operations and services for homeless and at-risk populations. For 2016, available funding from HHGP and AHGP will be higher than in past years, and more programs serving the homeless and at risk populations will be funded with these grants, and at higher levels. There are no programs or projects in the City of Bremerton 2016 CDBG Action Plan which directly address the needs of the homeless, including the chronically homeless, or prevention of homelessness. Because of this coordination, City CDBG will be able to dedicate its funds to other critical priorities that are only eligible for CDBG funding.

The Homeless Housing Grant Program will be funding 13 projects which will have an impact on clients served in the City of Bremerton. Most of these projects will be funding salary and benefits and partial operations and maintenance expenses, but will also provide rental assistance to the hard to house, and will fund one capital project which will renovate a building to provide an overnight low-barrier shelter, dayroom facility, laundry, kitchen, clothing distribution center, barbershop, and showers. This shelter will provide a 40-bed overnight shelter serving over 300 individuals from throughout Kitsap County. The funding will also be used to pay for a Continuum of Care Coalition Coordinator who will provide coordination and leadership for agencies who provide services for persons experiencing homelessness. The Coordinator also ensures completion of the Point in Time Count, the Housing Inventory Chart and submission of the Continuum of Care grant. This Continuum of Care Coalition is comprised of 50+ member organizations and works to provide coordination of services to assist people experiencing homelessness to regain stable housing.

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

The City participates in the The Kitsap Continuum of Care Coalition. This coalition forms the county-wide strategy for meeting the needs of individuals and families who are homeless or at risk of homelessness. The Kitsap Continuum of Care Coalition includes outreach and assessment, emergency shelter, transitional housing, permanent supportive housing, permanent housing, support services for all stages, and homeless prevention services. The system begins with the Homeless Management Information System (HMIS). Kitsap has fully implemented HMIS among all required homeless service providers in 2009-2010. Shortly thereafter, Kitsap piloted full data-sharing between all HMIS agencies through the Kitsap HMIS Collaborative. Kitsap has also worked with WA Commerce, the state HMIS administrator, to pilot new ways to use HMIS to gather better data and maximize efficient delivery of client services.

Kitsap also has a coordinated entry program managed through the Housing Solutions Center and funded through the Homeless Housing Grant Program.

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

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

1	<b>Agency/Group/Organization</b>	Bremerton Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
2	<b>Agency/Group/Organization</b>	KCCHA dba Housing Kitsap
	<b>Agency/Group/Organization Type</b>	Housing PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
3	<b>Agency/Group/Organization</b>	KITSAP COMMUNITY RESOURCES
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.
4	<b>Agency/Group/Organization</b>	Kitsap Continuum of Care Coalition
	<b>Agency/Group/Organization Type</b>	Services-homeless Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Continuum of Care members participated in the update of the Homeless Housing Plan. Information from the plan was included in the Needs Assessment, Market Analysis and Strategic Plan.
5	<b>Agency/Group/Organization</b>	Kitsap Economic Development Alliance (KEDA)
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided narrative and data for the plan.

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

n/a

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Kitsap Community Resources	Goals are consistent with Balance of State Continuum of Care goals.
City of Bremerton Comprehensive Plan	City of Bremerton Dept. of Community Development	Goals are consistent with elements of the City Comprehensive Plan.
State of WA Housing Needs Assessment	WA State Affordable Housing Advisory Board	Data used in development of the Needs Assessment/Housing Market Analysis.

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

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Bremerton strived to provide the public with several opportunities to provide input into the creation and development of the consolidated plan, the 2016 application process, and the annual action plan. This year's process was different from years' prior because the City decided to remove itself from the coordinated grant process with the County for use of CDBG funds. Based on community surveys and input the City decided to also target its approach to use of CDBG resources to a downtown area which matches the downtown subarea plan. This process began in 2014 with a joint public survey released by Kitsap County and the City of Bremerton. The City then held a public hearing detailing all of the next steps for development of the consolidated plan where City Council members and the general public were given the opportunity to provide feedback on both the targeted approach for the use of CDBG funds for economic development, as well as targeting in the downtown core.

All public hearings are published in the local newspaper of record. Public Hearings are also televised on Bremerton Kitsap Public Access television. Details of the public hearings are listed on the City's main website.

The City of Bremerton's Grant Application process this year utilized a Project Review Committee. This Committee had 3 volunteers, and 3 representatives from the City of Bremerton Staff. Appointments are approved/confirmed by the Bremerton City Council. The Project Review Committee is responsible for reviewing applications, conducting interviews with applicants and formulating a slate of recommendations. The slate of projects recommended for City of Bremerton funding is then forwarded to the Bremerton City Council for approval at a public hearing.

In mid-October, a legal notice is published in the local newspaper of record announcing PRC funding recommendations, providing notice of a 30-day public comment period and details on the public hearing where the Bremerton City Council will adopt the Project Review Committee's funding recommendations.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	35 attendees, 8 testimonials received from the public	Many comments were in favor of the targeted approach the City plans on taking with its use of CDBG dollars. Some were against this fearing that this targeted approach would leave out other portions of the City which are in need of assistance.		<a href="http://lfpUBLIC.bremertonwa.gov/weblinkpublic/0/doc/418946/Page1.aspx">http://lfpUBLIC.bremertonwa.gov/weblinkpublic/0/doc/418946/Page1.aspx</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	No comments were received from the public, questions were answered from the City Council.			<a href="http://lpublic.bremertonwa.gov/weblinkpublic/0/doc/419841/Page1.aspx">http://lpublic.bremertonwa.gov/weblinkpublic/0/doc/419841/Page1.aspx</a>
3	Public Hearing	Non-targeted/broad community	There were no questions or comments from the public, questions were answered from the City Council.			<a href="http://lpublic.bremertonwa.gov/weblinkpublic/0/doc/420191/Page1.aspx">http://lpublic.bremertonwa.gov/weblinkpublic/0/doc/420191/Page1.aspx</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-targeted/broad community	Newspaper ad was taken out to inform the public of the release of the draft consolidated plan. This included a 15-day public comment period. One comment from the public was received.	The comment focused on the need for tax incentives for businesses in the area.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	<p>This public hearing was held coinciding with a 30 day public comment period releasing the funding recommendations for use of 2016 funds. the public comment period was posted in the newspaper of record commencing on October 15, 2015 and concluding November 18, 2015. During the public hearing the funding recommendations were provided to the public and</p>	<p>Two public comments were tated support of the facade improvement and blight abatement projects in the downtown core.</p>	<p>All comments were accepted.</p>	<p><a href="http://lfpublic.bremertonwa.gov/WeblinkPublic/0/doc/423045/Page1.aspx">http://lfpublic.bremertonwa.gov/WeblinkPublic/0/doc/423045/Page1.aspx</a></p>

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Bremerton will receive an allocation of \$417,438 for the 2016 program year. The City will contribute \$50,000 from its General Fund to cover administrative and project delivery costs. We anticipate there will be a rollover of \$1,244 in unspent 2015 EN funds and \$16,250 in unspent 2014 EN funds.

#### Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	417,438	0	17,495	434,933	1,669,752	The City will contribute \$50,000 from its General Fund to cover administrative costs and there will be a rollover of \$1,244 in unspent 2015 EN funds and \$ 16,251 in unspent 2014 EN funds.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	186,842	7,480	0	194,322	747,386	

Table 5 - Expected Resources – Priority Table

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

In addition to these resources the jurisdiction expects other federal, state and local resources will be available to address the needs identified in the Consolidated Plan. No Section 8 funds are made directly available to the City of Bremerton; Section 8 assistance is administered by the Bremerton Housing Authority and Kitsap County Consolidated Housing Authority (dba Housing Kitsap). Kitsap County Continuum of Care member agencies receive McKinney-Vento Homeless Assistance Act funds through the Balance of State. These funds are administered by the State of Washington, awarded through a renewal process, and are used to provide rental assistance. The City receives three Shelter Plus Care renewal grants as a pass-through to Agape Unlimited to run project, sponsor, and tenant based housing and services programs for homeless

individuals who are chronic substance abusers and may also be seriously mentally ill.

Projects and programs awarded funds in the 2016 Action Plan include many public and private funding sources which are depicted specifically in each sub-recipients approved funding applications. Some of the sources include:

**Federal**

Kitsap County Community Development Block Grant

Department of Energy

Health and Human Services-Administration for Children and Families

**State**

Energy Matchmakers

WA State Department of Commerce

Washington State Housing Finance Commission

**Local/Private**

Puget Sound Energy

Kitsap Community Foundation

Kitsap Community Credit Union

Individual donations (cash & in-kind)

Capital Resources

Private equity

Affordable Housing Grant Program

Homeless Housing Grant Program

City of Bremerton Multi-Family Tax Exemption Program

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

No publicly owned land being utilized.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve and Increase Affordable Housing	2016	2020	Affordable Housing	Downtown Bremerton Blight Zone Downtown/Residential core NRSA CDBG Target Area	Affordable Housing	CDBG: \$321,500 HOME: \$272,696	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Increase economic opportunities	2016	2020	Non-Housing Community Development	CDBG Target Area	Economic Development	CDBG: \$429,000	Facade treatment/business building rehabilitation: 10 Business Jobs created/retained: 20 Jobs Businesses assisted: 4 Businesses Assisted
3	Public Facilities	2016	2020	Non-Housing Community Development	CDBG Target Area	Public Facilities	CDBG: \$357,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5620 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Abate Slum and Blight Conditions	2016	2020	Non-Housing Community Development	Downtown Bremerton Blight Zone	Abatement of Blight Conditions Downtown	CDBG: \$195,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 965 Persons Assisted Facade treatment/business building rehabilitation: 5 Business
5	Economic Development-non target area	2016	2020	Non-Housing Community Development	Downtown Bremerton Blight Zone Downtown/Residential core NRSA CDBG Target Area	Economic Development	CDBG: \$292,500	Jobs created/retained: 79 Jobs Businesses assisted: 79 Businesses Assisted

Table 6 – Goals Summary

### Goal Descriptions

1	Goal Name	Preserve and Increase Affordable Housing
	Goal Description	
2	Goal Name	Increase economic opportunities
	Goal Description	
3	Goal Name	Public Facilities
	Goal Description	

<b>4</b>	<b>Goal Name</b>	Abate Slum and Blight Conditions
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	Economic Development-non target area
	<b>Goal Description</b>	

**Table 7 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

22

## AP-35 Projects – 91.220(d)

### Introduction

The specific programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the Strategic Plan are listed in the following projects table. The City of Bremerton allocates CDBG funds through an annual competitive RFP. Applications are reviewed by a Project Review Committee and approved by Bremerton City Council. HOME funds were allocated through an annual competitive application cycle. A Project Review Committee comprised of volunteer community members, City staff, and a City Council representative allocate funds for specific projects. The Bremerton City Council approves city funded CDBG and HOME projects. The project section describes programs and projects that will be undertaken by organizations in the community, based on their proposal.

#	Project Name
1	CDBG Administration
2	Facade Improvement (228/230 & 252 4th Street)
3	Blight Abatement (249 4th Street)
4	Kitsap Community Resources-Business Education Support and Training
5	Kitsap Community Resources-Weatherization and Minor Home Repair
6	City of Bremerton ADA improvements at Evergreen Rotary Park

**Table 8 – Project Information**

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

Based on a series of outreach events, community surveys and community needs assessments the public strongly recommended that the City prioritize use of funds on economic development and housing opportunities within the City. Based on this and a City Council vote these allocation priorities were created. Funds are allocated to organizations that can meet these needs. The City is committed to fund projects to utilize funds in the most efficient way possible. Funds were allocated for 2016 through a competitive RFP process and project funding was based on the priorities outlined in the Consolidated Plan as well as the organizational and fiscal capacity of the organization carrying out the project, and capacity to complete the project in a timely manner.

Action plan projects include: blight abatement, facade improvement, rehabilitation, acquisition and rehab of vacant foreclosed properties, weatherization and minor home repair, and homebuyer assistance. Projects also include an economic development opportunity for low-income individuals to access the existing job market, as well as opportunities to be employed at a job that pays a decent wage. Projects funded will also improve facades and abate blight conditions in vacant buildings in a struggling downtown with 80 percent of buildings either vacant or dilapidated providing a much needed area-wide

benefit. The primary obstacle to addressing underserved needs in the community is lack of funding and access to capital. Most programs and projects submitted in the annual application cycle are not able to be fully funded. The projects table AP-38 provides a full description of the projects funded from the 2016 RFP process.

