



July 1, 2019 to June 30, 2020

Annual Action Plan

Executive Summary

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

1. Introduction

The Yakima County HOME Consortium Annual Action Plan provides a framework for action to expand affordable housing opportunities for low- and moderate-income households living in the cities of Grandview, Harrah, Mabton, Sunnyside, Toppenish, Union Gap, Wapato, and Zillah plus the county's unincorporated areas. This action plan is based on the previously submitted and approved Yakima County HOME Consortium Consolidated Plan 2015-2019. The Consolidated Plan serves as a basis for developing annual action plans to implement the goals of the five-year strategic plan. The first step in the planning process was to assess the needs of the area. Consultants were contracted to conduct research on housing and human needs through document and data research, and gathering information from local jurisdictions, service providers, housing and banking industry representatives, agencies involved in developing and managing housing for lower income households, governmental agencies, and both public and private non-profit organizations. Planning documents were also reviewed for needs and goals/strategies to avoid conflict with local planning.

HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Each year HUD allocates approximately \$2 billion among the states and hundreds of localities nationwide. The program was designed to reinforce several important values and principles of community development:

- HOME's flexibility empowers people and communities to design and implement strategies tailored to local needs and priorities.
- HOME's emphasis on consolidated planning expands and strengthens partnerships among all levels of government and the private sector in the development of affordable housing.
- HOME's technical assistance activities and set-aside for qualified community-based nonprofit housing groups builds the capacity of these partners while improving affordable housing in Yakima County.
- HOME's requirement that Participating Jurisdictions (PJs) match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing.

2. Summarize the objectives and outcomes identified in the Plan

The action steps in the plan will utilize HUD grant resources obtained through the HOME Investment Partnership Program. The proposed activities are designed to meet the following HUD objective:

- Provide decent affordable housing to lower-income households

Plan Goal and Strategies

The following Goals and Strategies developed during the Consolidated Plan planning process are designed to guide program planning and implementation over the second five years of the HOME Consortium's affordable housing program.

Goal one: Ensure decent and affordable housing

- **Objective 1. Rehabilitation.** Preserve the housing of extremely low- to moderate-income homeowners or private landlords, up to 80% AMI
- **Objective 2. Rental Housing.** Expand and preserve the supply of affordable rental housing available to extremely low- to very low-income home-renters, up to 80% AMI
- **Objective 3. Home Ownership.** Provide assistance to developers, sponsors, or owners to assist extremely low- to low-income households that are prepared to become home owners.

3. Evaluation of past performance

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

Category	Outcome Indicator	Goal	5- Year Outcome Expected - Strategic Plan	Current Actual - Strategic Plan
Affordable Housing	Rental units constructed or rehab	Rental Housing: New Construction or Rehab	5	0
	Private Rental units rehabilitated	Private Rental Rehabilitation	1	0
	Homeowner Housing Added	Homeownership: New Construction or Rehab	4	7
	Homeowner Housing Rehabilitated	Homeowner Rehabilitation	20	11

2015-2019 Consolidated Plan Status of Outcomes

4. Summary of Citizen Participation Process and consultation process

The Consortium created the *Citizen Participation Plan for the Yakima County HOME Consortium's Consolidated Plan* to guide the process, provide opportunities for citizen involvement throughout the development of the Plan, and provide input for the Annual Action Plan(implementation) and CAPER (program evaluation) phases in future years.

5. Summary of public comments

To be inserted after public comment period ends.

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

7. To be inserted after public comment period ends.

draft

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
HOME Administrator	YAKIMA COUNTY	Department of Public Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Andrea Reyes, HOME Administrator

509-574-2239 or andrea.reyes@co.yakima.wa.us

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Yakima HOME Consortium used consultants to gather the statistical information that was needed to determine needs, gaps, and barriers during the Consolidated Plan 2015-2019 process. The process included paid consultants, interviews with individuals, and participation in various affordable housing committees. This process feeds into the annual action plans as considerable time is spent in the process. This allows for revisions on an annual basis, based upon the Consortium's current needs.

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(l))

On Feb. 16th, 2017 the HOME Program Manager facilitated a Lead Hazard Control Task Force with the Yakima Health District, Yakima Association of Realtors, and a representative from the Lead Hazard Control Program to discuss lead based paint in affordable housing issues.

