

Executive Summary

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

1. Introduction

This Consolidated Plan provides a framework 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 unincorporated areas of Yakima County.

The Consolidated Plan will serve as a basis for developing annual action plans to implement the goals of the five-year strategic plan. A first step in the planning process was to assess the needs of the area. The research was conducted on housing and human needs through document and data research, and gathering information from local jurisdictions, service providers, housing industry representatives, agencies involved in developing and managing housing for lower-income households, governmental agencies, and both public and private non-profit organizations. Planning documents were also reviewed for needs and goals/strategies to avoid conflict with local planning.

Included in the Plan is:

1. A review of the current process including Public Participation
2. An assessment of the needs of the Consortium area, with focus on housing needs and the needs of low-income persons (defined as households with incomes falling below 80% of the area median income (AMI))
3. A review of housing market conditions
4. A strategic plan that responds to the identified needs and consists of priority goals, strategies and objectives
5. Proposed outcomes and a means of measuring progress toward meeting the goals
6. A financing plan

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Yakima County HOME Consortium Consolidated Plan is the five-year housing and community development plan required by the United States Department of Housing and Urban Development (HUD) to guide the distribution of its grant funds.

The Consolidated Plan establishes local priorities consistent with national objectives and priorities of HUD. The action steps in the plan will utilize HUD grant resources obtained through the HOME Investment Partnership Program. It is anticipated that the Consortium will receive approximately \$2 million in Federal HOME funds over the course of the five years. Additionally, Yakima County will reallocate previous funds totalling about \$2 million. This will give Yakima County about \$4 million to use over the next five years to accomplish the following:

Objective #1: Preserve affordable housing through the Homeowner Rehabilitation Program. The goal is to assist 40 households at or below 50% AMI

Objective #2: Expand affordable housing through homebuyer activities such as downpayment assistance and/or developer subsidies. The goal is to assist 24 homebuyers at or below 80% AMI

3. Evaluation of past performance

Yakima County has continued to preserve affordable housing through the Homeowner Rehabilitation Program. It exceeded its goals from the 2020 Consolidated Plan. The County fell short of meeting its homebuyer and multi-family goals. However, the County has conditionally awarded funds for multi-family developments and is reviewing an application for single-family (homebuyer) development that will help the County achieve its goals.

4. Summary of citizen participation process and consultation process

The Consortium created the Citizen Participation Plan for the Yakima County HOME Consortium's Consolidated Plan to guide the process, provide opportunities for citizen involvement throughout the development of the Plan, and provide input for the Annual Action Plan (implementation) and CAPER (program evaluation) phases in future years. This process can be viewed in detail in Section PR-15 Citizen Participation section of this document.

5. Summary of public comments

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

7. Summary

Yakima County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Demo

Yakima County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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

Yakima County Department of Human Services is responsible for preparing the Consolidated Plan and administration of the program for the HOME Consortium.

Participating members

In fall 2009, a consortium of six cities in the Yakima Valley and Yakima County – representing the unincorporated areas – joined together to form a consortium to participate in the US Department of Housing and Urban Development Home Investment Partnership Act Program (HOME). The original cities included the Cities of Grandview, Mabton, Sunnyside, Toppenish, Union Gap and Wapato with Yakima County representing the county's unincorporated areas. In 2015, the Town of Harrah and City of Zillah joined the consortium.

Lead entity

Yakima County was selected as the lead entity responsible for administration of the HOME program and the development of this Consolidated Plan.

Leadership

Decisions for the Consortium are guided by the Yakima County HOME Consortium Board (HOME Board). It is composed of representatives from each of the Consortium member jurisdictions. Representatives are elected officials, chief administrative officers, or persons who report directly to the chief administrative officer or elected official(s) and who have broad policy responsibilities. The Board is responsible for program policies and decisions directing program progress. To meet the specific needs for housing expertise, the Consortium formed a Technical Advisory Committee (TAC) in 2009. The TAC is composed of staff from each of the members, as capacity allows, who has technical knowledge in the field of community development, affordable housing, or planning. The TAC makes recommendations to both the Lead Entity staff as well as the corresponding elected official on the HOME Board.

Consolidated Plan Public Contact Information

The grantee staff person assigned to receive inquiries/comments from the public and other stakeholders regarding this Consolidated Plan is Brian Hedengren who can be reached via phone at 509-574-1363 or via e-mail at brian.hedengren@co.yakima.wa.us.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The activities in this section outline the consultations documented by the previous HOME Administrator. Key points discussed in this section:

- The HOME Consortium planning involved multiple sectors utilizing the relationship with the Yakima County Homeless Coalition and the Homeless Network of Yakima County.
- A strong emphasis is made on coordinating with other planning efforts on the local, state, and federal level.

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)).

The primary activity utilized to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies was to address the department the HOME program is housed in. In 2009, the HOME Program was administered by the Yakima County Department of Human Services which also housed programs related to housing, homelessness, healthcare, mental health and more.

In 2014, the annual allocation of HOME funds decreased making funding multi-family new construction difficult. The most impactful use of funds was the implementation of a Homeowner Rehabilitation program. The Department of Human Services was not set-up to receive members of the public and to maximize funds, the HOME Program was transferred to the Department of Public Services which had the infrastructure necessary to implement Homeowner Rehabilitation. In 2015, the Yakima County Department of Human Services closed, and the Board of County Commissioners subcontracted the various divisions to other departments and organizations.

In 2018, the Board of County Commissioners adopted a resolution which created a new Housing Task Force called the Yakima County Homeless Coalition and a Homeless Housing and Assistance Program Charter (This charter can be viewed at https://yakimacounty.us/DocumentCenter/View/23647/376-2018_Charter_signed). This program was temporarily managed by Yakima County Financial Services. In 2019, Yakima County reinstated the Department of Human Service and appointed Esther Magasis as the new director under which the Homeless Coalition was subsumed.

Transferring the HOME Program Administration to the reinstated Department of Human Services will enhance coordination with the partners identified above as well as ensuring that housing and homeless

funding is managed by the same department. During the time of publication, the Lead Entity is represented by the Yakima County Department of Public Services.

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 re-instated 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 local planning body – the Yakima County Homeless Coalition (Coalition) which was developed by charter as referenced earlier in this document. Per said charter, the priorities of YHC are as follows:

1. 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.
2. 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.
3. 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.
4. Youth Services: The YHC should evaluate issues facing homeless youth and services being provided, or that could be provided, to homeless youth.
5. Affordable Housing: The YHC should evaluate the housing stock in Yakima County and discuss matters pertaining to affordable housing.
6. 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.
7. Emergency Shelter: The YHC should evaluate and review emergency homeless shelter options ensuring that shelter beds are available during all times of the year

Yakima County participates in the BoS CoC and is allocated two representatives to the BoS Board. They are identified by the Yakima County Homeless Coalition Board and hold positions on the Executive Committee. Current representatives are Rhonda Hauff, CEO of Yakima Neighborhood Health Services and Lowel Krueger, Executive Director of the Yakima Housing Authority. Another member of the Yakima County Homeless Coalition Executive Committee, Annette Rodriguez with Yakima Neighborhood Health Services, serves as the co-chair for the BoS Coordinated Entry Committee.

Yakima County also manages the Yakima County 5-Year Plan to Address Homelessness 2019-2024 which identifies priority populations who need specific attention with regards to homelessness. These are individuals experiencing chronic homelessness, unaccompanied youth, Veterans, families, and individuals over the age of 62.

Yakima County has been selected as an Anchor Community by A Way Home Washington – a statewide public/private partnership between the government and philanthropic community. 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 selected for this project, bringing about 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.

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

Other activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	YAKIMA COUNTY COALITION FOR HOMELESS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Yakima Housing Authority
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	Catholic Charities Housing Services
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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.

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	Washington State 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.
Yakima Housing Authority 5-year Plan	Yakima Housing Authority	The goals of the Home Program complement the goals of the Yakima Housing Authority by expanding the array of affordable housing assistance.
Sunnyside Housing Authority 5-Year Plan	Sunnyside Housing Authority	The goals of the Home Program complement the goals of the Sunnyside Housing Authority by expanding the array of affordable housing assistance.
Homeless Housing Strategic Plan	WA Department of Commerce	The goals of the Home Program complement the goals of Washington State by expanding the array of affordable housing assistance.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Yakima County is part of the State of Washington Balance of the State Continuum of Care process and works with Washington State Department of Commerce to address lead-based paints and strategies. This is in addition to the partnerships described above relating to Leadership on BoS committees and membership with the Washington State Low-Income Housing Alliance.

Demo

The HOME Consortium coordinates with adjacent units of local government via their participation with both the Yakima County Homeless Coalition and the Homeless Network of Yakima County.

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(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 Consolidated 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 Consolidated 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 Yakima Herald Republic and the Sunnyside Daily News. A copy of the Citizen Participation Plan is also available at the Yakima County Department of Public Services, 128 North 2nd Street; Yakima County Courthouse; 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 Public Services, 128 North 2nd Street; Yakima County Courthouse; Yakima, WA 98901.

Public comment on the consolidated plan, the annual action plan, and amendments to the plans

The County also encourages public participation in the development of the Consolidated Plan (including the Annual Action Plan) and amendments to the Plan. The Plan provides for an assessment of needs, outlines five-year 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.

Demo

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

The Draft Consolidated Plan and any "substantial amendments" to the plan will be published and made available in the same manner as indicated in the previous section. The public will be notified in the Yakima Herald-Republic and the Sunnyside Daily News that they have at least 30 days to review and comment on the Draft Plan and any substantial amendments to the Plan. Citizen comments on the Plan will be considered if they are received orally at the public hearing or submitted in writing within the 30-day period for comment to the Yakima County Department of Public Services, 128 North 2nd Street; Yakima County Courthouse; Yakima, WA 98901.

The public was given 30 days to comment on the ammended Plan from (date) to (date). The County did not receive any comments regarding the ammended plan.

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)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No responses received	No comments received	Not applicable	
2	Public Hearing	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No responses received	No comments received	Not applicable	
3	Internet Outreach	Non-targeted/broad community	No responses	No comments	Not Applicable	https://www.yakimacounty.us/1423/HOME-Consortium

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The following section will describe the background and needs identified through this planning process. All data in this section is from the US Census American Community Survey Five Year Estimates 2015-19 unless otherwise noted.

Yakima County

Per the HUD Office of Policy Development and Research - Housing Market Profiles for Yakima MSA, the Yakima metropolitan area in south-central Washington is coterminous with Yakima County. The most populated and economically productive portion of the county, known as the Yakima Valley, averages 300 days of sunshine annually, created by the “rain shadow” effect of the Cascade Mountains on the west side of the county. The ample sunshine and dry weather are ideal for the largest industry in the area, agriculture, specifically tree fruit and hops. To the northeast of the Yakima Valley is the Yakima Training Center, a military training facility affiliated with Joint Base Lewis-McChord that employs 850 military and civilian personnel. The Yakima Training Center had a county-wide economic impact of \$54 million in 2018 (Central Washington University). The Yakama Indian Reservation encompasses the western portion of the Yakima Valley and extends into the Cascade Mountains. The Yakama Nation Government and Yakama Nation Enterprises are the fifth and seventh largest employers in the area, with 2,450 employees.

The current population is estimated at 251,900, rising at a relatively steady rate of 0.3 percent, or 800 people, annually since 2010. Net natural increase (resident births minus resident deaths) has fallen by an average of 110, or 5 percent, annually since 2010. Net out-migration, which has occurred each year since 2010, slowed in recent years, offsetting the decline in net natural increase. Individuals identifying as American Indian or Alaska Native are 5 percent of the population, a relatively larger share than Washington state and the nation, with 3 and 2 percent, respectively (2019 American Community Survey 1-year data). The share of the population in Yakima County born outside of the United States and its territories increased from 19 percent in 2010 to 21 percent in 2019. The most common foreign place of birth was Latin America.

NA-05 Overview (cont.) Part 1

Consolidated Plan Definitions

Affordable Housing: Housing affordable at 30 percent or less of a household’s monthly income.

Area Median Income (AMI): Annual household income for the Consortium Area as published on approximately an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents and income limits for HUD programs.

Extremely low-income households: Households earning 30 percent of AMI or less for their household size.

Low-income households: Households earning 51 percent to 80 percent of AMI for their household size.

Middle-income households: Households earning 81 percent to 120 percent of AMI for their household size.

Very low-income households: Households earning 31 percent to 50 percent of AMI for their household size.

Population Growth

The area covered by the Consortium includes 140,033 persons, which are approximately 56.1% of the overall county population. Unincorporated County represents 60.5% of the Consortium with 84,779 individuals. Between 2010 and 2019, the Consortium population has grown by 4.2%. The overall county population grew by 5.6% during the same time. The number of households in the Consortium area has grown by 5.0% over the same period with a total of 44,1109 households in 2019. Unincorporated County has 28,190 households or 63.9% of all households in the consortium area.

Age Distribution

The Consortium has a relatively young population with 31.0% of its population under the age of 18. The City of Sunnyside has the largest percentage of children with 38.7% under the age of 18. The City of Zillah has the highest percentage of seniors with 16.2% age 65 or older.

Race/Ethnicity

In the Consortium area, 78.9% residents identify as White with the second largest group, 10.8% or 15,180 individuals, identifying as Some Other Race.

In the Consortium Area, 52.4 percent of the population identify as Hispanic or Latino.

NA-05 Overview (cont.) Part 2

Housing Supply/Housing Condition

A higher number of occupied units in the Consortium area are owner-occupied as compared to the

county, state, and nation at 69.5%. The total number of units in the Consortium area in 2010 was 45,061 with an increase of 2,403 units in 2019. Only 1,537 of those units were available for renters in the Consortium area.

The age of the housing units within the Home Consortium has an impact on the housing conditions. Forty percent of the housing units in the Consortium area were build prior to 1970 and only 4% has been built since 2010.

Needs of Homeless Population

On Thursday, January 23, 2020 the Annual Point in Time count was completed for Yakima County. 662 individuals were identified as experiencing homelessness in Yakima County. More than 1 in 4 counted, 180 individuals, were unsheltered with 351 individuals were staying in an emergency shelter, and 131 individuals were staying in Transitional Housing. In 2020, 51 households had children and 94% were sheltered in either Emergency Shelter or Transitional Housing. Households with children represented 11% of households in Emergency Shelter.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The housing needs within the Yakima County Consortium are severe and varied. The primary needs are based on affordability and availability.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	137,240	138,215	1%
Households	41,325	44,055	7%
Median Income	\$0.00	\$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	5,205	5,524	8,594	5,125	19,605
Small Family Households	1,743	1,877	3,064	2,129	10,084
Large Family Households	719	1,026	2,438	936	2,954
Household contains at least one person 62-74 years of age	1,160	1,258	1,876	1,565	5,522
Household contains at least one person age 75 or older	579	878	951	565	1,543
Households with one or more children 6 years old or younger	1,034	1,522	2,890	1,050	2,414

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	89	175	0	0	264	58	40	4	0	102
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	178	104	95	29	406	34	62	78	0	174
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	79	268	429	133	909	118	240	725	157	1,240
Housing cost burden greater than 50% of income (and none of the above problems)	1,293	430	134	0	1,857	1,178	660	323	30	2,191

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	272	694	544	95	1,605	322	631	1,102	457	2,512
Zero/negative Income (and none of the above problems)	238	0	0	0	238	184	0	0	0	184

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

Housing Needs Summary Tables

The following tables indicate households with housing problems as defined by HUD. The four housing problems identified by HUD are listed and defined below.