Every activity funded with CDBG funds must benefit low/moderate income persons in our community. The method for determining benefit depends on the nature of the activity but overall the City must ensure that at least 70% of the aggregate CDBG expenditures be for activities benefiting low-income persons. Most of the City's CDBG funded activities serve 100% low-income households or individuals on a limited clientele or area wide basis.

To ensure that major capital investments have a long-lasting benefit to our community, the City of Bremerton's Policy Plan requires a period of restricted use for capital projects. Restricted use is formalized through a recorded covenant agreement.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 9 – Project Summary

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Downtown Bremerton Blight Zone Downtown/Residential core NRSA CDBG Target Area
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing Increase economic opportunities Public Facilities Abate Slum and Blight Conditions Economic Development-non target area
	<b>Needs Addressed</b>	Economic Development Abatement of Blight Conditions Downtown Affordable Housing Public Facilities
	<b>Funding</b>	CDBG: \$86,986
	<b>Description</b>	CDBG Grant administration is the general management and coordination of the CDBG/HOME programs, including federal regulation compliance, annual monitoring, citizen participation and development of other sources of funding for community development. 20% of our CDBG entitlement may be used for planning and administrative costs to deliver the CDBG program requirements.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	Facade Improvement (228/230 & 252 4th Street)
	<b>Target Area</b>	Downtown Bremerton Blight Zone Downtown/Residential core NRSA CDBG Target Area
	<b>Goals Supported</b>	Preserve and Increase Affordable Housing Increase economic opportunities Abate Slum and Blight Conditions
	<b>Needs Addressed</b>	Economic Development Abatement of Blight Conditions Downtown Affordable Housing
	<b>Funding</b>	CDBG: \$196,629
	<b>Description</b>	Funding will pay for the improvement and re-purposing of the building facade on Fourth Street for three vacant properties which have sat vacant for 4 decades. This funding will improve the appearance and appeal of the property and increase the likelihood of future redevelopment of the property, and the block.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will provide a much needed area-wide benefit. Through the creation of 22 housing units those units will be available to low/moderate income residents.

	<b>Location Description</b>	228, 230 and 252 4th Street. These contiguous parcels of property have been vacant for many years and are located on a block which has significant community involvement focused around a newly renovated 4th street. This project is located in the CDBG target area.
	<b>Planned Activities</b>	Improvement and re-purposing of the building facade for three contiguous parcels of property on 4th street. These buildings are in the City's downtown which has been a designated blight zone since 1977 and 80% of the buildings are vacant, dilapidated, or have decreased in property value. The future use of this building will be commercial space and residential units.
<b>3</b>	<b>Project Name</b>	Blight Abatement (249 4th Street)
	<b>Target Area</b>	Downtown Bremerton Blight Zone
	<b>Goals Supported</b>	Abate Slum and Blight Conditions
	<b>Needs Addressed</b>	Abatement of Blight Conditions Downtown
	<b>Funding</b>	CDBG: \$43,493
	<b>Description</b>	Funding will go towards mitigating code violations and updating a vacant building by installing fire suppression sprinkler systems. This building has been vacant since 1983 and by installing this sprinkler it would bring the building up to current building codes and allow for occupancy. The future use of this building is intended as a live/work space for low/moderate income Bremerton residents.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will provide a much needed area wide benefit.
	<b>Location Description</b>	249 4th Street. This is in the City's target zone for use of CDBG resources and will take place in the designated blight zone.

	<b>Planned Activities</b>	Sprinklers and fire suppression systems will be installed in this vacant building allowing for a correction of code violations. This will bring the building up to current code and allow for occupancy of this building. It has sat vacant since 1983 and its future use will be a live/work space consisting of two businesses and two loft-style apartments.
4	<b>Project Name</b>	Kitsap Community Resources-Business Education Support and Training
	<b>Target Area</b>	Downtown Bremerton Blight Zone Downtown/Residential core NRSA CDBG Target Area
	<b>Goals Supported</b>	Economic Development-non target area
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$65,239
	<b>Description</b>	Funds will support 1 full-time, dedicated staff member at Kitsap Community Resources to manage all aspects of the program, including marketing and enrollment, business training classes, business support groups, one-on-one technical assistance, workshops, microlending through Washington CASH. This project seeks to provide the tools needed for an individual to reach financial sustainability through entrepreneurship.
	<b>Target Date</b>	12/31/2016

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>BE\$T anticipates serving 79 Bremerton and Kitsap County residents as they create small tax-paying businesses. 32 of these are anticipated to be City of Bremerton residents. A typical program year sees approximately 50% of total clients served from Bremerton with over 90% of all program activities taking place in Bremerton. The target audience includes, but is not limited to, the unemployed, underemployed, individuals with disabilities, senior citizens, veterans, minorities, refugees and immigrants.</p> <p>BE\$T 2014 Total Program Statistics-Clients Served:</p> <ul style="list-style-type: none"> <li>• 46% from Bremerton</li> <li>• 67% women</li> <li>• 35% ethnic minorities</li> </ul>
	<p><b>Location Description</b></p>	<p>This economic development program is available to City of Bremerton residents. This project is available city-wide.</p>
	<p><b>Planned Activities</b></p>	<ul style="list-style-type: none"> <li>• Four Get Ready Workshops &amp; Orientations for 79 individuals</li> <li>• Four Business Training classes for 64 individuals that complete the training class</li> <li>• 80 sessions of one-on-one technical and legal counseling and assistance</li> <li>• 20 Business support group meetings for 60 individuals</li> <li>• Eight advanced workshops on business topics for 60 attendees</li> </ul>
<p><b>5</b></p>	<p><b>Project Name</b></p>	<p>Kitsap Community Resources-Weatherization and Minor Home Repair</p>
	<p><b>Target Area</b></p>	<p>CDBG Target Area</p>
	<p><b>Goals Supported</b></p>	<p>Preserve and Increase Affordable Housing</p>
	<p><b>Needs Addressed</b></p>	<p>Affordable Housing</p>
	<p><b>Funding</b></p>	<p>CDBG: \$25,584</p>

