



Yakima County **HOME Consortium**

*Providing Housing Opportunities
Throughout Yakima County*

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

July 1, 2023 – June 30, 2024

Assessment of the grantee's performance in creating and preserving affordable housing in Yakima County

For additional information contact

Yakima County
Department of Human 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 Yakima County HOME Consortium continued its work to create and preserve affordable housing throughout the Consortium's cities and the unincorporated areas of Yakima County. The HOME Consortium completed six rehabilitation projects and released a request for proposal for single-family housing during the program year. The Consortium also released an RFP for multi-family housing in the beginning of Program Year 2025 for both HOME and HOME-ARP. The County continues to receive technical assistance for the HOME-ARP funds. Finally, the County revised its 2020 Annual Action Plan to re-assign funds from Program Years 2016-2019 from multi-family to single-family activities to help reduce the backlog of rehab projects and to ensure these funds are expended in a timely manner. The County is still committed to multi-family development and has released an RFP of over \$1.6 million to assist with the development of multi-family housing.

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	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Low-Income Rental Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	45	0	0.00%	6	0	0.00%
Stabilize and Expand Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	6	0	0.00%	1	0	0.00%
Stabilize and Expand Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	1	8.33%	4	6	150.00%

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.

The Annual Plan identifies two activities that are the highest priority. These are multi-family housing and new construction of single-family housing. The County is receiving technical assistance in Program Year 2023 to help it develop its multi-family program. The County is also continuing to reduce the backlog of applications for homeowner home rehabilitations.

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	6
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	6
Hispanic	5
Not Hispanic	1

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	public - federal	540,778	508,670

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
Yakima County HOME Consortium	100	100	Each Participating Jurisdictions

Table 4 – Identify the geographic distribution and location of investments

Narrative

Of the six projects that were completed in Program Year 2023, one was in Grandview, two were in Union Gap, and three were in unincorporated Yakima County.

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.

The HOME program utilized state funds derived from recording fees and sales tax to supplement federal HOME funds and to meet the program's match requirements. The County does not own property that is suitable for affordable housing development.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	47,841
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	47,841
4. Match liability for current Federal fiscal year	17,076
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	30,765

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
HM19-011	12/30/2021	47,841	0	0	0	0	0	47,841

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 \$
301,966	0	15,130	0	286,836

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	422,009	0	0	0	422,009	0			
Number	6	0	0	0	6	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	422,008	124,194	297,814						
Number	6	2	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	
Number	0	0	0	0	0
Cost	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	11	6
Number of Special-Needs households to be provided affordable housing units	0	0
Total	11	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	7	0
Number of households supported through Rehab of Existing Units	4	6
Number of households supported through Acquisition of Existing Units	0	0
Total	11	6

Table 12 – Number of Households Supported

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

The HOME Consortium has not created new units yet, but it did release two RFPs for single and multi-family housing. The Consortium will award funds for both RFPs in Program Year 2024.

Discuss how these outcomes will impact future annual action plans.

Future Annual Action Plans will not be affected by these outcomes. The Consortium is still committed to the development of single and multi-family 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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	2
Low-income	0	4
Moderate-income	0	0
Total	0	6

Table 13 – Number of Households Served

Narrative Information

Yakima County HOME Consortium's Homeowner Rehab Program assists households at or below 50% area median income (AMI). A total of 6 households or 13 people received assistance.

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 County's HOME program works within the Department of Human Services to better coordinate efforts with homeless services programs funded by the Department of Human Services and the Yakima County Homeless Coalition. The HOME program does not directly work with the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Yakima County HOME program does not directly address emergency shelter and transitional housing needs of homeless persons. The HOME program regularly communicates with Human Services staff who oversee homeless services programs funded by Yakima County to share information and find ways to complement each other's efforts.

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 housing rehabilitation program provides assistance to homeowners who are not able to pay for home repairs needed to maintain a safe and healthy living space. If assistance is not provided the homeowner is at risk of their home becoming uninhabitable due to leaking roofs, electrical hazards, unreliable water supply, or other unsafe living conditions. The County also coordinates with other non-profit organizations such as the Northwest Action Committee, OIC of Washington, Catholic Charities, and others to find common ground and work to meet the housing needs of Yakima County.

