



Yakima County HOME Consortium

*Providing Housing Opportunities
Throughout Yakima County*

JULY 1, 2018 - JUNE 30, 2019

CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER)

ASSESSMENT OF GRANTEE PERFORMANCE IN REACHING
HOUSING STABILITY OUTCOME MEASURES.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

The Fiscal Year (FY) 2018 CAPER covers the 12-month program year July 1, 2018-June 30, 2019(Year 4). The Yakima County HOME Consortium has selected July 1 as the program year start date. This CAPER serves as the fourth 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 4 submitted in June 2018, the Consortium presented one goal:

- Ensure decent and affordable housing during Year 4 of the second grant cycle, the Consortium advanced the above goal through expenditure of administrative, program, and local dollars to accomplish housing rehabilitation activities.

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)

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

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.

No CDBG funds were utilized.

- The request for proposals for new construction of multi/single family rentals and for homebuyer new construction or rehab, occurred on July 17th, 2018. Proposals were submitted for multi- family rentals rehabilitation. Yakima County applied for and received a Lead-Based Paint Hazard Control Grant and begin implementation October 3rd, 2016. Housing Rehabilitation funds through the HOME program were put on hold in order to utilize funds from both programs in order to serve more homes in a cost effective manner. The HOME Rehab Loan Program was fully accessible for the public again in Year 4, FY 2018.

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	9
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	9
Hispanic	6
Not Hispanic	3

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



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	public - federal	848,099	\$171,529.58

Table 3 - Resources Made Available**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
HOME Consortium	100%	100%	Each Participating Jurisdictions

Table 4 – Identify the geographic distribution and location of investments

The Yakima County HOME Consortium services each city, town, and unincorporated Yakima County, who are a part of the Consortium, on a first come first serve basis.

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.

Match funds from the local 2060 Affordable Housing Fund are expected to equal approximately \$490,298.75 over the five years from 2015 to 2019. 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	51,829.02
2. Match contributed during current Federal fiscal year	116,352.28
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	168,181.30
4. Match liability for current Federal fiscal year	0.00%
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	168,181.30

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
17001	20190510					Reg Labor		149.15
17001	20190531					Reg Labor		49.92
17001	20190607					Reg Labor		178.98
17001	20190510					Fringe Benefit		56.68
17001	20190531					Fringe Benefit		24.96
17001	20190607					Fringe Benefit		68.01
17001	20190510					Fringe Benefit		14.92
17001	20190531					Fringe Benefit		6.49
17001	20190607					Fringe Benefit		17.9
17001	20190528					Rep & Maint		30,857.56
18015	20190607					Reg Labor		44.75
18015	20190613					Reg Labor		44.75
18015	20190607					Fringe Benefit		17.01
18015	20190613					Fringe Benefit		17.01
18015	20190607					Fringe Benefit		4.48
18015	20190613					Fringe Benefit		4.48

18017	20190607					Reg Labor		44.75
18017	20190613					Reg Labor		44.75
18017	20190607					Fringe Benefit		17.01
18017	20190613					Fringe Benefit		17.01
18017	20190607					Fringe Benefit		4.48
18017	20190613					Fringe Benefit		4.48
18018	20190614					Reg Labor		49.92
18018	20190614					Fringe Benefit		24.96
18018	20190614					Fringe Benefit		6.49
18019	20190614					Reg Labor		99.84
18019	20190614					Fringe Benefit		49.92
18019	20190614					Fringe Benefit		12.98
17001	20181001					Reg Labor		78.6
17001	20181201					Reg Labor		88.43
17001	20181001					Fringe Benefit		29.87
17001	20181201					Fringe Benefit		33.6
17001	20181001					Fringe Benefit		7.86
17001	20181201					Fringe Benefit		8.84

17001	20181023					Rep & Maint		31,614.44
17001	20181105					Rep & Maint		32,028.85
17001	20181231					Rep & Maint		20,528.15

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin- ning 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 \$
6,491.17	104,710.40	10,471.04	0.00	100,731.13

Table 7 – Program Income

HOME MBE/WBE report

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							
Number	7				4	3	
Dollar Amount	157,313.07				134,879.97	16,979.82	
Sub-Contracts							
Number							
Dollar Amount							
	Total	Women Business Enterprises	Male				
Contracts							
Number			4				
Dollar Amount			134,879.97				
Sub-Contracts							
Number							
Dollar Amount							

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					
Dollar Amount	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				
Businesses Displaced		0				
Nonprofit Organizations Displaced		0				
Households Temporarily Relocated, not Displaced		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					
Cost	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	8	6
Number of Special-Needs households to be provided affordable housing units	0	0
Total	8	6

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	2
Number of households supported through Rehab of Existing Units	6	4
Number of households supported through Acquisition of Existing Units	0	0
Total	8	8

Table 12 – Number of Households Supported

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

Rehabilitation of existing units was put on hold until 2018 in order to have a more cost effective strategy in preserving affordable housing in coordination with the Lead Hazard Control Grant Program. Four rehab units were completed. Three of those four homes also received funds from the Lead Hazard Control Grant Program. The efforts were more time consuming but the benefit to the families was huge,

in having a safer and healthier home. All four of the new homebuyer units done as CHDO activites were completed in 2018. Two of those home received their loan closings.

