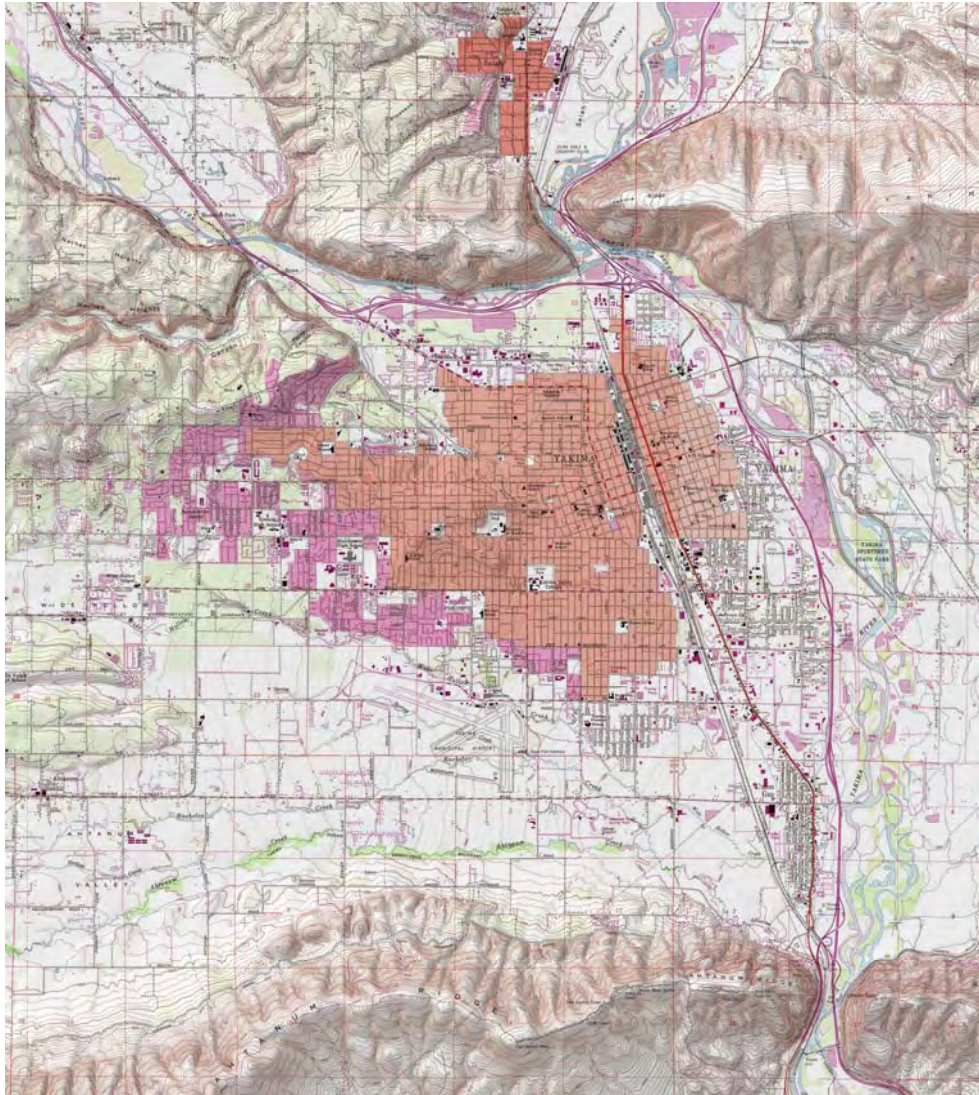


Yakima, Washington 2010-2014 Consolidated Plan



17 November 2009

City of Yakima

David Edler, Mayor
Micah Cawley, Assistant Mayor

Maureen Adkison, Councilmember at Large
Bill Lover, Councilmember at Large
Sonia Rodriguez, Councilmember at Large
Rick Ensley, Councilmember District 3
Kathy Coffey, Councilmember District 4

Richard A Zais, Jr, City Manager
Dave Zabell, Assistant City Manager
Randy Beehler, Community Relations Manager

Community Development Advisory Committee (CDAC)

Lee Murdock, Affordable Housing Coordinator, Yakima County
Department of Human Services
Lowel Krueger, Yakima Housing Authority Executive Director
Steve Lutin, Yakima Valley Partners Habitat for Humanity Director
Chris Link, Office of Industrialization Center Director

Community Economic Development Department

Bill Cook, Director Community Economic Development
Michael Morales, Deputy Director of Community Economic Development
Vaughn McBride, Community Planner

Office of Neighborhood Development Services (ONDS)

Archie Matthews, Operations Supervisor
Donna Lindsey, Neighborhood Development Loan Supervisor
Isabel Cruz, Neighborhood Development Accounting Specialist
Orville F Otto, Senior Program Supervisor
Travis O'Neal, Neighborhood Development Rehab Assistant
John Zabell, Neighborhood Development Rehab Assistant
Iris Valladares, Department Assistant III
Jorge Villasenor, Translator

Consultant

Tom Beckwith FAICP, Beckwith Consulting Group

The preparation of Yakima's 2010-2014 Consolidated Plan & 2010 Action Plan was financed in part with Yakima Community Development Block Grant. Yakima's Office of Neighborhood Development Services (ONDS) complies with federal, state, and local laws prohibiting discrimination. Accommodations for people with disabilities are provided upon request.

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INTRODUCTION

The **2010-2014 Consolidated Plan** coordinates all elements of community development (housing, neighborhood development, economic development, and human services) into a unified approach for community development actions.

The plan establishes needs, resources, priorities, and proposed activities to be undertaken with respect to the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME), along with other Department of Housing and Urban Development (HUD) programs.

The CDBG was signed into law on August 22, 1974 as the Housing and Community Development Act. As one of the largest and most successful federal block grants to the states, cities, and counties, this program allocates approximately \$4,000,000,000 annually.

An advantage of the CDBG is the local control allowed over the use of federal funds, thus enabling areas to localize programs and activities. Activities funded by CDBG include affordable and accessible housing, housing rehabilitation projects, childcare centers, health care, senior citizen programs, street and sidewalk reconstruction, water and sewer line construction, business loans, and community centers.

Each program funded must meet one of the following objectives:

- benefit low and moderate-income persons,
- prevent or eliminate slums or blight, or
- meet urgent community needs.

HUD requires that 70% of CDBG funds be used for activities that primarily benefit low and moderate-income persons.

Yakima first applied for CDBG funds in 1976, followed by the start of its own Block Grant Program as an “entitlement city”. However, Yakima did not become an “entitlement city” until 1978. As an “entitlement city” Yakima receives funding each year based on a formula which takes into consideration population and measures of distress, including poverty, age of housing, housing overcrowdings, and growth lag.

Citizen participation has been a fundamental element in the allocation of CDBG funds. “Grassroots” neighborhood meetings served to allocate funds until 1981, at which time the Yakima Office of Neighborhood Development Services (ONDS) was designated by the Mayor to be the central community outreach agent.

A Community Development Advisory Committee (CDAC) was established composed of representatives from the Yakima Housing Authority (YHA), Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), and Yakima County Human Services

Department to assist in the development of this 2010-2014 Consolidated Plan.

The CDAC will also advise on the allocation of funds for HOME, which was created by the National Affordable Housing Act of 1990 with the intent to provide decent, affordable housing to lower-income households, expand the capacity of non-profit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private-sector participation.

