



Yakima County HOME Consortium

*Providing Housing Opportunities
Throughout Yakima County*

2024 Annual Action Plan

July 1, 2024 – June 30, 2025

A plan to accomplish the goals and objectives for year five of the 2020 Consolidated Plan

For additional information contact

Yakima County
Department of Human Services
223 N. 1st Street
Yakima, WA 98901
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Executive Summary

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

1. Introduction

The Yakima County HOME Consortium is composed of the following jurisdictions:

- Grandview
- Harrah
- Mabton
- Sunnyside
- Toppenish
- Union Gap
- Wapato

Annual Action Plan
2024

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- Zillah
- Yakima County (unincorporated areas)

The mission of the HOME Consortium is to create and preserve affordable housing within the participating jurisdictions. This Action Plan covers the planned activities the Consortium will take to achieve this mission for the program year 2024. This plan is based on the 5-year consolidated plan adopted in 2021.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The HOME Consortium will carry out three types of projects using its program year 2024 funds. These are as follows:

- Homeowner home rehabilitation (1 household to be assisted)
- Construction of single-family housing (1 household to be assisted)
- Construction of multi-family housing (4 households to be assisted)

3. Evaluation of past performance

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

The program has had success in the past with homeowner rehabilitation, construction of new single-family homes, and construction of multi-family units. The HOME program will continue with these projects. The County recently finished implementing policy and procedure changes to better align its single-family program with HUD regulations and released a Request for Proposal (RFP) for single-family housing.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens were able to give input through the public comment period and the two public hearings. The County advertised these opportunities to comment through the local newspaper of record, a Spanish-language newspaper, and through the County's website.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Yakima County did not receive any public comments.

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

Not applicable.

7. Summary

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
HOME Administrator	YAKIMA COUNTY	Department of Human Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

HOME staff reached out to multiple agencies who work to provide affordable housing and homeless services to residents of Yakima County to determine the greatest needs of the community and to better understand available opportunities. This was done through four affordable housing forums and surveys.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Yakima County staff regularly reaches out to housing providers and providers of other services for low-income and homeless residents. The HOME Program resides within the Department of Human Services which administers Veteran's and homeless funds from local, state, and federal sources. Staff regularly coordinate activities and discuss the needs of the community during weekly department meetings. The County also works closely with each of its consortium members to determine the needs of each city and town within the consortium. Yakima County is also working with the City of Yakima to better align its respective Consolidated Plans, Comprehensive Plans, and Plan to Address Homelessness.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Yakima County is part of the State of Washington Balance of the State Continuum of Care (BoS CoC). Coordination with the BoS CoC is managed by the Department of Human Services which currently manages all housing and homeless dollars managed by the County. This management is conducted under the guidance of the Yakima County Homeless Coalition. The priorities of YHC are as follows:

- **5 Year Plan to End Homelessness:** The YHC shall evaluate the Yakima County 5-Year Plan to end Homelessness, and annually recommend updated plans to the BOCCC for adoption prior to state deadline as required by HB1570.
- **Establish Housing Project Guidelines:** The YHC shall establish and evaluate housing project guidelines that are consistent with the statewide homeless housing strategic plan for the following projects: a) emergency shelter; b) short-term housing needs; c) temporary encampments; d) supportive housing for chronically homeless persons; and e) long-term housing. All established guidelines and updates of guidelines shall be recommended to the BOCC for adoption prior to any changes becoming effective as required by HB1570.
- **Data Collection and Review:** The YHC should review HMIS and project performance data and evaluate how that data is collected to ensure standardized collection procedures, what

additional data may be useful to be collected and collaborate with service providers when necessary, regarding data collection.

- Youth Services: The YHC should evaluate issues facing homeless youth and services being provided, or that could be provided, to homeless youth.
- Affordable Housing: The YHC should evaluate the housing stock in Yakima County and discuss matters pertaining to affordable housing.
- Homeless Services for Special Needs Populations: The YHC should evaluate current homeless services for special needs populations and provide input as to what services could be added.
- Emergency Shelter: The YHC should evaluate and review emergency homeless shelter options ensuring that shelter beds are available during all times of the year.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Yakima County does not currently receive ESG Funds and as a member of the BoS CoC, does not administer the Homeless Management Information System (HMIS) – Washington State Department of Commerce is the HMIS Lead who develops performance standards for evaluating outcomes as well as procedures for the administration for HMIS. The County does have a joint Data Committee meeting with the Homeless Network of Yakima County to identify local outcomes and track performance. The Charter for that committee is to continually monitor and evaluate the forces driving change to provide the homeless and housing system with the information needed to develop data-driven solutions. This will be accomplished by doing the following:

- Guiding the Homeless Network of Yakima County and the Yakima County Homeless Coalition in reviewing data quality in the Homeless Management Information System (HMIS).
- To collaboratively respond to data requests from the community including those from non-housing sectors.
- Utilize the Annual Point in Time data throughout the entire year to assist in system-level decision making.
- Supporting communitywide projects, such as the Anchor Community Initiative, with data to support their goals and projects.
- Using data to evaluate and promote inclusivity and equity in service provision and housing options.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

2	Agency/Group/Organization	Catholic Charities Housing Services
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Catholic Charities participated in the affordable housing forum series, responded to survey requests, and provided individual consultation and feedback.
3	Agency/Group/Organization	Office of Rural and Farmworker Housing
	Agency/Group/Organization Type	Housing Services - Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	ORFH participated in the affordable housing forum series and responded to survey requests.
4	Agency/Group/Organization	OIC OF WASHINGTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>OIC of Washington participated in the affordable housing forum series and responded to survey requests.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

No specific Agency was intentionally excluded from the consultation process as a 30-day written comment period will be advertised and open to any citizen or agency to give additional written comment, plus two advertised Public Hearings to give ample opportunity for input from individuals, groups, departments and/or agencies. No consultation was done with agencies that engage in narrowing the digital divide or climate resilience work due to time constraints. Consultations will be performed as these agencies develop within the County.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	WA Department of Commerce	The goals of the Home Program complement the goals of the BoS CoC plan by expanding the array of affordable housing assistance.
Yakima County Comprehensive Plan	Yakima County	Guiding policy document for regional services and for land use and development regulations in Unincorporated Yakima County.
Yakima County 5-Year Plan to Address Homelessness	Yakima County	Required plan guiding the investment of CHG and local filing fees dollars to address housing and homelessness in Yakima County.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Purpose

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

Public comment on the citizen participation plan

The County will advise the public of the availability of the Citizen Participation Plan and invite residents to comment on it. If modifications to the plan are being considered, the public will be invited to comment on the proposed amendments to the plan. Notices advising the public of the availability of the Citizen Participation Plan and any proposed amendments to it will be published in the Yakima Herald Republic and the El Sol de Yakima newspapers. A copy of the Citizen Participation Plan will also be available at the Yakima County Department of Public Services, 223 N 1st Street, Yakima, WA 98901. The public will be given 30 days to comment on the Plan and any amendments. Written comments may be submitted to the Yakima County Department of Human Services, 223 N 1st Street, Yakima, WA 98901 or by email at HOME@co.yakima.wa.us.

Public comment on the Annual Action Plan, and amendments to the Plan

The County also encourages public participation in the development of the Annual Action Plan and amendments to the Plan. The Plan provides for an assessment of needs, outlines strategies, and establishes an Annual Plan including the proposed use of grant funds. Prior to adoption of the plan, the public will be advised of the amount of financial assistance that is expected to be provided within the County by HUD, the range of activities that may be undertaken, and the amount of funding expected to benefit low and moderate-income persons.

A “substantial amendment” is defined as any proposed change in the use of HOME funds that exceeds 20% of the total amount annually provided by HUD. In addition, the following changes will be considered "substantial amendments" to the program requiring an opportunity for public comment:

- Change in the general location of activities
- Change in the purpose or scope of an activity or the addition or deletion of an activity
- Change in the beneficiaries of the activities

Notice was given to the public regarding the Annual Action Plan and the two public hearings through the Yakima Herald-Republic and El Sol de Yakima newspapers. Community members were given 30 days to review and comment on the Draft Plan. The notice was published on May 16th and 23rd of 2024 and the public had until July 19, 2024, to comment on the Plan. Citizens could either comment on the Plan at the second public hearing or by submitting comments in writing to the Yakima County Department of Human Services. The plan was also available on the County's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The County will receive about 10% less HOME funds than in the previous year. These funds will be combined with both affordable housing recording fees and sales tax revenue to assist homeowners, homebuyers, and renters.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	421,427	0	0	421,427	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME program will use a portion of the recording fees and local state-shared sales tax set aside for affordable housing to meet its match obligation and to supplement its HOME funds. The HOME program will also work closely with the County and its member cities and towns to identify additional resources to develop and preserve affordable housing. The County estimates it will receive \$200,000 in recording fees (2060 funds) and \$400,000 in sales tax (1406 funds) for use in the development and preservation of affordable housing.