Discuss how these outcomes will impact future annual action plans.

At the end of our 2015-2019 Consolidated Plan we will have meet or exceeded our outcomes.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	0	3
Moderate-income	0	0
Total	0	6

Table 13 – Number of Households Served

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:

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

The Yakima County HOME Consortium will continue to support, engage, and collaborate with the Yakima Continuum of Care as a strategy to reaching out to homeless persons (especially unsheltered persons) and help assess their individual needs. The Consortium's goals of preserving owner occupied housing, increasing affordable rental housing, and increasing affordable new construction single family homes, assists by keeping individuals and families in affordable housing and aids in the prevention of homelessness

Addressing the emergency shelter and transitional housing needs of homeless persons

The Yakima County HOME Consortium, Homeless Network of Yakima County, Continuum of Care, and City of Yakima will continue collaborative efforts in addressing the emergency and transitional housing needs of homeless persons.

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 Yakima CoC has spent the last year in transition, diversifying our membership and leadership. During this transition, we have increased our membership ensuring that it is broad-based, inclusive, and open to ANY individual or organization in the community with an interest in homeless issues. In order to cast the widest possible net during the planning process when annual strategies are developed and updated, the CoC holds an annual community planning retreat open to the public to review progress and update CoC plan strategies. In addition, the CoC has developed a homeless advocate and peer mentoring group that participates in all CoC meetings to provide consumer input. Also, the CoC has organized a faith-leader forum on homelessness to solicit input from the larger faith community and supports ongoing faith community collaboration in providing homeless services and ongoing homelessness prevention planning within the CoC. Continuum of Care voted to join the Balance of State in February 2018.

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

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Coordination will continue by referring families to public and private agencies as well as accepting referrals to see if affordable housing needs can be addressed through the Consortium.

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

Actions taken to address the needs of 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.

Actions taken 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.

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)

Strategies to Remove or Ameliorate the Barriers to Affordable Housing:

- 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.
- Advocate for the retention or restoration of critical social service programs supporting the most severely disabled populations.

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

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

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.

In addition Yakima County received a Lead Based Paint Hazard Control Grant and implementation will occur alongside the Yakima County HOME Consortium to provide a smooth coordination and cost effective method in promoting safe and healthy affordable housing.

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

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

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

- Vigorously enforce fair housing laws. Require HOME funded developments to implement an

affirmative fair housing marketing plan. Increase awareness of fair housing issues.

- New rental housing units constructed or assisted with HOME Program resources will target populations under 50% 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.

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 findings in our Impediments to Affordable Housing, helps determine the priorities and geographic distribution of funds , the annual action plan falls in line with the consolidated plan 2015-2019, in order to meet our goals for affordable housing activities.

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. A 29 day public comment period was established starting on Tuesday 8/13/2019 and will end on Tuesday 9/10/2019 after the Board of County Commissioners agenda meeting, at 9:00 a.m., to receive citizen comments and review to confirm that the HOME Consolidated Annual Performance and Evaluation Report meets the federal and local citizen participation requirements. Comments will be inserted if received regarding the Consolidated Annual Performance and Evaluation Report for the illustration of the HOME funds used in the Cities of Grandview, Harrah, Mabton, Sunnyside, Toppenish, Union Gap, Zillah and Wapato as well as the unincorporated areas of Yakima County.

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.

Current rental units are due to be inspected in 2019.

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

With the implementation of the date software of OneRoof, information on individuals is more readily accessible.

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

Based on the 2018 HUD HOME Program allocations, the annual funding made available to the unincorporated areas of Yakima County and the eight partner municipalities was \$525,274. Program Income balance on hand was \$100,731.13. Match funds from the local 2060 Affordable Housing Fund was \$116,352.28 for the 2018 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 makes available up to 15% of the funds to a qualified Community Housing Development Organization (CHDO).

Please refer to CR-10 for Racial and Ethnic composition of people assisted and CR-20 number and

types of families served.

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)

Not Applicable.