The group meet again on April 11, 2017 and included the Yakima Health District, City of Grandview, Washington State Department of Health, Sunnyside Housing Authority, Department of Early Learning, House of Real Estate, and Catholic Family and Child Services. The meeting centered on the referral process to the HOME and Lead Hazard Control Programs.

On May 30, 2019 at the HOME Technical Advisory Committee the following affordable housing representatives presented their estimated pipeline to increase housing units in Yakima County;

- Bryan Ketcham, Director, Catholic Charities Housing Services
- Meloney Rosen, Executive Director, Yakima Valley Partners Habitat for Humanity
- 2 Representatives from Office of Rural & Farmworker Housing
- Dave Roberts, Senior Developer, Spokane Housing Ventures

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.

Yakima County continues to coordinate efforts to address the needs of homeless persons by participating in the Homeless Network of Yakima County and the Homeless Coalition Task Force.

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.

In December 2018, the Yakima County Commissioners approved the creation of a new task force, named the Yakima Homeless Coalition, to be an all-inclusive group of community members to address homelessness in the Yakima Valley. The commissioners also adopted a new program charter that outlines the purpose, priorities, and processes of the Yakima Homeless Coalition. YVCOG is contracted to administer the program on behalf of Yakima County through June of this year.

Yakima County continues to engage and participate in meetings in determining how funds are spent, develop performance standards, policies, procedures, and assist in efforts overall.

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	Agency/Group/Organization	City of Mabton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
2	Agency/Group/Organization	City of Toppenish
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
3	Agency/Group/Organization	City of Wapato
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
4	Agency/Group/Organization	CITY OF UNION GAP
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
5	Agency/Group/Organization	CITY OF SUNNYSIDE
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
6	Agency/Group/Organization	CITY OF GRANDVIEW
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
7	Agency/Group/Organization	City of Zillah
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings.
8	Agency/Group/Organization	Town of Harrah
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participating Jurisdiction in the Yakima County HOME Consortium. Has actively participated in the planning process by attending HOME Board and TAC meetings
9	Agency/Group/Organization	Yakima Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Engaged in the planning process by participating in various meetings. YHA is a part of the Yakima CoC HPPC. YHA has also participated by providing information for the Consolidated Plan and the Analysis of Impediments to Fair Housing.
10	Agency/Group/Organization	Sunnyside Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SHA has participated by providing information for the Consolidated Plan and the Analysis of Impediments to Fair Housing.
11	Agency/Group/Organization	YAKIMA VALLEY COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization Planning organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	YVCOG has participated in the planning process as a contracted consultant.
12	Agency/Group/Organization	OIC OF WA
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	OIC has provided review and feedback of housing needs, affordable housing, homeless issues, lead based paint strategy, as well as Market Analysis research and Economic Development trends.
13	Agency/Group/Organization	NORTHWEST COMMUNITY ACTION CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>NCAC has provided review and feedback of housing needs, affordable housing, homeless issues, lead based paint strategy, as well as Market Analysis research and Economic Development trends.</p>
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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	Yakima County	The Yakima County HOME Consortium works to coordinate efforts with the CoC by assisting the local community with affordable housing goals and programs.
Yakima Urban Area Comprehensive Plan 2025	City of Yakima	Applies to the entire Yakima Urban Growth Area. Originally adopted jointly by the Yakima City Council and the Board of County Commissioners in 2006 and subsequently amended. Two subarea plans provide supplemental planning for two portions of the Yakima UGA.
YHA 2014 Annual Report	Yakima Housing Authority	The goals of the HOME program compliment the goals of the Yakima Housing Authority by expanding the array of affordable housing assistance to families within Yakima County.
PHA 5-Year and Annual Plan	Sunnyside Housing Authority	The goals of the HOME program compliment the goals of the Sunnyside Housing Authority by expanding the array of affordable housing assistance to families within Yakima County.

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

Yakima County encourages residents to become involved in the planning and implementation of activities of the Consolidated Plan. The County is required by the U.S. Department of Housing and Urban Development (HUD) to follow a Citizen Participation Plan in the planning and evaluation of programs in the Consolidated Plan. This plan describes how residents can access information, review and comment on proposed activities and provide comments on performance evaluations of the approved activities. Citizens are also encouraged to participate in program implementation and monitoring activities.

