



Yakima County HOME Consortium

*Providing Housing Opportunities
Throughout Yakima County*

2021 Annual Action Plan

July 1, 2021 – June 30, 2022

A plan to accomplish the goals and objectives for program year 2021 based on the 2020-2024 Consolidated Plan

For additional information contact

Yakima County
Department of Human Services
128 N. Second Street
Yakima, WA 98901
509-574-2300

Executive Summary

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

1. Introduction

Year Two of the Plan allocates \$679,900 which includes the following:

- Program Income = \$178,874

\$178,874.03 = 2020 Program Income

- Annual Allocation = \$501,026

\$501,026 = 2021 Annual Allocation

The breakout of this funding for Year 2 will be 75% for Multi-Family New Construction Rental and 25% for Owner Occupied Rehabilitation. 10% Admin is subtracted from this amount but is not a goal itself as well as 15% CHDO Set-aside

2. Summarize the objectives and outcomes identified in the Plan

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

Goals Summary Information

The breakout of this funding for Year 2 will be 75% for Multi-Family New Construction Rental and 25% for Owner-Occupied Rehabilitation. 10% Admin is subtracted from this amount but is not a goal itself. AN Addition 15% will be dedicated to the CHDO Set-Aside.

- Year Two (2021) - \$679,900.03 Administrative Costs (10%) = \$67,990 CHDO Set-aside (15%) = \$101,985 Program Costs (75%) = \$509,925 Multi-Family New Construction (75% of Program Costs) = \$382,444 Owner-occupied – Rehabilitation (25% of Program Costs) = \$127,481

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

Annual Action Plan
2021

3. Evaluation of past performance

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

Projects and activities were limited last year due to both COVID-19 and a vacancy in the HOME program manager position. The program has had success in the past with homeowner rehabilitation and construction of new single-family homes. The HOME program will continue with these two projects and add construction of rental units.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizens were able to give input through the public comment period (July 6th through August 10th).

5. Summary of public comments

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

There were no public comments.

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

There were no public comments.

7. Summary

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

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

1. Introduction

During the development of this plan, the HOME Administrator left for another employment opportunity. The activities in this section outline the consultations documented by the previous HOME Administrator.

Key points discussed in this section:

- Transferring the program to the Department of Human Services will increase coordination amongst various sectors.
- 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 newly 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:

- 5 Year Plan to End Homelessness: The YHC shall evaluate the Yakima County 5-Year Plan to end Homelessness, and annually recommend updated plans to the BOCCC for adoption prior to state deadline as required by HB1570.
- Establish Housing Project Guidelines: The YHC shall establish and evaluate housing project guidelines that are consistent with the statewide homeless housing strategic plan for the following projects: a) emergency shelter; b) short-term housing needs; c) temporary encampments; d) supportive housing for chronically homeless persons; and e) long-term housing. All established guidelines and updates of guidelines shall be recommended to the BOCC for adoption prior to any changes becoming effective as required by HB1570.
- Data Collection and Review: The YHC should review HMIS and project performance data and evaluate how that data is collected to ensure standardized collection procedures, what additional data may be useful to be collected and collaborate with service providers when necessary, regarding data collection.
- Youth Services: The YHC should evaluate issues facing homeless youth and services being provided, or that could be provided, to homeless youth.
- Affordable Housing: The YHC should evaluate the housing stock in Yakima County and discuss matters pertaining to affordable housing.
- Homeless Services for Special Needs Populations: The YHC should evaluate current homeless services for special needs populations and provide input as to what services could be added.
- Emergency Shelter: The YHC should evaluate and review emergency homeless shelter options ensuring that shelter beds are available during all times of the year

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.

As stated in the priority list above, Yakima County also manages the Yakima County 5-Year Plan to Address Homelessness 2019-2024 which identifies the following priority populations:

Populations which have been identified as needing specific attention with regards to homelessness are:

- Individuals experiencing chronic homelessness
- Unaccompanied youth
- Veterans
- Families with Children (including victims of domestic violence)
- 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, working to prevent and end youth and young adult homelessness. The Anchor Community Initiative is a project dedicated to reducing youth and young adult homelessness to functional zero by the year 2022. Yakima is one of four counties in the state that has been selected for this project, which has brought close to a million dollars of funding into the community for youth and young adult homelessness in the last year.