Yakima became a HOME "Participating Jurisdiction" in 1996. Funds from HOME are allocated by formula to Participating Jurisdictions and are strictly for housing. Participating Jurisdictions must commit and spend their funds within certain timeframes or they will consequently lose HOME funds. Written agreements with developers, owners, contractors, and sub-recipients must be made within 24 months, and HOME funds must be expended within 5 years.

As a general rule, HUD requires that a 25% match of non-federal money be invested into each program, along with 15% of funds reserved for Community Housing Development Organizations (CHDO). However, the HUD statute provides for a reduction of match requirements for 3 conditions 1) fiscal distress, 2) severe fiscal distress, and 3) Presidentially-declared Disasters under the Stafford Act. Yakima qualifies under the fiscal distress category and therefore, the match requirement has been reduced to 12.5%.

Next Step Housing and Triumph Treatment Services are the qualified CHDOs in Yakima. Activities for HOME funding include: homebuyer activities (acquisition and/or rehabilitation, new construction), rental housing (acquisition, rehabilitation, new construction), and tenant-based rental assistance (similar to Section 8 housing assistance).

In order to receive formula allocations of the above federal funds, HUD requires the creation of a 5-year **Consolidated Plan**. An accompanying annual **Action Plan** is developed yearly and its progress is monitored on an annual basis by a **Consolidated Annual Performance Report (CAPER)** submitted to HUD.

The **Consolidated Plan** presents Yakima's plan to pursue the overall goals of the community development and planning programs of HUD, which are:

- To provide decent housing,
- To establish and maintain a suitable living environment, and
- To expand economic opportunities for every American, particularly for very low and low-income persons.

The Consolidated Plan serves the following functions:

- It is a planning document for the City, and builds on a participatory process initiated at a grassroots level,

- It is an application for federal funds under HUD’s formula grant programs (e.g. CDBG, HOME),
- It provides a strategy to be followed in carrying out a variety of HUD programs, and
- It provides a plan of action that provides a basis for assessing performance.

COMPONENTS OF THE CONSOLIDATED PLAN

Although HUD does not prescribe a specific format, the **Consolidated Plan** must contain certain elements and tables. HUD has created an optional tool, Consolidated Plan Management Process (CPMP), to assist formula grantees in meeting the requirements of a Consolidated Plan.

Beginning with this plan, Yakima converted from a locally developed format used in prior years to the CPMP for the development of the **2010-2014 Consolidated Plan**. Components of the CPMP **Five Year Strategic Plan** include narrative responses to specific questions that must be responded to in order to be compliant with the Consolidated Planning Regulations. Readers will see HUD’s questions in small type followed by Yakima’s response.

The questions and responses provide information about:

- The geographic area and population including the allocation of investments.
- How the Consolidated Plan process is managed including citizen participation, the institutional structure to carry out the plan and monitoring.
- Description of needs, analysis of priorities and the strategies to address needs in housing, public housing, housing barriers, homeless and special needs and in community development.

Annual actions and activities are covered in the annual Action Plans, a separate document based on the needs, goals and strategies described in this **5 Year Strategic Plan**.

Available resources for the **2010-2014 Consolidated Plan** term includes funding from CDBG, HOME, Program Income, Revolving Loan Fund, and Section 108.

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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

This **Strategic Plan** coordinates strategy to meet housing, community development, and non-urgent needs. The **Strategic Plan** serves as a guide for developing the Annual Action Plans involved in each 5-year Consolidated Plan term – or for the 2010 to 2014 period.

This section includes the Anti-Poverty Strategy as well as the institutional structure within which the Consolidated Plan is implemented.

The **Strategic Plan** is designed to achieve the following CBDG, HOME, and National Objectives:

CDBG Objectives

- Provide decent housing
- Create suitable living opportunities
- Expand economic opportunities

HOME Objectives

- Expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for low-income persons
- Leverage private sector participation
- Expand the capacity of non-profit housing providers

National Objectives

- Benefit low-income* persons
- Aid in the prevention or elimination of slums or blight
- Meet a need having a particular urgency

For the purposes of the Strategic Plan Section, the term "low-income" will include those households with income at or below 80% of the median income.

PERFORMANCE OUTCOME MEASUREMENT

US Department of Housing & Urban Development (HUD) expects Community Development Block Grant (CDBG) and HOME Investment Partnerships Program

(HOME) grantees to use performance measurement systems to address productivity and program impact. Beginning in 2006, HUD implemented a refined performance measurement system. The 5 components of the performance measuring system are: 1) Goals, 2) Inputs, 3) Activities, 4) Outputs, and 5) Outcomes.

Determining appropriate measurements for “outcomes” is critical to the performance measurement system. Developing “outcome” measurements is complex because CDBG and HOME funds can be used for a variety of activities with differing funding priorities from year to year. The amount of CDBG and HOME funds received by Yakima is small relative to the large amount of housing, human services, and economic development activities in Yakima and Yakima County.

Three broad Objectives are established for activities funded with CDBG and/or HOME that focus on low and moderate-income households that are consistent with the needs and strategies of the **Consolidated Plan**:

- Create suitable living environments
- Provide decent, affordable housing
- Create economic opportunities

There are 3 possible common **Outcomes** which describe change for each of the 3 broad **Objectives**, i.e., “what type of change or result is sought?”

- **Availability/Accessibility** – activities funded with CDBG and/or HOME that make services, infrastructure, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. Accessibility does not refer only to physical barriers, but to making the affordable basics of daily living available and accessible to low and moderate-income people.
- **Affordability** – activities funded with CDBG and/or HOME that provide affordability in a variety of ways in the lives of low and moderate-income people. This can include the creation or maintenance of affordable housing, basic infrastructure hookups, or services including transportation or day care.
- **Sustainability (promoting livable or viable communities)** – projects funded with CDBG and/or HOME where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low and moderate-income or by removing or eliminating slum or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Progress toward **Outcomes** is measured with **Output Indicators**, examples of which include the number of:

- Households assisted
- Community-wide assistance activities
- Persons served (in shelters or public services)
- Rental housing units produced
- Housing units rehabilitated
- Years of affordability
- Homeowners assisted or homeownership units created
- Jobs created or retained

- Dollars of investment leveraged

Objectives are combined with **Outcomes** to produce an **Outcome Statement**. **Outcomes** are the “benefits” relating to a change in conditions, status, attitudes, knowledge, or behavior that result from the funded programs. The means or reported outcomes are the **Consolidated Annual Performance and Evaluation Report (CAPER)** and the ongoing reporting to the federal **Integrated Data and Information System (DIS)**. Since many activities are multi-year (such as construction projects), the outcomes are measured on an annual basis over 5-year periods. The **Outcomes** portion of the measuring system will be reported each year in the **CAPER**.

The strategies identified in this section and the actions identified in **Action Plan Section** have been developed in consideration of the described performance measuring system.

The **Consolidated Plan** is a planning document that provides an assessment of Yakima’s community development needs, proposes strategies to address those needs, and annually identifies specific activities to implement strategies. The concept of building a strong community focuses on suitable living environments, decent affordable housing, and economic opportunities for all. This **Consolidated Plan** is effective from 2010 through 2014. The **Annual Action Plans** are integral to the **Consolidated Plan** describing the resources and actions to be undertaken each year, to address the identified community needs consistent with strategies identified in the 5-year **Consolidated Plan**.

The activities that are described in the **Annual Action Plans** are designed to meet CDBG and HOME objectives. In 2007, HUD established performance measurement system that requires all funding activities address one of the objective categories (decent housing, suitable living environment, and economic opportunities) and one of the following outcomes: Availability/Accessibility, Affordability, and Sustainability. Each CDBG or HOME funded individual project described in the companion **Annual Action Plans** lists a general objective category and a general outcome category.