	<b>Description</b>	Funds will provide weatherization and minor home repair services for 6 income eligible homes within the City of Bremerton 2016-2020 Consolidated Plan target area. This will include installing measures which improve energy efficiency such as insulation, blower door testing to assess heat leakage, ductless heat pumps and combustion safety evaluation. It will also include minor home repairs that may include repair or replacement of a leaking roof, as well as health and safety improvements such as repairing wiring and plumbing. Extra emphasis will be placed on increasing accessibility in rental units by installing wheelchair ramps, and in-shower grab bars.
	<b>Target Date</b>	12/31/2016
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low/moderate income homeowners. Some rental units will be rehabbed allowing for ADA upgrades including wheel-chair ramps and grab bars in the shower.
	<b>Location Description</b>	Rehab activities will take place in Census Tract 805 which falls within the City's target zone for use of CDBG funds. Individual properties will each undergo environmental reviews before any rehab activities take place.
	<b>Planned Activities</b>	Weatherization and energy efficient home repair services for 4 income eligible homeowners. Rental units may be rehabbed on an as needed basis by increasing accessibility by installing wheelchair ramps, and in-shower grab bars.
<b>6</b>	<b>Project Name</b>	City of Bremerton ADA improvements at Evergreen Rotary Park
	<b>Target Area</b>	CDBG Target Area
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$17,000
	<b>Description</b>	This project will complete ADA improvements at the vehicular entrance to Evergreen Rotary Park. It will remove barriers to the safe travel of persons with disabilities while enhancing the park's recreational value.
	<b>Target Date</b>	12/31/2016

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The project will directly benefit the 72% of residences within its' Census Tract 805 that are low/moderate income as well as low-income residents throughout the City that rely on public facilities for no-cost recreation. There will be a direct benefit to the 1,955 LMI persons residing in this Census Tract, as well as the remaining 18,960 LMI persons residing in the City of Bremerton.
	<b>Location Description</b>	Evergreen Rotary Park located in Census Tract 805
	<b>Planned Activities</b>	Installing ADA curb ramps and accessible walkways at the vehicular entrance to Evergreen Rotary park accomodating no-cost recreation for all and safe travel of persons with disabilities.

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

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

The City of Bremerton is generally characterized by lower income neighborhoods. According to HUD Low-Mod Income Summary Data, it has the highest concentration of low-income households in Kitsap County with approximately 62% of the households in the City at or below 80% of the area median income. The downtown/residential core NRSA where all of the CDBG funding will be directed has a percentage of Low/Mod of 72% with the median household income at \$30,931 which is significantly lower than the City's median household income at \$43,183 and the County's at \$62,413.

In addition, the City of Bremerton has one designated blight zone: its Downtown Core.

55% of these funds will be targeted in this area with 10% broken down to help abate blight conditions in the blight zone. The remaining 15% will be available for economic development projects city-wide. All of the City of Bremerton's funding is directed to programs and projects which address the needs of individuals and families with incomes at 80% and below area median income, as established by HUD. Most projects in 2016 are able to qualify under area benefit, particularly public facilities serving the City as a whole.

Bremerton does not generally have geographic concentrations of racial/minority groups but racial/minority population counts are on the rise.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Downtown Bremerton Blight Zone	10
Downtown/Residential core NRSA	55
CDBG Target Area	55

**Table 10 - Geographic Distribution**

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

Based on community outreach and surveys the number one issue facing the City was lack of economic opportunities. The City also has a downtown which has been a designated blight zone since 1977. By investing in downtown the City hopes to create commercial investment and housing units which will greatly impact the economy of the City.

Please note that the CDBG Target Area and the Downtown/Residential core NRSA are the same and will

be spending the same 55% of funds in the same area.

## **Discussion**

## Affordable Housing

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

#### Introduction

The City will continue to utilize CDBG/HOME funds in ways that balance the affordable housing needs of low-income individuals/families with rental and homeownership opportunities throughout the City. CDBG/HOME funding will be used, wherever possible, in ways that increase and maximize other funding sources to projects. State Housing Trust Funds, Low-Income Housing Tax Credits, Homeless Housing Grant Program (2163), SHOP funds, Affordable Housing Grant Program (2060), private grants and foundations are but a few of the funding sources from which our low-income housing partners will seek funding with CDBG/HOME commitments in hand. The City also supports down payment assistance (HOME and CDBG funds) as well as homeownership rehab to address health and safety issues in existing housing.

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

**Table 11 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	6
Acquisition of Existing Units	12
Total	18

**Table 12 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

### **Introduction**

The two public housing authorities in Kitsap County, Bremerton Housing Authority and Housing Kitsap work with their housing residents to meet their needs as well as encourage their participation in programs that will lead to greater self-sufficiency.

The Bremerton Housing Authority has proven to be an effective partner with the City of Bremerton. The staff of Bremerton Housing Authority's Community and Supportive Services department work with potential low-income homeowners to prepare them to purchase their own homes, using "Section 8 to Homeownership". The program, coupled with other financial resources in the community, such as the City's down-payment assistance program help to bring homeownership opportunities to former public housing residents and other qualifying households. The Bremerton Housing Authority also has the Family Self Sufficiency Program which is a voluntary program designed to assist Section 8 and Public Housing participants achieve economic self-sufficiency. The two primary goals of this program are to promote access to living wage employment and to reduce or eliminate a family's dependence on social service programs.

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

Over the next year, Bremerton Housing Authority plans to continue to make investments in their public housing stock. They are in the process of acquiring the Charter Housing Apartments for preservation of affordable housing for Bremerton Seniors.

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

Bremerton Housing Authority has a HUD Resident Opportunity Supportive Services grant to provide linkage to community educational, job search, childcare and job training opportunities. The Summit, located in the Bay Vista redevelopment project, is the focal point for resident services and provides offices for the Community Connections Team, a computer lab, training room, and the Bay Vista Cafe, a hands-on job training facility.

