



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

DRAFT

HOME-ARP

Allocation Plan

For additional information contact

Yakima County
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HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: Yakima County HOME Consortium

Date: 3/24/2023

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

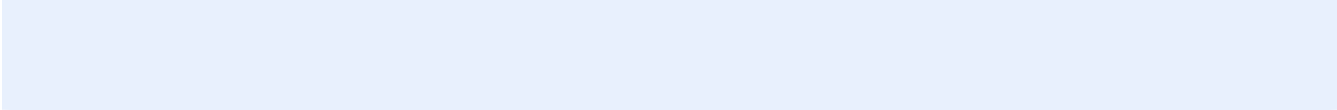
The Yakima County HOME Consortium partnered with the City of Yakima to consult with services providers throughout the County. The consultation process consisted of a survey and

individual interviews throughout January and February of 2023. Twenty four service providers responded to the survey and seven consultations were made.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Washington State CoC	CoC	Interview	Organizations need to establish better relationships with landlords. Mental health housing retention services are lacking. Supply of affordable housing is critical.
Yakima Housing Authority	Housing Authority	Survey	2 areas of concern are the stock of affordable housing and case management resources to help households maintain stable housing
Sunnyside Housing Authority	PHA	Interview	Substance abuse disorders and mental health support is needed. Waiting lists are very long.
Yakama Nation Housing Authority	PHA	Interview / Survey	It is difficult to house some of the homeless because of drug use, criminal background, and a tenant's responsibility to maintain their unit. Current Housing Authority policies require drug testing, criminal background checks for certain offenses, and that the tenant maintain the rental unit.
Yakima Valley Farmworkers Clinic	Homeless Service Provider	Survey	Family housing is needed throughout the County. Health care needs to address chronic issues such as substance abuse disorders and mental and physical health.
Catholic Charities	Non-Profit Housing Organization	Survey	Funds should be used for permanent supportive housing (capital expenses) would best serve the community
Yakima County Veterans Coalition	Veterans Service Provider	Survey	There are multiple Veterans with HUD VASH vouchers who cannot find a place due to high rents. More case management is also needed.
NW Fair Housing Alliance	Fair Housing Organization	Interview	There are multiple barriers to housing such as criminal history, disability, behavioral health, and source of income.

If additional space is needed, insert image of table here:



Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 3/7/2023 end date - 3/22/2023***
- ***Public hearing: 2/28/2023***

The City of Yakima and Yakima County each held a public hearing in February to receive public comment regarding the use of the HOME-ARP funds. A notice was published in the Yakima Herald and was also published on the Yakima County HOME Program website. The public was also given notice that the HOME-ARP Plan was available to view and comment through the HOME Program’s website.

Describe any efforts to broaden public participation:

The County published its notice in the local paper of record and post it on its website. The County’s website is translatable into multiple languages through the embedded Google Translate Service. The County also stated in its notice that reasonable accommodations would be made with advance notice to the County. The public hearing was held in an ADA accessible location and online.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

To be completed after the public comment period.

Summarize any comments or recommendations not accepted and state the reasons why:

To be completed after the public comment period.

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	104	#	279	#	#								
Transitional Housing	128	#	16	#	30								
Permanent Supportive Housing	99	43	135	50	#								
Other Permanent Housing						#	#	#	#				
Sheltered Homeless						46	332	11	32				
Unsheltered Homeless						1	175	9	#				
Current Gap										#	#	#	#

