

HOW DO I QUALIFY?

OWNER OCCUPIED:

- Must be a single family dwelling within the Cities of Grandview, Mabton, Sunnyside, Toppenish, Union Gap, Wapato, Zillah, the Town of Harrah, or the unincorporated area of Yakima County.
- The homeowner (s) must be living in the home.
- Property taxes and house payments must be current.
- The homeowner(s) must have homeowner (s) insurance.
- Income Eligible-The rehabilitated homes will be for households at or below 50% of the area median income.

What is the Process?

Application:

Let us know about you! Complete the Yakima County HOME Program Application. An application interview will be scheduled to assess income eligibility and grant approval.

Detailed Inspection:

Homes are professionally inspected for health/safety and code compliance, lead-based paint risk assessment review (for homes constructed prior to 1978), and a AHERA Asbestos inspection as needed.

Scope of Work and Construction Cost Estimate:

A Scope of Work shall be created based on the information collected on the detailed inspection, and as applicable, the Lead Based Paint Risk Assessment Report and the Asbestos Assessment Report. The Scope will address to the greatest extent possible, the needs and desires of the Owner (s) while adhering to the priorities of the Rehabilitation Standards. A Construction Cost Estimate will be generated based upon construction specifications in the Scope. These documents will be used for bid purposes, contractor instructions, inspections, references, and warranty purposes.



WHAT IS THE REHABILITATION PROGRAM?

The HOME Program provides a grant to very low income homeowner (s) for basic repairs and improvements to their homes.

The Yakima County HOME Program Manager coordinates the repairs to help ensure fair prices and high standards.

WHAT CAN BE DONE?

The work that can be done through the Rehabilitation Program looks at health and safety concerns. These can include repair or replacement of items such as:

- Plumbing
- Heating
- Roofing
- Insulation
- Windows
- Doors
- Bathrooms
- Siding



Product/Service Information

Guide to the Homeowner Rehabilitation Program

Available to Homeowners in
Grandview
Harrah
Mabton
Sunnyside
Toppenish
Union Gap
Wapato
Zillah
Unincorporated
Yakima County

The Yakima County HOME Consortium is funded by the U.S. Department of Housing and Urban Development (HUD).

Last updated: 08/07/2023 KL

Bidding:

Following project approval and the completion of all required tasks, the project will be placed to bid. A project Bid Packet will be compiled. Contractors who are registered with the Yakima County’s Small Works Roster will be eligible to bid on the work. There will be a pre-bid construction tour scheduled as part of the process.

Final Inspection:

In addition to inspections from needed building permits, a final inspection will be done by HOME staff in detail for completeness, quality, acceptability, and conformance with the contract documents.

Checklist of information you will need to provide at the time of intake:

Housing:

Bring copy of property deed or 2 most recent mortgage statements.

Income:

- Employed: 2 most recent pay stubs for all members of the household over the age of 18 who are working.
- Unemployed: Copy of unemployment check, plus a letter from Unemployment Office stating start date and amount of assistance.
- Social Security: An award letter or letter from Social Security Office stating amount of benefit (s).
- Public Assistance: A letter from public assistance office stating amount of assistance.
- Pension/Disability: A letter from company or award letter stating amount of benefits.
- Rental Income: Copy of two months' rent receipts.
- Full Time Students—Over 18 yrs. old: Letter from school stating current full time enrollment status.

Proof of Primary Residence:

Last 2 months Utility statements (water, light, gas).

Proof of Identification:

Driver’s license or government issued photo identification (s).

Proof of Property Insurance:

Declaration page of home owner’s Insurance.

For questions or to request an application please contact:

Yakima County Human Services
Attn: HOME Program
223 North 1st Street
Yakima, WA 98901
Phone (509) 574-1362
email: HOME@co.yakima.wa.us

HUD 2023 Adjusted Income Limits

Number in Family	Very Low Income 50% AMI (\$)
1	29,250
2	33,400
3	37,600
4	41,750
5	45,100
6	48,450
7	51,800
8	55,150