1. Substandard housing lacks complete plumbing.
2. Substandard housing lacks complete kitchen facilities.
3. Overcrowded is defined as more than one person, but fewer than 1.5 persons per room.
 - a. Severely overcrowded is defined as more than 1.5 persons per room.
4. Cost burdened is defined as paying more than 30% of income for housing.
 - a. Severely cost burdened is defined as paying more than 50% of income for housing

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,638	986	663	157	3,444	1,392	999	1,129	187	3,707

Demo

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	1,139	1,794	2,788	1,264	6,985	1,048	1,740	4,018	3,525	10,331
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	872	599	314	1,785	465	548	538	1,551
Large Related	304	251	103	658	150	227	473	850
Elderly	245	295	112	652	644	561	382	1,587
Other	347	314	177	838	391	68	203	662
Total need by income	1,768	1,459	706	3,933	1,650	1,404	1,596	4,650

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	197	197	382	369	0	751
Large Related	0	0	39	39	115	59	35	209
Elderly	158	252	10	420	492	228	138	858
Other	0	297	139	436	336	0	0	336

Demo

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	158	549	385	1,092	1,325	656	173	2,154

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	162	317	349	138	966	133	263	494	118	1,008
Multiple, unrelated family households	95	30	169	12	306	18	38	308	39	403
Other, non-family households	0	25	15	10	50	0	0	0	0	0
Total need by income	257	372	533	160	1,322	151	301	802	157	1,411

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

There are 20,694 single person households in Yakima County (ACS Table B11016, 5-Year 2023 estimate), or 24% of all households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The Annual Point in Time Count tracks individuals who are currently fleeing domestic violence and those who list domestic violence as a cause of their current episode of homelessness. You can view this report at <https://yakimacounty.us/DocumentCenter/View/25876/Yakima-County-2020-Point-in-Time-Report?bidId=>.

The YWCA Family Crisis Program opened in Yakima in 1978 to shelter battered women and their children. In 2025, it served 8,934 individuals involved in domestic violence incidents:

- The 24-hour Emergency Family Shelter housed 189 women and 141 children for a total of 8,630 bed nights.
- The 72-hour Response Program - a partnership between the YWCA and local law enforcement where victims of abuse are called within 72 hours of incidence - contacted nearly 868 victims of domestic violence to help them with their situation.
- The YWCA's counseling program provided 956 women with domestic violence counseling.
- Legal Advocacy - assisted 48 individuals in obtaining a Protection Order while providing legal advocacy to 177 people.
- Housing Advocacy – 38 families were assisted in finding affordable housing in Yakima County.
- After-Care Program - advocates provided follow-up counseling and support services to 157 individuals.

What are the most common housing problems?

The most common housing problems are households that are either cost burdened (>30% of AMI for housing) or severely cost burdened (>50% of AMI for housing). Overcrowding is also a major housing problem.

Are any populations/household types more affected than others by these problems?

Renters and owners at or below 30% AMI are most likely to be severely cost burdened, whereas renters between 30% and 50% AMI and owners between 50% and 80% AMI are most likely to be cost burdened.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Individuals and families paying more than 30% of their income are at imminent risk of homelessness. In 2024, the Annual Point in Time Count also identified individuals who were not currently homeless but had either been entered into the local Homeless Management Information System (HMIS) or were couch surfing. Couch surfing is defined as when a person is staying with family or friends on a temporary

basis – this can be an indicator of individuals on the cusp of entering or re-entering homelessness. 102 were not experiencing homelessness on that day. Almost two-thirds of those not experiencing homelessness had been served at some point by a homeless service provider. More concerning was the fact that 86% of individuals, while not experiencing homelessness, were not stably housed.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The HOME Consortium utilizes the term Imminent Risk of Homelessness. The BoS CoC and the Consortium use the term Imminent Risk of Homelessness for identifying circumstances in which people may become homeless. An individual or family is at imminent risk if:

- Residence will be lost in 14 days of the date of application for homeless assistance
- No subsequent residence has been identified
- The individual or family lacks the resources or supporting networks needed to obtain other permanent housing.

In the 2024 Annual Point in Time Survey:

- 143 individuals were as unsheltered
- 300 individuals were staying in an emergency shelter
- 55 individuals were staying in Transitional Housing

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing characteristics linked to instability and increased risk of homelessness include mental illness or substance use disorder, extreme housing cost burden in households earning at or below 50 percent of AMI, difficulty in maintaining tenancy or securing a rental unit due to tenant screening barriers such as a history of eviction, criminal justice involvement or a lack of documentable income. Nationwide research noted in the All Home Strategic Plan identified four areas of risk associated with higher rates of homelessness:

- Rising rents, wherein each \$100 rent increase is associated with a 15 percent increase in homelessness in urban areas
- Areas with high poverty and unemployment rates
- Areas with more single person households
- Areas where more people have recently moved in.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionality in housing is defined as a situation where the members of a racial or ethnic group experience a housing problem at a greater rate (10 percent or more) than their relative proportion to the entire population. In Yakima County, people of color, particularly American Indians/Alaskan Natives and individuals who are Hispanic Latino experience disproportionate rates of housing cost burden and homelessness. The following HUD tables show the four housing problems as defined by HUD, for the jurisdiction and by race and ethnicity. Housing Problems are identified as:

1. Substandard housing lacks complete plumbing.
2. Substandard housing lacks complete kitchen facilities.
3. Overcrowded is defined as more than one person, but fewer than 1.5 persons per room.
4. Cost burdened is defined as paying more than 30% of income for housing.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,633	1,594	0
White	1,766	734	0
Black / African American	4	0	0
Asian	50	39	0
American Indian, Alaska Native	264	197	0
Pacific Islander	0	0	0
Hispanic	1,490	611	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,316	2,197	0
White	1,122	917	0
Black / African American	0	0	0
Asian	35	0	0
American Indian, Alaska Native	138	80	0
Pacific Islander	25	0	0
Hispanic	1,936	1,174	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,450	5,162	0
White	1,075	1,970	0
Black / African American	40	0	0
Asian	24	45	0
American Indian, Alaska Native	51	227	0
Pacific Islander	0	0	0
Hispanic	2,226	2,773	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	906	4,234	0
White	453	2,179	0
Black / African American	0	0	0
Asian	4	54	0
American Indian, Alaska Native	43	146	0
Pacific Islander	0	0	0
Hispanic	381	1,808	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Yakima County will undertake activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionality in housing is defined as a situation where the members of a racial or ethnic group experience a housing problem at a greater rate (10 percent or more) than their relative proportion to the entire population. In Yakima County, people of color, particularly American Indians/Alaskan Natives and individuals who are Hispanic Latino experience disproportionate rates of housing cost burden and homelessness. The following HUD tables show the four housing problems as defined by HUD, for the consortium and by race and ethnicity. Housing Problems are identified as:

1. Substandard housing lacks complete plumbing.
2. Substandard housing lacks complete kitchen facilities.
3. Severe Overcrowded is defined as more than 1.5 persons per room.
4. Severe Cost burdened is defined as paying more than 50% of income for housing.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,030	2,187	0
White	1,532	963	0
Black / African American	0	4	0
Asian	50	39	0
American Indian, Alaska Native	213	248	0
Pacific Islander	0	0	0
Hispanic	1,177	926	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,985	3,534	0
White	617	1,407	0
Black / African American	0	0	0
Asian	25	10	0
American Indian, Alaska Native	98	119	0
Pacific Islander	25	0	0
Hispanic	1,216	1,895	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,792	6,806	0
White	329	2,721	0
Black / African American	40	0	0
Asian	14	55	0
American Indian, Alaska Native	47	232	0
Pacific Islander	0	0	0
Hispanic	1,327	3,653	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	344	4,789	0
White	44	2,604	0
Black / African American	0	0	0
Asian	4	54	0
American Indian, Alaska Native	18	171	0
Pacific Islander	0	0	0
Hispanic	270	1,912	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Yakima County will undertake activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

In the HOME Consortium area, 12,733 households are paying more than 30% of their income toward housing.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	33,470	5,448	4,676	512
White	17,521	2,561	2,415	268
Black / African American	19	4	40	0
Asian	229	30	94	15
American Indian, Alaska Native	1,317	169	153	22
Pacific Islander	0	30	25	0
Hispanic	13,727	2,530	1,870	184

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Nearly all racial and ethnic populations other than White have disproportionately greater housing needs as measured by housing problems, severe housing problems, and particularly, housing cost burden.

If they have needs not identified above, what are those needs?

Considerable effort to identify community needs occurred through ongoing community input; public and stakeholder meetings; other planning processes such as the Yakima County Homeless Coalition; and the work to develop a new governance structure for regional homelessness with the reinstatement of the Yakima County Department of Human Services. Input identified racial or ethnic groups with disproportionate needs for more large-family units, efforts to protect community members and small businesses from displacement and ensuring affordable housing projects are consistent with Consolidated Plan goals.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Yes

NA-35 Public Housing – 91.205(b)

Introduction

Yakima County has two public housing authorities and one Tribally Designated Housing Entity to 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:

Yakima Housing Authority – The Yakima Housing Authority converted its public housing units utilizing the rental assistance program to project based vouchers and refinanced the units with low-income housing tax credits. The Yakima Housing Authority does not administer public housing (as defined by HUD); but does administer housing choice vouchers for Yakima and Kittitas Counties for the extremely low- and very low-income households:

- 65 Mainstream vouchers
- 1,147 Vouchers which includes
- 1,034 Housing Choice Vouchers
- 113 Special Purpose Vouchers
- 15 Non-Elderly Disabled vouchers
- 5 Family Unification Vouchers
- 93 HUD VASH

Sunnyside Housing Authority - manages 140 public housing units and the remaining units are funded via USDA-RD.

Yakama Nation Housing Authority – a Tribally Designated Housing Entity manages approximately 500 units of subsidized housing for tribal members – all units are The Native American Housing Assistance and Self Determination Act (NAHASDA) units. They are currently active in upgrading existing housing resources and developing new rental and homeownership housing.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	286	644	58	553	33	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	67	146	1	138	7	0
# of Disabled Families	0	0	60	199	11	171	17	0
# of Families requesting accessibility features	0	0	286	644	58	553	33	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	279	570	48	492	30	0	0
Black/African American	0	0	2	45	5	37	3	0	0
Asian	0	0	1	7	1	6	0	0	0
American Indian/Alaska Native	0	0	4	21	4	17	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	217	163	21	137	5	0	0
Not Hispanic	0	0	69	481	37	416	28	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Yakima County has two Public Housing Authorities and one Tribally Designated Housing Entity (TDHE). They comply with Section 504 of the Rehabilitation Act. The housing authorities and TDHE do not maintain a separate waiting list for accessible units; however, the needs of tenants and applicants for accessible units are similar to the needs of the other applicants on the waiting list. Unit conversions completed at developments ensure that at least five percent of the public housing inventory is fully accessible to persons with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Yakima Housing Authority has reported there are ~900 individuals in a queue to become applicants via a lottery system to be placed on the Section 8 waiting lists. The immediate need for applicants after they receive a voucher is assistance with application fees and deposits.

How do these needs compare to the housing needs of the population at large

The Yakima Housing Authority has reported many low to moderate income renters are stretched and hard pressed to pay first and last month's rent, many landlords are requiring damage deposits. More and more often the damage deposits are not refunded which compounds the problem for renters to move into another rental with even less money available. Currently YHA is developing veterans housing by converting the former United States Marine Corp Armory located at 1702 Tahoma Ave. While outside the Consortium area, the YHA serves the entire county. This redeveloped Armory will create 41 housing units of supportive housing for homeless veterans along with social service programs for homeless veterans in the community.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In 2024, 556 individuals were identified as experiencing homelessness in Yakima County via the Annual Point in Time Count conducted by the Yakima County Department of Human Services. The numbers in the following table were pulled from the Homeless Management Information System (HMIS) by the Washington State Department of Commerce. There are a few assumptions in this section:

- All numbers are pulled from HMIS program enrollments, so this is most likely an undercount of actual homelessness numbers.
- Numbers are for each person (not households) in the system.
- Chronic Homeless Households: Individuals = Single adult or single child; and Families = Household with Adults and Children.
- Unaccompanied Child: Mean Single Child households.
- Newly Homeless: This is for the # becoming homeless each year, and it basically looks at whether the client has previously been enrolled in the HMIS database.
- Exited homelessness: This includes both clients who were moved into housing (i.e., has a housing move-in date) or entered permanent housing. It may include those who have exited to permanent housing and then re-entered the homeless system, which means this does not consider returns to homelessness.
- Days Homeless: This calculates days that have elapsed from approximate date homelessness started until they are either moved into housing (i.e., has a housing move-in date) or exited to Permanent Housing.
- Data regarding individuals diagnosed with HIV/AIDS are not tracked locally
- Number of days that each group experiences homelessness is calculated as an average.

Note, regarding the Estimate the # of persons experiencing homelessness on a given night – Unaccompanied Youth are notoriously difficult to count during the Annual Point in Time Survey due to their mistrust of authority. While not documented in the PIT report, it is important to note that during this time frame, ~45 unaccompanied minors were confirmed to be receiving services from local service providers.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	30	639	393	603	281
Persons in Households with Only Children	0	0	28	20	12	470
Persons in Households with Only Adults	142	281	1,167	501	398	666
Chronically Homeless Individuals	0	0	466	110	89	1,410
Chronically Homeless Families	93	126	129	43	38	628
Veterans	10	22	97	52	42	352
Unaccompanied Child	0	0	28	20	10	470
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	261	0
Black or African American	11	0
Asian	0	0
American Indian or Alaska Native	122	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	133	0
Not Hispanic	261	0

Data Source

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Households are composed of three categories:

- Households without children
- Households with at least one adult and one child
- Households with only children

It is notoriously difficult to encourage unaccompanied minors to participate in the PIT Survey due to a variety of factors, including mistrust of authorities and the fact that many could be runaways or rejected by their household. They are also not included in a Shelter Count, as there is not currently a program to house minors in the community. While not documented in the PIT report, it is important to note that minors regularly receive services from local service providers. In 2020, 51 households had children and 94% were sheltered in either Emergency Shelter or Transitional Housing. Households with children represented 11% of households in Emergency Shelter.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Unfortunately, the race categories of the survey were dictated by the groupings in HMIS and those required by the state. This included only the following 6 categories with no opportunity to select "Other" or "more than one race":

- American Indian and Alaskan Native
- Asian
- Black or African American
- Native Hawaiian or Other Pacific Islander

- White
- Refused

This misalignment makes it impossible to compare race and ethnicity between those surveyed and those in the county. A second question related to Ethnicity asked if an individual identified as Hispanic/Latino. Survey takers were trained to write in if an individual identified as more than one race. There is a high percentage of individuals who refused race due to the restrictive nature of the categories. Race and Ethnicity were combined to create a new field titled Persons of Color. This measure is used to help measure system changes to address disproportionality in the community. In 2020, 360 individuals identified as a person of color, 54% of the surveyed population.

In 2020, 116 individuals surveyed were enrolled in a Federally Recognized Tribe; 14 were not enrolled, but their parents were enrolled. Forty-six percent of those enrolled were unsheltered. 78% of those who were enrolled or whose parents were enrolled, were members of the Confederated Tribes of Yakama Nation. Individuals enrolled in the Confederated Tribes of Yakama Nation represented 15% of all individuals surveyed.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Unsheltered:

In Yakima County, 245 individuals were identified as unsheltered. More than a quarter of individuals became homeless less than year ago, with 73% sleeping in either a sanctioned or unsanctioned encampment. Almost a third of Unsheltered individuals counted spent the night in a Sanctioned Encampment. While an Unsanctioned Encampment refers to any Encampments not permitted by law or ordinance on public and or privately-owned property, a Sanctioned Encampment meets specific criteria. Encampments, Sanctioned or otherwise, are classified as Unsheltered at the direction of the Washington State Department of Commerce.

