



# Yakima County HOME Consortium

*Providing Housing Opportunities  
Throughout Yakima County*

## CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

July 1, 2019 to June 30, 2020

Assessment of the grantee's performance in reaching housing stability outcome measures.

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## Table of Contents

|  |    |
|--|----|
| CR-05 - Goals and Outcomes   | 3  |
| CR-10 - Racial and Ethnic composition of families assisted                     | 6  |
| CR-15 - Resources and Investments 91.520(a)                                    | 7  |
| CR-20 - Affordable Housing 91.520(b)   | 11 |
| CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) | 13 |
| CR-30 - Public Housing 91.220(h); 91.320(j)                                    | 18 |
| CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)                             | 19 |
| CR-40 - Monitoring 91.220 and 91.230   | 22 |
| CR-50 - HOME 91.520(d)   | 23 |

## 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) 2019 Consolidated Annual Performance Evaluation Report (CAPER) covers the 12-month program year July 1, 2019-June 30, 2020. The Yakima County HOME Consortium has selected July 1 as the program year start date. This CAPER serves as the fifth 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 which assist residents of Consortium areas, especially its low- and moderate-income residents, in furthering and achieving economic opportunities.

The Yakima County HOME Consortium's Consolidated 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. The 2019-2020 Annual Action Plan identified using a combination of HOME Entitlement, local filing fee 2060, and HOME Program Income funds to address the Consortium's identified affordable housing needs identified in the next section.

The Consolidated Annual Performance and Evaluation Report (CAPER) presents fiscal year (FY) 2019-20 outcomes. In addition to reporting data on federally funded program resources, expenditures, activities, and recipients of funding, the CAPER also discusses the jurisdiction's actions in reducing homelessness, addressing barriers to increasing the supply of affordable housing, meeting underserved needs, and reducing poverty, and other actions that further the goals and objectives listed in the jurisdiction's FY 2019-20 Annual Action Plan (AP). The 2019-20 AP and CAPER are the final reports of the 2014-19 Consolidated Plan cycle. In the Consolidated Plan and subsequent Annual Action Plan for Year 5 submitted in June 2019, the Consortium presented one goal:

- “Ensure decent and affordable housing” during Year 5 of the second grant cycle. The Consortium advanced this goal through expenditure of administrative, program, and local dollars to accomplish housing rehabilitation activities.
  - 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

The final half of FY 2019-20 was unlike any other due to the COVID-19 pandemic. This international crisis was responsible for disruptions to housing, employment, business activity, education, and all aspects of daily living. Early in the pandemic, both the federal government and the state authorized emergency funding to address the economic consequences of the pandemic, particularly for low-income and economically vulnerable

households including the Coronavirus Aid, Relief and Economic Security (CARES) Act. In addressing the COVID-19 pandemic, the jurisdiction is making investments in affordable housing and increasing local capacity in affordable housing development and service provision. Progress on these initiatives were also impacted by the loss of program staff in the middle of the program year as well as plans to transfer administration of this program from the Yakima County Department of Public Services back to the Department of Human Services where the program was initially developed.

**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)**

Administrative dollars were expended at 97.5% of the amount received as \$2,101.92 of Program Income (and the 10% Program Income Admin equaling \$210.19) was received in Program Year 2020. Additionally, during the development of the Annual Action Plan for this program year – there was an expectation of \$284,170 in Program Income as well as the Authorized Allocation of \$460,401. These two anticipated amounts totaled \$744,571 resulted in an expectation of \$74,457 available for Administrative HOME Costs. Actual Program Income for Program Year was \$85,192.74 resulting in less money available for Administration.