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

Not Applicable

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Stabilize and Expand Homeownership	2020	2024	Affordable Housing	Yakima County HOME Consortium	Rehabilitation of Existing Units Homeowner - Production of New Units	HOME: \$184,374	Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 1 Household Housing Unit
2	Expand Low-Income Rental Units	2020	2024	Affordable Housing	Yakima County HOME Consortium	Affordable Housing - Production of New Units	HOME: \$237,053	Rental units constructed: 4 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Stabilize and Expand Homeownership
	Goal Description	<p>25% of the five-year allocation (excluding the 15% CHDO Set-Aside for all but year one) will be dedicated to Preserve the housing of low-income homeowners via loans and grants to assist homeowners of aging homes needing rehabilitation and improvements. The HOME Rehabilitation Loan Program include procedures for inspection, testing and stabilization or abatement in accordance with federal lead-based paint regulations, bringing housing up to local health and safety codes and providing energy efficient improvements.</p> <p>15% of the total annual allocation (excluding year one which has a CHDO Waiver in place) will assist Community Housing Development Organizations to assist very low-income households that are prepared to become homeowners.</p>
2	Goal Name	Expand Low-Income Rental Units
	Goal Description	75% of the five-year allocation (excluding the 15% CHDO Set-Aside for all but year one) will be dedicated to expanding the supply of decent affordable rental housing through the development of new multi-family housing resources throughout the area.

Projects

AP-35 Projects – 91.220(d)

Introduction

Yakima County will undertake three types of projects to accomplish its goals as established in its 2020 Consolidated Plan. The fourth project is a place holder for administration funds and does not contribute to the two goals outlined in the 2020 Consolidated Plan.

Projects

#	Project Name
1	Multi-Family Housing - 2024
2	Homebuyer New Construction - 2024
3	Homeowner Rehabilitation - 2024
4	Program Administration - 2024

Table 7 - Project Information

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

Multi-family housing is currently the greatest need in the Consortium. The greatest amount of resources will be allocated to increase multi-family housing. There is also a recognized need to preserve existing housing and to create affordable single-family housing. The greatest obstacle to increasing the supply of affordable housing are construction costs. Building material costs have increased about 20% over the past year and labor has increased by about 17%. These increased costs will require more assistance per home built/preserved to ensure the home is affordable to low-income families.

AP-38 Project Summary
Project Summary Information

1	Project Name	Multi-Family Housing - 2024
	Target Area	Yakima County HOME Consortium
	Goals Supported	Expand Low-Income Rental Units
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	HOME: \$237,052
	Description	
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Four low-income households will benefit from this funding.
	Location Description	Exact locations for activities under this project are dependent on the request for proposal (RFP) process. Multi-family units will generally be located within city boundaries or the urban growth boundary of a city instead of in unincorporated areas of the County.
	Planned Activities	The County plans to assist in the construction of about four multi-family units within a single construction project. The project will be selected through a competitive RFP process.
2	Project Name	Homebuyer New Construction - 2024
	Target Area	Yakima County HOME Consortium
	Goals Supported	Stabilize and Expand Homeownership
	Needs Addressed	Homeowner - Production of New Units
	Funding	HOME: \$63,214
	Description	The County will assist in the construction of a single-family home.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The County will assist one low-income family.
	Location Description	
	Planned Activities	The location of the single-family home will be determined through the RFP process or shortly thereafter.
	Project Name	Homeowner Rehabilitation - 2024

3	Target Area	
	Goals Supported	Stabilize and Expand Homeownership
	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$79,017
	Description	The County will assist one qualifying homeowner with rehabilitating their home.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	One very low-income family will receive assistance to rehabilitate their home.
	Location Description	
	Planned Activities	The County will income-qualify, inspect, and rehabilitate a home within the Consortium.
4	Project Name	Program Administration - 2024
	Target Area	Yakima County HOME Consortium
	Goals Supported	Expand Low-Income Rental Units Stabilize and Expand Homeownership
	Needs Addressed	Affordable Housing - Production of New Units Rehabilitation of Existing Units Homeowner - Production of New Units
	Funding	HOME: \$42,143
	Description	Planning, Reporting, Monitoring, and Managing Projects and Activities under the HOME Program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	No families will be directly assisted.
	Location Description	Not applicable
	Planned Activities	County staff will plan, inspect, monitor, and report on the projects and activities it carries out.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The number of households living in poverty has been used to develop the factor of “need” within the Consortium. The benefits of multi-family rental construction benefit the entire Consortium – regardless of which jurisdiction within the Consortium it is placed in. Staff will focus out-reach for the homeowner rehabilitation program in four communities within the Consortium. These are the Town of Harrah and the cities of Mabton, Wapato, and Zillah. These four communities have been underserved by this program in the past.