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

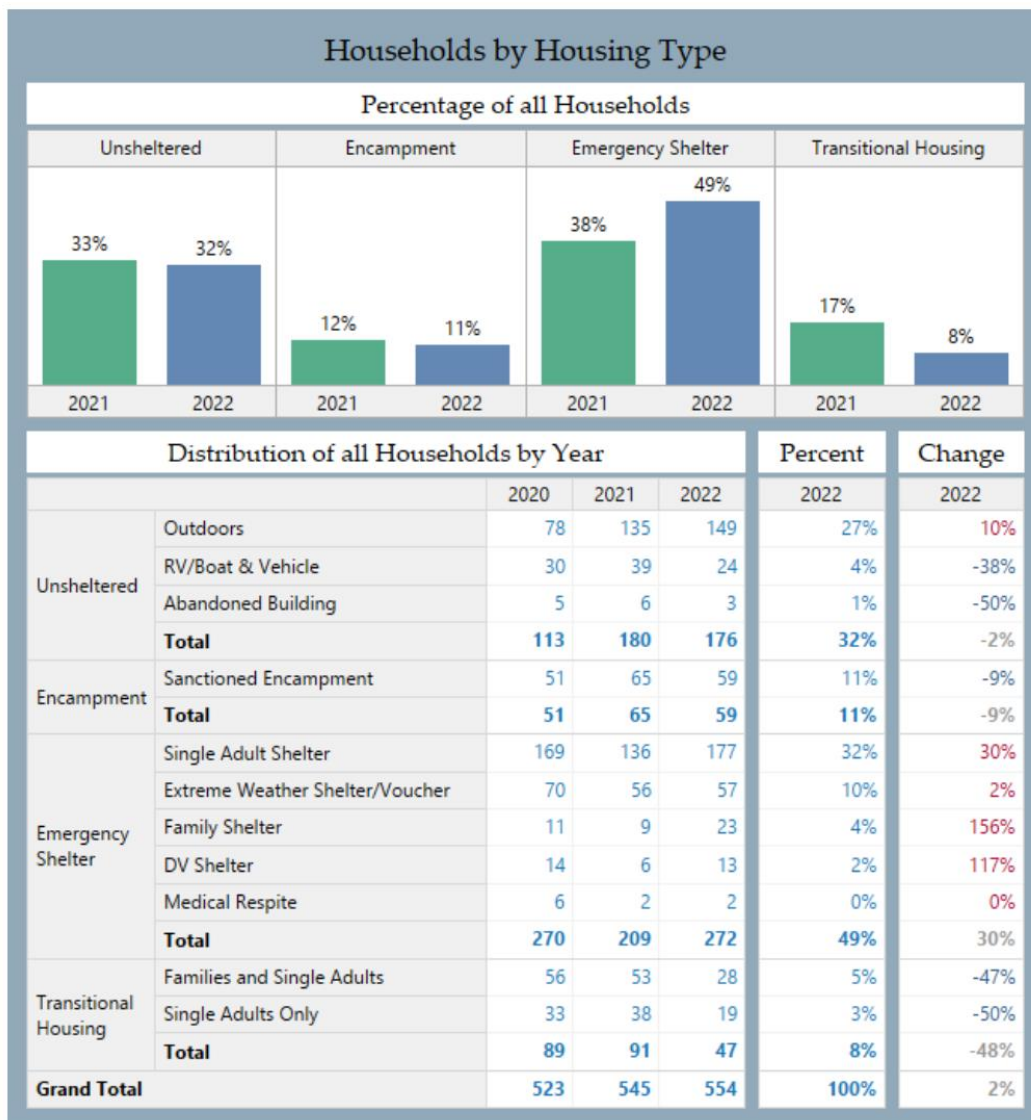
OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	33,278		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3,111		
Rental Units Affordable to HH at 50% AMI (Other Populations)	15,194		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		4,055	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,460	
Current Gaps			#