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

N/A

### **Discussion**



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

### **Introduction**

As a result of the recession, homelessness and the prevention of homelessness have become even greater concerns for our community. Most agencies are reporting more clients, particularly those accessing services for the first time. The current economic status has only increased the need for affordable housing and services to help those in need make ends meet. The City of Bremerton's CDBG funding priorities do not allow for funding of many public service agencies as it will be focusing its efforts on economic development initiatives in the downtown/residential core. The Homeless Housing Grant Program was an invaluable resource for the City in being able to meet some of these unmet needs within the City limits.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

The annual Point in Time Count is conducted in coordination with a low-income services fair, the Project Connect.

Kitsap County has fully implemented the Homeless Management Information System which requires certain data to be collected about all clients receiving homeless and housing services which are funded through federal, state, and local homeless grants. Shortly after implementation, Kitsap County piloted full client data-sharing between all HMIS agencies through the Kitsap HMIS Collaborative.

Kitsap County also has a coordinated entry program where residents seeking assistance with housing or homeless services are assessed and referred through a single access point. The Housing Solutions Center through Kitsap Community resources began this operation in 2012. The Housing Solutions Center also keeps a community-wide emergency housing waitlist.

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

Homeless Housing Grant Program funds awarded through Kitsap Regional Coordinating Council include the Kitsap Rescue Mission-Safe Harbor Shelter. The funds requested will be used for the renovation of a building which will house a 40-bed overnight shelter serving over 300 individuals from throughout Kitsap County.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Within the City of Bremerton there are a few projects which help homeless persons transition to permanent housing and independent living. These projects were funded through KRCC's Homeless Housing Grant Program.

Agape Sisyphus II-Providing support funding for this program which provides permanent housing and supportive services for chemically dependent individuals and their families that are homeless, disabled, or low income while they participate in outpatient chemical dependency treatment.

Bremerton Housing Authority-Rental Assistance for the Hard to House-Funds will provide continued rental assistance for 15 current and future clients who have been released from an institutional setting and who are at risk of homelessness. In partnership with Kitsap Mental Health Services, participants will receive intensive case management and stable housing. These combined wrap-around services will prepare this population for successful transition into community living situations and permanent housing.

Kitsap Transit provides vouchers for free bus transportation to low-income and vulnerable populations for specific uses, including getting to job interviews, food banks or case management appointments. In addition, Kitsap Transit provides reduced-cost Orca cards to low-income households.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Two projects will address special needs populations, which includes the elderly and frail elderly, persons with mental, physical or developmental disabilities, persons with HIV/AIDS, persons with alcohol or drug addiction, victims of domestic violence and persons discharged from institutions. The following projects awarded funding in the 2016 Action Plan address the needs of particular special needs populations:

Public Service (Funded by the Homeless Housing Grant Program): YWCA of Kitsap County-Domestic

Violence Services-\$30,011

Housing (Funded by the City of Bremerton CDBG Capital): Kitsap Community Resources: Weatherization and Minor Home Repair (elderly, frail elderly)-\$25,584. There is also a significant investment in eviction prevention and rapid rehousing programs, providing assistance in the form of short-term rental and mortgage assistance. Assistance with utilities costs is provided through the Low Income Home Energy Assistance Program (LIHEAP) and partnerships with local utility companies.

## Discussion

Despite significant improvements in providing housing and services to people experiencing homelessness and improved capacity over the last 10 years, there are still significant barriers and gaps within our community's capacity to assist all people experiencing homelessness. These barriers are the underlying causes of Kitsap County's inability to meet the needs of all homeless residents at this time. These barriers include: insufficient funding, increased demand, and limited capacity. There are also significant gaps in homeless housing and services. The current needs and gaps which have been identified include:

- Emergency shelter for single men, men with children, couples, households with pets and large families
- Housing and services for homeless individuals entering the community from jails, correctional facilities, foster care, hospitals and mental institutions, and who are chronically unsheltered
- Overnight shelter
- Housing first/harm reduction housing-for high needs populations
- Additional units of permanent supportive housing
- Coordination of case management both between homeless providers and among other systems of care
- Leadership, planning and collaboration among different sectors that serve people experiencing homelessness
- Citizen outreach and communication
- Integration of planning efforts

Because of the streamlining and efficiency impacts of the Kitsap County Coordinated Grant Application, and the focused effort of the City of Bremerton CDBG review process, most homeless services are now funded through KRCC's Homeless Housing and Affordable Housing Grant programs (HHGP and AHGP,

respectively), which are funded locally through surcharges to real-estate transactions. Both AHGP and HHGP prioritize operations and services for homeless and at-risk populations. Services funded this year with the Homeless Housing Grant Program within the City of Bremerton include: Agape Sisyphus II Services, Bremerton Housing Authority-Rental Assistance for the Hard to House, Catholic Community Services-Benedict House, Coffee Oasis-Homeless Youth Services, Kitsap Rescue Mission-Safe Harbor Shelter, and Kitsap Community Resources-Housing and Homeless Services.

The Sisyphus II Housing Project through Agape Unlimited received FY 2015 funds for its Project, Sponsor, and Tenant Based rental assistance programs through the Washington State Continuum of Care Homeless Assistance program.

<b>One year goals for the number of households to be provided housing through the use of HOPWA for:</b>
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

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

### **Introduction**

The most significant barrier to affordable housing continues to be lack of affordability. The City of Bremerton is still working to recover from the effects of the recent recession. Household incomes are still affected negatively and people are still finding themselves in precarious housing situations. Agencies which provide housing assistance or subsidized housing units have seen an increase in the number of clients seeking help and cuts in the amount of funding available to provide assistance. Unfortunately some do not seek help until they have lost their housing. Lack of income also affects the ability to place households even in subsidized housing. Housing units for households with the lowest incomes have the longest wait lists. Often families who are requesting immediate shelter are denied a place to stay because the shelters are full.

Development of new affordable housing units has also been a barrier. Traditional methods of funding new development, especially rental housing, has been very challenging as a result of the economic crisis. New projects are taking longer to develop due to lack of funding available from traditional public and private resources. Very recently though there has been a surge in development of housing with the creation of 5 multifamily properties in the near vicinity of Downtown.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Through the planning process for this Comprehensive Plan update, goals and strategies have been identified to address barriers to affordable housing. City staff, along with local housing providers and developers, will continue to work together to identify and implement policies that encourage and increase the production of affordable housing.

