

Tri-Cities athletes set records at Pasco Invitational, 1B



Your local weather forecast
12B

Edition readers get more | Subscribers can find bonus content at tricityherald.com/edition.

VOLUME 124, No. 35
STAY CONNECTED WWW.TRICITYHERALD.COM

Stay on top of local news and sports at tricityherald.com.

VOICE OF THE MID-COLUMBIA

SUNDAY MAY 3 2026

\$5.99

Tri-City Herald

SUNDAY

Amazon hiring 1,000 for retrofit of Tri-Cities warehouse

BY WENDY CULVERWELL
wculverwell@tricityherald.com

PASCO, WASH.

Amazon Inc. confirms it expects to open its second Pasco receiving center in August, four years after the massive building was constructed.

The warehouse known as Project Pearl in east Pasco will open with about 1,000 employees following a \$30 million retrofit to suit its new mission, a spokesman told the Tri-City Herald on Tuesday.

Amazon and its development partner, Ryan Development, developed two massive warehouses near Sacajawea State Park, intending to open them as centers to fulfill customer orders.

The project paused for several years before Amazon found new purposes for the empty buildings.

Project Oyster, 1321 S. Road 40 E, opened as an Inbound Cross Dock, or receiving center, in 2024 after hiring about 1,800 workers to start.

Now, it's Pearl's turn to be retooled to serve a similar mission to its twin.

The city of Pasco recently authorized work to convert the never-opened warehouse at 1202 S. Road 40 E. into a receiving center for merchandise entering the Amazon system.

The project includes removing the original racking system, creating more truck bays and installing a sorter and new racking equipment.

It will be identified as IWA6 in the Amazon system. Jobs are posted at amazon.jobs.

Amazon The Seattle e-commerce and data giant opened a smaller delivery station in north Pasco to facilitate faster deliveries in the Tri-Cities.

THE CITY OF PASCO RECENTLY AUTHORIZED WORK TO CONVERT THE NEVER-OPENED WAREHOUSE AT 1202 S. ROAD 40 E. INTO A RECEIVING CENTER FOR MERCHANDISE ENTERING THE AMAZON SYSTEM.

Home building surges, but \$440K prices still a barrier



BOB BRAWDY bbrawdy@tricityherald.com

New houses are under construction in the Peach Tree Estates housing development in south Richland.

'PENT-UP DEMAND'



BOB BRAWDY bbrawdy@tricityherald.com

Construction crews work on building new homes on Road 115 in The Dunes housing development in west Pasco.

BY WENDY CULVERWELL
wculverwell@tricityherald.com

KENNEWICK, WA

Maybe it's the mild winter, or maybe it's an influx of new businesses bringing jobs to Tri-Cities.

For those reasons and more, housing starts are surging in the Mid-Columbia, according to first quarter building statistics compiled by the local chapter of

the National Association of Home Builders.

Home building is picking up nationally, but the Tri-Cities stand out.

Local builders secured 402 permits for single-family homes from building authorities in the first three months of the year.

That's half again more than the 266 permits issued at the same time in 2025 and 12% ahead of the six-year average.

The numbers include townhomes,

which are permitted individually as single homes.

"It's been one of the strongest years since 2021," said Jeff Losey, president of the Home Builders Association of Tri-Cities, which tracks housing starts and other construction trends.

Losey cautioned that conditions have changed since early 2025.

A year ago, the market was acting with caution as Donald Trump began a second term as president and embarked on trade deals based on protectionist tariffs that raised the cost of imported goods.

The Elon Musk-led Department of Government Efficiency worked to cut government and invited federal workers to leave their jobs.

"When you've got people in the community who are being asked to retire or face being laid off, that can have a chilling effect," Losey said.

A year later, buyers are stepping up, giving builders confidence to work through a myriad of issues, from interest rates and tariffs on construction materials including lumber to labor costs and availability, he said.

The national home builder association said the monthly gains in housing starts is a good sign in a recent news release.

"Overall, the uptick in housing starts is a positive development for residential development and signals that the sector may be stabilizing, said Bill Owens, chairman of the association and a home builder in Ohio.

RESIDENTIAL HOUSING MARKET

The residential market has softened slightly even as home building takes off. There are more houses to choose from — about 1,000 at the moment — and the average and median prices are slightly depressed.

The median price for a Tri-Cities home in March was \$440,000, down 1% from the prior month.

The average price of \$470,000 is

SEE HOME, 4A



We're dedicated to delivering the journalism you rely on. Discover the stories that matter to you inside. Subscribers, explore more stories and features like puzzles and games at tricityherald.com/edition.

FOR CUSTOMER SERVICE QUESTIONS, CALL US AT: 800-750-4967

OR REACH US ONLINE AT: tricityherald.com/customer-service



6 78614 00125 8

LEGENDS
CASINO • HOTEL
TOPPENISH, WASHINGTON
GAMING IS ENTERTAINMENT - PLEASE PLAY RESPONSIBLY.

... May 15, 2026 ...

Free Swag • Car Giveaways • \$28 Buffet
DJ Music • Double Stack - 2X Points

1998

KIA K4
9PM

Nissan Sentra
10PM