



Yakima County HOME Consortium

*Providing Housing Opportunities
Throughout Yakima County*

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT PROGRAM YEAR 2015

Second Grant Cycle 2015-2019

For additional information contact:

Yakima County Department of Public Services

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Fiscal Year (FY) 2015 CAPER covers the 12-month program year July 1, 2015-June 30, 2016 (Year 5). The Yakima County HOME Consortium has selected July 1 as the program year start date.

This CAPER serves as the first of five annual reports on the Yakima County 2015-19 *Consolidated Plan Five Year Plan for Affordable Housing* (Consolidated Plan). The U.S. Department of Housing and Urban Development (HUD) would like to see that communities provide citizens with a comprehensive report on Consolidated Plan activities in a format that is understandable and demonstrates strategies undertaken. The CAPER is the Consortium's effort to do this. This report summarizes the variety of activities, both funded and unfunded by HUD, which assist residents of Consortium areas, especially its low- and moderate-income residents, in furthering and achieving economic opportunities.

In the Consolidated Plan and subsequent Annual Action Plan for Year 1 submitted in May 2014, the Consortium presented one goal:

- Ensure decent and affordable housing

During Year 1 of the second grant cycle, the Consortium advanced the above goal through expenditure of administrative, program, and local dollars to accomplish housing rehabilitation activities. The request for proposals for new construction of multi/single family rentals and for the homebuyer new construction, did not occur until Year 2, as a strategic effort to offer a more lucrative request to the community for proposals.

As an added benefit to the communities within Yakima County, Yakima County applied for and received a Lead-Based Paint Hazard Control Grant and will begin implementation October 3rd, 2016.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	E – P Y
Administrative HOME Costs	Affordable Housing	HOME: \$	Other	Other	1	0	100%	

CHDO-Homebuyer New Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1
Landlord Rental Rehabilitation	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	1	0	0.00%	0
Multi and Single Family New Construction Rental	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	5	0	0.00%	1
Single Family Homeowner Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%	4

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Yakima County is not an entitlement grantee of CDBG funds.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	HOME
White	31
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	31
Hispanic	22
Not Hispanic	9

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME		0	414,758.00

Table 3 – Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Participating Jurisdictions of the Yakima County HOME Consortium	100%	100%	One hundred percent of the allocation was spent within the geographic locations of the participating jurisdictions within the Consortium.

Table 4 – Identify the geographic distribution and location of investments

Narrative

Yakima County does not limit its HOME Investment funds to any limited target area. Rather the county chooses to use these funds to the best of its ability to assist any and all very low to moderate income applicants that qualify within the program within the limits of all the participating jurisdictions.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HOME funds can be leveraged with local Community Housing Development Organizations such as Yakima Valley Partners for Habitat for Humanity to construct new single family residential homes to be sold to qualified low to moderate income first time homebuyers. Local 2060 Affordable Housing funds are also used to meet the match requirements. The 2060 funds are used for leveraging on new construction or to make a project viable in the homeowner rehabilitation program.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	82,555.88
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	82,555.88
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	82,555.88

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
0	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	13,891.24	13,891.24	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	198,338.51	0	0	0	4	0
Number	4	0	0	0	4	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	198,338.51	0	0			
Number	4	0	4			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	6	5
Number of Special-Needs households to be provided affordable housing units	0	0
Total	6	5

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	4	5
Number of households supported through Acquisition of Existing Units	0	0
Total	6	5

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

To ensure a lucrative Request for Proposals, Year 1 funds for new construction in this second grant cycle was done in July 2016 at the same time for Year 2. Four new construction homebuyer proposals were received and are currently in the environmental review process. Although there is a high need for low-income rental units in Yakima County there were no proposals submitted for such. The HOME Administrator will be meeting with low-income housing developers to assess and plan for Year 3.

Discuss how these outcomes will impact future annual action plans.

This can potentially effect the need to revise the Consolidated Plan in order to meet the need for low-income rental units in new construction and in the rehabilitation of rental units. In turn, future annual action plan will reflect the objectives needed to meet the community needs for decent affordable housing.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	0	0
Moderate-income	0	2
Total	0	5

Table 13 – Number of Persons Served

Narrative Information

The homeowner rehabilitation program is an essential program to homeowners with limited income to do repairs on their homes. This program allows homeowners to continue to live in decent affordable housing and keeps a home in the affordable housing market

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The HOME Administrator is an appointed board member of the Homeless Planning and Policy Council. The Homeless Council was established to ensure inclusive countywide planning and strategic allocation of public and private funds and to increase community collaboration among new and existing organizations for the equitable provision of homeless services and housing resources to meet the unique needs of urban and rural homelessness.