ANTICIPATED RESOURCES

Yakima expects to receive CDBG funds and HOME Investment Partnerships Program funds from HUD. In addition to these funds, Yakima will utilize CDBG and HOME program incomes from past activities. These funds will be used to leverage other federal, state, and local resources to meet housing and community development needs. The amounts of CDBG and HOME funds expected to be available are listed in the accompanying Annual Action Plans.

The Yakima Housing Authority (YHA) will have approximately 618 authorized **Section 8 Assistance** allocations available to serve low-income households in Yakima County for which YHA has funds for approximately 450 households of which 75-80% or 400 households reside in private housing units within Yakima. Developers of housing projects serving low-income households, such as the Yakima Housing Authority and the Diocese of Yakima Housing, will also apply for **Low-Income Housing Tax Credits, State Housing Trust Funds**, and other housing development funds.

Agencies serving homeless individuals and families will apply for funding assistance under the **McKinney-Vento Homeless Assistance Programs**.

CONSULTATION AND CITIZEN PARTICIPATION

Yakima consulted with numerous public and private agencies, created and worked with an Advisory Committee conducting 3 general public open houses and designing and conducting a mail-out/phone-back survey of a sample of registered city voter households residing within the Renewal Community Area (RCA) neighborhoods in preparing this Consolidated Plan.

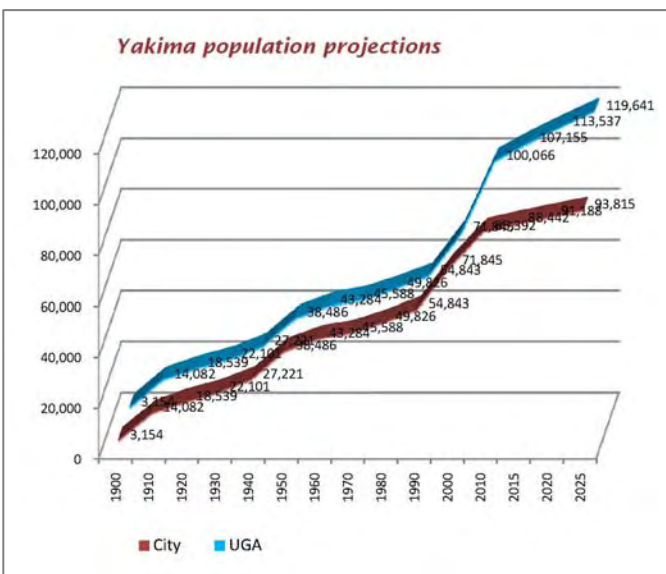
The draft **Consolidated Plan** was made available for public review and comment between 29 September 2009 and 30 October 2009 with 2 public hearings scheduled for 20 October and 17 November. A summary of citizen comments is provided in the General section of this document under Citizen Participation.

The **Annual Action Plans** are also prepared consistent with the Consultation and Citizen Participation section of this **Consolidated Plan** and include public meetings with 30-day public comment periods. For more details on the public process and citizen input, see the Citizen Participation section.

NEEDS

The data in the Needs Section of this Consolidated Plan serve as the basis for the 5-year housing and community development goals, and also supports Yakima's priorities for allocating resources, establishing objectives, and developing strategies to achieve desired results. Unless stated, the source of the statistical information was taken from the **2005-2007 American Community Survey Census** and compares Yakima with Yakima County, Puget Sound (King, Kitsap, Pierce, and Snohomish Counties – the most urbanized portion of the state), Washington State, and the US for a comparable perspective. *The detailed statistical tables that generated the graphics that follow in this report are provided in the Appendix.*

POPULATION AND DEMOGRAPHICS



Population trends – Yakima's population increased from 3,154 persons in 1900 following incorporation in 1886 to an estimated 82,940 in 2007. The largest average annual rates of growth were realized in the 1900-1910 period at 16.1% per year following the development of the railroad and irrigation, 1940-1950 at 3.5% with the advent of World War II and military training and agricultural production, and 1990-2000 at 2.7% with the influx of agricultural workers and migrants to the city.

Yakima's population comprised

35% of Yakima County in the year 2000 according to the US Bureau of the Census. Yakima has increased an annual average of 2.7% per year between 1990 and 2000, and 2.0% per year between the years 2000 and 2005 compared with 1.7% and 0.3% in Yakima County, and 1.9%, 1.8% and 1.5% in Puget Sound, and 1.1% in Washington State for the same periods. Yakima’s population is increasing at a more rapid rate than the comparable areas in Washington State.

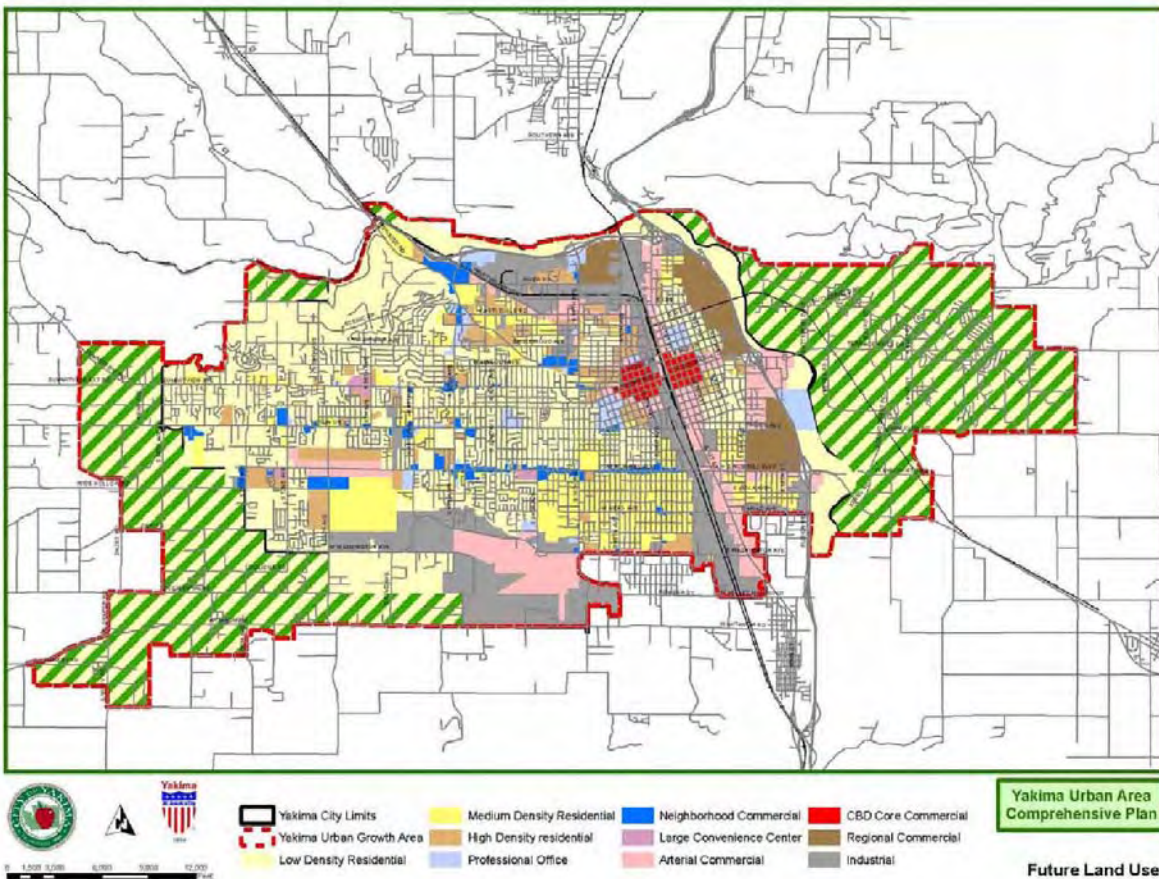
Table 1: Yakima Urban Growth Area (UGA) Summary - 2005