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 HOME program does not directly address helping homeless persons make the transition to

permanent housing.

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

Actions taken to address the needs of public housing

The County reaches out to each of the public housing agencies in Yakima County to assess their needs and how HOME funds may be used to assist in their housing projects. Public Housing Authorities are notified of RFPs the County releases requesting proposals for single family and multi-family construction.

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

All three Public Housing Authorities in Yakima County have a process in place that encourages residents to participate 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)

Yakima County is working with each of the HOME participating jurisdictions to identify zoning and building codes that allow for more affordable types of single-family housing such as zero lot line homes and smaller lot sizes. This assessment will allow the County to find acceptable land for HOME projects and to determine what changes can be made to increase housing affordability.

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

Yakima County is working with each of the HOME participating jurisdictions to identify zoning and building codes that allow for more affordable types of single-family housing such as zero lot line homes and smaller lot sizes. This assessment will allow the County to find acceptable land for HOME projects and to determine what changes can be made to increase housing affordability.

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

The homeowner rehabilitation program inspects homes for lead-based paint hazards. The County considers when the home is constructed, what type of activities will be performed as part of the rehabilitation, and when substantial renovations were previously done to determine testing needs. If lead is found, remediation is done as part of the rehabilitation of the home.

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

The homeowner rehabilitation program helps poverty-level families stay in their homes without taking on substantial debt. This preserves the livability of the home and protects the homeowner's equity in the home.

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

The HOME program works closely with the Department of Human services as the lead agency for the balance of state continuum of care for Yakima County.

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

The HOME program works closely with the Department of Human services as the lead agency for the balance of state continuum of care for Yakima County. The HOME Program also solicits input and

feedback from public housing authorities and non-profit housing organizations to improve the way HOME funds are used and better align funding with community needs.

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 Yakima County HOME Consortium maintains a webpage on the County's website dedicated to affordable housing resources and fair housing resources. This page is found at <https://www.yakimacounty.us/1428/Affordable-Housing-Resources>. Yakima County staff often refers to community members to these resources when they inquire about available resources.

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

HOME program staff continue to monitor and enforce its three-year affordability requirements for the homeowner housing rehabilitation program. This affordability period is enforced through a homeowner agreement and deed of trust. Additionally, HOME program staff continue to monitor and inspect the five rental units that received HOME assistance in 2014 per its monitoring policies and procedures.

HOME program staff supported local small, minority-owned, and women-owned businesses through its homeowner home rehabilitation program. The program's \$75,000 assistance limit and the bi-lingual staff enables small, minority, and women-owned businesses to participate in the program and be competitive. For instance, each of the three contractors awarded bids during this program year were minority-owned small businesses and one was a woman-owned small business. HOME program staff will continue to support minority and woman-owned businesses through its rehabilitation program with relatively small projects and by providing bi-lingual staff.

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.

Citizens were given 15 days to review and comment on this performance report. Notice was given through the Yakima Herald-Republic which is the paper of record for Yakima County. The notice was published in the newspaper on August 15, 2024. A notice was also published in the Spanish newspaper El Sol. The public comment period lasted from August 15, 2024 through August 30, 2024. The County did not receive any comments regarding the CAPER during this comment period.

CR-50 - HOME 24 CFR 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 24 CFR §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.

The County will perform an on-site inspection of the Sor Juana Inez Court Apartments in Program Year 2024.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The Yakima County HOME Consortium did not conduct any marketing during Program Year 2023. Staff focused their efforts on reducing the backlog of qualified applicants for the homeowner housing rehabilitation program. The County will follow its Affirmative Marketing policies and procedures throughout the process of construction of new rental units and homebuyer activities. The County also monitors the demographics of those who participate in the homeowner housing rehabilitation program and will respond with targeted outreach if the population of those receiving assistance substantially vary from the overall population served by the Yakima County HOME Consortium.

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

The HOME Consortium assisted three households with homeowner rehab activities totally \$22,211.34. These households were at or below 50% AMI.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Yakima County staff hosted four affordable housing forums in early 2024. Affordable housing developers, owners, and community members discussed local funding needs, challenges and hurdles surround affordable housing development, and how the County can better support its development.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.						
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The County did not undertake any projects that triggered Section 3 requirements.