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

The Homeless Network of Yakima County is a separate entity. The Homeless Network primarily engages in community outreach and advocacy. The Homeless Council engages in policy development, planning, programming, and the funding of services. Both entities share the goal of preventing and ending homelessness. As the original coalition dedicated to ending homelessness in the Yakima Valley, the Homeless Network remains a critical link between past actions and future solutions. The Homeless Council will collaborate with the Homeless Network on matters of mutual concern.

Addressing the emergency shelter and transitional housing needs of homeless persons

Yakima County HOME Consortium continues to work with the Homeless Network of Yakima County to coordinate efforts for emergency shelters and transitional housing by participating on the Homeless Planning and Policy Council.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The homeowner rehabilitation program is an essential program to homeowners with limited income to do repairs on their homes. This program allows homeowners to continue to live in decent affordable housing and keeps a home in the affordable housing market. As part of the rehab program, when needed in addition to bringing a house to minimum level of code compliance, accessible features such as grab bars, wheelchair ramps, and accessible bathrooms can be done. This allows homeowners to return home after experiencing time in a hospital or assisted living care. Common sources of referrals include local health care facilities and public health nurses.

Helping homeless persons (especially chronically homeless individuals and families, families

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

The Yakima County HOME consortium continues to work with the Homeless Planning and Policy Council, Genesis Housing Board, Catholic Charities Housing Services Board, Yakima valley Habitat for Humanity , the Homeless Network of Yakima County to assist the homeless within the boundaries of the participating jurisdictions of the Consortium.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Yakima Housing Authority (YHA) and the Sunnyside Housing Authority (SHA) offer affordable housing through a variety of programs. Each program is designed to meet the needs of the community.

- Housing for Families offers two housing programs for low income families. Rent is determined based on family income.
- The Housing Choice Vouchers- Section 8 program offers rental assistance and who can rent from any landlord that accepts Section 8 vouchers. Unit size and maximum rent limits apply.
- Housing for the Homeless offers subsidizes for 75 units throughout Yakima County, specifically set aside for individuals and families that qualify as homeless.
- Housing for Veterans offers a Section 8 Voucher Program specifically for veterans who also qualify as homes in the Veterans Affairs Supportive Housing Program (VASH).
- Housing for Farmworkers offers 173 units throughout Yakima County which are set aside for farmworkers and their families. Reduced rents and rental assistance maybe available.
- Housing for the Elderly offers one-bedroom units to individuals and his/her spouse must be 62 or older.
- Housing for the Disabled offers Section 8 vouchers specifically for the Non-Elderly disabled individuals through the NED Voucher Program.

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

The Yakima Housing Authority encourages resident involvement with programs like the Resident Advisory Board (RAB). The RAP provides the YHA and the residents with a forum for sharing information about the Agency's Annual Plan. The RAB membership is comprised of individuals who reflect and represent the residents assisted by the PHA. The roles of the RAP is to assist the PHA in developing the PHA Plan and in make any significant amendment or modification to the Plan.

YHA also participates in the Yakima County Assess building coalition. In addition, YHA is in the process of collaborating with AmeriCorps VISTA Educational Project with the goal of every eligible resident signing up for the college bound scholarship.

YHA is also administering the Family Self-sufficiency (FSS) Program. This program enables families assisted the the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

Actions taken to provide assistance to troubled PHAs - NOT Applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The Yakima Home Consortium board is made up of elected officials or managers from the participating jurisdictions. This allows a smoother process in evaluation public policies that serve as barriers to affordable housing within the participating jurisdictions concerning land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations and policies affecting the return on residential investment.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The Yakima County HOME Consortium continues to meet the underserved needs of the community with the continued reduction of federal entitlements.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Yakima County as the lead entity for the Yakima County HOME Consortium chose to apply for a HUD Lead Hazard Control Grant to benefit the entire County of Yakima. The application for the grant was successful and will commence operations on October 3, 2016. This was done to address the needs of the aging homes in the affordable housing market.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Consortium continues to seek avenues to address reducing poverty in families.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Institutional structure is expended as needed and as funding allows.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Yakima County HOME Consortium continues to work with the Homeless Planning and Policy Council, Genesis Housing Board, Catholic Charities Housing Services Board, Yakima Valley Habitat for Humanity, the Homeless Network of Yakima County to address affordable housing issues within the boundaries of the participating jurisdictions of the Consortium.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The HOME Administrator is coordinating efforts with the Yakima Housing Authority and Northwest Justice Center to offer Fair Housing training in Yakima County to increase awareness of laws and