Acres	Yakima	Unincorporated area	Total Urban Growth Area (UGA)
Total area*	15,337	10,835	26,173
Developed areas	13,985	8,464	22,450
Vacant land	1,099	2,192	3,291
2004 population	79,480	12,289	91,769

Source: Washington State Office of Financial Management (OFM), Forecasting Division, 28 June 2005 – Table III-1 of the 2006 Yakima Urban Area Comprehensive Plan

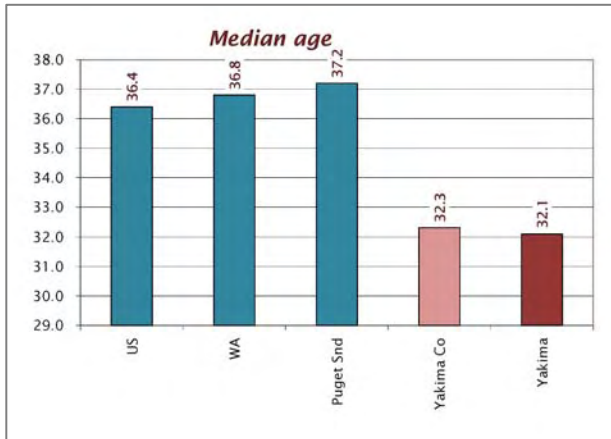
* Includes water area which is neither counted as developed or vacant.

Graphic 1: Yakima UGA Comprehensive Plan



By the year 2025, the Washington State Office of Financial Management (OFM) expects Yakima’s population could reach 93,815 persons, or even 119,641 persons depending on the rate of annexation from Yakima’s designated Urban Growth Area (UGA) representing 33% or 42% of all Yakima County’s population respectively. Yakima would average an annual rate of growth between 0.6% and 1.4% per year

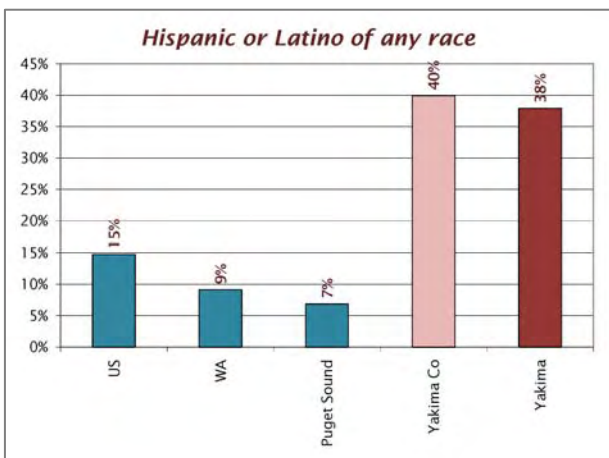
per OFM’s projections which would be less than the comparable areas in the state and less than has been typical of Yakima in recent years.



Age distribution – the median age was 32.1 years in Yakima compared to 32.3 years in Yakima County, 37.2 years in Puget Sound, 36.8 years in Washington State, and 36.4 years in the US. Median ages are lower in Yakima and the county due to the larger family sizes and number of younger age children within the population.

The percent of persons 65 years and older, however, was 14% in Yakima compared to 11% in Yakima County, 10% in Puget Sound, 12% in Washington State, and 13% in the US. The city has concentrated a proportionately large number of families with young children and elderly adults – trends which will have significant impacts on housing requirements.

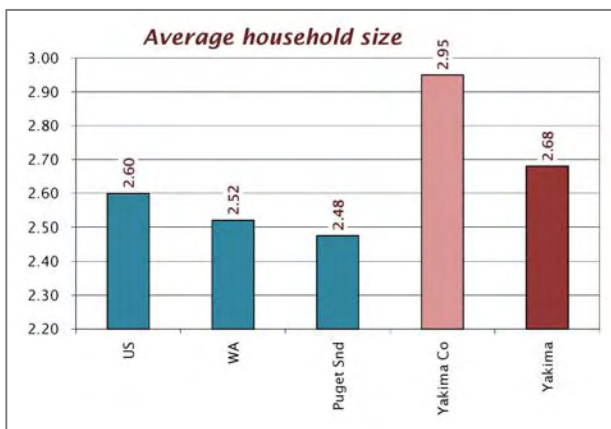
The percent of persons 65 years and older, however, was 14% in Yakima compared to 11% in Yakima County,



Ethnicity – 38% of Yakima’s population was Hispanic or Latino compared with 40% in Yakima County, 7% in Puget Sound, 9% in Washington State, and 15% in the US. There were no other ethnic groups with significant percentages of the population in Yakima or Yakima County other than Caucasian.

US. Yakima and Yakima County likely concentrated a large Hispanic or Latino population due to the predominance of agricultural industries within the local area and as a result of past migrations.

Of the population 5 years and over in Yakima, 32% spoke a language at home other than English compared with 35% in Yakima County, 16% in Washington State, and 20% in the

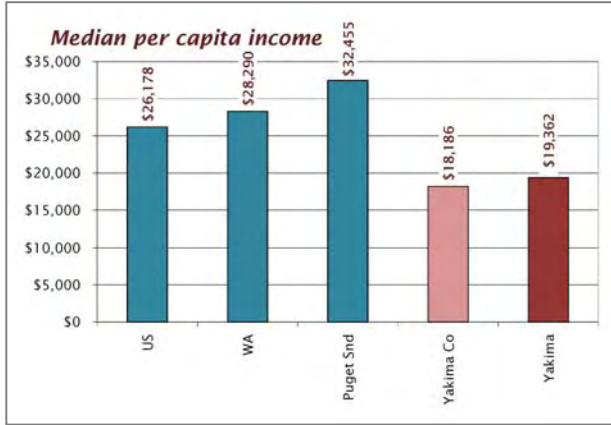


Households and household composition – 64% of all Yakima households were families compared with 72% in Yakima County, 62% in Puget Sound, 70% in Washington State, and 67% in the US.

The average household size in Yakima was 2.68 compared with 2.95 in Yakima County, 2.48 in Puget Sound, 2.52 in Washington State, and 2.60 in the US. Yakima’s larger family households has and will create

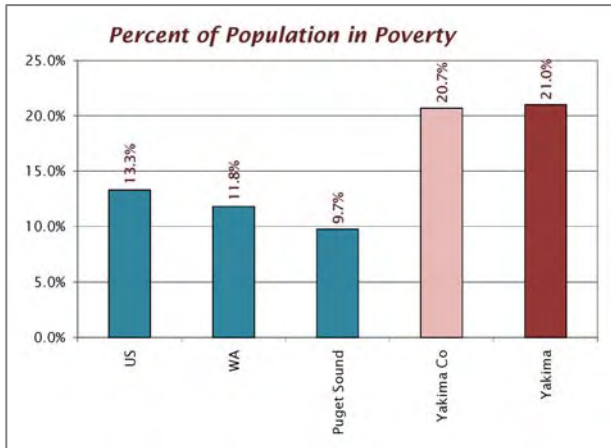
a larger number of dependents and less number of working adults than is typical of the more urban areas of the state resulting in lower available per household and per capita incomes.

HOUSEHOLD INCOME



Household income – median household income in Yakima was \$35,820 compared to \$40,321 in Yakima County, \$61,684 in Puget Sound, \$53,940 in Washington State, and \$50,007 in the US.