Geographic Distribution

Target Area	Percentage of Funds
Yakima County HOME Consortium	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocations for multi-family housing and new construction of single-family housing will be based on applications received as part of the RFP process. Homeowner rehabilitation applications will be limited to the four communities mentioned above (based on postal address).

Discussion

As per the market analysis, all areas within the participating jurisdictions have a need for affordable housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Vacancy rates are the ratio of vacant units compared to the total number of units. Vacancy rates are one of the most important measures for determining housing market conditions and they fluctuate with rents and sales prices in response to demand-supply changes (HUD). Yakima County's rental vacancy rate was 2.2% in the first quarter of 2024. In comparison, Washington State's rental vacancy rate was 5.2%. The HOME Consortium has shifted its focus to the construction of new units to help ease the housing shortage.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	6

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

The Yakima, Sunnyside, and Yakama Nation Housing Authorities do not have a formal means to increase resident involvement.

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

Not Applicable

Discussion

The Yakima HOME Consortium looks forward to continued collaboration with public housing authorities to increase the availability of affordable housing.

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

Introduction

There are several organizations and programs within Yakima County that are working towards reducing homelessness. These organization and programs include (but are not limited to): Yakima County Department of Human Services, Yakima County Homeless Coalition (staffed by the former), The Homeless Network of Yakima County, and the Washington State Balance of State Continuum of Care (CoC).

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

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 County Homeless Coalition as a strategy to reaching out to homeless persons (especially unsheltered persons) and help assess their individual needs. The Executive Committee of the Coalition has a dedicated seat reserved for those with lived experience.

Five-year local plans include an inventory of services available within the county. With this information, Yakima County coordinates outreach activities and helps households connect to Coordinated Entry Systems or other appropriate resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

Five-year local plans assess jurisdictional resources and needs to guide the development of inventory and guidelines for emergency shelters and transitional housing. Emergency shelter operations allow costs for hotel and motel vouchers, and associated staff salary and benefits for case managers and support staff members who help individuals and families in the shelter or work with clients who have received a voucher. The Continuum of Care Program, state programs and local grants fund transitional housing programs. The primary objective of the CoC is to provide households seeking assistance with a permanent housing solution such as rapid re-housing. However, should providers determine transitional housing is the best option for a household (for example for a young adult experiencing homelessness), case managers continue to work with that household with a goal of a permanent housing situation.

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

Yakima County utilizes federal and state homeless housing funds to reduce homelessness and works toward the vision that no person is left living outside. Temporary housing interventions are paired with housing-focused case management to facilitate the transition to permanent housing. Providers use a progressive engagement approach that requires regular assessments for households receiving assistance to determine what a household needs to get and keep housing. Progressive engagement allows for scaling back or increasing assistance to meet the specific needs of each household. When appropriate and available, households will be referred to permanent supportive housing either in a project or scattered site, with a variety of services and support available. Importantly, for temporary or permanent interventions, housing assistance is not tied to an individual's participation in supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Yakima County funds diversion activities through Consolidated Homeless Grant (CHG) funds to provide problem-solving conversations and financial assistance to divert households from the homeless housing system when appropriate. They also work with other agencies to coordinate policies and protocols for the discharge of persons from state institutions or systems of care to prevent exits to homelessness. Some of the agencies in collaboration with the County and its grantees are DSHS, Department of Corrections (DOC), Department of Veteran Affairs and the Employment Security Department. DSHS and DOC are two state agencies that discharge or release people from systems of care. Both have policies and programs in place that aim to prevent clients from becoming homeless.