Sheltered:

- **Emergency Shelter:** In Yakima County, 351 individuals were staying in an emergency shelter the night before. More than half of them became homeless less than year ago. 30% of those residing in Emergency Shelters were youth or young adults under the age of 24.
- **Transitional Housing:** In Yakima County, 131 individuals were staying in Transitional Housing the night before. Almost a third of them became homeless less than year ago. A third of those residing in Transitional Housing were youth or young adults under 24.

Discussion:

While 71% of all Households stayed in the Upper Valley, primarily in the City of Yakima. This is primarily due to the placement of temporary housing such as Emergency Shelters and Transitional Housing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

In addition to the special needs population listed in the next heading, individuals who are chronically homeless often need supportive services even after they are housed. Chronically homeless is defined as an individual with a disability who lives either in a place not meant for human habitation, a safe haven, or in an emergency shelter. Individuals with disabilities also meet the definition if they are living in an institutional care facility, have been living in the facility for fewer than 90 days, and had been living in a place not meant for human habitation, a safe haven, or in an emergency shelter immediately before entering the institutional care facility. To meet the “chronically homeless” definition, the individual also must have been living as described above continuously for at least 12 months, or on at least four separate occasions in the last 3 years, where the combined occasions total a length of time of at least 12 months. Each period separating the occasions must include at least 7 nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven. In 2024, 219 individuals were identified as being chronically homeless – more than one-third of the total population and more than half of those who were unsheltered.

In 2024, in the Annual Point in Time Survey, 345 individuals reported a disability which included 65% of individuals unsheltered and 48% of those in Emergency Shelter. The largest portion of individuals reporting a disability are either unsheltered or staying in an Emergency Shelter. 201 individuals reported Chronic Health as a disability, which was more than 1 out of 3 individuals surveyed.

Describe the characteristics of special needs populations in your community:

Populations which have been identified as needing specific attention in supportive housing include:

- Elderly (defined as 62 and older)
- Frail elderly (defined as an elderly person who requires assistance with three or more activities of daily living, such as bathing, walking, and performing light housework)
- Persons with mental, physical, and/or developmental disabilities
- Persons with alcohol or other drug addiction
- Persons with HIV/AIDS and their families
- Victims of domestic violence, dating violence, sexual assault, and stalking

What are the housing and supportive service needs of these populations and how are these needs determined?

Decent, Safe, Affordable housing both long and short-term depending upon the specific needs of the individual special needs population, as well as supportive services needed by individual special needs populations offered by the following agencies. Individual programs and assistance vary, these agencies

can be accessed through the Yakima 211 information system for specific contact information:

- Aging & Long-Term Care
- Catholic Charities Housing Services
- Comprehensive Healthcare
- Northwest Community Action Center (CAP Agency)
- OIC of Washington (CAP Agency)
- Rod's House
- Triumph Treatment Services
- YWCA of Yakima
- Yakima County Department of Human Services (includes Yakima County Veteran's Services)
- Yakima Memorial Hospital
- Yakima Neighborhood Health Services

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Washington State HIV Surveillance Report for November of 2019 showed Yakima County as of July 31, 2019 a total of 6 new HIV cases. 242 Living HIV cases were reported and of those cases 225 were "engaged in care" with 201 showing "Suppressed Viral Load". Currently the incidence of HIV diagnosis is almost twice as high for Hispanics as it is for non-Hispanics. The Washington State Department of Health believes this disparity is due to barriers to services access, which often include geographic isolation, poverty, lack of health insurance, and difficulty speaking English. With headquarters in Union Gap, the Yakima Health District has bilingual staff offering testing, referrals, counseling, prevention education, coping sessions, and needle exchange programs. Located in Yakima, the People of Color Against AIDS Network focuses on one-on-one outreach and behavior change sessions to reduce the risk of STD and HIV transmission in the Yakima Valley in communities of color, specifically the Latino community.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Discussion:

The lack of permanent supportive housing available to these populations results in a strain on the current housing and homeless system. Individuals have a more difficult time retaining housing without supportive services and as a result, remain in either Emergency Shelter or Transitional Housing.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Yakima County HOME Consortium is not a recipient of CDBG.

How were these needs determined?

Yakima County HOME Consortium is not a recipient of CDBG.

Describe the jurisdiction's need for Public Improvements:

Yakima County HOME Consortium is not a recipient of CDBG.

How were these needs determined?

Yakima County HOME Consortium is not a recipient of CDBG.

Describe the jurisdiction's need for Public Services:

Yakima County HOME Consortium is not a recipient of CDBG.

How were these needs determined?

Yakima County HOME Consortium is not a recipient of CDBG.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Housing Supply - In the HOME Consortium area, 71.2% of all units are single detached with 18.1% of units being mobile homes, RVs. Or Boats. While 80% of all owner-occupied units are 3 or more bedrooms, only 50% of renter-occupied units are suited for large families.

Cost of Housing – Median Rent has increased by 28% between 2010 and 2019 compared to the increase in home values which was 18% for the same period. Per the Out of Reach Report 2020, affordable rent for households relying on Social Security is only \$247 a month making all housing out of reach for this population which is also on the rise.

Housing Condition - More renter households (46%) experience 1 or more housing conditions than owner-occupied housing (28%). Additionally, 59% of owner-occupied housing was build prior to 1950 compared to 62% of renter-occupied housing. This increases the risk for lead exposure even when restricting the analysis to units built before 1980: almost two-thirds, or 62% of all rental housing was build prior to 1980.

Public and Assisted Housing - Public Housing Authorities within Yakima County continue to offer decent, safe, and affordable housing through a variety of programs.

Homeless Facilities and Services – Despite increased coordination between multiple sectors in the community and a broad infrastructure of providers offering prevention, emergency shelter, transitional and permanent supportive housing, there is currently a shortage of permanent supportive housing units.

Special Needs Facilities and Services - The Consortium works closely with the faith community, private foundations, the local Housing Authorities, United Way of Central Washington, and a robust community of nonprofit agencies to provide facilities and services for special needs persons.

Barriers to Affordable Housing - The lack of resources to construct multi-family housing at rents affordable to lower income households is a major barrier to housing choice.

Non-housing Community Development Areas – The Consortium is not a CDBG Entitlement Area.

Broadband needs of housing – Rural areas in the community need access to broadband internet as only 82.0 % of residents in Yakima County have access to high-speed internet.

Hazard Mitigation – Both flooding and wildfires have been indicated as an increased risk in Yakima County due to climate change.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The data contained in the tables below have been updated to reflect the US Census American Community Survey Five Year Estimates 2015-19. From the Yakima County Comprehensive Plan – Horizons 2040:

Most of the cities within Yakima County are planning for phased growth. Phased growth means that development will occur in stages, with the first phase occurring within designated Urban Growth Areas (UGAs) that are already served by public water and/or sewer. The second phase of growth will occur in the outlying areas of the designated UGAs where services do not presently exist but are planned. As part of phased growth development, housing density in the UGAs would be higher than those in the rural areas and would be reflected through policies that support infill development, higher density zoning, and smaller lot sizes. Higher densities in the UGA are used to encourage development that is more suited to these areas due to the infrastructure that would be available. Rural area housing densities are lower than UGA densities. There are four subcategories of rural lands: Rural Self-Sufficient, Rural Settlement, Remote Rural, and Rural Transitional. Although densities vary by category, the transitional areas will have the most support for higher density. Density in the transitional areas will increase over time by cluster development and infill policies until such point where these areas can be served by local public services and facilities.

In some unincorporated areas of the County, residences have been built without the appropriate infrastructure to support them. Consequently, the County has pockets of substandard housing characterized by overcrowding, unsanitary conditions caused by stressed community septic systems and shallow wells that are contaminated or may soon go dry. These areas offer the County the ideal opportunity to rehabilitate and preserve existing housing stock. With the help of nonprofits and state agencies, the County could provide relief to these areas and by doing so, maintain affordability among the existing housing stock. The County should seek Community Development Block Grants and other federal and state funding sources that fund rehabilitation and infrastructure improvements. In addition, adopting land use policies that consider population densities and development patterns could help prevent an increase in future substandard housing. For example, increasing population densities in specified unincorporated areas would encourage urban-level services that could prevent septic system failures.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	33,385	71%
1-unit, attached structure	788	2%
2-4 units	2,067	4%
5-19 units	1,643	3%
20 or more units	1,048	2%

Property Type	Number	%
Mobile Home, boat, RV, van, etc	8,168	17%
Total	47,099	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	159	1%	629	5%
1 bedroom	566	2%	1,733	13%
2 bedrooms	4,994	16%	4,603	34%
3 or more bedrooms	24,576	81%	6,767	49%
Total	30,295	100%	13,732	101%

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In addition to housing described in NA-35 Public Housing and housing assisted with HOME funds, rehabilitation is conducted with the Affordable Housing For All local document recording fees in conjunction with the HOME funds. The rehabilitation projects target household at or below 50% of AMI. The new units added over the period of the 2020-2024 Consolidated Plan will serve populations consistent with the priorities identified in the Strategic Plan portion of this plan and through other ongoing planning activities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Preserving existing affordable housing stock and subsidized inventory is a high priority including expiring Section 8 projects. As redevelopment occurs, private market affordable units are lost, creating a greater risk of displacement. Manufactured Housing Communities are particularly at risk of redevelopment and/or purchase by real estate investment groups. During the public input work for this plan seniors reported rapidly rising monthly costs at their manufactured home communities. We do not estimate the number of units are at risk of redevelopment.

Does the availability of housing units meet the needs of the population?

No, the available housing units do not meet the needs of the population as evidenced by the number of households with a cost burden. The greatest need is for affordable housing for households with incomes

at or below 50% of AMI. There is also a shortage of affordable units protected by low-income housing covenants which require income qualification of residents. Without income qualification mechanisms in place, there is no guarantee that households at lower incomes will be able to occupy existing housing affordable to them.

Yakima County housing needs are greater than resources available. Public resources to serve low-income households will need to be carefully distributed across a spectrum of needs and heavily leveraged when possible. Affordable housing plans should continue to fund rental assistance, housing rehabilitation, and the development of new housing serving specific target groups – especially permanent supportive housing.

Per the HUD Office of Policy Development and Research - Housing Market Profiles for Yakima MSA, the home sales market in the Yakima metropolitan area is tight, with an estimated vacancy rate of 0.7 percent as of January 1, 2020, down from 1.4 percent in 2010. A low supply of homes for sale contributed to rapid home sales price growth and tight market conditions. The inventory of homes for sale has been declining since 2012 and below a 6-month supply since 2014 (Washington Center for Real Estate Research). In December 2020, there were 1.3 months of for-sale inventory, down from 3.0 months a year ago. Increased use of telework in 2020, especially in nearby higher cost metropolitan areas, is expected to have expanded the number of potential buyers. Public health concerns and the need to house family members affected by the economic downturn have reduced the number of potential sellers. The share of mortgages 90 or more days delinquent, in foreclosure, or transitioned to real estate owned (REO) status was 2.8 percent in December 2020, up from 1.1 percent in December 2019 (CoreLogic Inc.). The number of delinquent mortgages has more than doubled from a year ago, but policies enacted by Congress through the Coronavirus Aid, Relief, and Economic Security (CARES) Act have resulted in relatively few homes entering foreclosure or being made available for REO sale.

During 2020, existing home sales totaled 2,025, up by 180, or 10 percent, from 2019 compared with average fluctuations of less than 5 percent a year from 2016 through 2019 (Washington Center for Real Estate Research). The rate of increase in sales in 2020 was faster than the 5-percent increase statewide.

The median home sales price during 2020 was \$281,500, up 13 percent from the median price in 2019, rising faster than the 10-percent average annual increase from 2016 through 2019. Statewide, the median home sales price was up 16 percent from a year ago to \$460,300 in 2020.

The median price of a larger home increased faster than the median price of a smaller home. During the fourth quarter of 2020, the median price of a four-bedroom home was up 15 percent from a year earlier to \$368,200. By comparison, the median price of two- and three-bedroom homes were up 4 and 11 percent, respectively, to \$167,100 and \$289,200. y During the 5-year period ending in 2019, new home sales were 6 percent of total home sales, and the average new home price was 30 to 50 percent above the average existing home sales price, with the difference in prices narrowing in more recent years (Core Logic, Inc.). New home sales data for 2020 are limited because of reporting lags.

Single-family homebuilding, as measured by the number of homes permitted, increased each year from 2014 through 2019 but moderated in 2020. y During 2020, a total of 450 homes were permitted, down from 570 in 2019.

Describe the need for specific types of housing:

Yakima County continues to see a need for low-income elderly housing, low-income families and individuals, and low-income families and individuals with special needs, homeless and those at risk of becoming homeless, including veterans.

Per the HUD Office of Policy Development and Research - Housing Market Profiles for Yakima MSA, Apartment market conditions in the Yakima metropolitan area are tight. During the fall of 2020, the apartment vacancy rate, which includes both market-rate and subsidized properties, was 0.6 percent, relatively unchanged from 0.7 percent a year earlier (Washington Center for Real Estate Research). The vacancy rate has generally been declining since 2012. Steady population growth and limited multifamily construction contributed to the tight market conditions. During the 10-year period ending in 2020, rents increased an average of 4 percent annually.

The average apartment rent during the fall of 2020 was \$818, up 8 percent from a year earlier. Statewide, the average rent was down 4 percent because of declining rent in larger, higher cost areas such as the Seattle metropolitan area, partially offset by rising rent in smaller metropolitan areas in central and eastern Washington, including Wenatchee, Walla Walla, and Kennewick-Richland.

The average rent for one- and two-bedroom apartments during the fall of 2020 was \$741 and \$918, respectively, up 11 and 12 percent from a year ago.

The apartment vacancy rate has declined or remained relatively steady each year since 2012 and has been below 2.0 percent since 2015. The current vacancy rate of 0.6 percent is well below the statewide apartment vacancy rate of 4.2 percent.

Among all surveyed metropolitan areas in the state, the Yakima metropolitan area had the lowest average rent and vacancy rate. The Mount Vernon metropolitan area, a relatively lower cost metropolitan area between the Seattle and Bellingham metropolitan areas, had the next lowest vacancy rate at 0.7 percent. The Walla Walla metropolitan area, which also has a large agricultural sector, had the next lowest rent at \$832.

Multifamily construction, as measured by the number of multifamily units permitted, was relatively limited during most years of the 2010s but increased sharply in 2019. Nearly all apartment properties built since 2010 are in buildings intended for low- and moderate-income renters.

From 2013 through 2018, an average of 50 multifamily units were permitted annually. About 55 percent of these units were in small buildings with two- to four- units.

Multifamily permitting increased dramatically in 2019 to 470 units but fell again in 2020 to 70 units (preliminary data). A portion of the 2019 increase was because two low-income housing tax credit properties and a large multifamily property all began construction in the same year.

Completed in 2020, Cosecha Court II, Phase II in the city of Granger is an apartment property for seasonal workers utilizing the H-2A visa program. Rent is \$10 per person per night.

Stonewood Apartments in the city of Yakima, a 60-unit property with units available to households earning 60 percent or less of AMI, was also completed in 2020. Rents for two-, three-, and four-bedroom units are \$695, \$793, and \$873.

The most recently built market-rate apartment is The Lodges in West Yakima, which opened in early 2020 in the city of Yakima. The 240-unit property has studio-, one-, two-, and three-bedroom units with rents ranging from \$700 to \$1,300.