The other programs described in the Annual Action Plan were not expended due to the reasons stated in the progress section above.

| Goal  | Category           | Source / Amount | Indicator                  | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|--------------------|-----------------|----------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Administrative HOME Costs                       | Affordable Housing | HOME:           | Other                      | Other                  |                           | 1                       | 97.5%            | 1                       | 1                     | 97.5%            |
| CHDO-Homebuyer New Construction                 | Affordable Housing | HOME:           | Homeowner Housing Added    | Household Housing Unit | 5                         | 0                       | 0.00%            | 2                       | 0                     | 0.00%            |
| Landlord Rental Rehabilitation                  | Affordable Housing | HOME:           | Rental units rehabilitated | Household Housing Unit | 1                         | 0                       | 0.00%            | 1                       | 0                     | 0.00%            |
| Multi and Single Family New Construction Rental | Affordable Housing | HOME:           | Rental units constructed   | Household Housing Unit | 5                         | 0                       | 0.00%            | 0                       | 0                     | 0.00%            |

| Goal  | Category           | Source / Amount | Indicator                       | Unit of Measure        | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|---|--------------------|-----------------|---------------------------------|------------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Multi and Single Family New Construction Rental | Affordable Housing | HOME:           | Rental units rehabilitated      | Household Housing Unit | 0                         | 0                       |                  | 3                       | 0                     | 0.00%            |
| Single Family Homeowner Rehabilitation          | Affordable Housing | HOME:           | Homeowner Housing Rehabilitated | Household Housing Unit | 20                        | 14                      | 70%              | 9                       | 3                     | 33.3%            |

**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 March 17th, 2020 and included funds from Program Years 2018 and 2019 as well as for anticipated funds for Program Year 2020. Proposals were submitted for both Multifamily construction and rehabilitation. The HOME Rehab Loan program continued to accept and create a waiting list.

Conditional awards letters were sent for three projects on June 30, 2020: two for multifamily rehabilitation and one for multi-family new construction. Soon after the award letters were sent out, the program manager for the Yakima County HOME Consortium left the organization for a new job. In November of 2020, local efforts focused on completion of the *Yakima County 2020-24 Consolidated Plan Five Year Plan for Affordable Housing* (Consolidated Plan). In January 2021, Yakima County Department of Public Services, serving as the Lead Entity, contracted with the past HOME Program Administrator to assist in determining next steps and to assist with the transfer of the HOME program back to the Yakima County Department of Human Services. In February 2021, both departments contacted the two awardees to go over the required documentation and to assess the feasibility of administering these programs considering the loss of staff. At the time of this writing, determination is still being made on how these projects will proceed.

Concurrently, three rehabilitation projects were set-up in IDIS for the single homeowner rehabilitation projects though no funds were expended during the program year. Program staff are still working with these families to finalize these projects.

## 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                                     | 7        |
| Black or African American                 | 0        |
| Asian                                     | 0        |
| American Indian or American Native        | 0        |
| Native Hawaiian or Other Pacific Islander | 0        |
| <b>Total</b>                              | <b>7</b> |
| Hispanic                                  | 1        |
| Not Hispanic                              | 6        |

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

### Narrative

In FY 2019-20, the largest racial and ethnic groups served were individuals who are White and Not Hispanic. According to the Department's 2015 Analysis of Impediments to Fair Housing (AI), The HOME Consortium is significantly more racially and ethnically diverse than the State, with a diversity Index of 62.3%<sup>1</sup>. The programs will continue to work with their grantees to increase services to persons of color, in accordance with the Department's fair housing goals.

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<sup>1</sup> Source: Washington State Office of Financial Management, Forecasting Division; Yakima County Population Projection: Medium Series, 2012

## 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 | \$545,593.74             | \$54,349.18                         |

TABLE 3 - RESOURCES MADE AVAILABLE

### Narrative

Administrative dollars totaling \$54,349.18 was expended in Program Year 2020. During the development of the Annual Action Plan for this program year – there was an expectation of \$284,170 in Program Income as well as the Authorized Allocation of \$460,401. These two anticipated amounts totaled \$744,571. Actual Program Income for Program Year was \$85,192.74 resulting in less resources available. The other programs described in the Annual Action Plan were not expended due to the reasons stated in the progress section in CR05 above.

### Identify the geographic distribution and location of investments

| Target Area                   | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description            |
|-------------------------------|----------------------------------|---------------------------------|----------------------------------|
| Yakima County HOME Consortium | 100                              | 9.9%                            | Each Participating Jurisdictions |

TABLE 4 – IDENTIFY THE GEOGRAPHIC DISTRIBUTION AND LOCATION OF INVESTMENTS

### Narrative

The table above does not list out the distribution of funds by jurisdiction as no Program dollars were expended in 2019-20 for that grant year due to the reasons listed in PR-05. The percentage above demonstrates the Administration dollars that were expended in the program year. The rationale stated in the 2019 Annual Action Plan for the priorities for allocating investments geographically include:

- A large portion of the single-family housing stock is old and in poor condition.
- 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.
- 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.