Per capita income in Yakima was \$19,362 compared to \$18,186 in Yakima County, \$32,455 in Puget Sound, \$28,290 in Washington State, and \$26,178 in the US.



Generally, Yakima and Yakima County household incomes reflect the area's largely lower wage-paying agricultural industries and larger households with fewer working adults than is typical of the more urban areas of the state and nation.

Households living in poverty – 21% of all persons living in Yakima had incomes below poverty levels compared with 21% in Yakima County, 10% in Puget Sound, 12% in Washington State, and 13% in the US. Approximately 15% of all families living in Yakima had incomes below poverty levels compared with 16% in Yakima County, 6% in Puget Sound, 8% in Washington State, and 10% in the US.



Approximately 37% of all female headed families with related children under 18 years of age had incomes below poverty levels in Yakima compared with 43% in Yakima County, 21% in Puget Sound, 26% in Washington State, and 29% in the US.

HOUSING

Occupied housing units – 56% of all housing units were occupied by owners in Yakima compared to 65% in Yakima County, 64% in Puget Sound, 66% in

Washington State, and 67% in the US. The average number of rooms per unit was 5.0 in Yakima compared to 5.3 in Yakima County, 5.4 in Puget Sound, 5.4 in Washington State, and 5.4 in the US.

Housing type - 57% of all housing units were single family detached in Yakima compared with 64% in Yakima County, 60% in Puget Sound, 63% in Washington State, and 61% in the US.

Age of housing - less than 6% of all units were built since the year 2000 in Yakima compared to 8% in Yakima County, 11% in Puget Sound, 11% in Washington State, and 10% in the US. Conversely, 19% of all housing units in Yakima were constructed before 1939 compared to 14% in Yakima County, 11% in Puget Sound, 12% in Washington State, and 15% in the US. The larger concentration of multifamily and older housing structures within Yakima will affect the type of housing programs that will be needed within the city and the CDBG target areas in particular.

HOUSING COST AND AFFORDABILITY



Median value – the median value of an owner-occupied housing unit was \$132,600 in Yakima compared to \$134,800 in Yakima County, \$337,372 in Puget Sound, \$261,200 in Washington State, and \$181,800 in the US.

Median rent was \$606 per month in Yakima compared to \$602 in Yakima County, \$879 in Puget Sound, \$799 in Washington State, and \$781 in the US.

Housing values and rents are less in Yakima and the county due in part to the lower land costs associated with a rural development pattern and economy compared with the more urban areas of the state.

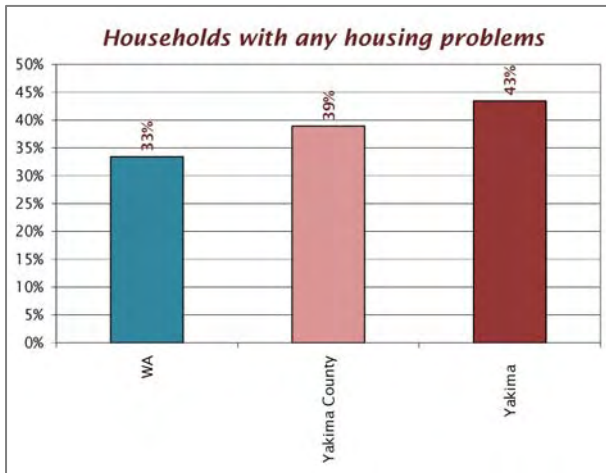
Housing costs – 30% of all owner-occupied households were paying more than 30% of all household income for housing costs in Yakima compared to 29% in Yakima County, 35% in Puget Sound, 32% in Washington State, and 29% in the US.

Of those households where rent as a percent of income were computed, 47% were paying more than 30% of all household income for housing costs in Yakima compared to 43% in Yakima County, 45% in Puget Sound, 45% in Washington State, and 46% in the US.

Housing affordability – the Washington Center for Real Estate Research (WCRER) at Washington State University maintains data on home resale, building permits, and rental trends on a county basis. WCRER calculates the Housing Affordability Index (HAI) based on a model developed by the National Association of REALTORS® which measures the ability of a typical family to make payments on a median priced resale home, assuming 20% down payment and 30 year amortizing mortgage – first-time homebuyers are assumed to buy a less expensive home with lower down payments and lower income.

According to WCRER, Yakima County's HAI was 164.7 in the first quarter of 2009 meaning that median family income was 64.7% more than the bare minimum required to qualify for a mortgage on the median priced home, compared with 125.5 for Washington State. Yakima County's First-Time HAI was 100.8 compared to 73.3 for Washington State, meaning county first-time buyers were just able to qualify for a mortgage necessary to buy a lower price home with a lower down payment..

HOUSING NEED



Housing problems – according to the US Bureau of Census CHAS (Comprehensive Housing Affordability Strategy) in the year 2000, 43% or 11,451 of all 26,630 households in Yakima had some form of housing problem including overcrowded, lack of complete plumbing, and/or paying more than 30% of all household income for housing compared to 39% in Yakima County and 33% in Washington State.

Approximately 31% or 4,410 of all 14,229 owner households had some form of housing problem in Yakima compared with 32% in Yakima County and 28% in Washington State. Approximately 57% or 7,068 of all 12,401 renter households had some form of housing problem in Yakima compared with 52% in Yakima County and 44% in Washington State.

Paying more than 30% of household income - 34% or 9,054 of all 26,630 households in Yakima were paying more than 30% of all household income for housing compared to 39% in Yakima County and 33% in Washington State.

Approximately 25% or 3,557 of all 14,229 owner households were paying more than 30% of all household income for housing in Yakima compared with 25% in Yakima County and 26% in Washington State. Approximately 44% or 5,456 of all 12,401 renter households were paying more than 30% of all household income for housing in Yakima compared with 38% in Yakima County and 37% in Washington State.

Paying more than 50% of household income - 15% or 3,994 of all 26,630 households in Yakima were paying more than 50% of all household income for housing compared to 12% in Yakima County and 12% in Washington State.

Approximately 9% or 1,280 of all 14,229 owner households were paying more than 50% of all household income for housing in Yakima compared with 9% in Yakima County and 9% in Washington State. Approximately 21% or 2,604 of all 12,401 renter households were paying more than 50% of all household income for housing in Yakima compared with 18% in Yakima County and 17% in Washington State.

ASSISTED HOUSING

Section 8 Housing Assistance - the Yakima Housing Authority (YHA) administers 618 combined tenant-based housing choice vouchers and project based vouchers to help low-income families in Yakima and Kittitas Counties – of which 120 units are located within Yakima. Section 8 vouchers are generally assigned on a first-come, first-served basis, subject to appropriate unit size and type availability. As of August 2009, the Section 8 tenant-based waiting list was over capacity and closed.

Public Housing – the Yakima Housing Authority currently owns and manages 189 units of public housing for low-income families, another 38 elder units, and 70 Farmworker units within Yakima.

Other housing providers – include the Catholic Charities Housing Service (CCHS), a division of the Yakima Catholic Diocese, which currently owns and manages 40 senior and 36 Farmworker with another 231 low-income family units under development.

The Yakima Valley Partners of Habitat for Humanity have constructed 58 low-income houses averaging about 4 units per year and the Office of Industrialization Center (OIC) have constructed another 54 low-income units averaging about 5 units a year with homeowner self-help and volunteer assistance.