Specifically, this Plan describes the details of the process for public participation in planning for the HOME Program in Yakima County. The notice for public comment and the public hearing to accept the plan will be published in Yakima Herald Republic, Sunnyside Daily News, and El Sol. A copy of the Citizen Participation Plan is available at the Yakima County Department of Public Services, 128 North 2nd Street; Fourth Floor Courthouse; Yakima, WA 98901. The public will be given 30 days to comment on the Annual Action Plan and any amendments. Written comments may be submitted to the Yakima County Department of Public Services, 128 North 2nd Street; Fourth Floor Courthouse; Yakima, WA 98901. In addition, the Annual Action Plan will be available online on the Yakima County website.

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	None	N/A	None	
2	Newspaper Ad	Non-targeted/broad community	N/A	N/A	N/A	
3	Website	Non-targeted/broad community	None	None	N/A	Insert link

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Introduction: During Year 5 (FY 2019-2020), the following resources are anticipated to be available for affordable housing activities to provide decent and affordable housing:

HUD Program Award	\$460,401
Estimated HOME Program Income	\$284,170
Local Match	\$115,100
Total	\$859,671

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Match: \$	Total	
HOME	Federal and local	Acquisition Homebuyer assistance Homeowner rehab Rental new construction Rental rehab New construction for ownership	460,401	284,170	0	115,100	859,671	Annual allocation of \$460,401 plus anticipated program income of \$284,170. 10% of PI to Admin 90% of PI to be used between other objectives depending on individual project needs to ensure feasibility.

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 The Yakima County HOME Consortium leverages its federal HUD funding through the utilization of its local 2060 funds, through the county recording fees surcharges. The 2060 funds are to be used for affordable housing for people who are considered low to very low income.

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

Not applicable.

Discussion

Yakima County HOME Consortium utilizes funds as per the HOME Consolidated Plan.

draft

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Estimated Funding	Goal Outcome Indicator
1	Rental Housing: New Construction or Rehab	2019	2020	Affordable Housing	Consortium Area	<ul style="list-style-type: none"> • Rental Housing. Expand and preserve the supply of affordable rental housing available to extremely low- to very low-income home-renters, up to 80% AMI 	*\$100,000	Rental units constructed
2	Private Rental Rehabilitation					<ul style="list-style-type: none"> • Rehabilitation. Preserve the housing of extremely low- to moderate-income private landlords, up to 80% AMI 	\$0.00	Rental units rehabilitated
3	Homebuyer: New Construction or Rehab					<ul style="list-style-type: none"> • Home Ownership. Provide assistance to developers, sponsors, or owners to assist extremely low- to low-income households that are prepared to become home owners. 	*\$472,094	Homeowner Housing Added
4	Homeowner Rehabilitation					<ul style="list-style-type: none"> • Rehabilitation. Preserve the housing of extremely low- to moderate-income homeowners, up to 80% AMI 	\$75,000	Homeowner Housing Rehabilitated
5	Admin					<ul style="list-style-type: none"> • Grant Management, ERR, Overall Program Management 	\$74,457	Completion of Projects

*Can be increased or decreased depending eligible RFPs and board approval

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Rental Housing: New Construction or Rehab
	Goal Description	Expand and/or preserve the supply of affordable rental housing available to extremely low- to very low-income home-renters If a viable project is not submitted in the RFP process then funds will be reallocated to the Homeowner Rehabilitation program or the Homebuyer program, which ever program shows the need for the additional funds, to be determined by the HOME Board.
3	Goal Name	Private Rental Rehabilitation
	Goal Description	Assist private landlords with existing tenant occupied or vacant units with the rehabilitation of their rental homes to preserve units in the affordable housing market rental stock.
4	Goal Name	Homebuyer: New Construction or Rehab
	Goal Description	New Construction or rehabilitation of single family homebuyer units to increase safe and affordable housing stock. Each participating jurisdiction (PJ) may use up to 10 percent of each year's HOME allocation for reasonable administrative and planning costs. In addition, up to 10 percent of program income earned by the PJ or a sub-recipient /state recipient during a program year may be used for eligible administrative and planning costs. Administrative and planning costs may be incurred by the PJ, state recipient or sub-recipient. Eligible administrative and planning costs include expenditures for salaries, wages and related costs of PJ staff persons responsible for HOME Program administration. If a viable project is not submitted in the RFP process then funds will be reallocated to the Homeowner Rehabilitation program or the Private Rental Rehabilitation program, which ever program shows the need for the additional funds, to be determined by the HOME Board.
5	Goal Name	Single Family Homeowner Rehabilitation
	Goal Description	Assist existing owner-occupants with the rehabilitation of their homes to preserve units in the affordable housing market stock.
6	Goal Name	Administrative HOME Costs
	Goal Description	Each participating jurisdiction (PJ) may use up to 10 percent of each year's HOME allocation for reasonable administrative and planning costs. In addition, up to 10 percent of program income earned by the PJ or a sub-recipient /state recipient during a program year may be used for eligible administrative and planning costs. Administrative and planning costs may be incurred by the PJ, state recipient or sub-recipient. Eligible administrative and planning costs include expenditures for salaries, wages and related costs of PJ staff persons responsible for HOME Program administration.