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

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

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

- Using data to evaluate and promote inclusivity and equity in service provision and housing options.

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

Table 2 – Agencies, groups, organizations who participated

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 Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Continuum of Care Homeless Network of Yakima County
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
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Identify any Agency Types not consulted and provide rationale for not consulting

No specific Agency was intentionally excluded from the consultation process as a 30-day written comment period will be advertised and open to any citizen or agency to give additional written comment, plus two advertised Public Hearings to give ample opportunity for input from individuals, groups, departments and/or agencies.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	WA Department of Commerce	The goals of the Home Program complement the goals of the BoS CoC plan by expanding the array of affordable housing assistance.
Yakima County Comprehensive Plan	Yakima County	Guiding policy document for regional services and for land use and development regulations in Unincorporated Yakima County.
Yakima County 5-Year Plan to Address Homelessness	Yakima County	Required plan guiding the investment of CHG and local filing fees dollars to address housing and homelessness in Yakima County.
Yakima Housing Authority 2020 Annual plan and 5-ye	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	Washington State Department of Commerce	The goals of the Home Program complement the goals of Washington State by expanding the array of affordable housing assistance.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Home, Together	United States Interagency Council on Homelessness	The goals of the Home Program complement the goals of the Federal Plan by expanding the array of affordable housing assistance.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

Purpose

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

Public comment on the citizen participation plan

The County will advise the public of the availability of the Citizen Participation Plan and invite residents to comment on it. If modifications to the plan are being considered, the public will be invited to comment on the proposed amendments to the plan. Notices advising the public of the availability of the Citizen Participation Plan and any proposed amendments to it will be published in 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 Annual Action Plan, and amendments to the Plan

The County also encourages public participation in the development of the Annual Action Plan and amendments to the Plan. The Plan provides for an assessment of needs, outlines 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.

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

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

Notice was given to the public regarding the Annual Action Plan and regarding two public hearings through the Yakima Herald-Republic and El Sol de Yakima newspapers. Community members were given 30 days to review and comment on the Draft Plan. Citizens could either comment on the Plan at the two public hearings or by submitting comments in writing to the Yakima County Department of Human Services. The plan was also available on the County's website.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	No responses received	No comments received	Not applicable	

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)
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 received	No comments received	Not applicable	https://www.yakimacounty.us/1423/HOME-Consortium
4	Emailed members of Homeless Coalition	Homeless Service Providers	No responses received	No comments received	Not applicable	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Year Two of the Plan allocates \$679,900 which includes the following:

- Program Income = \$178,874
 - \$178,874.03 = 2020 Program Income
- Annual Allocation = \$501,026
 - \$501,026 = 2021 Annual Allocation

The breakout of this funding for Year 2 will be 75% for Multi-Family New Construction Rental and 25% for Owner Occupied Rehabilitation. 10%

Admin is subtracted from this amount but is not a goal itself as well as 15% CHDO Set-aside

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	501,026	178,874	0	679,900	1,516,518	

Table 5 - Expected Resources – Priority Table

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

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 for the 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
1	Expand Low-Income Rental Units	2020	2024	Affordable Housing	Yakima County HOME Consortium	Affordable Housing - Production of New Units	HOME: \$382,444	Rental units constructed: 7 Household Housing Unit
2	Stabilize and Expand Homeownership	2020	2024	Affordable Housing	Yakima County HOME Consortium	Rehabilitation of Existing Units Homeowner - Production of New Units	HOME: \$229,466	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

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

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.

Projects

#	Project Name
1	Rental Housing: New Construction or Rehab - 2021
2	Homebuyer: New Construction or Rehab - 2021
3	Homeowner Rehabilitation - 2021
4	Program Administration - 2021

Table 7 - 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 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.

New Construction of Multi-Family Rental Housing has been identified as the best option to meet the urgent need for additional affordable housing in the Consortium Area as well as the need to utilize previous year's allocations that could not be used due to the pandemic and staffing changes. Cross-Cutting Federal regulations can be a burden on developers necessitating a large investment on the part

of the Consortium to attract proposals.

Owner-occupied rehabilitation will help address the housing condition issues identified in the Needs Assessment and Housing Market Analysis.

AP-38 Project Summary
Project Summary Information

1	Project Name	Rental Housing: New Construction or Rehab - 2021
	Target Area	Yakima County HOME Consortium
	Goals Supported	Expand Low-Income Rental Units
	Needs Addressed	Affordable Housing - Production of New Units
	Funding	HOME: \$382,444
	Description	Expand and preserve affordable rental housing for extremely low-income and low-income families
	Target Date	7/17/2023
	Estimate the number and type of families that will benefit from the proposed activities	This project will assist 7 families. <ul style="list-style-type: none"> • 4 Low-Income families • 3 Very Low-Income families
	Location Description	Yakima County
	Planned Activities	Activities will be selected through a competitive bid process.
2	Project Name	Homebuyer: New Construction or Rehab - 2021
	Target Area	Yakima County HOME Consortium
	Goals Supported	Stabilize and Expand Homeownership
	Needs Addressed	Homeowner - Production of New Units
	Funding	HOME: \$101,985
	Description	Assist developers, sponsors, or owners to create affordable housing for low-income families.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 2 low-income families.
	Location Description	Yakima County
	Planned Activities	Activities will be selected through a competitive bid process.
3	Project Name	Homeowner Rehabilitation - 2021
	Target Area	Yakima County HOME Consortium
	Goals Supported	Stabilize and Expand Homeownership
	Needs Addressed	Rehabilitation of Existing Units
	Funding	HOME: \$127,481

	Description	Preserve affordable housing for low-income and very low-income families
	Target Date	8/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project will benefit 4 very-low income families.
	Location Description	Yakima County
	Planned Activities	Activities will be selected through an application screening process.
4	Project Name	Program Administration - 2021
	Target Area	Yakima County HOME Consortium
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$67,990
	Description	Planning, Reporting, Monitoring, and Managing Programs, Projects, and Activities
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Yakima County staff and its subcontractors will plan for and manage all required reporting and oversight to ensure that the program and its activities follow HUD regulations.

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 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocations are done as per applications to the RFP are received. Yakima County is a rural community, 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.

Since the actual project will be determined by responses to a public procurement process, it is possible that there will be set asides for individuals who are homeless or special needs. It is impossible to predict until a project has been selected.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	13
Special-Needs	0
Total	13

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	9
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	13

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

Discussion

Vacancy rates are housing are a ration 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 vacay 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). This is one of the most important reasons that all of year one's allocation was dedicated to the development of new

multi-family rental units.

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

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.

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.

Vacancy rates are housing are a ration 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).

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

- Provide close guidance to two or more new developers and promote the RFP process. Guidance and encouragement will be framed in educating the new developers to the HOME requirements.
- Encourage programs and projects which most closely meet the specific needs of the disabled, large families, lower income populations and the elderly.
- Utilize the HOME Program as a subsidy to support the construction of affordable rental housing (when grant funding levels are of a sufficient amount to support reasonable levels of subsidy or viable projects are proposed).
- Support activities which provide counseling to renters on their rights; Revise HOME Consortium website page to includes program and contact information of Northwest Justice Projects and distribute flyers regarding events for renters and their rights.
- Support local efforts and activities to provide landlords with information and understanding of fair housing rights of renters; Promote fair housing training on HOME Consortium Website by updating monthly, send flyers of local efforts by email to interested parties, create distribution list of interested parties, and host a free local training, or form a partnership with interested agencies to fund a local training event every other year.
- Encourage consideration of inclusionary zoning and other actions which support affordable housing in the updating of local planning documents; Provide feedback during public comment

period as appropriate.

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

The HOME Consortium will pursue several strategies to reach 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. The primary action to addressing this obstacle is committing year one funds solely to the development of additional rental housing.

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

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

Discussion:

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(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.

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:

The breakout of this funding for Year 2 will be 75% for Multi-Family New Construction Rental and 25% for Owner Occupied Rehabilitation. 10% Admin is subtracted from this amount but is not a goal itself as well as 15% CHDO Set-aside

Year Two (2021) - \$679,900.03

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

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

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

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:

HOME funds will be recaptured in the event that an assisted home or rental unit is sold. The recapture amount will be prorated based on the period of affordability and the number of years that have transpired since assistance was given.

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

HOME funds will not be used to refinance existing debt.