Discussion

The Yakima County HOME Consortium will continue to support and advocate for affordable housing and supportive housing services within the participating jurisdictions. Needs are constantly assessed to develop priorities to maximize the use of federal and local funds to meet the affordable housing needs of the communities. Continued partnerships with the Yakima Housing Authority, Sunnyside Housing Authority, OIC of Washington, Catholic Charities, and Northwest Community Action Center are vital to meeting affordable housing needs.

When discussing the need for additional affordable rental units, it is important to consider the whole spectrum of community indicators, including opportunities for health, education, employment, and access to transit.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

From the Yakima County Comprehensive Plan – Horizons 2040: Lack of adequate and affordable housing can lead to significant problems throughout Yakima County, especially for low-income families and individuals. The housing affordability problem can also impact the farmworker population, which can have a large seasonal population in need of temporary housing, and the special needs population. When costs become larger than 30%, saving is significantly reduced or eliminated, and meeting basic needs with the left-over income becomes more difficult. The risk of foreclosure also becomes higher. By working to encourage the availability of affordable housing for all segments of the population, the community can address the fundamental human and community need of providing shelter. Addressing housing needs countywide requires a regional approach that involves all levels of government, including federal, state and local, and private sector partnerships. Each community has a responsibility to provide affordable housing throughout Yakima County.

Cost of Housing

Table 29 – Cost of Housing

Rent Paid	Number	%
Less than \$500	4,202	30.6%
\$500-999	7,541	54.9%
\$1,000-1,499	1,268	9.2%
\$1,500-1,999	309	2.3%
\$2,000 or more	204	1.5%
Total	13,524	98.5%

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Cost of Housing

Data relating to median home value and contract rent is pulled for the County since calculations are needed to pull out data for the Consortium area. Table 34 contains only Consortium level data. Also in Table 34, the number of units leaves out those who do not pay rent which totals 1,883 units of rental housing.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	989	No Data
50% HAMFI	3,903	2,215
80% HAMFI	8,512	7,565
100% HAMFI	No Data	11,504
Total	13,404	21,284

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	858	864	1,137	1,616	1,698
High HOME Rent	556	637	837	1,065	1,169
Low HOME Rent	556	609	731	845	942

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a shortage of housing affordable to households with incomes at or below 80% of AMI, with the highest need for housing affordable to households with incomes at or below 50% of AMI. Over half of the households in this income band are rent burdened. See below for concerns relating to those relying on social security income.

How is affordability of housing likely to change considering changes to home values and/or rents?

Due to Rents increasing at almost twice the rate of home values, the affordability of housing is likely to decrease without the development of more affordable housing units.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Low HOME rents are more affordable than Fair Market Rent, but per the Out of Reach Report 2020, produced by the National Low-Income Housing Alliance, an average renter would need to work 58 hours a week to afford a 2-bedroom unit; 80 hours a week for a 3-bedroom unit. Rent affordable at the mean renter wage is \$678 restricting renters to either obtaining units they cannot afford or restricting them to

only efficiency and 1-bedroom units – regardless of the household need. The larger concern is rents available to those living on Social Security. Per the report, affordable rent for these households is only \$247 a month making all housing out of reach for this population which is also on the rise.

Discussion

The development of affordable multi-family rental housing will be crucial moving forward with an additional emphasis on housing for seniors and those relying on social security.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Most data in this document have been updated with the 2016-20 American Community Survey data from the US Census. Due to the fact the data in this section is combined with CHAS data auto populated from IDIS, data has not been updated to prevent a larger variance that could be inaccurate.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Substandard Condition means a housing unit that does not meet the standards set forth in the Section 8 Program for Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances.

Substandard condition but suitable for rehabilitation means a substandard housing unit that is structurally sound and economically feasible to repair. The current limit is \$75,000 per homeowner. If the estimated cost to rehabilitate a home is greater than this limit then the homeowner is ineligible to receive assistance at that time.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,334	24%	4,705	34%
With two selected Conditions	442	1%	652	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	22,515	74%	8,394	61%
Total	30,291	99%	13,751	100%

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,565	15%	2,287	17%
1980-1999	8,340	28%	3,424	25%
1950-1979	12,219	40%	5,671	41%
Before 1950	5,209	17%	2,346	17%
Total	30,333	100%	13,728	100%

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,428	57%	8,017	58%
Housing Units build before 1980 with children present	4,610	15%	2,490	18%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

No Data Available

There is not currently local data available for the following table and it has been left unpopulated. The most recent survey was a windshield survey conducted in 2006. The results of this survey are too old to be statistically reliable.

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Age of housing is commonly used to estimate the risk of significant hazards in the home. Lead was banned from residential paint in 1978.

Discussion

Vacant Units: Information on vacant, abandoned vacant, bank owned, and abandoned bank owned property is not readily available. The Consortium does not have an extreme problem with abandoned or vacant units. The owner market has record low inventories of homes available for sale, and sellers

report receiving multiple offers and buyers make decisions regarding engaging in bidding competitions with other buyers. The vacant units present are generally being held for redevelopment.

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

1. The cost of rehabilitation is beyond the ability of lower income households to afford or to obtain financing.
2. Many homes need weatherization improvements, which could save energy and reduce costs to lower income households.
3. The potential incidence of Lead Based Paint is nearly double in owner-occupied housing compared to rental housing in the county.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Yakima County has two public housing authorities and one Tribally Designated Housing Entity to 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:

Yakima Housing Authority – The Yakima Housing Authority converted its public housing units utilizing the rental assistance program to project based vouchers and refinanced the units with low-income housing tax credits. The Yakima Housing Authority does not administer public housing (as defined by HUD); but does administer housing choice vouchers for Yakima and Kittitas Counties for the extremely low- and very low-income households:

- 65 Mainstream vouchers
- 1,147 Vouchers which includes
- 1,034 Housing Choice Vouchers
- 113 Special Purpose Vouchers
- 15 Non-Elderly Disabled vouchers
- 5 Family Unification Vouchers
- 93 HUD VASH

Sunnyside Housing Authority - manages 140 public housing units and the remaining units are funded via USDA-RD.

Yakama Nation Housing Authority – a Tribally Designated Housing Entity manages approximately 600 units of subsidized housing for tribal members – all units are The Native American Housing Assistance and Self Determination Act (NAHASDA) units. They are currently active in upgrading existing housing resources and developing new rental and homeownership housing.

Additional housing providers include Catholic Charities Housing Services and Yakima Valley Partners Habitat for Humanity.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	290	688	49	639	197	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Yakima Housing Authority (YHA) - According to the YHA 2018 Annual Report, the Yakima Housing Authority operates 1,548 units of rental housing for low- and moderate-income households in the City of Yakima and in other areas of both Yakima and Kittitas Counties. A total of 180 units of Low Rent Public Housing are managed by YHA are family housing. These units are in “good” condition, not requiring major rehabilitation.

More than one-half (934) of the units operated by YHA are Section 8 tenant-based and project-based rental assistance vouchers that are provided in Yakima and Kittitas Counties. Approximately 25% of the households assisted reside in areas outside of the City of Yakima. Some of the project-based assistance supports permanent supportive housing for homeless disabled persons. The YHA also administers an additional 142 units of farmworker housing located on 40 sites throughout Yakima County, including Toppenish: and 38 units of rental assistance for seniors.

The Sunnyside Housing Authority (SHA) Sunnyside Housing Authority - manages 285 units of HUD Low Rent Public Housing including: 84 family housing units, 106 farmworker housing units, 80 housing units for elderly/disabled, 5 single family houses in Mabton, and 10 unit undergoing rehabilitation.

The Yakama Nation Housing Authority (YNHA) - The Yakama Nation Housing Authority manages approximately 600 units of subsidized housing for tribal members. They are actively maintaining existing housing resources and developing new rental and homebuyer housing.

Public Housing Condition

Public Housing Development	Average Inspection Score
Sunnyside Housing Authority	85

Table 38 - Public Housing Condition

Note About Inspection Scores

Public Housing inspection scores are the Office of HUD's Real Estate Assessment Center which conducts physical property inspections of properties that are owned, insured or subsidized by HUD, including public housing and multifamily assisted housing. Yakama Nation Housing Authority and Yakima Housing Authority (which converted their units) are not included in this data set.

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Yakima Housing Authority does not manage public housing units per the HUD definition.

The Sunnyside Housing Authority has 140 units of Low-Rent Public Housing for seniors and families that have been maintained in good condition and do not require rehabilitation.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Yakima Housing Authority Five Year Plan includes the following goals:

1. Continue to maintain a "high" performance rating in SEMAP
2. Maintain a leasing or authorizing budget authority utilization rate of not less than 98% for Section 8
3. Increase Section 8 Vouchers through requests for incremental and/or special needs vouchers
4. Grow the home ownership program, through utilizing Section 8 Vouchers for not less than 10 families
5. Continue to house homeless through 100 project-based vouchers with their community partners
6. Continue to lease all remaining 83 VASH Vouchers in connection with the Veteran's Affairs Office.
7. Lease the five Mainstream Vouchers in coordination with the Spokane Housing Authority
8. Work with their community partners to establish the Foster Youth Initiative
9. Preserve the Family Self-Sufficiency Program for at least 125 families on Section 8
10. Establish supportive Employment to augment the Family Self-Sufficiency Program
11. Maintain compliance with all applicable program requirements

The Sunnyside Housing Authority Five Year Plan establishes three primary goals:

1. Expand the supply of affordable family housing.
2. Manage all housing programs in a manner that promotes the health and safety of tenant families.
3. Promote the sustainability and efficient management of existing assisted-housing resources to better serve the community.

The current Yakama Nation Housing Authority Five Year Plan was not available at the time of publication. They are however undertaking a large project to update their units.

Discussion:

All three of these organizations within Yakima County continue to offer decent, safe, and affordable housing through a variety of programs.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following chart shows the current Shelter and Housing options available in Yakima County – this does not include Rapid Rehousing or Rental Assistance Programs:

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	160	116	24	20	0
Households with Only Adults	147	44	127	63	0
Chronically Homeless Households	30	50	116	39	0
Veterans	0	0	0	99	0
Unaccompanied Youth	0	0	0	0	15

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Yakima County Homeless Coalition (Coalition) and the Homeless Network of Yakima County (Network) are the main planning bodies in the County with the Coalition being responsible for administering local homeless dollars, the Consolidated Homeless Grant, and development of the Yakima County 5-Year Plan to Address Homelessness 2019-2024. Both organizations have membership across multiple sectors and in addition to concerned community members, many of the organizations that provide supportive services to those experiencing homelessness.

A Way Home Washington
American Red Cross of Yakima
Aspen Victim Advocacy Services
Blue Mountain Action Council
Casey Family Programs
Catholic Charities
Community Health Plan of Washington
Comprehensive Healthcare
Confederated Tribes and Bands of the Yakama Nation
Consistent Care
Entrust Community Services
ESD 105
Ft Simcoe Job Corps Civilian Conservation Center
Generating Hope/Noah's Ark
Greater Columbia 2-1-1
Henry Beauchamp Community Center
Justice Housing Yakima
The Lighthouse
Molina Healthcare of WA
National Alliance on Mental Illness - Yakima
Next Step Housing
Northwest Community Action Center
Northwest Cooperative Development Center
Northwest Harvest
Northwest Justice Project
Office of Rural and Farmworker Housing
OIC of Washington
People For People
Perry Technical Institute
Pride Foundation
Rod's house
Safe Yakima Valley

Sunrise Outreach Center
Team Child
The Memorial Foundation
Toppenish School District
Triumph Treatment Services
United Healthcare
United Way of Central Washington
WA State DCYF - Juvenile Rehabilitation
WA State Department of Corrections
WA State DSHS - Toppenish CSO
WA State DSHS - Yakima CSO
Women for Women Homelessness Project
Yakama Nation Village of Hope
Yakima County CASA Program
Yakima County Juvenile Court
Yakima County Prosecutor's Office
Yakima County Veteran's Services
Yakima County Volunteer Attorney Services
Yakima Housing Authority
Yakima Neighborhood Health Services
Yakima Police Department
Yakima School District
Yakima Union Gospel Mission
Yakima Valley Community Foundation
Yakima Valley Office of Emergency Management
Yakima Valley Partners Habitat for Humanity
YWCA of Yakima
Yakima County Health District
Sunnyside Housing Authority
House of Real Estate
Yakima County Development Association
Washington State Department of Commerce

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Apple Health is a Washington State Medicaid program. Many of the above providers are engaged in vibrant efforts to help enroll people who became eligible for Medicaid with the eligible expansion through the Affordable Care Act: Specifically, Yakima Neighborhood Health Services which manages

Neighborhood Connections, a local clinic that serves individuals who are homeless. The proceeding table in the Introduction section outlines all the current housing providers.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The Consortium works closely with the faith community, private foundations, local Housing Authorities, United Way of Central Washington, and a robust community of nonprofit agencies to provide facilities and services for special needs persons. The infrastructure to support these partnerships include the Yakima County Homeless Coalition and the Homeless Network of Yakima County. Through these partnerships, the county has increased the number of persons receiving Medicaid benefits after the implementation of the Affordable Health Care Act and expanded coverage through efforts to assist individuals with registration.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Special needs populations share a common need for affordable housing with universal design features, and that is located near transit and health services. Many multi-family tax credit projects include a 20 percent set aside for persons who have a disability. With baby boomers aging, the Consortium is making senior housing with enhanced management for providing connections to mainstream services a priority.

Comprehensive Healthcare, formerly Central Washington Comprehensive Mental Health, serves persons with mental health diagnoses and substance use disorders. The Yakima County Department of Human Services is the countywide coordinator of these programs in Yakima County. Transferring the administration of the HOME Program from the Department of Public Services to the Department of Human Services will further the coordination between housing and homeless funds and the vulnerable populations they serve. Multiple additional collaborations include place-based initiatives in partnership with local school districts, housing choice and mobility, and rapid re-housing for homeless students. Place-based education initiatives involve parents, children, schools, and partner agencies and share a common goal: Starting early to help children succeed in school. The Consortium works closely with the other special needs populations, particularly survivors of domestic violence, and contracts directly with agencies with a full range of services for parents and children, including emergency shelter and permanent housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The Consortium plans to support the housing and supportive services needs via supporting development of housing that also provides those supportive needs in the Consortium areas. Additionally, providing rehabilitation services will ensure this population retains their housing in a safe and affordable manner thereby preventing them becoming homeless.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The Consortium will continue to support qualified Community Housing Development Organizations (CHDO) with participation of HOME Investment funds, as funding allows, as well as continuing to offer Single Family Rehabilitation for qualified low to moderate income applicants.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Consortium member jurisdictions engage in ongoing efforts to advance public policy for increasing the supply of affordable housing. This includes the following activities:

- Evaluation of regulatory barriers to housing production and affordability
- Coordinated planning activities among the jurisdictions

The lack of resources to construct multi-family housing at rents affordable to lower income households is a major barrier to housing choice. Subsidies are needed to encourage the development of new rental housing meeting this demand. Unfortunately, funding available from two major sources of public assistance to support new housing development, the State Housing Trust Fund and the 2060 Housing Assistance Fund have fallen to a fraction of their pre-Recession levels. Funds for infrastructure to support new subsidized housing construction are similarly in limited supply and state infrastructure grant funds are limited to supporting existing housing.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Per HUD - Since Yakima County is not seeking assistance under the CDBG program and there are no entitlement communities in the consortium, we are not required to complete a non-housing community development plan in this section. This does not apply.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction					
Arts, Entertainment, Accommodations					
Construction					
Education and Health Care Services					
Finance, Insurance, and Real Estate					
Information					
Manufacturing					
Other Services					
Professional, Scientific, Management Services					
Public Administration					
Retail Trade					
Transportation & Warehousing					
Wholesale Trade					
Grand Total					

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force
Civilian Employed Population 16 years and over
Unemployment Rate
Unemployment Rate for Ages 16-24
Unemployment Rate for Ages 25-65

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	
Farming, fisheries and forestry occupations	
Service	
Sales and office	
Construction, extraction, maintenance and repair	
Production, transportation and material moving	

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes		
30-59 Minutes		
60 or More Minutes		
Total		

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate			
High school graduate (includes equivalency)			
Some college or Associate's degree			
Bachelor's degree or higher			

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma					
High school graduate, GED, or alternative					
Some college, no degree					
Associate's degree					
Bachelor's degree					
Graduate or professional degree					

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	
High school graduate (includes equivalency)	
Some college or Associate's degree	
Bachelor's degree	
Graduate or professional degree	

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Not Applicable

Describe the workforce and infrastructure needs of the business community:

Not Applicable

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Not Applicable

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Not Applicable

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Not Applicable

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Not Applicable

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Concentration is defined as having a percentage higher than the County as a whole. Housing Problems are defined by HUD as:

Substandard housing lacks complete plumbing.