regulation related fair housing choice.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The Yakima County HOME Consortium follows the guidance provided in the Monitoring HOME Handbook provided by HUD to PJs and the CPD Grantee Monitoring Handbook. Yakima County as the lead entity submits the required Minority Business Report as required. Yakima County and the participating jurisdictions submit and update each of their own Comprehensive Plan on a regular basis for review. In addition to the being monitored by HUD there are yearly audits by the Washington State Auditor to ensure compliance with the requirement of the programs involved.

Frequency of Required onsite Monitoring Visits:

- Project development activities during all phases of the project through -> At least annually, but recommended at periodic timeframes throughout the development process such as submission of payment voucher.
- Post completion, for rental projects with 1-4 total units in the project -> Every 3 years
- Post completion, for rental projects with 5-25 total units in the project -> Every 2 years
- Post- completion, for rental projects with 26 or more total units in the project -> Annually

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The Participation Plan states that the public will be notified of the availability of the CAPER in The *Yakima Herald-Republic* and is encouraged to review and comment on this document prior to its submission to HUD. The public will be provided at least 20 days to comment on this CAPER.

Notification of Public Comment Period

August 28, 2016 a notice was placed in the *Yakima Herald-Republic*. The public comment period for the 2015 CAPER closed on September 16th, 2016. Copies of the draft 2015 (Year 1 Second Grant Cycle) CAPER were made available at the Department of Public Services at 128 North 2nd Street; Yakima County Courthouse, Yakima, WA 98901 upon request.

Inclusion of Past Public Comment

There were no public comments received.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

There were 0 affordable rental housing projects scheduled to be inspected this past program year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Yakima County HOME Consortium self analyzes yearly by reviewing the results of the program through the process of writing the CAPER. The self-analysis includes the following:

- Did minority groups access information and services provided by the HOME program? YES
- Did women access information and services provided by the HOME program? YES
- Did people with disabilities access information and services provided by the HOME program? YES

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Ten percent of program income was used on program administration to administer the program.

Five separate projects under Single Family Homeowner Rehabilitation benefited from program income in program year 2015. Three of the homeowners were in the very low income category of 30 % or under. Two of the homeowners qualified as moderately income and meet the 80% eligibility. Four of the five homeowners were Hispanic. Four of the five homeowners were classified as senior citizens. One of the five homeowners is a person with a disability.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

The Yakima County HOME Consortium continues to assess affordable housing issues in the community. The HOME Administrator will continue to work with the Homeless Planning and Policy Council, Genesis Housing Board, Catholic Charities Housing Services Board, Yakima Valley Habitat for Humanity, the Homeless Network of Yakima County to address affordable housing issues within the boundaries of the participating jurisdictions of the Consortium.

Public Legal Notices

**Yakima County HOME
Consortium
Department of Public
Services
Yakima County**

NOTICE OF PUBLIC COMMENT

NOTICE IS HEREBY GIVEN that PER HOME Investment Partnership Program regulations, the Yakima County HOME Consortium will hold a public comment period from Sunday August 28th, 2016 to September 16th, 2016 at 9:00 am

All person interested in Yakima County's HOME Consortium 2015 Consolidated Annual Performance and Evaluation Report may request a copy of the plan from Yakima County Department of Public Services by calling 509-574-2239 or 1-800-527-7354 extension 2239. Comments will need to be written and mailed to: HOME Consortium -Department of Public Services, 128 N. 2nd Street, Fourth Floor Courthouse, Yakima, WA. 98901.

Arrangements to reasonable accommodate the needs of special classes of citizens, including handicap accessibility or interpreter; will be made upon receiving 24-hour advance notice. You may contact Andrea Reyes, HOME Administrator at 509-574-2239.

(669411) August 14, 2016