### **Discussion**

In 2015 the City reinstated its Down-Payment Assistance program with set asides from both CDBG and HOME, and in 2014/15 the City has contributed \$40,000 of CDBG funds. The City partners with the Washington State Housing Finance Commission to deliver this program, which provides qualifying low-income (50-80%), first-time homebuyer households up to \$20,000 toward their home purchase. WSHFC provides matching funds, and all households participating in the program are required to attend WSHFC sponsored homebuyer classes as well as one-on-one financial readiness counseling pre-and post-purchase.

In 2016 the City will provide \$169,809 from its HOME allocation to the Built in Bremerton program. This program offers affordable homeownership opportunities within the city limits of Bremerton-matching qualified limited income homebuyers with newly renovated homes, 100% financing with significant downpayment assistance, and low monthly mortgage payments.

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

### **Introduction**

During preparations of the 2016-2020 Consolidated Plan a community survey was used to help identify the obstacles to meeting underserved needs. Survey information along with information provided by agencies and data from the Community Needs Assessment indicated the following barriers faced by persons attempting to obtain services in the community: lack of economic opportunities, lack of affordable housing, and not enough services for low income people. In 2016 the City will be funding facade improvement in the downtown core. This facade improvement will take place in a designated blight zone for a building which will have units of affordable housing, as well as commercial space for the creation of economic opportunities. With this initial investment in the downtown core to rehab buildings which have been vacant since the 1980's there will be a drive for increased economic opportunities in the downtown core. The Bremerton/Kitsap Consolidated Plan identifies goals and strategies for economic development, and have strategically positioned themselves to prioritize projects which can effectively carry out Economic Development projects. This year not only did the Council approve funding allocation for facade improvements downtown, but it also adopted a 15% set-aside of available CDBG funds for Economic Development activities City-wide. This was awarded to Kitsap Community Resources Business Education Support and Training program which has a track record of success in Kitsap County and will plan on serving 37 Bremerton residents. The objectives and strategies of the 2016-2020 Consolidated Plan are generally focused on improving economic opportunities, and improving Bremerton's affordable housing stock.

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

The primary obstacle to the City's ability to further address underserved needs is the limited availability of public/private resources for such efforts. The City of Bremerton will look to fund recipients who are able to spend down their funds in an efficient manner and who are capable of matching CDBG funds with other public/private resources.

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

Investing in rehab of units allows for residents to free up funds to maintain the affordability of their housing instead of paying expensive utility costs, or costly repairs to their home. The Bremerton Housing Authority maintains the City's public housing units and Housing Choice Voucher units are inspected annually and must meet HUD housing quality standards. The City has also invested its CDBG/HOME funds in downpayment assistance to create more homeownership opportunities for residents.

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

The City of Bremerton has allocated funds towards Blight abatement and Weatherization and minor home repair. Within the uses of these funds there is an incentive to assess lead-based paint hazard risks and abate as needed. The City of Bremerton HOME funds will be allocated to Community Frameworks for their Built in Bremerton program which conducts lead-based paint abatement on a case-by-case basis.

Anyone who moves into a home rehabed by Community Frameworks, or who is certified for Housing Choice Voucher rental assistance is provided with the lead hazard information pamphlet prescribed by HUD. Properties housing tenants assisted by the Housing Choice Voucher program, and Shelter Plus Care units are inspected annually, and the inspection checklist includes a visual assessment for signs of lead-based paint.

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

Participation in the down-payment assistance program requires one-on-one financial counseling, pre-purchase counseling, and a check-in 6 months after purchase. This allows for sustainability in keeping the homebuyer in their home as they identify and work through potential financial hazards before home purchase.

The City has a working partnership with American Financial Solutions who provides financial counseling, and landlord tenant counseling.

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

The City will continue to coordinate planning and implementation efforts internally and externally and will leverage resources whenever possible to further the goals of the Five-Year Consolidated Plan and meet the needs of low and moderate income residents.

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

As a part of administering homeownership assistance programs, the City coordinates with lenders, and counseling agencies to ensure the availability of homebuyer and credit counseling seminars and counseling as well as foreclosure assistance. The City also coordinates and hosts first time homebuyer workshops. The City participates in the Continuum of Care Coalition, and the Kitsap Housing Coalition.

## **Discussion**

The City of Bremerton has excellent neighborhood parks operated by its Parks Department. Those facilities that are located in low/mod income neighborhoods will receive consideration for CDBG funding. Past recipients of such funding include the accessible playground at Evergreen Rotary Park-in the CDBG target area, and Lillian and James Walker Park which was in the previously identified as a slum and blight zone-Anderson Cove. The City will look to create new partnerships to carry out its targeted approach to spending its CDBG dollars and will emphasize sub-recipients who are able to leverage other public/private resources, especially in the downtown core.

## Program Specific Requirements

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

#### Introduction

Kitsap County manages the use of the City of Bremerton's HOME program and requirements for use of those funds have been included in the Kitsap County/City of Bremerton Consortia plan as well as the Kitsap County one year action plan.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
  
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The guidelines for use of the City's HOME, including resale or recapture of HOME funds is included in Kitsap County's annual action plan.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:
  
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

**Discussion**

The City of Bremerton has not budgeted program income into its 2016 estimate of anticipated, available CDBG funding. However, if CDBG program income is received during 2016, it will be used prior to making additional draws from the City's HUD line of credit to offset expenditures for projects or Administration included in the Action Plan, as allowable. Any grant funds not expended due to receipt of program income will be carried forward to the next funding year.

The City of Bremerton does not have any float funded activities, proceeds from Section 108 loan guarantees, surplus funds from an urban renewal settlement, or funds returned to the line of credit.

Every activity funded with CDBG funds must benefit low-income persons in our community, or abate blight conditions. The method for determining benefit depends on the nature of the activity, but overall, the City must ensure that at least 70% of the aggregate CDBG expenditures be for activities benefitting low-income persons. Most of the City's CDBG funded activities will meet this criteria.