Substandard housing lacks complete kitchen facilities.

Overcrowded is defined as more than one person, but fewer than 1.5 persons per room.

Severely overcrowded is defined as more than 1.5 persons per room.

Cost burdened is defined as paying more than 30% of income for housing.

Severely cost burdened is defined as paying more than 50% of income for housing

Per the HUD CPD Maps (located at <http://egis.hud.gov/cpdmaps/>), the jurisdictions with the highest concentration of households with one of the housing unit problems described above are the Cities of Union Gap, Wapato, Toppenish, and a portion of Grandview. All these areas have a rate of 40.9% of the existing units and higher.

Per the HUD CPD Maps (located at <http://egis.hud.gov/cpdmaps/>), the jurisdictions with the highest concentration of households with one of the severe housing unit problems described above are a portion of the Cities of Union Gap, Sunnyside, and Toppenish, and a large tract of unincorporated Yakima County. All these areas have a rate of 27.0% of the existing units and higher.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The chart below identifies areas where racial or ethnic minorities are concentrated; primarily in the following jurisdictions: Tieton, Wapato, Harrah, Union Gap, and Toppenish. Concentration is defined as having a percentage higher than the County as a whole. The Average line for the entire County is shown for each indicator.

The other chart below identifies areas where low-income families are concentrated; primarily in the following jurisdictions: Wapato, Sunnyside, Union Gap, Mabton and Tieton. Concentration is defined as having a percentage higher than the County as a whole. The Average line for the entire County is shown for each indicator.

What are the characteristics of the market in these areas/neighborhoods?

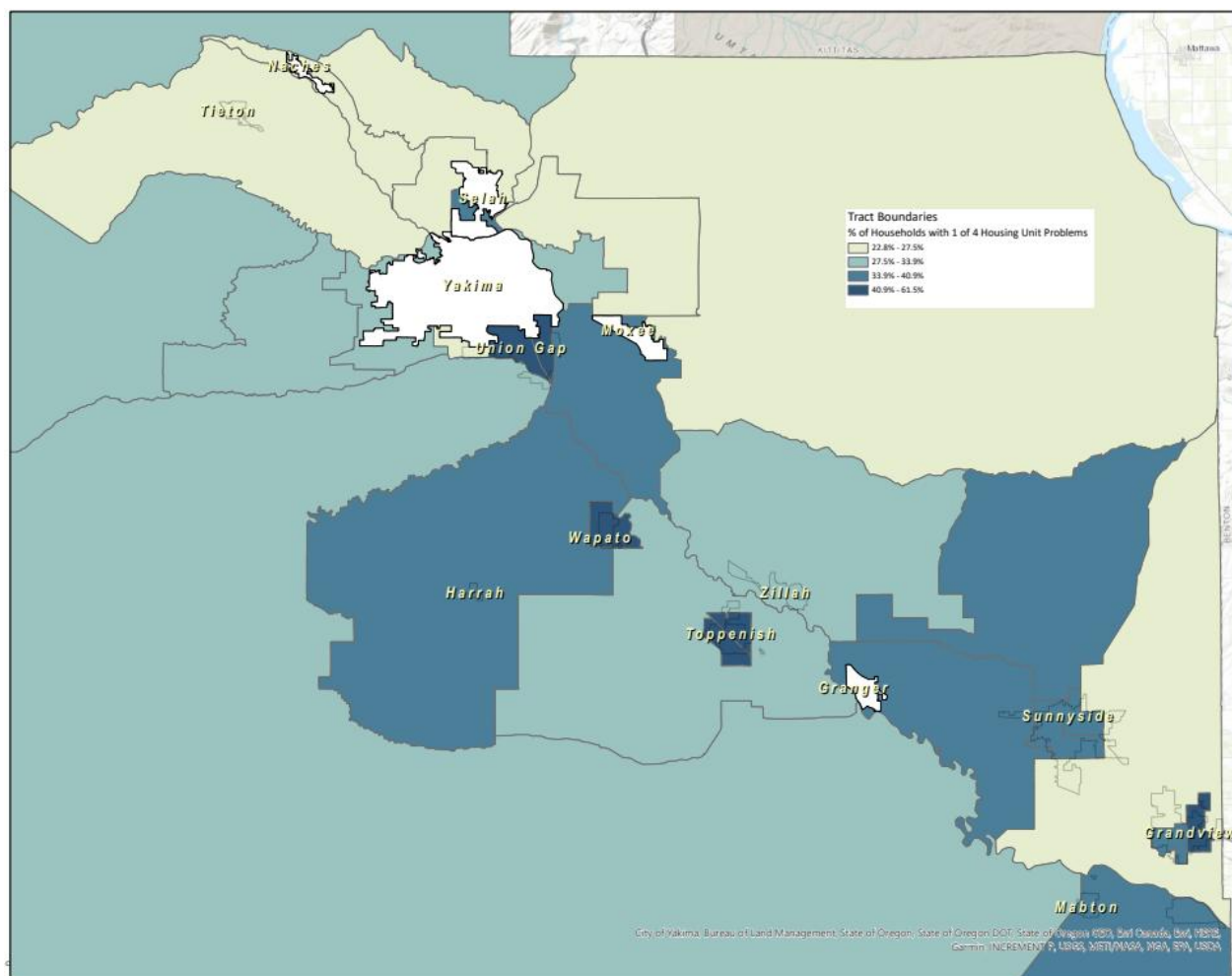
Housing is more affordable in this part of the County. The housing stock is older and there are more housing units with housing problems in need of rehabilitation.

Are there any community assets in these areas/neighborhoods?

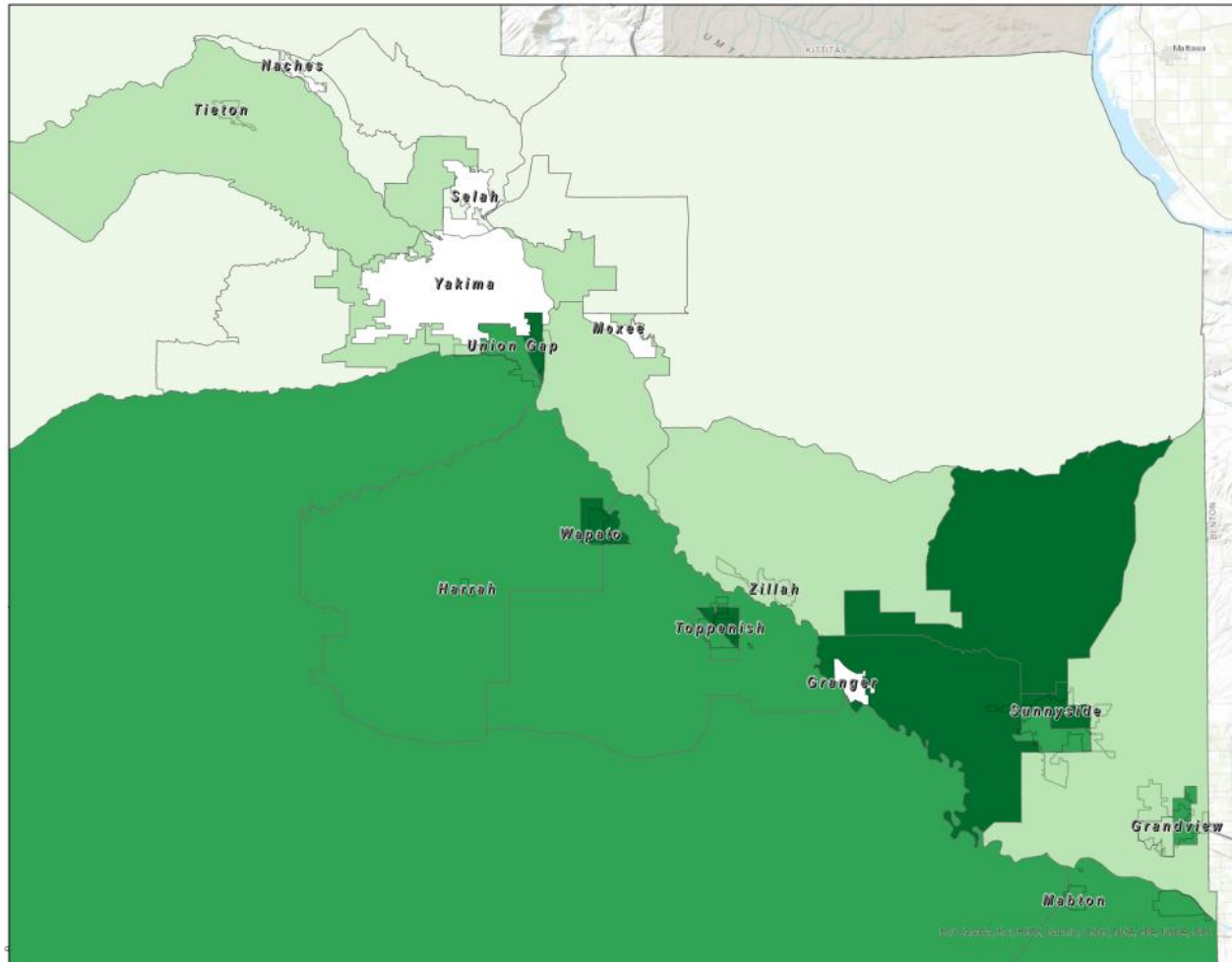
Yes, these communities have great cultural assets and a cultural richness. There is potential for improved transportation with new bus routes and transit centers.

Are there other strategic opportunities in any of these areas?

Yakima County, working with local jurisdictions, will be identifying Communities of Opportunity and will be working together, via the Yakima County Homeless Coalition and the Homeless Network of Yakima County, to create greater health, social, economic, and will undertake activities and actions that do not violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

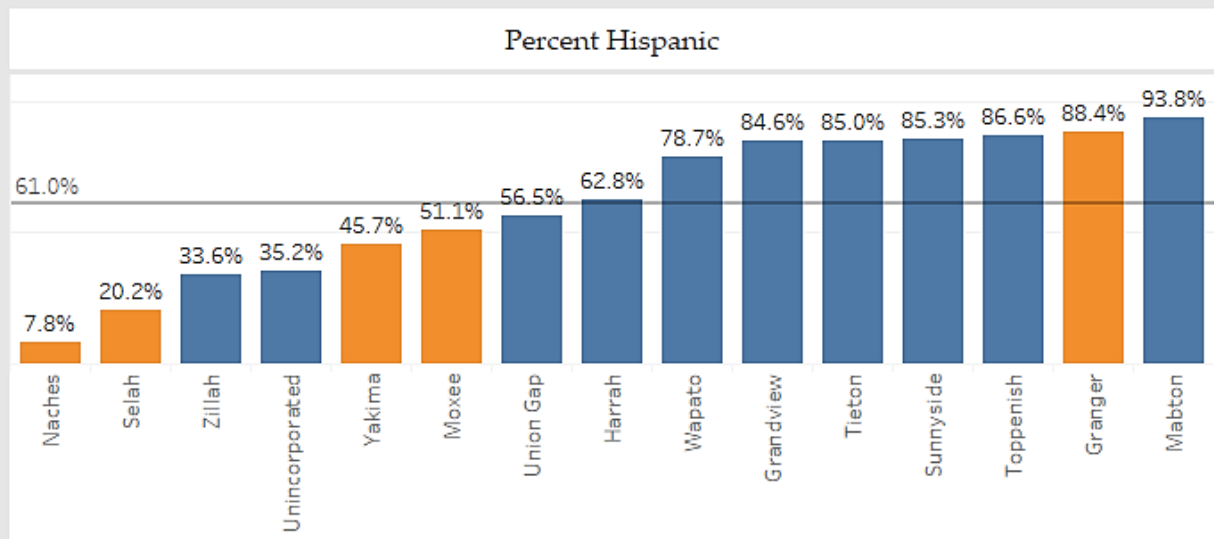
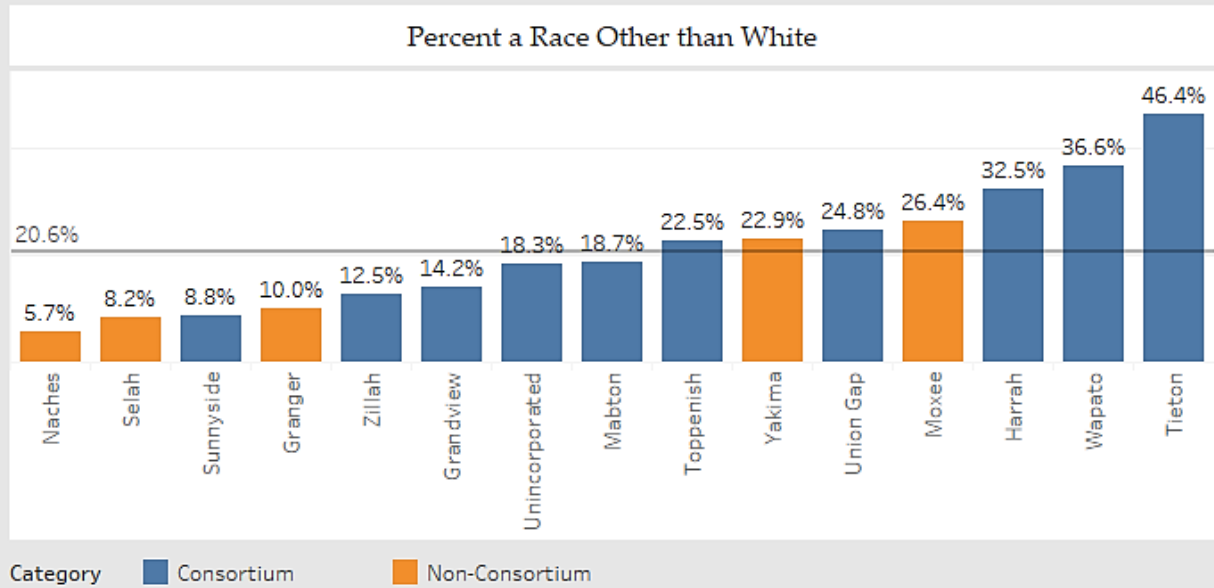