draft

Projects

AP-35 Projects – 91.220(d)

Introduction

The primary beneficiaries of HOME funds are households with incomes less than 80 percent of area median income (AMI). These households often must spend a high proportion of their income on housing and utility costs. For those who own their homes, many cannot afford to make basic repairs to their houses and therefore face a higher risk of experiencing dangerous housing conditions, such as mold and roof damage.

Housing Problems- In the Consortium area, Severe Overcrowding, Housing Burdens, and Zero/Negative Income was experienced by more Owners than Renters. However, there were more Renter households that had substandard housing than Owner Households.

Cost Burden- In the HOME Consortium area, 9,947 households are paying more than 30% of their income toward housing. For Renters, the group with the most households are those that earn 0-30% AMI; for Homeowners, it is households that earn >30-50% AMI. Small households for both Renters and Owners are the most represented.

Yakima County continues to see a need for low-income elderly housing, low-income families and individuals, and low-income families and individuals with special needs, homeless and those at risk of becoming homeless, including veterans.

Projects

#	Project Name	Category	Underwriting and Environmental Review Complete
HM18-018	NAHA Sunnyside	Rental Rehab	Yes
HM18-019	NAHA Grandview	Rental Rehab	Yes
HM18-020	121 "D" St., Outlook, WA 98938	Owner Rehab	Pending
HM18-012	706 Wolfe Ln., Grandview, WA 98930	Owner Rehab	Pending
HM18-002	1111 Cottonwood Canyon Rd., Yakima, WA 98908	Owner Rehab	Pending
HM17-012	253 Morrow Ln., Buena, WA 98921	Owner Rehab	Pending
HM18-001	1241 Tear Rd., Grandview, WA 98930	Owner Rehab	Pending
HM16-010	123 West "B" ST., Wapato, WA 98951	Owner Rehab	Pending
HM18-028	2161 Tear Rd., Grandview, WA 98930	Owner Rehab	Pending
HM18-024	523 Victory Way, Sunnyside, WA 98944	Owner Rehab	Pending

Table 7 - Project Information

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

Amendment to AAP 2017- As per the Consolidated Plan 2015- 2019 under SP25 Priority Needs- 91.215(a)(2), funds for multi or single-family rental housing was transferred to the CHDO for homebuyer new construction. This was due to the lack of proposals submitted through the RFP process. The HOME Board, as per the Consolidated Plan, approved the transfer of funds in June 2018.

Projected Pipeline - On June 13th, 2019 the following people presented to the HOME TAC with information of potential projects in their agency pipeline:

- Bryan Ketcham, Director, Catholic Charities Housing Services
- Meloney Rosen, Executive Director, Yakima Valley Partners Habitat for Humanity
- 1 Representatives from Office of Rural & Farmworker Housing
- Dave Roberts, Senior Developer, Spokane Housing Ventures

Please see the projected pipeline below: Anticipated proposals

Agency	Project Name	Description	Rough Estimated Cost	Rough Timeline
Office of Rural Farmworker Housing	Mabton Foot Hills	10 Units rental 5 Duplexes in 3 separate locations 2 vacant- uninhabitable 8 Need Rehab	\$300,000 \$500,000	Start within 12 months if farmworker designation is removed