Discussion

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

Introduction:

There are several factors that act as barriers to affordable housing; some of which are fair lending practices, unaffordable homeowner/rental costs, vacancy rates, and availability for new housing. HUD defines housing cost burden when gross housing costs, including utility costs, exceed 30% of gross income. This is the threshold when housing costs typically become a burden, and less money is available for other necessary expenses, such as food and medical care.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

- Provide close guidance to two or more new developers and promote the RFP process. Guidance and encouragement will be framed in educating the new developers to the HOME requirements.
- 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; Revise HOME Consortium website page to includes program and contact information of Northwest Justice Projects and distribute flyers regarding events for renters and their rights.
- Support local efforts and activities to provide landlords with information and understanding of fair housing rights of renters; Promote fair housing training on HOME Consortium Website by updating monthly, send flyers of local efforts by email to interested parties, create distribution list of interested parties, and host a free local training, or form a partnership with interested agencies to fund a local training event every other year.
- Encourage consideration of inclusionary zoning and other actions which support affordable housing in the updating of local planning documents; Provide feedback during public comment period as appropriate.

Discussion:

The initial policies of the Consortium are to allocate resources along program lines with one distinct program approach: New Construction Multi-Family Rental Units. It is anticipated the New Construction of Rental Units component will be allocated to projects Consortium-wide through an RFP process. These projects will generally benefit the entire Consortium by increasing or improving affordable housing opportunities for residents of the Consortium. Rehabilitation projects will preserve existing housing and provide a safe environment for owners in place.

AP-85 Other Actions – 91.220(k)

Introduction:

The HOME Consortium will pursue several strategies to reach its goals. One of its biggest obstacles is limited federal funds available to meet the significant needs of the community. The significant increase of the cost for land acquisition, construction, service provision, administration, and maintenance further compound the issue of limited funding. This decreases the amount of housing that can be assisted.

Actions planned to address obstacles to meeting underserved needs

The greatest need throughout the Consortium is affordable rental housing. Yakima County has only completed one rental housing project in 2014. Yakima County staff is currently receiving technical assistance to update and improve its rental housing program and will release an RFP in 2024. Yakima County is also developing a plan for the use of local 1406 funds. This will further support the development of either rental housing or homeownership.

Actions planned to foster and maintain affordable housing

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

- Focus on developing strong collaboration and cooperation with residents and community organizations that work toward improving service delivery and/or cost effectiveness.
- Pursue long-range sustainable solutions, including development of improved coordination with and among housing providers, preservation of housing and public facilities and reduction of barriers to affordable housing; Promote quarterly gatherings to discuss coordination of efforts, share celebrations and brainstorm issues for affordable housing providers.
- Focus HUD program resources for maximum impact and use other funds to complement federal resources.
- Prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are: Environmentally sound (“green” housing).
- Meet the accessibility requirements of the Fair Housing Act (as appropriate).
- Have a strong focus on sustainable development 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 by revising RFP application and score sheets to earn additional point.

Actions planned to reduce lead-based paint hazards

In accordance with the 24 CFR Part 35, subparts A, B, J, K, and R, the Yakima County HOME Consortium

requires that all projects/homes receiving HOME funds that were built prior to 1978, with construction costs over \$5,000, be inspected and analyzed for the presence of lead-based paint. Should lead hazards be identified through the risk assessment process, those hazards are to be brought into compliance with Title X of the Housing and Community Development Act of 1992 as part of the project's scope of work. HOME funds are used for testing, risk assessment, and clearances for eligible activities.

Actions planned to reduce the number of poverty-level families

Approximately 14.7% of the population of the county is living in poverty. It is the goal of the Yakima County HOME Consortium to reduce the percentage of families living in poverty within their jurisdiction. The Consortium has established the affordable housing goal and the objectives as the primary vehicle for utilizing HOME funds to reduce poverty in the area. Increasing the accessibility and availability of new affordable housing and supporting homeowner rehabilitation is critical to combat the market conditions (such as the extremely low rental housing vacancy rate), which limit affordable housing choices for lower income households in the Consortium.

Actions planned to develop institutional structure

The County will support legislation and other initiatives designed to increase funding. The County will also 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 planned to enhance coordination between public and private housing and social service agencies

Yakima County will vigorously enforce fair housing laws, require HOME funded developments to implement an affirmative fair housing marketing plan, and increase awareness of fair housing issues.

Discussion:

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

Program Specific Requirements

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

Introduction:

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The HOME Consortium will not provide other forms of investment beyond those listed in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Yakima County HOME Consortium will follow 24 CFR §92.254(a)(5)(i), namely the recapture provision, to enforce the HOME affordability period restriction. If the homeowner sells the property within the period of affordability, the PJ will recapture a portion of the HOME-assistance provided to the homeowner from the net proceeds of the sale. A deed of trust will be placed on the assisted property during the period of affordability to enforce this recapture provision.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The recapture provision is attached to this Plan.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

HOME funds will not be used to refinance existing debt.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with

special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

Not applicable

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable