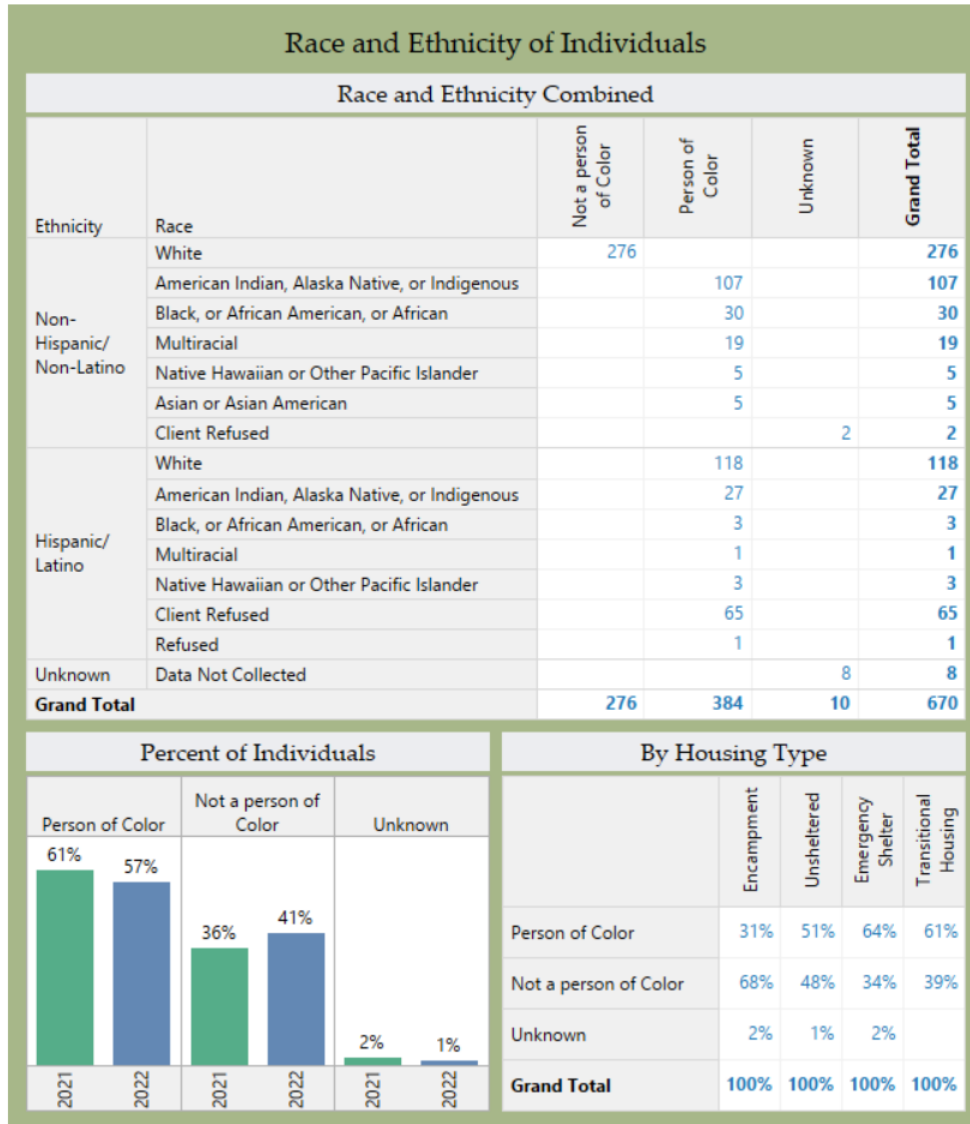
Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:

Homeless – A majority of the homeless within Yakima County are located within the City of Yakima where emergency shelters are located, with the exception of Noah’s Ark in Wapato and a temporary extreme winter weather shelter in Toppenish. The 2022 Point in Time (PIT) counted 93 homeless in the Lower Yakima Valley. Since the Yakima County Home Consortium includes unincorporated Yakima County, and data is primarily available for all of Yakima County, this plan considers all qualifying populations within the County. A majority of homeless individuals are between the ages of 25 and 64 and have been experiencing homelessness for fewer than 3 years. One hundred seventy six homeless households were unsheltered and 378 homeless households were housed in either an encampment, emergency shelter, or transitional housing. Forty-seven households had children present with only one household with children being unsheltered.



Of the 670 homeless individuals counted, 20% were American Indian, 5% were black, 3% were multiracial, and 57% were Hispanic. Veterans made up 3% of the homeless population. The population of Yakima County is 7% American Indian, 2% black, 3% multiracial, and 52% Hispanic.



At Risk of Homelessness – Within Yakima County 9,930 owners/renters were severely cost burdened, meaning that over 50% of household income goes to housing costs (rent, mortgage, utilities). Additionally, 16,745 of households have at least one of the four severe housing problems (incomplete kitchen or plumbing facilities, more than 1.5 individuals per room, and cost burden greater than 50%). These severe housing problems greatly increase the risk of homelessness.

Fleeing, or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking – Yakima County has one of the highest domestic violence rates in the State of Washington. The YWCA of Yakima responded to over 6,000 domestic violence crisis calls in 2020 and over 4,000 individuals received services. In the PIT report, 54 households (8%) reported domestic violence as a cause/condition of their homelessness.

Other Populations at greatest risk of housing instability – According to the Comprehensive Housing Affordability Strategy (CHAS) data, 3,515 households between 30% and 50% Area Median Income (AMI) area severely cost burdened. In addition to this, nearly 3,000 households received up to 15 months of rental assistance through the County’s COVID Rental Assistance Program.

Veterans – In the PIT survey, 20 homeless individuals identified themselves as a Veterans, which equates to 3% of the homeless population.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

The greatest need identified by nearly all service providers was the need for additional low-income housing. This is needed to support those at risk of homelessness and those attempting to exit homelessness. A re-occurring comment was that there are limited permanent housing units available for those trying to exit homelessness. Additional services were also identified as the greatest need for the qualifying populations.