Yakima Office of Neighborhood Development Services (ONDS) – assists in the development of opportunities for first-time homebuyers by providing technical assistance and/or partnering with non-profit agencies such as the Yakima Valley Partners of Habitat for Humanity and the Office of Industrialization Center (OIC) in the creation of new, affordable homes or the rehabilitation of existing houses.

The ONDS also assists eligible homeowners in the maintenance and rehabilitation of their homes by providing inspections, reasonable designs, cost estimates, and detailed specifications for each project. In 2008, ONDS:

- completed emergency home repairs for 43 senior houses,
- completed regular home repairs for 34 senior houses,
- assisted with 27 down payment assistance programs,
- painted the exterior of 23 houses,
- organized 7,606 volunteer hours painting over graffiti, and
- cleaned by 188 illegal dump sites.

NEEDS OF HOMELESS PERSONS

The Homeless Network of Yakima County conducted a Point-In-Time Survey of the homeless on Thursday the 24th of January 2008 – and in each of the prior years beginning in 2005. The survey was conducted by volunteers over a 24-hour period, typically the last week of January each year.

According to the results of the 2008 Point-In-Time Survey, there were 1,055 homeless individuals in 570 households in the county of which 511 or 48% were male, 483 or 46% were female and the remaining 61 individuals gender was not recorded. Approximately 32% or 333 individuals of the total counted were under the age of 18, 11% or 119 individuals were under age 5, 1% or 12 individuals were over age 65.

Of the total counted, approximately 43% were living with family or friends, 20% in transitional housing, 15% in emergency shelter, 3% in vehicles, 2% outdoors, and 2% in abandoned buildings. Approximately 16% or 174 individuals of the total were recently released from jail, treatment facilities, medical or psychiatric hospitals, work release, and foster care.

Yakima had 448 or 42% of the total homeless individuals counted.

SPECIAL POPULATIONS HOUSING AND SERVICE NEEDS

Certain populations require special housing and services tailored to their specific conditions and problems including victims of domestic violence, people with development disabilities, the mentally ill, the elderly, and substance abusers.

There are over 42 different public, non-profit, and private agencies providing housing and housing services within Yakima of which at least 8 serve the mentally ill, 13 serve substance abusers and addictions, 1 serves persons with HIV/AIDS, 1 serves persons with suicidal risks, and 2 serve crisis pregnancies.

LEAD-BASED PAINT AND LEAD HAZARDS

Deteriorated units, especially units with deteriorating roofing and plumbing systems, and units where unsafe practices were used in rehabilitation are particularly at risk for lead hazards.

Approximately 19% or 6,367 of 33,082 total housing units in Yakima were constructed prior to 1939 when lead-based paint and materials were frequently used in construction and installation practices. ONDS and OIC have aggressive lead-based paint removal programs which have thus far included ONDS treating 430 units and OIC treating 67 units (51 of which were within Yakima) since the year 2000 initiation of the programs, or 7.6% of the total pre-1939 housing inventory.

BARRIERS TO AFFORDABLE HOUSING

Yakima's **Comprehensive Plan** identifies several areas affecting the development of affordable housing including zoning, land use, subdivision requirements, impact fees, licensing and permits, and extension of transportation and utility services. The Yakima Planning Division monitors available land, zoning, and land use in order to ensure projected population increased can be accommodated with new housing constructions available to all income groups.

Yakima County's Department of Human Services has also established an Affordable Housing Program and Coordinator to work with Yakima and other cities within the county on a comprehensive approach to affordable housing issues.

FAIR HOUSING

Like other communities, Yakima likely has the following impediments to fair housing choices:

- Housing discrimination primarily affecting persons of color, the disabled, and families with children,

- Home mortgage lending practices that likely deny or make it difficult to obtain financing or favorable lending terms, and
- Limited knowledge by the public-at-large concerning protected classes, fair housing laws, and the resources available to households affected by unfair practices.

ECONOMIC CONDITIONS

Yakima County - is the state's second largest county in terms of square miles (4,296) and has the 7th largest population (230,907). The county also has the largest concentration of minority populations in the state (44%) including over 50% of the entire state's Native American population. Yakima County is also home to the largest population of migrant and seasonal farm workers in the state which has been estimated at over 81,175 persons including family members by the Washington Migrant & Seasonal Farm Workers (MSFW) Enumeration Study for Washington State.

The area's economic basis – agriculture and service industries – employs over 60% of the working population in relatively low paying, seasonal employment with little or no opportunity for upward advancement. Full-time occupations that pay more than minimum wage account for less than 13% of the work force.

Yakima County has been designated an "economically distressed" county by the Washington State Legislature due to the county's chronically depressed economy. The Federal Military Training Center and the Yakama Indian Reservation account for 78% of the county's lands – leaving only 22% of the county's properties in tax generating status. Yakima County continues to experience severe economic hardships in spite of the injection of millions in state and federal dollars for employment and training programs over the past 20 years.

Yakima – as one of the county's largest cities and the county seat, is a reflection and repository of some of the county's most distressed economic trends and households. As a result, Yakima was declared a **Renewal Community (RC)** by the US HUD Secretary, 1 of only 40 such designations nationwide and along with Tacoma, the only designations within Washington State based on a demographic profile submitted by the city.

The designated **Renewal Community** area includes portions of census tracts 01, 02, 06, and 15 – or the oldest developed eastern portions of the city located along the railroad tracks then east to the Yakima River. The population was 24,298 persons or 34% of the city's total population of 71,845 in the designated Renewal Community area in the year 2000 of which 4,405 or 18% were youth ages 15-24 years.

The **Renewal Community** designation goal is to promote economic development in distressed communities by offering tax benefits if:

- A business or property owner plans on relocating a building in the area, or
- A company has employees who live in the area, or
- A person or business owns property in the area, or
- A business is located in the area, or
- A business or developer plans on locating a new business in the area.

In addition to the Renewal Community designation, Yakima has recently completed an application to designate a **Yakima Revenue Development Area (YRDA)** of 556 acres in census tract 02 or the former Boise Cascade Sawmill & Plywood Plant, Jeld-

Wen plant, Trail Wagons RV building, and Pacific Power substation. Yakima is requesting up to \$25,000,000 of Local Infrastructure Financing Tool (LIFT) funds to partially finance over \$50,000,000 of public transportation and utility improvements necessary to redevelop the site to include mixed-use, transit oriented development (TOD) providing 4,631 permanent jobs with 171 units of mixed-income housing.

CRIME

The Washington State Population Survey (WSPS) is conducted on a biannual basis through a series of telephone interviews statewide by the Washington Office of Financial Management (OFM) to obtain current information on social, demographic, and economic conditions within the state. Beginning in 2004 the WSPS asked half of its respondents a new set of questions pertaining to the respondent’s awareness of serious crime in their neighborhood in the past 12 months. The 2008 WSPS allows analysis by 10 regions – including Yakima and the Tri-Cities (Yakima, Benton, and Franklin Counties) as a single region. Following is a summary of the perceptions of persons who participated in the survey from Washington State in total and the Yakima and Tri-Cities region:

Table 2: WSPS Survey of Percent Respondents Saying Yes

<i>Region</i>	<i>Washington State</i>	<i>Yakima/Tri-Cities</i>
People openly selling drugs?	18%	18%
People openly using drugs?	15%	18%
Auto theft?	23%	21%
Theft of personal property?	43%	40%
Breaking and entering to steal personal property?	30%	32%
Violent physical attacks?	13%	11%
Crimes committed with guns?	9%	9%
Sexual assault or rape?	7%	8%
Murder?	6%	8%

Source: Washington State Population Survey (WSPS) 2008 by Washington State Office of Financial Management (OFM)

As shown, survey respondents from the Yakima/Tri-Cities region perceived there to be more crime than state respondents in total for: 1) people openly selling drugs, 2) breaking and entering to steal personal property, 3) sexual assault or rape, and 4) murder. Conversely, survey respondents from the Yakima/Tri-Cities region perceived there to be less crime than state respondents in total for: 1) auto theft, 2) theft of personal property, and 3) violent physical attacks.