## Attachments

# Grantee Unique Appendices

TABLE 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS

Appendix 4  
Project ID: 2016  
pg 1

<b>Participating Jurisdiction</b>	City of Bremerton
<b>Applicant Name</b>	CITY OF BREMERSTON BLOCK GRANT PROGRAM
<b>Activity Name</b>	GENERAL CDBG PROGRAM ADMINISTRATION
<b>Project Description</b>	
CDBG ADMINISTRATION Grant administration is the general management and coordination of the CDBG/HOME programs, including federal regulation compliance, annual monitoring, citizen participation and development of other sources of funding for community development. 20% of our CDBG entitlement may be used for planning and administrative costs to deliver the CDBG program requirements. Those funds not being used for administration and planning purposes will be rolled into project use.	

<b>Project Address or Census Tract</b>	<b>City</b>	<b>State</b>	<b>Zip Code +4</b>
345 6TH STREET SUITE 600	BREMERTON	WA	98337

<b>Specific Consolidated Plan Policy Objective and Description</b>	
ADM-1	<i>Support development of healthy, viable communities through partnerships among all levels of government, non-profit organizations and the private sector to achieve the goals of decent housing, suitable living environments and expanded economic opportunities.</i>
<b>Consolidated Plan Strategy:</b>	<i>1. Collaboration and Standardization: The City of Bremerton will continue to work collaboratively in the administration of the County and City Block Grant Programs. This effort will include common policies and procedures for the application and use of funds, subrecipient reporting, record keeping and monitoring.</i>

<b>Priority Need</b>	<b>Type of Recipient</b>	<b>FUNDING SOURCES:</b>	
High	Another Unit of Local Gov	<b>CDBG:</b>	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$ 86,986.00
		ANTICIPATED PI	\$ -
<b>Eligible Activity Citation (HOME/CDBG)</b>	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	\$ 86,986.00
24 C.F.R. 570.206 CDBG	21A - General Program Administration	PRIOR YEAR CDBG FUNDS	\$ -
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
		Other Federal	\$ -
<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	\$ -
		Local	\$ 50,000.00
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	\$ -
1/1/2016	12/31/2016	Private	\$ -
		Other/In-Kind	\$ -
		<b>TOTAL</b>	<b>\$ 136,986.00</b>

Will this project primarily help the homeless or disabled?  
No

<b>Participating Jurisdiction</b>	City of Bremerton
<b>Applicant Name</b>	Sound West
<b>Activity Name</b>	Blight Abatement (279 4th Street)
<b>Project Description</b>	

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TABLE 3C  
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Funding will pay to will install sprinklers in a vacant building. By installing these sprinklers code violations will be mitigated and the building will be brought up to current code and allow for occupancy. Future use will be two loft apartments in a live/work space.

Project Address or Census Tract	City	State	Zip Code +4
279 4th Street	BREMERTON	WA	98337

Specific Consolidated Plan Policy Objective and Description	
PF-1	<i>Improve the infrastructure and physical environment of the Consortium's Low-Mod areas (see Appendix E for Low-Mod criteria).</i>
<b>Consolidated Plan Strategy:</b> PF-1	<i>3. Eliminate Slum &amp; Blight: Address slum and blight by targeting housing rehabilitation, neighborhood revitalization programs, and code enforcement to designated areas (PF-1)</i>

Priority Need	Type of Recipient	FUNDING SOURCES:	
High	For-Profit Corporation	<b>CDBG:</b>	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$ 43,493.31
LMA - Low/Mod Area Benefit	570.208(d)(5)(i)	ANTICIPATED PI	\$ -
<b>Eligible Activity Citation (HOME/CDBG)</b>	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	\$ 43,493.31
24 CFR 570.202(a)(3)	14E-Rehab; Pub or Private-Owned Comm	PRIOR YEAR CDBG FUNDS	
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
Suitable Living Environment	Availability/Accessibility	Other Federal	
<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	
Housing Units	2	Local	\$ -
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	\$ -
1/1/2016	12/31/2016	Private	\$ -
		Other/In-Kind	\$ -
		<b>TOTAL</b>	<b>\$ 43,493.31</b>

Will this project primarily help the homeless or disabled?  
No

**Participating Jurisdiction** CITY OF BREMERTON

<b>Applicant Name</b>	KITSAP COMMUNITY RESOURCES
<b>Activity Name</b>	BUSINESS EDUCATION SUPPORT AND TRAINING (BEST)
<b>Project Description</b>	
BUSINESS EDUCATION SUPPORT AND TRAINING (BEST) Funds will support 1 full-time, dedicated staff member at Kitsap Community Resources to manage all aspects of the program, including marketing and enrollment, business training classes, business support groups, one-on-one technical assistance, workshops, microlending through Washington CASH. This project seeks to provide the tools needed for an individual to reach financial sustainability through entrepreneurship.	

Project Address or Census Tract	City	State	Zip Code +4
845 8th Street	Bremerton	WA	98337

Specific Consolidated Plan Policy Objective and Description	
PS-3 Investment	<i>Investment -Increase self-sufficiency and independence for low-income and special needs populations.</i>

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TABLE 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS

<b>Consolidated Plan Strategy:</b> PS-3.10		10. <i>Self sufficiency programs: Support programs providing education allowing individuals and families to help themselves make live-improving changes toward self-sufficiency, such as literacy programs, financial education, life-skills training, employment skills training, and other programs (PS-3).</i>	
<b>Priority Need</b>	<b>Type of Recipient</b>	<b>FUNDING SOURCES:</b>	
High	Non-Profit	<b>CDBG</b>	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$65,240
LMC - Low/Mod Ltd Clientele	24 CFR 570.208(a)(2)(iii)	ANTICIPATED PI	\$ -
<b>Eligible Activity Citation (HOME/CDBG)</b>	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	<b>\$ 65,239.96</b>
24 CFR 570.201(o)	18C - Micro-Enterprise Assistance	PRIOR YEAR CDBG FUNDS	\$ -
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
Economic Opportunity	Sustainability	Other Federal	\$ 50,000.00
<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	\$ -
People	79	Local	\$ 3,000.00
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	
1/1/2016	12/31/2016	Private	\$ 5,000.00
		Other/In-Kind	\$ 7,000.00
		<b>TOTAL</b>	<b>\$ 130,239.96</b>

Will this project primarily help the homeless or disabled?  
No

**Participating Jurisdiction** CITY OF BREMERTON

<b>Applicant Name</b>	KITSAP COMMUNITY RESOURCES
<b>Activity Name</b>	WEATHERIZATION AND MINOR HOME REPAIR
<b>Project Description</b>	
Funds will provide weatherization and minor home repair services for 4 income eligible homes within the City of Bremerton 2016-2020 Consolidated Plan target area. This will include installing measures which improve energy efficiency such as insulation, blower door testing to assess heat leakage, ductless heat pumps and combustion safety evaluation. It will also include minor home repairs that may include repair or replacement of a leaking roof, as well as health and safety improvements such as repairing wiring and plumbing. Extra emphasis will be placed on increasing accessibility in rental units by installing wheelchair ramps, and in-shower grab bars.	

