



Yakima County
HOME Consortium
*Providing Housing Opportunities
Throughout Yakima County*

**CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
(CAPER)**

July 1, 2020 – June 30, 2021

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

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CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Yakima County HOME Consortium worked to restart and move its homeowner housing rehabilitation program forward during the COVID-19 pandemic. Although no homeowner housing rehabilitation or new rental construction projects were completed during the 2020 fiscal year, multiple new rehabilitation projects began and substantial work was done on existing projects. The focus was to reduce the backlog of qualified applicants for the homeowner housing rehabilitation program. There were a total of 20 projects either in the application or construction phase. The following are key accomplishments for the HOME program during fiscal year 2020:

- Hired a new program manager
- Completed the 2020 Consolidated Plan and the 2020 and 2021 Action Plans
- Transitioned the HOME Program from the Department of Public Services to the Department of Human Service

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Expand Low-Income Rental Units	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	45	0	0.00%	23	0	0.00%
Stabilize and Expand Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	6	0	0.00%			

Stabilize and Expand Homeownership	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	0	0.00%			
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Program funds were used to preserve affordable housing through the homeowner housing rehabilitation program which is a high priority item. Administrative funds were also used to hire and train a new program manager and to create the 2020 Consolidated Plan and the 2020 and 2021 Annual Action Plans. Although construction on two projects finished during the program year, these projects were not completed in IDIS until the following program year. These two projects will be part of the 2021 CAPER.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	HOME
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

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

Narrative

No projects were completed for fiscal year 2020. However, 10 of the 15 applications received by the County for its homeowner housing rehabilitation program in fiscal year 2020 were Hispanic. This accounts for 66 percent of applicants which is greater than the Consortium's 52 percent Hispanic population.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
HOME	public - federal	1,775,204	293,998

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The match requirement for the Yakima County HOME program in program year 2020 was waived due to HUD's COVID emergency waivers and suspensions made available to participating jurisdictions. However, Yakima County continued to use Washington State 2060 funds in addition to HOME funds to provide assistance to homeowners. Homeowners were also required to do their part to remedy certain code violations before assistance was provided. This included activities such as clearing yards of broken-down vehicles and garbage.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	137,466
2. Match contributed during current Federal fiscal year	13,020
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	150,486
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	150,486

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
HM17-001	04/01/2021	12,281	0	0	0	0	0	12,281
HM19-011	05/01/2021	739	0	0	0	0	0	739

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
213,307	178,874	27,524	0	364,657

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	33	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	33	0

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	33	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	33	0

Table 12 – Number of Households Supported

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

The Yakima County HOME Consortium did not accomplish its annual goal to build rental units for low-income households primarily due to the departure of the program manager and a subsequent six-month vacancy of this position.

Discuss how these outcomes will impact future annual action plans.

This report covers the first year of the Consolidated Plan. The goal for this year will be spread throughout the four remaining Annual Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The County's HOME program moved from the department of Public Services to the recently recreated Department of Human Services to better coordinate efforts with homeless services programs funded by the Department of Human Services and the Yakima County Homeless Coalition.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

The homeowner housing rehabilitation program provides assistance to homeowners who are not able to pay for home repairs needed to maintain a safe and healthy living space. If assistance is not provided the homeowner is at risk of their home becoming inhabitable due to leaking roofs, electrical hazards, unreliable water supply, or other unsafe living conditions.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The HOME program does not directly address helping homeless persons make the transition to permanent housing. The HOME program has begun working with Human Services staff who oversee homeless services programs funded by Yakima County to share information and find ways to

complement each other's efforts.

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

Actions taken to address the needs of public housing

There were no actions taken to address the needs of public housing during this program year. HOME staff will work with the three public housing authorities in Yakima County as they plan and develop projects to construct new rental housing for low-income families in program year 2021.

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

There were no actions this program year.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

HOME program staff is exploring and discussing with one of its HOME Consortium members strategies to increase affordable housing through the use of accessory dwelling units (ADUs), and how the HOME program can assist with implementing these strategies.

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

HOME staff continue to reach out to its Consortium members to assess the needs of their individual communities. This enables the staff to understand what the greatest needs are and where those needs are concentrated.

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

The Yakima County HOME Consortium inspects and tests homes that were built prior to 1978 for lead-based paint. If lead-based paint is found then the County includes lead remediation as part of the scope of work. Lead remediation is performed by qualified personnel and lead clearances are obtained to ensure the work was adequate to eliminate the risk of lead exposure.

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

The HOME program's homeowner housing rehabilitation program assists poverty-level families in need of housing repairs who otherwise cannot afford these repairs on their own. These repairs often include weatherization activities which reduce heating costs, thus lowering monthly housing costs for these families.

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

The HOME program hired a new program manager and moved to the Department of Human Services. These two actions will better align the HOME program with other social services funded by the County.

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

Yakima County regularly receives inquiries and referrals from social service agencies regarding the homeowner housing rehabilitation program. Additionally, staff are working to develop relationships with agencies in the community that share similar goals and objectives to preserve affordable housing for

low-income families.

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

This is not applicable to the homeowner housing rehabilitation program.

CR-40 - Monitoring 91.220 and 91.230

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

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Citizens will be given 15 days to review and comment on this performance report. Notice will be given through the Yakima Herald-Republic which is the paper of record for Yakima County.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In fiscal year 2020 five rental units from the Sor Juana Inez Court Apartments were due for a six-year physical inspection. These inspections were not completed during fiscal year 2020 due to management changes in the program. However, the inspections were completed in the early part of fiscal year 2021. The 2021 CAPER will provide details of these inspections.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The Yakima County HOME Consortium did not conduct any marketing during fiscal year 2020. Staff focussed their efforts on reducing the backlog of qualified applicants for the homeowner housing rehabilitation program. Additionally, the County did not assist with multi-family housing or homebuyer projects. The County will follow its Affirmative Marketing policies and procedures throughout the process of providing assistance for construction of new rental units and homebuyer activities. The County also monitors the demographics of those who participate in the homeowner housing rehabilitation program, and will respond with targeted outreach if the population of those receiving assistance substantially vary from the overall population served by the Yakima County HOME Consortium.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

\$27,524 of program income was used for one homeowner housing rehabilitation project and one homebuyer project during the program year.

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

The program manager and the director of the Department of Human Services began reaching out to each community through each HOME board member. Topics of discussion include housing issues, opportunities to increase affordable housing, the housing affordable housing providers