## 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.

Since its inception, the Yakima County Consortium has qualified for the 100% match reduction due to fiscal distress. The FY 2019 match reduction was 100% in 2019.

| Fiscal Year Summary – HOME Match   |        |
|--|--------|
| 1. Excess match from prior Federal fiscal year                                 | \$0.00 |
| 2. Match contributed during current Federal fiscal year                        | \$0.00 |
| 3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)  | \$0.00 |
| 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) | \$0.00 |

TABLE 5 – FISCAL YEAR SUMMARY - HOME MATCH REPORT

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

TABLE 6 – MATCH CONTRIBUTION FOR THE FEDERAL FISCAL YEAR

## HOME MBE/WBE report



| <b>Program Income</b> – Enter the program amounts for the reporting period |  |  |                                       |   |
|--|--|--|---------------------------------------|---|
| <b>Balance on hand at begin-ning of reporting period</b><br>\$             | <b>Amount received during reporting period</b><br>\$ | <b>Total amount expended during reporting period</b><br>\$ | <b>Amount expended for TBRA</b><br>\$ | <b>Balance on hand at end of reporting period</b><br>\$ |
| \$94,239.36  | \$85,192.74  | \$8,519.27   | \$0.00                                | \$201,690.00  |

**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  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Sub-Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
|  | Total | Women Business Enterprises        | Male                      |                    |          |                    |
| Contracts  |       |                                   |                           |                    |          |                    |
| Number   | 0     | 0                                 | 0                         |                    |          |                    |
| Dollar Amount  | 0     | 0                                 | 0                         |                    |          |                    |
| 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     |                                   |                           |                    |          |                    |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Businesses Displaced                            |       |                                   |                           |                    |          |                    |
| Nonprofit Organizations Displaced               |       |                                   |                           |                    |          |                    |
| Households Temporarily Relocated, not Displaced |       |                                   |                           |                    |          |                    |
| 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  | 13            | 3        |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0        |
| <b>Total</b>   | <b>13</b>     | <b>3</b> |

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   | 3             | 0        |
| Number of households supported through Rehab of Existing Units       | 12            | 3        |
| Number of households supported through Acquisition of Existing Units | 0             | 0        |
| <b>Total</b>   | <b>15</b>     | <b>3</b> |

TABLE 12 – NUMBER OF HOUSEHOLDS SUPPORTED

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

Progress on these initiatives were impacted by COVID Response and the loss of program staff in the middle of the program year as well as plans to transfer administration of this program from the Yakima County Department of Public Services back to the Department of Human Services where the program was initially developed.

**Discuss how these outcomes will impact future annual action plans.**

The upcoming Annual Action Plan will include an amendment of the past Annual Action responding to the issues described above.

**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           | 2           |
| Low-income                  | 0           | 0           |
| Moderate-income             | 0           | 1           |
| <b>Total</b>                | <b>0</b>    | <b>3</b>    |

**TABLE 13 – NUMBER OF HOUSEHOLDS SERVED**

**Narrative Information**

Two of the homeowners served during the program year by the Rehabilitation Program were Extremely Low-Income (Income was 0% - 30% AMI) and one was Moderate-Income (Income was 61% - 80% AMI).

## 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:**

In 2015, the Yakima County Department of Human Services closed, and the Board of County Commissioners subcontracted with the Yakima Valley Conference of Governments (YVCOG) to take on the various roles associated with the Homeless Housing and Assistance Program, including the development of the *5-Year Plan to Address Homelessness*.

In June of 2018, an effort was made to make a communitywide recommendation on a governance structure to advise the Board of County Commissioners on distribution of state and local dollars. A Governance committee was formed with representatives from the City of Yakima, The Homeless Network of Yakima County, and multiple providers.