<b>Project Address or Census Tract</b>	<b>City</b>	<b>State</b>	<b>Zip Code +4</b>
845 8th Street	Bremerton	WA	98337

<b>Specific Consolidated Plan Policy Objective and Description</b>			
H-1 Housing	<i>Improve and preserve the quality of affordable housing in the Consortium, including both owner occupied and rental housing, serving low-income households.</i>		
<b>Consolidated Plan Strategy:</b> H-1, H-7	2. <i>Energy Efficiency Measures: Preserve and improve energy efficiency of affordable housing units through weatherization and other efficiency measures. (H-1, H-7).</i>		
<b>Priority Need</b>	<b>Type of Recipient</b>	<b>FUNDING SOURCES:</b>	
High	Non-Profit	<b>CDBG</b>	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$ 25,584.19
LMC - Low/Mod Ltd Clientele	24 CFR 570.208(a)(1)	ANTICIPATED PI	\$ -
<b>Eligible Activity Citation (HOME/CDBG)</b>	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	<b>\$ 25,584.19</b>
24 CFR 570.208(a)(3)	14F - Energy Efficiency Improvements	PRIOR YEAR CDBG FUNDS	\$ -
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
Decent Housing	Availability/Accessibility	Other Federal	

TABLE 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS

<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	\$ 141,700.00
Housing Units	4	Local	\$ 316,100.00
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	
1/1/2016	12/31/2016	Private	
		Other/In-Kind	\$ -
		<b>TOTAL</b>	<b>\$ 483,384.19</b>

Will this project primarily help the homeless or disabled?  
No

**Participating Jurisdiction** CITY OF BREMERTON

<b>Applicant Name</b>	CITY OF BREMERTON-PARKS DEPARTMENT
<b>Activity Name</b>	ADA IMPROVEMENTS AT EVERGREEN ROTARY PARK
<b>Project Description</b>	Funds will be used to completed curb cuts and accessible sidewalks at the vehicular entrance to Evergreen Rotary Park

<b>Project Address or Census Tract</b>	<b>City</b>	<b>State</b>	<b>Zip Code +4</b>
1500 Park Ave	Bremerton	WA	98337

<b>Specific Consolidated Plan Policy Objective and Description</b>			
PF-4	<i>Enhance the quality of life through creation and improvement of recreational spaces and</i>		
<b>Consolidated Plan Strategy:</b> PF-4.10	1. <i>Removal of Barriers: Provide suitable access to public facilities in the cities and County by removing architectural barriers. Remove barriers to the safe travel of persons with</i>		
<b>Priority Need</b>	<b>Type of Recipient</b>	<b>FUNDING SOURCES:</b>	
High	Another Unit of Local Gov	CDBG	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$17,000
LMA - Low/Mod Area Benefit	24 CFR 570.208(a)(1)	ANTICIPATED PI	\$ -
<b>Eligible Activity Citation (HOME/CDBG)</b>	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	
24 CFR 570.201(c)	03F - Parks, Recreational Facilities	PRIOR YEAR CDBG FUNDS	\$ 17,000.00
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
Suitable Living Environment	Availability/Accessibility	Other Federal	
<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	\$ -
Public Facilities	1	Local	
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	
1/1/2016	12/31/2016	Private	
		Other/In-Kind	
		<b>TOTAL</b>	<b>\$ 17,000.00</b>

Will this project primarily help the homeless or disabled?  
No

<b>Applicant Name</b>	Sound West Group
<b>Activity Name</b>	Façade Improvement (228/230 & 252 4th Street)
<b>Project Description</b>	Funding will pay for the improvement and repurposing of the building façade on Fourth street for three vacant properties which have

<b>Project Address or Census Tract</b>	<b>City</b>	<b>State</b>	<b>Zip Code +4</b>
228/230 & 252 4th Street	Bremerton	WA	98337

<b>Specific Consolidated Plan Policy Objective and Description</b>			
E-1	<i>Expand economic opportunities for very low- and low-income residents and reduce the</i>		
<b>Consolidated Plan Strategy:</b> PF-4.10	7. <i>Job Creation: Participate in providing infrastructure or facilities to provide for business expansion or development to offer employment opportunities throughout the County (E-4).</i>		
<b>Priority Need</b>	<b>Type of Recipient</b>	<b>FUNDING SOURCES:</b>	
High	For-Profit Corporation	CDBG	
<b>National Objective Benefit to Low Inc</b>	<b>National Objective Citation</b>	City CDBG	\$196,629

TABLE 3C  
CONSOLIDATED PLAN LISTING OF PROJECTS

LMA - Low/Mod Area Benefit	24 CFR 570.208(a)(1)	ANTICIPATED PI	\$ -
<b>Eligible Activity Citation</b> (HOME/CDBG)	<b>Matrix Code and Activity Description</b>	<b>2016 TOTAL FORMULA</b>	<b>\$ 196,629.00</b>
24 CFR 570.201(c)	14E-Rehab; Pub or Private-Owned Comm	PRIOR YEAR CDBG FUNDS	
<b>Performance Objective</b>	<b>Performance Outcome</b>	<b>OTHER FUNDING:</b>	
Suitable Living Environment	Availability/Accessibility	Other Federal	
<b>Accomplishment Type</b>	<b>Proposed Annual Units</b>	State	\$ -
Façade improvement for 3 parcels of property	3	Local	
<b>Proposed Start Date</b>	<b>Proposed Completion Date</b>	Agency	
1/1/2016	12/31/2016	Private	
		Other/In-Kind	
		<b>TOTAL</b>	<b>\$ 196,629.00</b>

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