A major theme that arose from conversations with public housing authorities, homeless service providers, and fair housing organizations was the need for additional mental health and substance abuse disorder services to help households either get into a home or remain in their existing home. Substance abuse disorders and hoarding were specific examples given regarding those who are either unable to qualify for affordable housing or to remain in their current housing.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

Yakima County currently administers multiple state and federal grants to provide homeless services, supportive services, and rental assistance throughout Yakima County. Over \$9 million is awarded each year to service providers to provide emergency shelter, rapid rehousing, transitional housing, homeless services, and permanent supportive housing.

Yakima County currently provides COVID emergency rental assistance. About \$13 million has been disbursed to 3,000 households to-date.

Yakima County also has three public housing authorities. These are the Yakima Housing Authority (YHA), the Sunnyside Housing Authority (SHA), and the Yakama Nation Housing Authority (YNHA). The three housing authorities have a combined 1,308 rental units. Catholic Charities also owns and operates multiple affordable rental units throughout Yakima County.

TBRA

The Yakima Housing Authority administers the Housing Choice Voucher (HCV) program throughout Yakima County. It serves over 1,000 households with funding of nearly \$9 million.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Historically, Yakima County has had a very low apartment vacancy rate of 1%. However, in 2022 the vacancy rate jumped to 6.9%. A major challenge that multiple service providers identified was the lack of housing available to house homeless individuals or those experiencing housing instability. This is a two-part issue. The first part is the supply of affordably priced units. The second part is the willingness of landlords to work with service providers to house their clients. Last year, Yakima County held an outreach event to help educate landlords and address questions or concerns they had regarding participation in community housing programs for the homeless and those experiencing housing instability.

Another gap in service delivery is for behavioral health and substance abuse disorders. These are the two main issues that were repeatedly identified as major contributors to housing instability or to an individual's inability to find suitable housing.

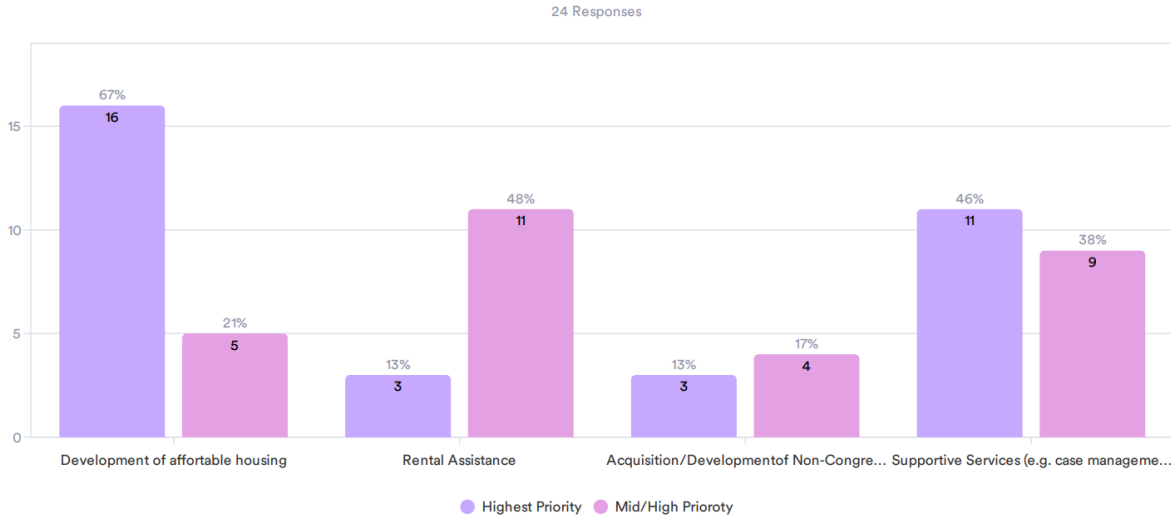
Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of "other populations" as established in the HOME-ARP Notice:

Not Applicable

Identify priority needs for qualifying populations:

Yakima County's survey showed that housing and service providers prioritized the addition of affordable housing and supportive services. Tenant Based Rental Assistance (TBRA) was third and development of non-congregate shelters was fourth. Multiple providers specifically identified permanent supportive housing and mental health services as top priorities. Housing providers also stated that their waiting lists are extensive, with the least restrictive programs having the largest waiting lists.

How would you rank the following eligible uses of HOME-ARP Funds in terms of priority within our community? (Highest priority, Mid/High Priority, Mid/Low priority, Lowest Priority)



Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The level of need and gaps were determined based on available data from the Point in Time (PIT), Housing Inventory Count (HIC), Comprehensive Housing Affordability Strategy (CHAS) Data, American Community Survey (ACS) data, and data provided by service providers. Services providers were also surveyed regarding what the greatest needs are for Yakima County and where the County should use its HOME-ARP funds to meet those needs.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

Yakima County will use a competitive bid process to select developers. The County will issue a Request for Proposal (RFP) which will contain the required regulations and requirements for the HOME-ARP Program and the County’s scoring criteria. Yakima County will not directly administer eligible activities.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

Not Applicable – Yakima County will administer the HOME-ARP Program.