In December of 2018, the Board of County Commissioners approved, by resolution, the development of a planning body called the Yakima County Homeless Coalition. The Yakima County Homeless Coalition was tasked with responsibility for, among other things, the development and review the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024*.

In December 2019, the Board of County Commissioners reinstated the Yakima County Department of Human Services and tasked them with once again managing the programs around housing and homelessness. This included an update to the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024* which occurred in 2019.

Early on, it was determined that the existing 11 goals and 58 accompanying tasks, plus three “bold steps” and four “ultimate goals,” the plan was too broad. There was also concern that information related to the funding and performance of homeless programs was not well understood within the community at large. Taking those issues into consideration, desired outcomes for the development process were:

- Streamline current plan by consolidating redundant goals/tasks and removing cumbersome/unsupported goals/tasks
- Create measurable outcomes for goals/tasks and identify data sources to track them
- Develop goals that are realistic, effective, and fundable
  - Goals that align with State Objectives
  - Goals that are supported by existing opportunities and work
  - Goals that respond to needs within our community
- Assess status of final goals
- Determine prioritization of goals

The resulting goals from this update are as follows:

- Goal 1: Quickly identify and engage people experiencing homelessness through outreach and coordination between every system that encounters people experiencing homelessness
- Goal 2: Operate an effective and efficient homeless crisis response system that moves people into stable permanent housing as swiftly as possible
- Goal 3: Support the development of adequate affordable housing and permanent supportive housing
- Goal 4: Track and publish data regarding homelessness in Yakima County
- Goal 5: Address disparities among people experiencing homelessness and create resources to meet the needs of priority populations

This newly formed Yakima County Homeless Coalition works in partnership with the long-standing Homeless Network of Yakima County and in fact co-facilitates committees that cross over into each group. When describing accomplishments below, both groups are taken into consideration.

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

Goal 2 of the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024* has the following activity:

- Goal 2 - Operate an effective and efficient homeless crisis response system that moves people into stable permanent housing as swiftly as possible.
  - Activity 2.4 Increase percent unsheltered served by homeless response system to 49% by June 30, 2020
  - Activity 2.7 Increase percentage of exits from street outreach to positive outcome destinations as defined by HUD System Performance Measures to >76% by 2025

Consolidated Homeless Grant (CHG) Grantees are required to increase the percent unsheltered homeless households and households fleeing violence entered by 5 percentage points each year or meet the statewide performance target. In 2019, per the Consolidated Homeless Grant (CHG) performance Tracker produced by the Washington State Department of Commerce, the percentage of prioritized unsheltered homeless households and households fleeing domestic violence was at 53%. In FY 2020, this increased to 59% meeting the statewide performance target.

Yakima County's Coordinated Entry system is currently operational, and participants meet regularly to discuss systemic strategy and engagement with individuals experiencing homelessness. Recent activities include a coordination of Outreach Workers via the Coordinated Entry/IRIS Committee which is jointly facilitated by the Yakima County Homeless Coalition and the Homeless Network of Yakima County. The IRIS Project (Inter-agency Resources for Individuals with Significant Behavioral Health Needs) is a system-wide approach to ensure no one sleeps outside by assessing individuals prior to entry into the emergency shelter system, identifying alternative placements into housing where they will be successful, and assisting them in exiting the emergency shelter system via individualized, multi-agency case management. This collaboration will also provide a community of practice for the county's emergency shelters resulting in improved community standards and increased capacity. The assessment process will also result in data collection for outcome measurement and program evaluation. The decision has been made to combine the two projects moving forward to streamline and enhance the process of identifying need and providing services within the community.

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

In addition to the efforts described above, the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024* also has the following goals and activities:

- Goal 2 - Operate an effective and efficient homeless crisis response system that moves people into stable permanent housing as swiftly as possible
  - Activity 2.1 Increase exits to permanent housing from Emergency Shelter (ES) to 26% by June 30, 2020

CHG Grantees funding Emergency Shelters (ES) are required to improve ES housing outcomes or maintain housing outcomes by meeting the statewide performance target. In FY 2019, per the Consolidated Homeless Grant (CHG) performance Tracker produced by the Washington State Department of Commerce, the percentage of exits from Emergency Shelter into permanent housing was 38%, in FY 2020 that increased to 47% exceeding the identified goal.