The percent of Yakima/Tri-Cities respondents indicating that “people were openly selling drugs” in their neighborhoods was 12% in 2004 increasing to 26% in 2006 then declining to 18% in 2008.

According to the 2007 Uniform Crime Report, the number of thefts or attempted thefts in the Yakima/Tri-Cities region was 2,457 or a rate of 5.3 per 1,000 population compare=

The Yakima Police Department records crime statistics for 9 districts within the city, of which districts 1-6 are located within the Community Renewal Area. From 2005 to 2007, the total number of crime incidents declined within all city districts and within

some of the Community Renewal Areas in particularly for of all kinds including homicides, rape, robbery, assault, burglary, theft, and arson.

PUBLIC FACILITIES AND PUBLIC SERVICES

Capital projects and services – are developed and planned in accordance with Yakima’s **Capital Improvement Program (CIP)** which matches public facility and service requirements with costs and anticipated city revenues. The CIP is a 6-year financing plan for capital expenditures which is based on the city’s **Comprehensive Plan** and is revised and extended on an annual basis along with any annual revisions to the city’s **Comprehensive Plan** accordingly.

Transportation – services and project requirements are developed for a 20-year horizon in the city’s **Comprehensive Plan** and financed and implemented on an annual basis in accordance with the CIP.

Parks, recreation and open space – services and project requirements are also developed for a 20-year horizon in the city’s **Comprehensive Plan**, in the supplemental **Yakima Parks, Recreation & Open Space Plan**, and financed and implemented on an annual basis in accordance with the CIP.

INVENTORY OF EXISTING FACILITIES & SERVICES

There are over 42 different public, non-profit, and private agencies providing housing and housing services within Yakima of which at least 11 provide housing for low-income, seniors, disabled, and farm workers, and 19 provide transitional housing for domestic abuse, substance abuse, homeless families, adults, and youth.

In addition, 8 of the 42 agencies serve the mentally ill, 13 serve substance abusers and addictions, 1 serves persons with HIV/AIDS, 1 serves persons with suicidal risks, and 2 serve crisis pregnancies.

PAST PERFORMANCE

The year 2010 will be the first year of this **2010-2014 Consolidated Plan**. The **Annual Action Plans** will report progress on addressing priority housing and non-housing community development needs each year from 2010-2014 as Yakima ONDS has annually reported progress for the previous **2005-2009 Consolidated Plan**. The **2008 Annual Action Plan** provides an evaluation of the **2005-2009 Consolidated Plan** performance.

A detailed breakdown report of prior year uses and performances has also been provided in the **Consolidated Annual Performance & Evaluation Report (CAPER)** and which is available at the Yakima’s ONDS offices or on-line at Yakima’s webpage (www.ci.yakima.wa.us).

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

The Strategic Plan's mission is to propose measurable goals for actions that will address issues set by HUD requirements for the use of CDBG and HOME funding. These goals include projects that service homeless and low-income populations, address fair housing and lead-based paint issues, overcome institutional barriers to the production and preservation of affordable housing, and foster economic development and neighborhood revitalization. Yakima coordinates with the Yakima Housing Authority, Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), Catholic Charities Housing Services (CCHS), and numerous other public, non-profit, and private agencies on housing and human service goals.

Housing priority needs are for:

- Homeless and those at risk of becoming homeless
- Low-income families and individuals
- Low-income families and individuals with special needs

Yakima's 2010-2014 Consolidated Plan goals are to:

- Assist in the creation of housing projects that serve the homeless
- Develop baseline data on local homelessness and formulate coordinated plans to address the causes of chronic homelessness
- Enable low-income households to afford market rate housing
- Provide affordable permanent housing for low-income households
- Rehabilitate housing to improve the living conditions of low-income households
- Work to eliminate housing discrimination
- Raise the lending community's awareness about the application of fair housing laws to homeownership
- Educate the public of protected classes, fair housing laws, and the resources available to them to prevent discrimination
- Identify and mitigate barriers to affordable housing resulting from zoning, subdivision, land use, permits, impact fees or service extensions
- Distribute materials on lead-based paint hazards
- Assure that all information on lead-based paint hazard is in compliance with state and federal laws, and
- Increase the number of trained and certified lead-based paint inspectors and contractors

Community & Economic Development priority needs for non-housing goals are to:

- Stimulate economic development
- Provide basic human service support
- Revitalize target areas including the Renewal Community and Yakima Revenue Development Area (YRDA) in particular

Yakima's 2010-2014 goals for priorities are to:

- Develop target area plans to guide economic development so that living-wage job opportunities can be created for low-income populations
- Implement projects or programs that foster the thriving businesses, commercial, and industrial centers to encourage the creation of living-wage job opportunities
- Increase employment opportunities for low and moderate-income households
- Enhance the delivery of effective support services to priority low-income and homeless populations by providing funding and technical assistant to human service agencies
- Encourage and promote safe, comfortable, and thriving neighborhoods, and
- Encourage civic pride in neighborhoods and develop connections between neighborhoods and community resources

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

3-5 Year Strategic Plan Managing the Process response:

Yakima is located in south central Washington State in the upper region of the Yakima Valley south of the confluence of the Naches and Yakima Rivers. Yakima is bound on the north and east by these 2 rivers and is characterized by the gentle slopes and rich silt-loamy soils of a river basin. Irrigation is a necessary factor throughout the Yakima Valley due to the dry semi-arid climate.

Before irrigation the land was a desert, although with lush vegetation along the Yakima River and an abundant salmon run. Native villages dotted the riverbank, and a major fishery was located near Selah just north of Yakima.

In the 1860s white ranchers drove herds of cattle from Oregon to take advantage of the Yakima Valley bunchgrass. Farmers in turn, supplanted ranching a decade later as irrigation experiments demonstrated the fertility of the land. The river, railroad (1885), and large-scale government irrigation projects (1900s) determined subsequent patterns of development.

In December 1884 the Northern Pacific Railroad (NP) decided to bypass Yakima City (now called Union Gap) which was the only town in Yakima County at the time. To the dismay of early Yakima City residents, the NP placed its depot 4 miles north on an unpopulated sagebrush plain. NP officials claimed a swamp prevented the laying of rails through Yakima City, but more likely the lure of cheap, undeveloped land was the motive. To promote the new town, NP offered free lots plus moving expenses to all Yakima City businessmen who opened shop at the new location by 1 May 1885.

Most merchants packed up and moved north to the new town location bringing their buildings with them. The buildings were pulled on rollers on top of 4-inch wood plants by mule teams – some taking over a month to be moved the distance. Yakima City was substantially depopulated by the move and in 1885 voters chose North Yakima, the NP town, as the county seat. In 1918, county residents complained that “North Yakima” sounded like a suburban, and the 2 towns were merged to become Yakima and Union Gap respectively.

Early settlers raised livestock on the bunchgrass hills, driving cattle and sheep to market. In the late 1870s private built irrigation projects hastened the transition from ranching to farming. Real progress was made in 1902 when the fledgling Reclamation Service, now the US Bureau of Reclamation, unified irrigation efforts.

From 1900 to 1910 the population of the Yakima Valley tripled, and Yakima established its commercial and social domination of the region. Today nearly a million irrigated acres in the Yakima Project grow apples, hops, cherries, grapes, pears, asparagus, hay, and mint.