	Sunnyside Manor II	12 Senior Housing Rental Rehab 10-1 Bdrm 2-2 Bdrm	\$150,000	Start within 12 months
Catholic Charities Housing Services	Sunnyside	Homebuyer New Construction Multiple Homes	\$150,000 x 5 Construction loan = \$750,000	Start within 12 months
	Mabton Migrant	Rental rehab Includes stair well replacement/ repair, exterior paint, sidewalk repair, playground retaining wall, additional bark for play area safety, landscape / irrigation upgrades / replacements.	\$60,000	within the next 12-24 months
	Buena Migrant -	Includes attic clean out / repair, roof replacement, possible sidewalk, landscape, irrigation repair and replacement	\$70,000	within the next 12-24 months
	Buena Nueva	Includes attic clean out and repair, roof replacement, fascia trim replacement, play area and landscape / irrigation work	\$150,000	within the next 12-24 months
	Lower Valley	land for future multi family	\$500,000	within the next 12-24 months
YV Partners Habitat for Humanity	Buena Rehab	Recaptured home, needs rehab	\$65,000	Start within 12 months

AP-38 Project Summary
Project Summary Information

draft

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

Geographic Distribution

Target Area	Percentage of Funds
Yakima County HOME Consortium	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

1. A very large portion of the single-family housing stock is old and in poor condition.
2. There are several concentrated pockets of substandard housing, with many homes beyond repair suggesting that a neighborhood revitalization effort could help stabilize communities through rehabilitation and new in-fill construction.
3. There is a great need for new multi-family and single-family construction affordable to lower income households, including the homeless and special needs populations.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	15
Special-Needs	
Total	9

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units -	5
Rehab of Existing Units	10
Acquisition of Existing Units	
Total	

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The Plan establishes local priorities consistent with national objectives and priorities of HUD. The action steps in the plan will utilize HUD grant resources obtained through the HOME Investment Partnership Program.

AP-60 Public Housing – 91.220(h)

Introduction

Three public housing authorities serve the housing needs of low- and moderate-income households in the Yakima Valley. Each operates independently of each other managing a variety of housing for residents in their jurisdiction. While they have separate Boards of Commissioners, informal relationships exist between them.

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

The Yakima County HOME Consortium will continue to collaborate and coordinate to the maximum extent possible pending the limited federal budget. Specific projects and funding requests will be analyzed to determine cost reasonableness and any underwriting needs to determine if it is a viable project per the Consolidated Plan.

The HOME program will utilize the IRS 1040 Adjusted Gross for owner occupied rehabilitation. HOME will also utilize Part 5 for Homebuyer and Rental activities.

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

Yakima Housing Authority has a process in place that encourages involvement of residents in the management of the PHA.

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

N/A

Discussion

The Yakima HOME Consortium looks forward to continued collaboration with the Yakima Housing Authority and the Sunnyside Housing Authority.

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

Introduction

The Yakima Valley Conference of Governments (YVCOG) is the primary homeless planning and coordinating body. YVCOG coordinates with over 40 local services providers and community members. The Homeless Network of Yakima County formally established as a Continuum of Care (CoC) by the United States Department of Housing and Urban Development (HUD). The CoC is designed to promote community-wide planning and strategic use of federal, state and local resources to address homelessness; improve coordination and integration with mainstream resources and programs targeted to people experiencing homelessness; improve data collection and performance measurement; and allow the local community to tailor its programs to the particular strengths and challenges in assisting homeless individuals and families.

Late last year, the governance for the Homeless Program for Yakima County was modified and all decision-making will now be finalized through the Yakima County Board of County Commissioners. In December 2018, the Yakima County Commissioners approved the creation of a new task force, named the Yakima Homeless Coalition, to be an all-inclusive group of community members to address homelessness in the Yakima Valley. The commissioners also adopted a new program charter that outlines the purpose, priorities, and processes of the Yakima Homeless Coalition. YVCOG is contracted to administer the program on behalf of Yakima County through June of this year.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness.

Objective 1: Quickly identify and engage all people experiencing homelessness under the state definition, and all unaccompanied youth under any federal definition⁶, through outreach and coordination between every system that encounters people experiencing

homelessness. Measure of success: a) Communities with Street Outreach projects: Increase percentage of exits to positive outcome destinations⁷ to the level of the top performing 20 percent of homeless crisis response systems nationwide⁸. b) Compliance with state and federal Coordinated Entry Data Collection requirements in order to build and maintain active lists of people experiencing homelessness and to track the homelessness status, engagements and housing placements for each household.