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ #		
Acquisition and Development of Non-Congregate Shelters	\$ #		
Tenant Based Rental Assistance (TBRA)	\$ #		
Development of Affordable Rental Housing	\$ 1,634,137		
Non-Profit Operating	\$ #	# %	5%
Non-Profit Capacity Building	\$ #	# %	5%
Administration and Planning	\$ 180,000	10 %	15%
Total HOME ARP Allocation	\$ #		

Additional narrative, if applicable:

Enter narrative response here.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

There is a significant shortage of affordable housing throughout Yakima County. This affects all of the qualifying populations. Additional permanent affordable housing is needed because there are nearly 10,000 households who are severely cost burdened within Yakima County. Additionally, multiple homeless and domestic violence service providers stated that the lack of permanent affordable housing was one of the main issues they had with helping their clients either avoid or exit homelessness.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The County plans to assist with the production of 7 units of rental housing within its jurisdiction. This will be an average of \$230,000 of assistance per unit.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs:

The primary goal for the addition of rental housing is to create permanent affordable housing for the qualifying populations and pair this with services for the tenant. The County intends to cover

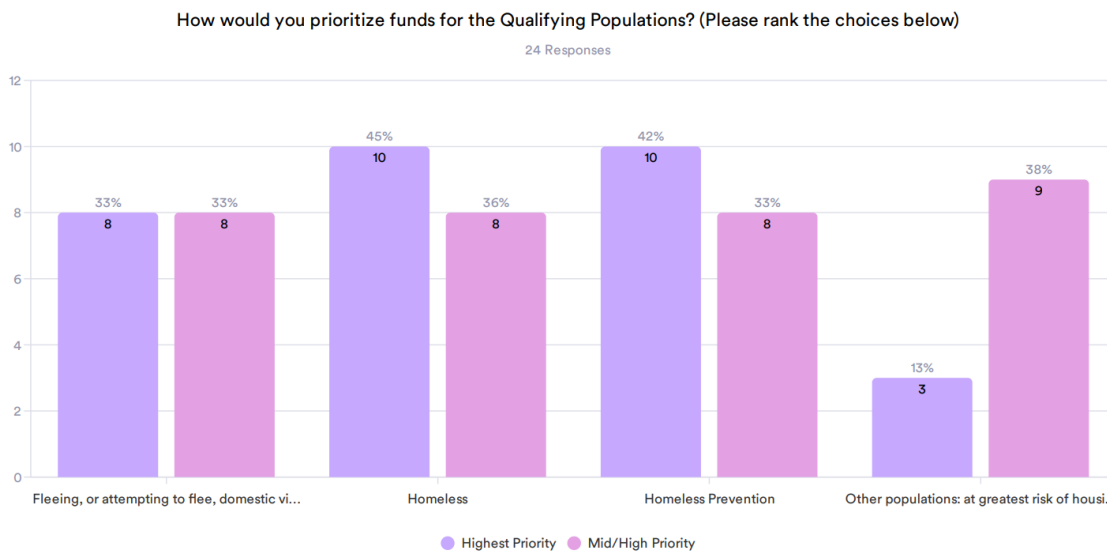
a majority of the cost of production for two reasons. First, the qualifying population will likely not be able to contribute a substantial amount of rental revenue to cover the operational costs of the units produced. The second reason is to incentivize the owner of the rental units to provide services to the tenants. This will be reflected in the scoring criteria for the RFP process and subsequent written agreements.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

Yakima County does not intend to give preference to one or more qualifying populations. Service providers equally ranked each of the qualifying populations as having the greatest need in the County’s survey and in consultations.



If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ’s needs assessment and gap analysis:

No preferences will be given.

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

No preferences will be given.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***
HOME-ARP funds will not be used to refinance existing debt.
- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***
HOME-ARP funds will not be used to refinance existing debt.
- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***
HOME-ARP funds will not be used to refinance existing debt.
- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***
HOME-ARP funds will not be used to refinance existing debt.
- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***
HOME-ARP funds will not be used to refinance existing debt.
- ***Other requirements in the PJ's guidelines, if applicable:***
HOME-ARP funds will not be used to refinance existing debt.