Households with 1 of 4 Housing Problems

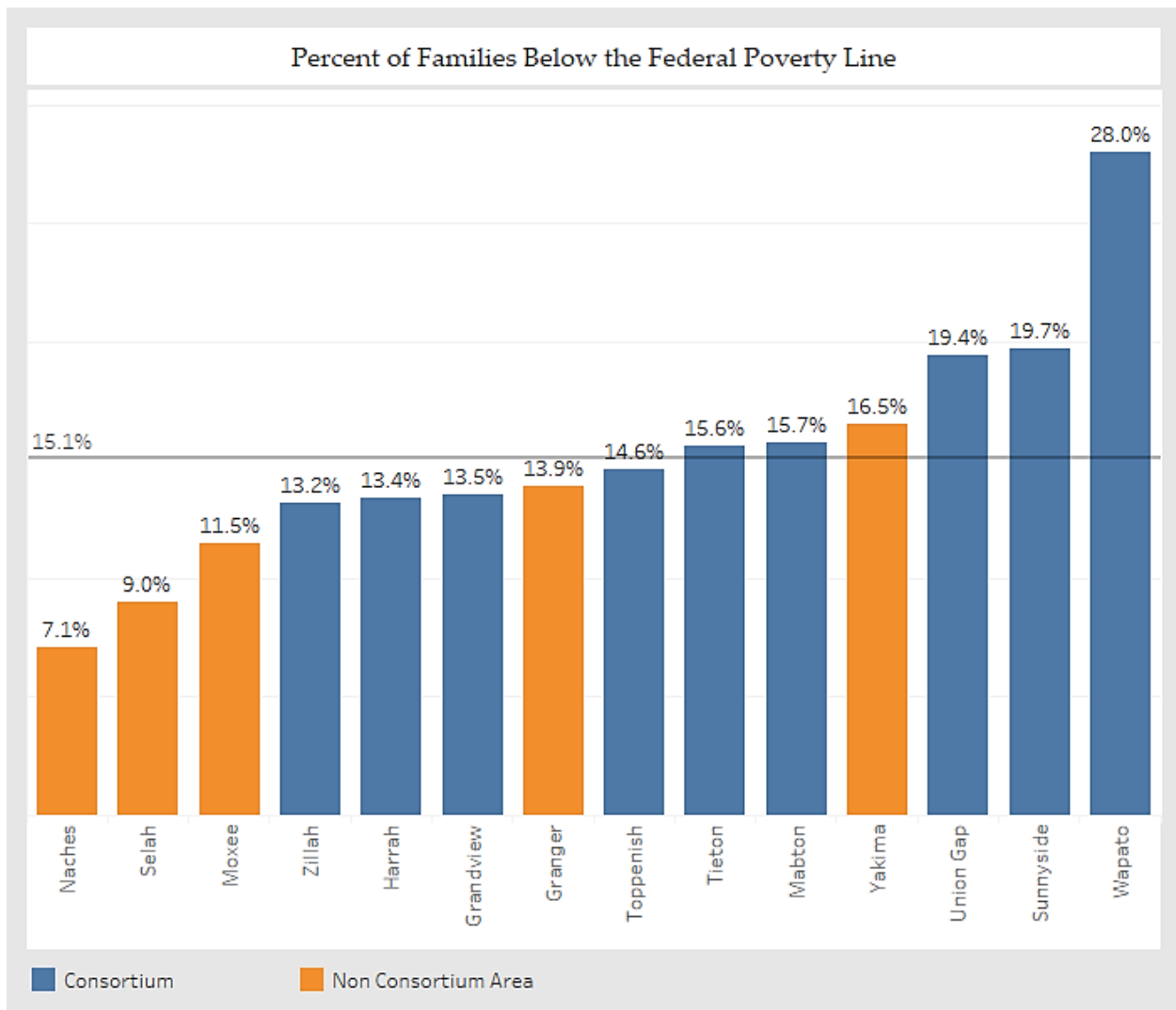


Households with 1 of 4 Severe Housing Problems

Race and Ethnicity



Race and Ethnicity Concentration



Poverty Concentration

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

There are several broadband providers in Yakima County: (According to <https://broadbandnow.com/Washington>) 82.0 % of residents in Yakima County have access to high-speed internet. Yakima County Department of Human Services is working with the Yakima Valley Community Foundation and partners on the Broadband Action Team to Connect Yakima County online. Right now, community partners are working together to collect data about the speed of the internet and availability throughout the region. The data will be used to request funding from federal, state and philanthropic sources to help improve the broadband infrastructure and put essential technology in the hands of communities and families to allow all residents equal access to education, health and other vital resources. It is worth noting that broadband wiring does not necessarily guarantee broadband access; especially for low- and moderate-income households and neighborhoods. Cost, quality, technology integration, and education about internet use and safety also impact access to internet.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Per the European Commission, Directorate-General for Communications Networks, Content, and Technology, "Socio-Economic Benefits of High Speed Broadband," (<http://www.europedirectpuglia.eu/files/Socio-economic-benefits-of-High-Speed-Broadband.pdf>) Many areas of Washington, particularly more rural areas such as those in Yakima County, have only one broadband Internet service provider serving their jurisdiction. Not only does this create a natural monopoly in which private providers can set broadband rates above the fair market price, but there is also no natural competition to incentivize providers to continually improve broadband services or ensure providing broadband up to the state or federal standard. More work needs to be done to determine the level and kind of competition required to facilitate penetration of high quality and affordable services.

However, as studies about high-speed broadband in other parts of the world indicate, increasing competition in some way enhances the broadband Internet service that an area receives.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

In 2018, the Washington Climate Impacts Group, Front and Centered, Urban@UW and the University of Washington Department of Environmental and Occupational Health Sciences published "An Unfair Share: Exploring the Disproportionate Risks from Climate Change Facing Washington State Communities" (https://cig.uw.edu/wp-content/uploads/sites/2/2018/08/AnUnfairShare_WashingtonState_August2018.pdf). This report states: "Climate impacts will likely be experienced through incremental changes in temperature and precipitation and through more frequent and destructive disaster events, such as catastrophic floods, wildfires, or coastal storms".

Other natural hazard risks associated with climate change include warming temperatures, water stress and drought, decreased air quality, ocean acidification, and changes in the spread of infectious disease. In many cases, these natural hazards will harm people, communities, infrastructure, economic activity, and natural resources across the state. According to the Department of Ecology's report "Preparing for Climate Change" (<https://apps.ecology.wa.gov/publications/documents/1201004.pdf>), one of the main issues resulting from climate change will be damage to buildings, transportation systems and other infrastructure. The specific hazard locally, according to this report, will be that wildfires may be more prevalent on the eastern side of the state. There are also multiple low-income communities that are near bodies of water – specifically the Yakima River.

Frequent flooding has an impact on individuals who are unsheltered and living by the river as well – often necessitating evacuation.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Per the "An Unfair Share: Exploring the Disproportionate Risks from Climate Change Facing Washington State Communities" referenced earlier, low- and moderate-income households are certainly more vulnerable to the afore-mentioned natural hazards associated with climate change. People and communities with fewer financial resources have limited ability to rebuild and recover following hazard events, less access to insurance, and often fewer options for relocation in the event of a disaster. Households of lower income may also have more limited access to quality health care, which can be especially important for heat, air quality and flooding events where acute health impacts often occur. Furthermore, given recent wildfire events in the Pacific Northwest, access to fire insurance may become even more limited or expensive as some insurance companies no longer offer coverage.

Further, many tribal communities in Yakima County, specifically the Confederated Tribes of Yakama Nation, have identified flooding and sea-level rise as important issues in their climate change

vulnerability assessments and adaptation plans. Some of these communities' lands are highly exposed to flooding.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Yakima County HOME Consortium has identified several high-priority needs and has targeted available resources toward specific goals designed to address those needs. These needs include the development of affordable housing and Rehabilitation. Resources are targeted to meet the needs of a wide range of consortium residents, including the elderly, homeless, special needs persons, and low- and moderate-income persons. Yakima County Department of Public Services, Yakima County Department of Human Services, and the other local agencies that are implementing this Plan partner with other governmental entities to increase efficiency, coordinate service delivery, and leverage additional resources. The private sector helps provide services through for-profit housing developers, community housing development organizations (CHDOs), nonprofits, and other similar organizations. While work to achieve these goals is ongoing, the Consortium will incorporate emerging strategies. These include recommendations to address impediments to fair housing choice, a plan to end homelessness, initiatives to address lead-based paint hazards, and anti-poverty measures. The consortium also has a monitoring plan that ensures program statutory and regulatory compliance, as well as consistency with this Plan.

The Strategic Plan's mission is to propose measurable goals for actions that will address issues set by HUD requirements for the use of HOME funding. Yakima County HOME Consortium proposes to fund the following eligible affordable housing activities to address the housing needs within the Consortium:

Rehabilitation

- Homeowner Single-Family Units

New Construction

- Multifamily Rental Units
- Single-Family Homeowner Units

SP-05 Overview (cont.)

The Homeowner Rehabilitation funds will be accessed by the public on an ongoing basis through a general intake process. Funds will be utilized on a first-come-first-serve basis and evaluated every 6 months by the HOME Administrator to analyze where concentrated outreach efforts may need to occur. Priority will be given to extremely low- and very low-income households if demand is greater than resources. Brochures and applications for the homeowner rehabilitation program are available on the Yakima County Website and in the Human Services Office. HOME Staff and HOME Board and Technical Advisory Committee members will be responsible for targeted outreach to ensure that assistance is

evenly spread throughout each jurisdiction in the consortium and that underserved populations participate in the program.

New Construction of Multi and Single-Family Rental Units will be allocated by a Consortium-wide Request for Proposals (RFPs) process. This will also include proposals for the set aside funds for Community Housing Development Organizations (CHDOs). HOME staff will work with community organizations and private developers that have experience providing affordable housing to identify opportunities and encourage participation in the RFP Process. RFPs will be published in local newspapers and on Yakima County's website. Proposals will be evaluated and scored based on established criteria such as the following:

- Eligibility of the proposed project to receive HOME assistance
- The ability of the organization to adhere to HUD and State regulations and requirements from project inception through the end of the period of affordability
- Alignment with Yakima County HOME Consortium's goals and objectives from its Consolidated Plan and Action Plans
- The amount of assistance per expected number of families to be assisted
- Strength of financing secured/committed to the proposed project
- Organizational capacity of the applicant and past performance on similar projects
- The income levels of families to be assisted
- Feasibility of the Project based on a market analysis
- Anticipated community and economic benefits

Yakima County will select and fund the highest scoring proposals based on a minimum score established in the RFP or until funds are exhausted.

In addition to other operational measures the Consortium will implement the following short-term assistance strategy per the CARES ACT:

Expend up to 25 percent of its FY 2019 and FY 2020 allocations and program income received for administrative and planning costs.

These projects will generally benefit the entire Consortium by increasing or improving affordable housing opportunities for residents of the Consortium.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Yakima County HOME Consortium
	Area Type:	Each Participating Jurisdictions
	Other Target Area Description:	Each Participating Jurisdictions
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

HOME Investment funds are used Consortium-wide, with no geographic limitations or defined target areas. Funds are used to develop affordable housing within the consortium limits where and when possible, concerning the availability of vacant land to develop or existing housing that require rehabilitation and their subsequent locations. Yakima County in general is opportunity-driven in the allocation of affordable housing resources, while at the same time working actively to promote the funding available through the program. Information is made available to the public via legal notices in local papers (for example, the Yakima Herald which is the local newspaper for notices), which reaches the entire County.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Rehabilitation of Existing Housing
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Elderly
	Geographic Areas Affected	Each Participating Jurisdictions
	Associated Goals	Expand Homeownership Preserve Affordable Housing
	Description	Approximately 75% of the total resources available over five years will be allocated to rehabilitation activities. This amount could increase pending the lack of projects proposed in a Request for Proposals (RFP) for homebuyer projects due to high mortgage rates.
	Basis for Relative Priority	Population growth and thus the housing supply throughout Yakima County is relative flat. This is causing the average age of housing to increase with time. Many very low-income households struggle to maintain their housing because they lack the resources to make critical repairs and updates needed to preserve the safety and functionality of their housing.
2	Priority Need Name	Expand Homeownership
	Priority Level	Low
	Population	Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	

	Associated Goals	
	Description	25% of HOME funds will go toward expanding homeownership through down payment assistance and/or developer subsidies.
	Basis for Relative Priority	Home price growth has outpaced income growth in Yakima County. Mortgage rates have also increased from recent historical rates. This is straining potential homebuyers. Down payment assistance and/or developer subsidies will enable potential homebuyers to afford to purchase a modest home with an affordable mortgage payment.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is not planned due to the lack of affordable housing and the community's extremely low vacancy rate.
TBRA for Non-Homeless Special Needs	TBRA is not planned due to the lack of affordable housing and the community's extremely low vacancy rate.
New Unit Production	Market characteristics that influenced the commitment of funds to this activity include the high rate of renter households who are cost burdened and severely cost burdened. Additional factors include the low vacancy rate and the number of homeless individuals who indicated in the Annual Point in Time (PIT) Count that inability to pay rent/mortgage as a cause and/or condition of their homelessness.
Rehabilitation	Market characteristics that influenced the commitment of funds to this activity include the fact that 59% of owner-occupied housing was build prior to 1950. Additional factors include the number of households with multiple poor housing conditions including lacking adequate kitchen and plumbing.
Acquisition, including preservation	Acquisition and/or preservation (other than homeowner rehabilitation) is not planned due the priority of developing new rental units and rehabilitation. Homebuyer assistance is not planned due to the positive affordability index in the consortium area.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Plan establishes local priorities consistent with national objectives and priorities of HUD. The action steps in the plan will utilize HUD grant resources obtained through the HOME Investment Partnership Program. CHDO Reserve from previous years are included as a substantial amendment to the previous plan and annual action plans due to the issues described in the introduction. Anticipated Resources include the following:

Annual Allocation = \$3,467,286.22

- 2019: \$345,000
- 2020: \$382,500
- 2021: \$382,444
- 2022: \$311,510
- 2023: \$305,839
- 2024: \$237,052
- \$509,986 = 2020 Annual Allocation
- \$501,026 = 2021 Annual Allocation
- \$1,516,518 = 2022-24 Anticipated Annual Allocation of \$505,506 x 3 years

Total estimated resources = \$3,971,625.69

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	509,986	0	1,087,604	1,597,590	2,196,418	Total includes 2020 Annual Allocation, and Prior Yrs. (Both Annual Allocation and PI)

Table 50 - Anticipated Resources

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

With a commitment to funding the development of multi-family rental housing, match will be met with other funds committed to an identifying project. Since its inception, the Yakima County Consortium has qualified a 100% match reduction due to fiscal distress.

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

It is anticipated that the Consortium will receive approximately \$3.4 million in Federal HOME funds over the course of the five years which includes carry-over from the previous years. Additional resources from program income of \$356,488.22 are expected to bring the total funds available for implementing affordable housing activities in the Consortium to approximately \$3.9 million over the course of the five years.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YAKIMA COUNTY	Government	Economic Development Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Other
Catholic Charities Housing Services	Community/Faith-based organization	Ownership Rental	Region
Yakima Housing Authority	PHA	Public Housing	Region
Sunnyside Housing Authority	PHA	Public Housing	Region
Yakama Nation Housing Authority	PHA	Public Housing	Nation
Balance of State Continuum of Care	Government	Homelessness	
YAKIMA VALLEY PARTNERS HABITAT FOR HUMANITY	CHDO	Ownership	Region
RURAL COMMUNITY DEVELOPMENT RESOURCES.	Private Industry	Economic Development	Jurisdiction
OIC OF WA	Non-profit organizations	Economic Development	Other
Continuum of Care Homeless Network of Yakima County	Other	Homelessness	Other
YAKIMA COUNTY COALITION FOR HOMELESS	Other	Homelessness	Other

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Office of Rural and Farmworker Housing	Non-profit organizations	Ownership Rental	Region
South Central Workforce Council	Other	Economic Development	Region
Northwest Community Action Center	Non-profit organizations	Economic Development public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The HOME Consortium will pursue several strategies to reach the goals. One of the biggest obstacles to be faced as strategies are implemented is limited federal funds available to meet the significant needs of the community. While the need for affordable housing is dominant, the high cost for land acquisition, construction, service provision, administration, and maintenance rise while the level of available funding at the federal level has declined. This places limits on the amount of housing that can be assisted.