Objective 2: Prioritize housing for people with the greatest need. Measure of success: a) Compliance with state and federal Coordinated Entry requirements for all projects receiving federal, state and local homeless funds.⁹ b) Consider implementation of the Coordinated Entry Core Element¹⁰ recommendations and the Office of Homeless Youth's [Five Recommendations for Making Coordinated Entry Work for Youth and Young Adults](#) c) Successful implementation of prioritization policies for all projects receiving federal, state and local homeless funds, resulting in prioritized people consistently housed in a timely manner.

Objective 3: Operate an effective and efficient homeless crisis response system that swiftly

moves people into stable permanent housing. Measures of success: System-wide performance: a) Increase percentage of exits to permanent housing to the level of the top performing 20 percent of homeless crisis response systems nationwide. b) Reduce returns to homelessness after exit to permanent housing to less than 10 percent. c) Reduce average length of time homeless of those served to less than 90 days.

Objective 4: Project the impact of the fully implemented local plan on the number of households housed and the number of households left unsheltered, assuming existing

resources and state policies.¹² Measure of success: a) An estimate of people experiencing homelessness that will be housed during 2024 after successful implementation of the local plan using existing resources, and the count of households left unsheltered at a point in time in 2024, based on credible data and research; including the data, assumptions, calculations, and related citations necessary for outside parties to review and reproduce the estimate.¹³

Objective 5: Address racial disparities among people experiencing homelessness. Measure of success: Completion of an initial analysis using a racial equity tool and data provided by Commerce.¹⁴ The data and tool will be posted on the Commerce website in April. The goal of this analysis is to examine disparities in the homeless system and then identify where the system may be perpetuating inequity. The questions below are a start toward that examination and counties are encouraged to go beyond simply answering them with the data and tool and include information on where inequity exists and solutions to address the disparities.

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

Yakima County HOME Consortium continues to participate in the annual Point in Time project. In addition Yakima County is an active participant of the with the Continuum of Care.

Addressing the emergency shelter and transitional housing needs of homeless persons.

YHC 5-Year Plan is intended to be a living document that will evolve and be modified over time with community input heard and incorporated. This will help ensure that emergency shelter, transitional housing needs, transition to permanent housing, and facilitation access for homeless individuals and families to affordable housing units are addressed.

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.

YHC 5-Year Plan is intended to be a living document that will evolve and be modified over time with community input heard and incorporated. This will help ensure that emergency shelter, transitional housing needs, transition to permanent housing, and facilitation access for homeless individuals and families to affordable housing units are addressed.

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.

YCHC promotes and accepts referral from mental health agencies, public health nurses, probation officers, and other entities. As part of our detailed inspection for rehab we look at strategies that will increase the ability for an elderly homeowner to stay in their housing such as a low barrier shower stall and grab bars. Our homebuyer program is set

to benefit families between 30% to 60% being eligible to become a homeowner.

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

Introduction:

Several recommendations can be considered to reduce barriers to affordable housing, some of which can best be implemented through coordinating efforts of local governmental agencies, non-profit agencies and/or planning organizations. Other recommendations may lead to new initiatives or changes in policies or approaches. Many can be considered through cooperative efforts between governmental agencies and local planning groups and organizations that are seeking to increase affordable housing and encourage self-sufficiency among all residents of the county.

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

- Promote programs and activities that offer the opportunity to construct new affordable rental housing programs serving lower income populations.
- Encourage programs and projects which most closely meet the specific needs of the disabled, large families, lower income populations and the elderly.
- Utilize the HOME Program as a subsidy to support the construction of affordable rental housing (when grant funding levels are of a sufficient amount to support reasonable levels of subsidy or viable projects are proposed).
- Support activities which provide counseling to renters on their rights
- Support local efforts and activities to provide landlords with information and understanding of fair housing rights of renters.
- Advocate for potential state and federal resources which can be used to support housing for lower income persons.
- Encourage consideration of inclusionary zoning and other actions which support affordable housing in the updating of local planning documents.
- Encourage the development of affordable rental housing by housing developers and housing authorities, including housing which is suitable for the needs of large families.
- Encourage the development of new housing resources in locations close to jobs, transportation and services, utilizing “in-fill” sites wherever feasible.
- Consider in long-range housing planning efforts the trending housing needs of the elderly and disabled persons.