While no goals were explicitly identified relating to Transitional housing, CHG Grantees funding Transitional Housing (TH) are required to improve TH housing outcomes or maintain housing outcomes by meeting the statewide performance target. In FY 2019, the number of successful exits to permanent housing was at 66%; in FY 2020, that increased to 73%.

**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**

Addressing individuals who are experiencing re-entry 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) is primarily being piloted in partnership with the Homeless Network of Yakima County's Anchor Community Initiative (ACI). Yakima County was selected as an Anchor Community by A Way Home Washington – a statewide public/private partnership between the government and philanthropic community, working to prevent and end youth and young adult homelessness. The Anchor Community Initiative is a project dedicated to reducing youth and young adult homelessness to functional zero by the year 2022. Yakima is one of four counties in the state that has been selected for this project, which has brought close to a million dollars of funding into the community for youth and young adult homelessness in the last year. Importantly, it has also generated the work of the Anchor Community Initiative Core Team (a subset of the Homeless Network of Yakima County's Youth Coalition), which includes the following agencies and partners:

- Casey Family Program
- Catholic Charities
- City of Yakima
- Education Service District 105
- Rod's House
- Washington Balance of State

- Washington State Department of Social and Health Services – Juvenile Rehabilitation
- Yakima County Juvenile Court
- Yakima Neighborhood Health Services
- Youth Consumer Representatives
- Yakima County Department of Human Services

The above agencies have worked collectively over the past 2 years to develop a plan for addressing youth and young adult homelessness, including creating infrastructural connections to ensure that systems interacting with youth can communicate with each other and a by name list to identify, track, and support youth and young adults experiencing homelessness.

One of the most important components of this work is the Centralized Diversion Fund, funded by A Way Home Washington. a source of flexible financial assistance to help secure housing for young people. Diversion is a creative problem-solving approach where service providers empower young people to take the necessary steps to address their unique situation and secure housing quickly. Providers let young people take the lead in identifying the housing solution that will work for them and support young people to implement their housing plan. This allows communities to use creative conversations paired with funding to resolve young people's immediate housing needs, rather than waiting for housing units to open.

Diversion can mean many different types of support, from connecting young people with family or friends who can house them, to negotiating with a landlord. At times, diversion can lead to a housing placement without any financial assistance, sometimes what they truly need to stay housed is cash. That is where the Centralized Diversion Fund comes in. Systems typically make it too difficult for no- and low-income folks to access the type of funding they need. Flexibility is key to respond to the needs described by young people, yet program models are often too prescriptive. Programs can also be tied to arbitrary measures of worthiness, like employment, and ignore the realities of people experiencing poverty. ACI wants to remove these barriers and meet young people where they are, so the Centralized Diversion Fund can be accessed by any unaccompanied young person (ages 12-24) experiencing homelessness or at imminent risk of homelessness who needs financial assistance to secure housing. When young people can access funds to quickly address their housing crises, they are able to stay out of the homeless system. That in turn preserves resources for young people who have no alternative solutions, and results in faster housing placements within the homeless system. The Centralized Diversion Fund and other cash assistance programs will play a key role in achieving our mission to end youth and young adult homelessness as well as a model to replicate for other priority populations.

**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**

In addition to the efforts described above, the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024* also has the following goals and activities:

- Goal 2 - Operate an effective and efficient homeless crisis response system that moves people into stable permanent housing as swiftly as possible
  - Activity 2.6 Reduce average length of time homeless of those served to less than 90 days by 2025.

In FY 2018, per the Washington State Homeless Performance System Report Card, produced by the Washington State Department of Commerce, the average length of time homeless was 84 days; in 2019, that increased to 104 days. Both the Yakima County Homeless Coalition and the Homeless Network of Yakima County is aware of this increase and are working to again update the *Yakima County's 5-Year Plan to Address Homelessness 2019-2024* to develop strategies to address this issue.

Current strategies include supporting case managers in the Coordinated Entry/IRIS structure by increasing cross-system collaboration and communication is serving chronically homeless individuals, veterans, youth and young adults, families with children and medically fragile seniors.