The primary beneficiaries of HOME funds are households with incomes less than 80 percent of AMI. These households often must spend a high proportion of their income on housing and utility costs. For those who own their homes, many cannot afford to make basic repairs to their houses and therefore face a higher risk of experiencing dangerous housing conditions, such as mold and roof damage.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		X
Utilities Assistance	X		X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X		

Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Washington Balance of State Continuum of Care, staffed by the Washington State Department of Commerce, guides the Continuum of Care Strategic Planning Committee (representing approximately 40 public, non-profit, and private agencies, housing developers, school districts, businesses, and religious institutions). Locally, the Yakima County Homeless Coalition, staffed by the Yakima County Department of Human Services, represents local planning around the county's Five-Year Plan to end homelessness. An additional local planning body is the Homeless Network of Yakima County which is comprised of 110 community members and organizations whose mission is to advocate for people who are homeless to improve their quality of life, increase public awareness of the issues of homelessness, impact public policy and prevent and end homelessness. These agencies are available to persons with HIV and individuals and families experiencing homelessness including veterans, unaccompanied youth, and more. Services and housing are guided via the Coordinated Entry System.

Key partners in community and economic development include cities and towns, particularly in rural areas of the county. Local jurisdictions assess needs in their communities, secure funding for eligible activities, and oversee subcontractors to ensure compliance with federal and state regulations. The Consortium works to build local capacity and provides technical and planning assistance to local governments and their subcontractors.

The role of nonprofit organizations in providing affordable housing and community development cannot be overstated. Without nonprofit housing providers, much of the low-income housing in the state would simply not have been built. Nonprofits, including faith-based organizations, run many of the programs that provide emergency shelter, transitional housing, housing with supportive services, and other services to people in need. Nonprofit organizations contribute toward carrying out the Consolidated Plan both directly and indirectly. For some programs, nonprofits develop projects and apply directly for funds, while other programs partner with local governments as sub-recipients.

For-profit businesses are critical to the economic health of the Consortium and surrounding area. They provide jobs, services, and tax revenue used by local governments to provide affordable housing and

community services. State agencies, local jurisdictions, housing authorities, and nonprofit organizations contract with for-profit businesses in a variety of ways to carry out the Consolidated Plan. These businesses play an important role in developing affordable housing, designing, and constructing facilities, and creating jobs.

Public housing authorities (PHAs) are a key component in the local system to deliver affordable housing. These entities may become partners through a grantee or project sponsor relationship to complete local projects or activities.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths of the service delivery system for special needs population and persons experiencing homelessness including, but not limited to, the services listed above include:

- Ongoing collaboration and communication among institutions and jurisdictions
- Access to programs
- Well planned human service delivery

Gaps in the service delivery system include:

- Limited resources available to agencies to increase affordable housing and housing related services
- Lack of permanent housing solutions including much needed permanent supportive housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

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. The HOME program is in process of developing Memorandums of Understanding with Yakima Valley OIC and Northwest Action Center, who are grantees of Washington State Department of Commerce Weatherization Program funds to subsidize costs of rehabilitation for homes that also meet their program requirements to assist in projects being viable.
- There is ongoing coordination with HUD and the Yakima County Department of Public Services to access water filtration systems through a grant made possible by the Washington State Department of Health. This would assist certain eligible household who have unsafe levels of nitrates in the water to have access to safe drinking water.

- Coordination efforts with the Yakima County Fire Marshal’s Office has resulted in the Yakima County Fire Marshall, in conjunction with the Yakima County Fire Corps, to empower homeowners and home renters to recognize fire hazards by conducting home fire safety inspections and will help design a fire escape plan at no cost to home occupants.
- 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.
- Focus HUD program resources for maximum impact and use 2060 Affordable Housing Funds to complement federal resources.
- Support legislation and other initiatives designed to increase funding and other support for affordable housing; and coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers, to build support for increasing the housing funding base and to enhance acceptance of affordable housing.
- Prioritize the development of a program, consistent with other goals and priorities set forth in this plan, to fund affordable housing projects that are:
 1. Environmentally sound (“green” housing)
 2. Meet the accessibility requirements of the Fair Housing Act (as appropriate)
 3. Sustainable
 4. Projected to save on long-term costs for the owner and the residents
 5. 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.
 6. Vigorously enforce fair housing laws.
 7. Require HOME funded developments to implement an affirmative fair housing marketing plan.
 8. Increase awareness of fair housing issues.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Affordable Housing	2025	2029	Affordable Housing	Yakima County HOME Consortium	Rehabilitation of Existing Housing	HOME: \$2,857,818	Homeowner Housing Rehabilitated: 40 Household Housing Unit
2	Expand Homeownership	2025	2029	Affordable Housing	Yakima County HOME Consortium	Rehabilitation of Existing Housing	HOME: \$952,606	Direct Financial Assistance to Homebuyers: 24 Households Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Preserve Affordable Housing
	Goal Description	Yakima County will preserve existing affordable housing through rehabilitation activities. This will allow very low-income households to remain in their homes and preserve affordable housing stock within the Yakima County HOME Consortium.
2	Goal Name	Expand Homeownership
	Goal Description	25% of the total HOME funds will assist low-income households that are prepared to become homeowners through the use of down payment assistance and/or developer subsidies.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Yakima County HOME Consortium estimates the following numbers regarding extremely low-, very low-, and low-income families for the 5-Year Consolidated Plan:

- Extremely low (30% AMI): 20
- Low (50% AMI): 20
- Moderate (80% AMI): 24

Anticipated Resources and Assumptions

Anticipated resources over five years include:

- Program Income = \$356,488.22
 1. \$177,614.19 = Program Income from Previous Years
 2. \$178,874.03 = Anticipated 2020 Program Income
 3. Not calculated – Anticipated Program Income
- CHDO- Reserve \$147,851.25
 1. Previous Years \$147,851.25
 2. 2018 = \$78,791.10
 3. 2019 = \$69,060.15
- Annual Allocation = \$3,467,286.22
 1. \$939,756.22 = Annual Allocation Carried forward from previous years
 2. 2016 = \$113,206.32
 3. 2017 = \$156,353.80
 4. 2018 = \$393,955.50
 5. 2019 = \$276,240.60
- \$509,986 = 2020 Annual Allocation

- \$501,026 = 2021 Annual Allocation
- \$1,516,518 = 2022-24 Anticipated Annual Allocation of \$505,506 x 3 years

Total estimated resources = \$3,971,625.69

Year one of the Plan allocates \$1,775,207 which includes the following:

- Program Income = \$177,614.19
 1. \$206,006.14 = Program Income from Previous Years
- CHDO- Reserve \$147,851.25
 1. Previous Years \$147,851.25
 2. 2018 = \$78,791.10
 3. 2019 = \$69,060.15
- Annual Allocation = \$1,449,742.22
 1. \$939,756.22= Annual Allocation Carried forward from previous years
 2. \$509,986 = 2020 Annual Allocation

Total estimated resources = \$1,775,207.66

The Consortium has requested a waiver for the CHDO Set-aside for the years 2018-2020, the breakout of this funding for year 1 will be 100% for Multi-Family New Construction Rental. 25% Admin is subtracted from this amount but is not a goal itself. Note – traditionally Admin is 10%, though due to the transfer of the program, the 2020 Admin is 25%.

For Years 2021-2024, the following calculations will be in-place: 15% of the overall annual allocation will be for CHDO Set-Aside; 10% of each annual allocation will be for administration of the Program; the remaining funds will be split with 75% for construction of multi-family rentals

and 25% for homeowner rehabilitation. The commitment of 100% for Multi-Family New Construction Rental in Year 1 is to address the urgent need for affordable housing in the community.

- Year One (2020) - \$1,775,207.66

1. Administrative Costs (25%) = \$443,801
2. Multi-Family New Construction = \$1,331,406

- Year Two (2021) - \$679,900.03

1. Administrative Costs (10%) = \$67,990
2. CHDO Set-aside (15%) = \$101,985
3. Program Costs (75%) = \$509,925

-Multi-Family New Construction (75% of Program Costs) = \$382,444

-Owner-occupied – Rehabilitation (25% of Program Costs) = \$127,481

- Years Three-Five \$1,516,518

1. Administrative Costs (10%) = \$151,652
2. CHDO Set-aside (15%) = \$227,477
3. Program Costs (75%) = \$1,137,389

-Multi-Family New Construction (75% of Program Costs) = \$853,041

-Owner-occupied – Rehabilitation (25% of Program Costs) = \$284,348

Assumptions:

- Multi-Family New Construction Rental = approx. \$57,000 per unit
- Owner-occupied - Rehabilitation = approx. \$36,000 per home
- Owner-occupied - CHDO = approx. \$60,000 per home

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not Applicable

Activities to Increase Resident Involvements

The Yakima Housing Authority (YHA) encourages resident involvement with programs through a Resident Advisory Board (RAB). The RAB provides YHA and the residents with a means of sharing information about the YHA Annual Plan. YHA also participates in the Yakima County Asset Building Coalition.

At this current time, the Sunnyside Housing Authority and Yakama Nation Housing Authority does not have a formal means to increase resident involvement. Residents are welcomed to make an appointment at any time to provide feedback and ask questions.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Consortium member jurisdictions engage in ongoing efforts to advance public policy for increasing the supply of affordable housing. This includes the following activities:

- Evaluation of regulatory barriers to housing production and affordability
- Coordinated planning activities among the jurisdictions

The lack of resources to construct multi-family housing at rents affordable to lower income households is a major barrier to housing choice. Subsidies are needed to encourage the development of new rental housing meeting this demand. Unfortunately, funding available from two major sources of public assistance to support new housing development, the State Housing Trust Fund and the 2060 Housing Assistance Fund have fallen to a fraction of their pre-Recession levels. Funds for infrastructure to support new subsidized housing construction are similarly in limited supply and state infrastructure grant funds are limited to supporting existing housing.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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. In 2014, 34% of homeowners in Yakima County paid 30% or more towards mortgage payments and 54% of renters paid 30% or more towards rent (2010-2014 ACS).

Vacancy rates in housing are a ratio of available housing units and total 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 homeowner vacancy rate was 0.7% and the rental vacancy rate was 2.5% (2019 ACS). In comparison, Washington State's homeowner vacancy rate was 1.1% and the rental vacancy rate was 4.3% (2019 ACS).

Strategies to Remove or Ameliorate the Barriers to Affordable Housing:

- Promote programs and activities that offer the opportunity to construct new affordable rental housing programs serving lower income populations.
- Encourage programs and projects which most closely meet the specific needs of the disabled, large families, lower income populations and the elderly.
- Utilize the HOME Program as a subsidy to support the construction of affordable rental housing (when grant funding levels are of a sufficient amount to support reasonable levels of subsidy or viable projects are proposed).

- Support activities which provide counseling to renters on their rights.
- Support local efforts and activities to provide landlords with information and understanding of fair housing rights of renters.
- Advocate for potential state and federal resources which can be used to support housing for lower income persons.
- Encourage consideration of inclusionary zoning and other actions which support affordable housing in the updating of local planning documents.
- Encourage the development of affordable rental housing by housing developers and housing authorities, including housing which is suitable for the needs of large families.
- Encourage the development of new housing resources in locations close to jobs, transportation and services, utilizing “in-fill” sites wherever feasible.
- Consider in long-range housing planning efforts the trending housing needs of the elderly and disabled persons.
- Advocate for the retention or restoration of critical social service programs supporting the most severely disabled populations.

SP-60 Homelessness Strategy – 91.215(d)

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 coordinate's outreach activities and helps households connect to Coordinated Entry Systems or other appropriate resources.

Addressing the emergency 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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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.

An exciting development in Yakima County has been the County's selection 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, sponsored by the Homeless Network of Yakima County is a project dedicated to reaching functional zero for youth and young adult homelessness by the year 2022. Yakima is one of four sites 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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 may be provided for testing, risk assessment, and clearances for eligible activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

A leading source of lead in the home is painted surfaces. Deteriorating paint, friction in sliding windows, lead on impact surfaces, as well as unsafe renovation practices, can all result in the accumulation of dust in the house and lead in the soil. The Yakima County HOME Consortium is in ongoing discussion with the Toxics Cleanup division of the Central Regional Office of the Washington State Department of Ecology to discuss and coordinate potential clean-up of lead and other soil hazards in residential HOME projects. The presence of deteriorating paint, lead-contaminated dust, and/or bare, lead-contaminated soil can result in significant lead-based paint hazards. [1] According to a 1999 national survey of homes, 27% of all homes in the United States had significant lead-based paint (LBP) hazards. [2] However, the national survey found that location in the country was a factor in the probability of hazards: significant LBP hazards are more prevalent in the northeast (43%) than in the west (19%).

Age of housing is commonly used to estimate the risk of significant hazards in the home. Lead was banned from residential paint in 1978. The 1999 national survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977, and just 1% after that.

How are the actions listed above integrated into housing policies and procedures?

In October 2016 Yakima County was awarded a Lead Based Paint Hazard and Control Grant from HUD. From October 2017 to September 2019, 62 residential units received a combination Lead Based Paint Inspection/Risk Assessment. As of November 2019, 37 units had received some form of lead interim control and/or lead abatement. Of those 62 units assessed through the Lead grant, six units have already been funded under HOME for additional rehabilitation, 5 units are on schedule to receive a HOME detailed inspection for rehabilitation, and 3 more are on schedule for income qualification. This coordination to date manifested in a cost savings of over \$175,000 in direct project hard costs. The cost savings manifested in the form of having the lead inspection, lead controls/abatement strategies, and clearance reports funded through the Lead Hazard Control grant. The efforts were more time consuming but the benefit of having a safer and healthier home was huge to the families on top of a cost savings to the HOME program.

- The additional benefits of administering the grant in coordination with the HOME Consortium is as follows:
- Increased knowledge and awareness of lead-based paint hazards in the community to families who are low-income, minority, and have kids under the age of 6 years old.
- The adoption of specific outreach materials approved by HUD into the HOME Consortium for educational outreach.
- The increase in certified lead abatement supervisors and workers in Yakima County, who are now available to bid on HOME Rehab projects.
- The revision of forms, procedures, and policies in the HOME Rehab Programs based upon lessons learned and the up-to-date best practices in the lead hazard control grant.

Lead-based paint hazard strategies are implemented in the Yakima County HOME Consortium Policy Plan, Procedures, and Contractor Manual. Contracts and forms have been implemented to assure compliance with HOME federal requirements and any state requirements.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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 and landlord 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

New rental housing units constructed or assisted with HOME Program resources will provide first preference to populations under 50% of the median income of the area and will provide a resource for expanding housing available to the homeless and special needs populations. Individual renter and owner - occupied housing costs will be limited to 30% of the assisted household's income. In addition, the HOME Consortium will work with non-profit and government agency developers to encourage the location of new rental units in areas that are readily accessible to transportation, jobs, and key services.