Discussion:

The initial policies of the Consortium are to allocate resources along program lines with three distinct program approaches: Homeowner and Private Landlord Rehabilitation, Rental New Construction or

Rehabilitation of Multi-Family and Single Family Rental Units, and Homebuyer New Construction or Rehab Programs.

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AP-85 Other Actions – 91.220(k)

Introduction:

The primary beneficiaries of HOME funds are households with incomes less than 80 percent of area median income (AMI). These households often must spend a high proportion of their income on housing and utility costs. For those who own their homes, many cannot afford to make basic repairs to their houses and therefore face a higher risk of experiencing dangerous housing conditions, such as mold and roof damage.

The initial policies of the Consortium are to allocate resources along program lines with four distinct program approaches: Homeowner Rehabilitation, New Construction Multi-Family and Single Family Rental Units, Landlord Rental Rehabilitation, and Homebuyer New Construction Programs.

Funds for the allowable activities will be allocated for use in YCHC programs (rehabilitation and new construction) that operate in the individual member jurisdiction. These funds will be utilized on a first come first served basis and evaluated every year by the HOME Administrator to analyze where concentrated recruiting efforts may need to occur.

We anticipate the New Construction and Rehabilitation of Rental Units and the Homebuyer Program will be allocated to projects Consortium-wide through an RFP process. These projects will generally benefit the entire Consortium by increasing or improving affordable housing opportunities for residents of the Consortium.

Actions planned to address obstacles to meeting underserved needs

To work toward overcoming these obstacles, the following strategies will assist in achieving the goal and objectives.

- Focus on developing strong collaboration and cooperation with residents and community organizations that work toward improving service delivery and/or cost effectiveness. Pursue long-range sustainable solutions, including development of improved coordination with and among housing providers, preservation of housing and public facilities and reduction of barriers to affordable housing.
- Focus HUD program resources for maximum impact and use 2060 Affordable Housing Funds to complement federal resources.
- Prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are: Environmentally sound (“green” housing). Meet the accessibility requirements of the Fair housing Act (as appropriate). Sustainable Projects to save on long-term costs for the owner and the residents. Incorporate universal design principles in new and rehabilitated housing to facilitate access for people with physical and

sensory disabilities and aging adults as demonstrated by need.

Actions planned to foster and maintain affordable housing

To work toward overcoming these obstacles, the following strategies will assist in achieving the goal and objectives.

- Focus on developing strong collaboration and cooperation with residents and community organizations that work toward improving service delivery and/or cost effectiveness. Pursue long-range sustainable solutions, including development of improved coordination with and among housing providers, preservation of housing and public facilities and reduction of barriers to affordable housing.
- Focus HUD program resources for maximum impact and use 2060 Affordable Housing Funds to compliment federal resources.
- Prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are: Environmentally sound (“green” housing). Meet the accessibility requirements of the Fair housing Act (as appropriate). Sustainable Projects to save on long-term costs for the owner and the residents. Incorporate universal design principles in new and rehabilitated housing to facilitate access for people with physical and sensory disabilities and aging adults as demonstrated by need.

Actions planned to reduce lead-based paint hazards

In accordance with the 24 CFR Part 35, subparts A, B, J, K, and R, the Yakima County HOME Consortium requires that all projects/homes receiving HOME funds that were built prior to 1978, with construction costs over \$5,000, be inspected and analyzed for the presence of lead-based paint. Should lead hazards be identified through the risk assessment process, those hazards are to be brought into compliance with Title X of the Housing and Community Development Act of 1992 as part of the project’s scope of work. HOME funds may be provided for testing, risk assessment, and clearances for eligible activities.

Yakima County was awarded a Lead Based Paint Hazard Control grant with the Office of Healthy Homes and Lead Hazards. This grant covers all jurisdictions within Yakima County as well as unincorporated Yakima County. For those homes which are within the HOME Consortium jurisdictions this means additional funds to make homes viable for the HOME rehabilitation program. Lead interim control and/or abatement can be facilitated with Lead grant funds and rehabilitation through the HOME rehabilitation program.

Actions planned to reduce the number of poverty-level families

Approximately 15% of the population of the county is living in poverty. It is the goal of the Yakima County

HOME Consortium to reduce the percentage of families living in poverty within their jurisdiction.

The Consortium has established the affordable housing goal and the objectives as the primary vehicle for utilizing HOME funds to reduce poverty in the area. Increasing the accessibility and availability of new affordable housing and supporting homeowner rehabilitation is critical to combat the market conditions (such as the extremely low rental housing vacancy rate), which limit affordable housing choices for lower income households in the Consortium.

Actions planned to develop institutional structure

Support legislation and other initiatives designed to increase funding and other support for affordable housing; and coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers, in order to build support for increasing the housing funding base and to enhance acceptance of affordable housing.

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

Vigorously enforce fair housing laws. Require HOME funded developments to implement an affirmative fair housing marketing plan. Increase awareness of fair housing issues.

Discussion:

New rental housing units constructed or assisted with HOME Program resources will target populations under 60% of the median income of the area and will provide a resource for expanding housing available to the homeless and special needs populations. Individual renter and owner-occupied housing costs will be limited to 30% of the assisted household's income. In addition, the HOME Consortium will work with non-profit and government agency developers to encourage the location of new rental units in areas that are readily accessible to transportation, jobs, and key services.

Program Specific Requirements

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

Introduction:

Due to limited HUD funding, the Yakima County HOME Consortium strives to effectively and efficiently as possible to benefit its citizens within the participating jurisdictions as per HUD's requirements. Any program income is embedded within the appropriate programs for Eligible Activities to meet HUD approved National Objectives.

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:

Based on the 2019 HUD HOME Program allocations, the expected annual funding available to the unincorporated areas of Yakima County and the eight partner municipalities will be approximately \$460,401. Program Income is expected to increase each year and the annual total approximately \$284,170. Match funds from the local 2060 Affordable Housing Fund are expected to equal approximately \$115,100 for the 2019 program year. The County receives these assets through a state law provision that allows the County to collect a fee on real estate transactions. The funds can be used by the County for low-income housing activities within the county. Note that the Consortium anticipates making available up to 15% of the funds to a qualified Community Housing Development Organization (CHDO).

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:

RECAPTURE PROVISIONS

The HOME recapture provisions are established at §92.253(a)(5)(ii), and unlike the resale approach, permit the original homebuyer to sell the property to any willing buyer during the period of affordability while the PJ is able to recapture all or a portion of the HOME-assistance provided to the original homebuyer. Two key concepts in the recapture requirements – *direct subsidy to the homebuyer* and *net proceeds* - must be understood in order to determine the amount of HOME assistance subject to recapture, and the applicable period of affordability on the unit. The recapture approach requires that all or a portion of the *direct subsidy* provided to the homebuyer be recaptured from the *net proceeds* of the sale. **Direct HOME subsidy** is the amount of HOME assistance, *including any program income*, which enabled the homebuyer to buy the unit. The direct subsidy includes down payment, closing costs, interest subsidies, or other HOME assistance provided directly to the homebuyer. In addition, direct subsidy includes any assistance that reduced the purchase price from

fair market value to an affordable price. If HOME funds are used for the cost of developing a property and the unit is sold below fair market value the difference between the fair market value and the purchase price is considered to be directly attributable to the HOME subsidy.

Net proceeds are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs. Under no circumstances can the PJ recapture more than is available from the net proceeds of the sale.

Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value, because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used. Under recapture, there is no requirement that the original HOME-assisted homebuyer sell the unit to another low-income homebuyer. Instead, if the homebuyer transfers the property either voluntarily or involuntarily during the period of affordability, the PJ recovers, from available net proceeds, all or a portion of the HOME assistance to the homebuyers.

The HOME program will reduce the amount of direct HOME subsidy on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio would be used to determine how much of the direct HOME subsidy the PJ would recapture. The pro rata amount recaptured by the PJ cannot exceed what is available from net proceeds.

To determine the pro rata amount recaptured by the PJ:

- Divide the number of years the homebuyer occupied the home by the period of affordability,
- Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homebuyer.

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:

To ensure an affordable sales price it may be necessary to provide HOME assistance to the subsequent buyer in the form of down payment assistance to provide the original homebuyer's fair return amount. This would occur in the event the resale price is not affordable per HUDS HOME definition for the potential buyers.

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:

The Consortium does not plan to refinance existing debt secured by multifamily housing that is

rehabilitated with HOME funds.

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