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

### **Actions taken to address the needs of public housing**

The 2019 Annual Action Plan identified the following planned actions:

- 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 Consortium continues to collaborate and coordinate to the maximum extent – this collaboration will be increased with the transfer of the HOME program to the Yakima County Department of Human Services due to their significant interface with the three local housing authorities in the community:

- Yakima Housing Authority
- Sunnyside Housing Authority
- Yakama Nation Housing Authority

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

All three Public Housing Authorities listed above have 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)**

Action taken in 2019 include:

- 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.
- 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.

Action proposed but not taken due to the barriers around loss of staff and COVID response described in CR-05 include:

- Utilize the HOME Program as a subsidy to support the construction of affordable rental housing

Transfer of the program to the Yakima County Department of Human Services will assist in the investment of all uncommitted funds into the development of affordable rental housing.

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

Action taken in 2019 include:

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

- An increased focus on developing strong collaboration and cooperation with residents and community organizations that work toward improving service delivery and/or cost effectiveness. Long-range sustainable solutions were also pursued with a special focus on documenting local industry knowledge and expertise.

Action proposed but not taken due to the barriers around loss of staff and COVID response described in CR-05 include:

- 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.

Transfer of the program to the Yakima County Department of Human Services will assist in the investment of all uncommitted funds into the development of affordable rental housing.

#### **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.

No program dollars for the 2019 authorized allocation were utilized so no homes were made lead-free during the program year. Transfer of the program to the Yakima County Department of Human Services will assist in the investment of all uncommitted funds into the development of affordable rental housing with an emphasis on making homes lead free.

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

No program dollars for the 2019 authorized allocation were utilized so other than extensive planning and collaboration with the new department where the program will be transferred, no other actions were taken during the program year. Transfer of the program to the Yakima County

Department of Human Services will assist in the investment of all uncommitted funds into the development of affordable rental housing will result in the reduction of the number of poverty-level families.

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

In 2019, the Yakima County HOME Consortium supported 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, 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)**

Action in 2019 included:

- Requiring HOME funded developments to implement an affirmative fair housing marketing plan (within their procurement process).
- Increase awareness of fair housing issues through their communication strategy.
- Posters recruiting for contractors to apply for the small works roster has a statement regarding Section 3 business, minority women and minorities being encouraged to apply.
- Fair housing posters, in English and Spanish, are on display in the Yakima County 4th floor of the Courthouse lobby room as well as a brochure in English and Spanish on housing discrimination.

Action proposed but not taken due to the barriers around loss of staff and COVID response described in CR-05 include:

- 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.

Transfer of the program to the Yakima County Department of Human Services will assist in the investment of all uncommitted funds into the development of affordable rental housing thereby enhancing coordination between public and private housing and social service agencies. This will be especially true due to the existence of the Yakima County Homeless Coalition being in the same department.

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

In addition to the above items, 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, 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**

Rental projects are scheduled to be monitored in program year May 2021. 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 Citizen 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 15 days to comment on this CAPER. A 15-day public comment period was established starting on 3-16-21 and will end on 3-30-21 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. **There were XXX 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**

Genesis Housing (Project Sor Juana Ines Court): New Construction Multi-family units - Total of 5 Units constructed in 2013. This project is scheduled for yearly monitoring and was inspected and monitored in 2018 with no identified issues. Further yearly inspections have been delayed due to Covid-19 restrictions. We are now prepared to schedule and complete the yearly inspection and monitoring by 5/1/2021.

**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

In addition, Yakima County conducts the following tasks:

- Minority and women owned business are encouraged to apply to the County Small Works Roster.
- Contractors are encouraged to hire and/or subcontract with Section 3 Businesses or eligible individuals.
- Application and Intake forms are in English and Spanish. See Application Form.

**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**

Program Income was only expended for Administration during the reporting period. Please refer to CR-10 for Racial and Ethnic composition of people assisted and CR-20 number and types of families served with dollars from other Program Years.

**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)**

Staff assigned to the HOME Consortium partnered with both the Yakima County Homeless Coalition and the Homeless Network of Yakima County to ensure communitywide collaboration in the development and maintenance of affordable housing. Moving the administration of this program

back to Human Services will assist with the braiding of local filing fees with state and federal dollars.