SP-80 Monitoring – 91.230

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

The Lead Agency will be responsible for monitoring project activities to assure they are implemented in compliance with Federal requirements as follows:

- Rehabilitation of Owner- Occupied Units - Compliance with local codes will be monitored through program design and documentation of project management on an ongoing basis until project completion. At a minimum of a yearly basis the HOME Program Manager will review each file at time of the admin review, after the pre-construction conference, and after project completion to review file checklist and ensure process has been followed. Once completed the HOME Program Manager will initial and date front of accordion file with any applicable notes.
- Developer Rental Units- Currently the only rental units required for monitoring would be the San Ines Court development in Grandview, WA. Due to the CARES Act, the onsite inspection has been postponed. A desk review will need to be conducted by December 31, 2020. For new developer rental projects, ongoing construction will be monitored on a as needed bases to ensure steady progress, document and discuss any need for change orders, and provide overall constructions management and coordination.
- Homebuyer projects - Ongoing construction will be monitored on a as needed bases to ensure steady progress, document and discuss any need for change orders, and provide overall constructions management and coordination. At a minimum of a yearly basis the HOME Program Manager will review each file at time of loan closing.

Expected Resources

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

Introduction

The Plan establishes local priorities consistent with national objectives and priorities of HUD. The action steps in the plan will utilize HUD grant resources obtained through the HOME Investment Partnership Program. CHDO Reserve from previous years are included as a substantial amendment to the previous plan and annual action plans due to the issues described in the introduction. Anticipated Resources include the

following:

Annual Allocation = \$3,467,286.22

- 2019: \$345,000
- 2020: \$382,500
- 2021: \$382,444
- 2022: \$311,510
- 2023: \$305,839
- 2024: \$237,052
- \$509,986 = 2020 Annual Allocation
- \$501,026 = 2021 Annual Allocation
- \$1,516,518 = 2022-24 Anticipated Annual Allocation of \$505,506 x 3 years

Total estimated resources = \$3,971,625.69

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	509,986.00	0.00	1,087,604.00	1,597,590.00	2,196,418.00	Total includes 2020 Annual Allocation, and Prior Yrs. (Both Annual Allocation and PI)

Table 54 - 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

With a commitment to funding the development of multi-family rental housing, match will be met with other funds committed to an identifying project. Since its inception, the Yakima County Consortium has qualified a 100% match reduction due to fiscal distress.

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

It is anticipated that the Consortium will receive approximately \$3.4 million in Federal HOME funds over the course of the five years which includes carry-over from the previous years. Additional resources from program income of \$356,488.22 are expected to bring the total funds available for implementing affordable housing activities in the Consortium to approximately \$3.9 million over the course of the five years.

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
2	Preserve Affordable Housing	2025	2029	Affordable Housing	Yakima County HOME Consortium	Rehabilitation of Existing Housing	HOME: \$277,335.00	Homeowner Housing Rehabilitated: 4 Household Housing Unit
3	Expand Homeownership	2025	2029	Affordable Housing	Yakima County HOME Consortium	Expand Homeownership	HOME: \$133,531.00	Homeowner Housing Added: 2 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

2	Goal Name	Preserve Affordable Housing
	Goal Description	
3	Goal Name	Expand Homeownership
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

The Yakima HOME Consortium does its best to allocate funding for eligible activities, meeting national objectives through individual programs to assist the consortium area with specific projects to meet a wide variety of needs. Many of the HOME Investment projects take years of development through many types of funding grant rounds to include state and local funding, environmental reviews, planning and zoning reviews before a specific address can be allocated. Also, be aware that many of the program numbers served are listed here as an "Approximate number" due to the ever-changing nature of many of the development criteria as listed above. These numbers are subject to change depending upon the need, cost associated with the development as it goes through the many reviews, as well as the subject of the development and construction costs that can rise due to inflation over a long development and construction period.

Funds will be allocated to projects by a Consortium-wide Request for Proposals (RFPs) process. HOME staff will work with community organizations and private developers that have experience providing affordable housing to identify opportunities and encourage participation in the RFP Process. RFPs will be published in local newspapers and on Yakima County's website. Proposals will be evaluated and scored based on established criteria such as the following:

- Eligibility of the proposed project to receive HOME assistance
- The ability of the organization to adhere to HUD and State regulations and requirements from project inception through the end of the period of affordability
- Alignment with Yakima County HOME Consortium's goals and objectives from its Consolidated Plan and Action Plans
- The amount of assistance per expected number of families to be assisted
- Strength of financing secured/committed to the proposed project
- Organizational capacity of the applicant and past performance on similar projects
- The income levels of families to be assisted
- Feasibility of the Project based on a market analysis
- Anticipated community and economic benefits

Yakima County will select and fund the highest scoring proposals based on a minimum score threshold

established in the RFP, or until funds are exhausted.

Projects

#	Project Name
1	Program Administration - 2025
2	Homeowner Rehabilitation - 2025
3	Homebuyer New Construction - 2025

Table 56 – Project Information

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

The HOME Consortium will pursue several strategies to reach the goals. One of the biggest obstacles to be faced as strategies are implemented is limited federal funds available to meet the significant needs of the community. While the need for affordable housing is dominant, the high cost for land acquisition, construction, service provision, administration, and maintenance rise while the level of available funding at the federal level has declined. This limits the amount of housing that can be assisted.

AP-38 Project Summary
Project Summary Information

1	Project Name	Program Administration - 2025
	Target Area	Yakima County HOME Consortium
	Goals Supported	Preserve Affordable Housing Expand Homeownership
	Needs Addressed	Rehabilitation of Existing Housing Expand Homeownership
	Funding	HOME: \$41,086.00
	Description	
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	Homeowner Rehabilitation - 2025
	Target Area	Yakima County HOME Consortium
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Rehabilitation of Existing Housing
	Funding	HOME: \$277,335.00
	Description	
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	This will benefit four families.
	Location Description	
	Planned Activities	
3	Project Name	Homebuyer New Construction - 2025
	Target Area	Yakima County HOME Consortium

Goals Supported	Expand Homeownership
Needs Addressed	Expand Homeownership
Funding	HOME: \$92,445.00
Description	
Target Date	12/31/2026
Estimate the number and type of families that will benefit from the proposed activities	This will benefit two families.
Location Description	
Planned Activities	

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.

Geographic Distribution

Target Area	Percentage of Funds
Yakima County HOME Consortium	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocations are done per application to the County's RFP. Yakima County is a rural community so there is not an abundance of developers or sponsors.

Discussion

As per the market analysis, all areas within the participating jurisdictions need increasing and preserving affordable housing.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

A first step in the planning process was to assess the needs of the area. Consultants were contracted to conduct research on housing and human needs through document and data research, and gathering information from local jurisdictions, service providers, housing and banking industry representatives, agencies involved in developing and managing housing for lower income households, governmental agencies, and both public and private non-profit organizations. Planning documents were also reviewed for needs and goals/strategies to avoid conflict with local planning.

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

Table 58 - 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	2
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	6

Table 59 - 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 Housing Authority (YHA) encourages resident involvement with programs through a Resident Advisory Board (RAB). The RAB provides YHA and the residents with a means of sharing information about the YHA Annual Plan. YHA also participates in the Yakima County Asset Building Coalition.

At this current time, the Sunnyside Housing Authority and Yakama Nation Housing Authority does not have a formal means to increase resident involvement. Residents are welcomed to make an appointment at any time to provide feedback and ask questions.

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 the Yakima Housing Authority and the Sunnyside Housing Authority.

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 coordinate's 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:

AP-85 Other Actions – 91.220(k)

Introduction:

The HOME Consortium will pursue several strategies to reach the goals. One of the biggest obstacles to be faced as strategies are implemented is limited federal funds available to meet the significant needs of the community. While the need for affordable housing is dominant, the high cost for land acquisition, construction, service provision, administration, and maintenance rises while the level of available funding at the federal level has declined. This places limits on the amount of housing that can be assisted.

Actions planned to address obstacles to meeting underserved needs

The primary beneficiaries of HOME funds in year one will be extreme- and low-income households. These households often must spend a high proportion of their income on housing and utility costs.

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 may be provided for testing, risk assessment, and clearances for eligible activities.

Actions planned to reduce the number of poverty-level families

Approximately 16.5% 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

Support legislation and other initiatives designed to increase funding and other support for affordable housing; and coordinate with statewide and community-based housing agencies to provide housing education for the public and policy makers, 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

Vigorously enforce fair housing laws. Require HOME funded developments to implement an affirmative fair housing marketing plan. Increase awareness of fair housing issues.

Discussion:

Program Specific Requirements

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

Introduction:

Due to limited HUD funding, the Yakima County HOME Consortium strives to effectively and efficiently as possible to benefit its citizens within the participating jurisdictions as per HUD's requirements. Any program income is embedded within the appropriate programs for Eligible Activities to meet HUD approved National Objectives.

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DELETE_TABLE_IF_EMPTY=[YES]>

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

0.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

N/A

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 or rental owner sells the property within the period of affordability the PJ will recapture a portion of the HOME-assistance provided to the homeowner or rental owner 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:

See item 2.

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:

Not Applicable - No Rehabilitation projects are planned in Year one and no multifamily rehabilitation is planned for this period.

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)). <TYPE=[text]
REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>
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)).
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).

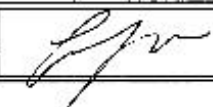
Attachments

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 11/30/2028

Application for Federal Assistance SF-424		
<div> <div> * 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application </div> <div> * 2. Type of Application: <input type="checkbox"/> New <input checked="" type="checkbox"/> Continuation <input type="checkbox"/> Revision </div> <div> * If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/> </div> </div>		
* 3. Date Received: 07/11/2025		* 4. Applicant Identifier: <input type="text"/>
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: 23-24-DC-53-0209
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: Yakima County		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 91-60013287		* c. UEI: F1SD8N90258
d. Address:		
* Street1: 233 North 1st Street		
* Street2: <input type="text"/>		
* City: Yakima		
* County/Parish: <input type="text"/>		
* State: WA: Washington		
* Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 98901-2613		
a. Organizational Unit:		
Department Name: Human Services		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>		* First Name: Brian
Middle Name: <input type="text"/>		
* Last Name: Redengren		
Suffix: <input type="text"/>		
Title: HHS Program Manager		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: 509-574-1363		* Fax Number: <input type="text"/>
* Email: brian.redengren@co.yakima.wa.us		

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="B: County Government"/>		
Type of Applicant 2: Select Applicant Type: <input type="text"/>		
Type of Applicant 3: Select Applicant Type: <input type="text"/>		
* Other (specify): <input type="text"/>		
* 10. Name of Federal Agency: <input type="text" value="Department of Housing & Urban Development"/>		
11. Catalog of Federal Domestic Assistance Number: <input type="text" value="14.239"/>		
CFDA Title: <input type="text" value="HOME Investment Partnerships Program (HOME)"/>		
* 12. Funding Opportunity Number: <input type="text" value="N-25-DC-53-0209"/>		
* Title: <input type="text" value="HOME Investment Partnerships Program"/>		
13. Competition Identification Number: <input type="text"/>		
Title: <input type="text"/>		
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <div> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>		
* 15. Descriptive Title of Applicant's Project: <input type="text" value="Preserve and Create Affordable Housing for Low-Income Households Throughout the Yakima County HOME Consortium."/>		
Attach supporting documents as specified in agency instructions. <div> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>		

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant: <input type="text" value="66-004"/>	* b. Program/Project: <input type="text" value="4th"/>
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/>	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date: <input type="text" value="07/01/2025"/>	* b. End Date: <input type="text" value="06/30/2027"/>
18. Estimated Funding (\$):	
* a. Federal	410,866.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	102,716.50
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	513,582.50
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process? <input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on <input type="text"/> <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review. <input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", provide explanation and attach <input type="text"/> <div style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001) <input checked="" type="checkbox"/> ** I AGREE <small>** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.</small>	
Authorized Representative:	
Prefix: <input type="text"/>	* First Name: <input type="text" value="Esther"/>
Middle Name: <input type="text"/>	
* Last Name: <input type="text" value="Magasis"/>	
Suffix: <input type="text"/>	
* Title: <input type="text" value="Director of Human Services"/>	
* Telephone Number: <input type="text" value="509-579-1366"/>	Fax Number: <input type="text"/>
* Email: <input type="text" value="esther.magasis@co.yakima.wa.us"/>	
* Signature of Authorized Representative: 	* Date Signed: <input type="text" value="07/07/2025"/>

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.


Signature of Authorized Official

02/07/2025
Date

DIRECTOR OF HUMAN SERVICES
Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance – If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs – It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering – Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

09/04/2015
Date

Director of Human Services
Title

**Applicant and Recipient
Assurances and Certifications**

U.S. Department of Housing
and Urban Development

OMB Number 2501-0044
Expiration Date: 2/28/2027

Instructions for the HUD 424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.25.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: (Insert below the Name and Title of the Authorized Representative, name of Organization and the date of signature):

*Authorized Representative Name:

Esther Magana

*Title: Director of Human Services

*Applicant/Recipient Organization:

Yakima County

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.105 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).

* Signature:

* Date: (mm/dd/yyyy): 07/12/2025

Form HUD 424-B (1/27/2023)

Public Reporting Burden Statement: The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R. 451 7th St SW, Room 4176, Washington, DC 20410-8000. Do not send completed HUD 424-B forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

Form HUD 424-B (1/27/2023)

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

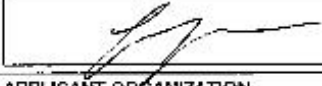
1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure nondiscrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VII of the Civil Rights Act of 1964 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-846) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11880; (d) evaluation of flood hazards in floodplains in accordance with EO 11888; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (Identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
	DIRECTOR of HUMAN SERVICES
APPLICANT ORGANIZATION	DATE SUBMITTED
YAKIMA COUNTY	07/11/2025

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Appendix - Alternate/Local Data Sources

1	<p>Data Source Name Population Change 1990-2014</p> <p>List the name of the organization or individual who originated the data set. Source: United States Census; 1990, 2000, 2010. Washington State Office of Financial Management; Forecasting Division, April 1 Population of Cities, Towns, and Counties, 2014. *Census 2010 Annual Population Estimates.</p> <p>Provide a brief summary of the data set. Provides Population Change statistics for the in the participating jurisdictions from 1990-2014</p> <p>What was the purpose for developing this data set? This information was not populated automatically in the IDIS template.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? It is the population of 7 cities and unincorporated Yakima County.</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 1990-2014</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name 2014 Yakima County Point in Time survey</p> <p>List the name of the organization or individual who originated the data set. Yakima County Homeless Network</p> <p>Provide a brief summary of the data set. Each year, members of the Homeless Network of Yakima County organize annual Point in Time/Project Homeless Connect Events. The purpose of the Yakima County Point in Time Survey is to determine the number of homeless individuals living in Yakima County on a given day. The Homeless Network of Yakima County reviews the results, identifies gaps in services, and develops and implements plans to close the gaps. Project Homeless Connect is designed to be a one-day, one-stop event that links people experiencing homelessness with a broad range of needed services such as housing, employment, health care, dental care, mental health care, and benefits, and provides an opportunity for service agencies, businesses and community volunteers to be directly involved in helping individuals and families make significant steps towards ending their homelessness</p>

	What was the purpose for developing this data set?
	To fulfill federal and state obligations in securing data for the homeless population.
	Provide the year (and optionally month, or month and day) for when the data was collected.
	January 30,2014
	Briefly describe the methodology for the data collection.
	Groups of volunteers are trained on how to conduct the survey. The Homeless Network of Yakima County reviews the results, identifies gaps in services, and develops and implements plans to close the gaps.
3	Describe the total population from which the sample was taken.
	Yakima County
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
	A majority of the homeless population (80%) reside in the City of Yakima which is considered a regional urban center. A total of 759 were surveyed.
	Data Source Name
	2015-2019 ACS
	List the name of the organization or individual who originated the data set.
	Provide a brief summary of the data set.
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.