Yakima Firing Center – occupies 263,000 acres of sagebrush land on which the US Army trains thousands of soldiers from the National Guard, Army Reserves, and international units from Canada and Great Britain.

Yakima Reservation – occupies over 1,000,000 acres and is the largest reservation in the state stretching from the forested hillsides of Mt Adams to the irrigation-lush valley of the Yakima River. The reservation was created under the Treaty of Walla Walla following the Indian Wars of 1855 and 1858.

The current Yakama Nation is governed by a council of 14 members, a recognition of the 14 “tribes and bands” that were signatories to the 1855 treaty. The council encourages education, improved housing, environmental enhancement, and economic opportunity on the reservation.

Farm labor – farm labor shortages during World War II led schools to dismiss classes early so that students could help with the crops. During a particular crisis the Army detailed soldiers from a Yakima area gunnery range onto farms.

In 1943 the US government brought in workers from towns and cities in central Mexico. These workers – many of whom were teenagers – were regimented into forces to supply railroad or agricultural work crews on an as-needed basis. Actually, Mexican workers had already been coming seasonally – and illegally – riding the rails north and earning in a month what it would take a year to earn in Mexico. Nor were these men the first; family members had been among the first to migrate to Northwest mine booms from the 1860s to the 1880s.

The official Bracero Program, which continued until 1964, allowed up to 50,000 Mexican workers per year to cross the border to work on US farms. Labor contractors also traveled Texas, Colorado, and California promoting jobs in Washington’s asparagus, sugar beet, and potato fields and in the orchards.

Whole families joined single men riding north in the backs of trucks, or paid out money earned from early-season Southwest crops to buy gas and tires for traveling to earn money from late-season Northwest crops. Many settled in the urban areas, especially Yakima, creating bilingual families that have become citizens with protections under the law. These early settlers are now being joined by refugees and migrating workers from other Central American countries seeking work in the agricultural industries. Agricultural technology improvements and mechanizations on the farms, however, have spurred these workers to settle and seek jobs in the urban areas and services industries.

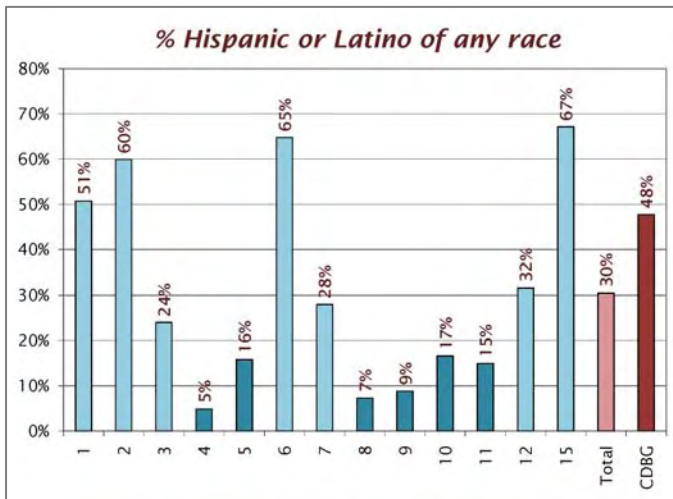
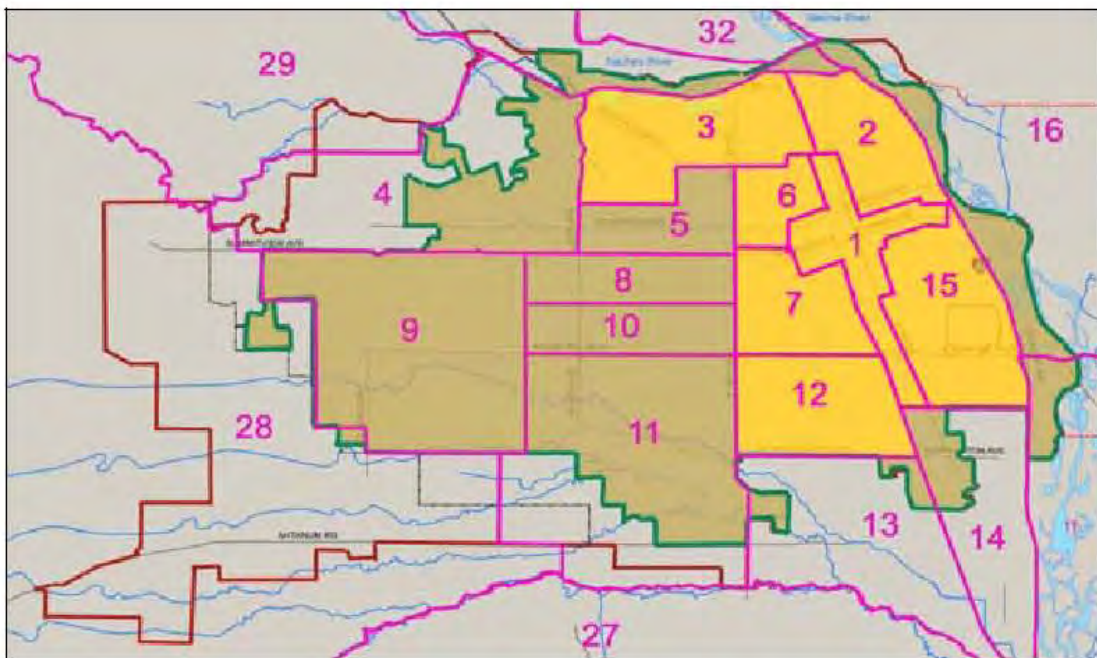
Hispanics - are the fastest growing ethnic group in Yakima. In 1990, Hispanics comprised 16% of the city’s population. In 2000, with a gain of 15,299 people and a

growth rate of 172%, the Hispanic population comprised 34% of the city's population. In contrast, the non-Hispanic population dropped from 84% of the city's population in 1990 to 64% in 2000.

COMMUNITY DEVELOPMENT BLOCK GRANT TARGET AREA

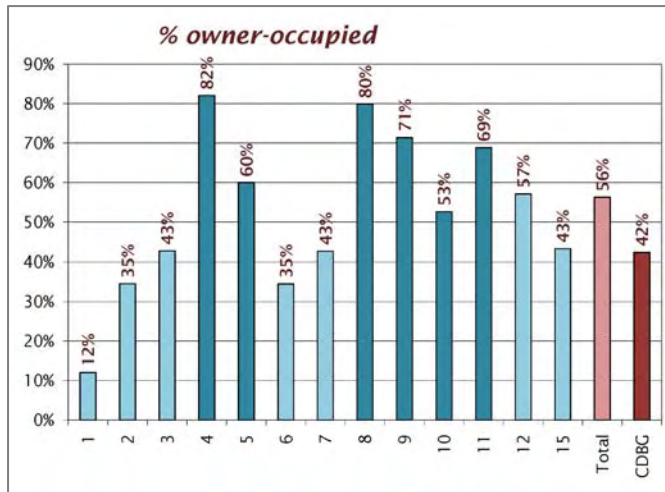
Yakima is defined by 13 census tracts in the year 2000 Census – 7 of which are designated as the **Community Development Block Grant (CDBG) Target Area** due to a concentration of poverty, housing conditions, and racial or ethnic concentrations. The 7 census tracts – 01, 02, 03, 06, 07, 12, and 15 – include 53% of the year 2000's population or 43,891 persons out of a total 2000 census city population of 82,762 persons.

Graphic 2: Yakima Census Tracts

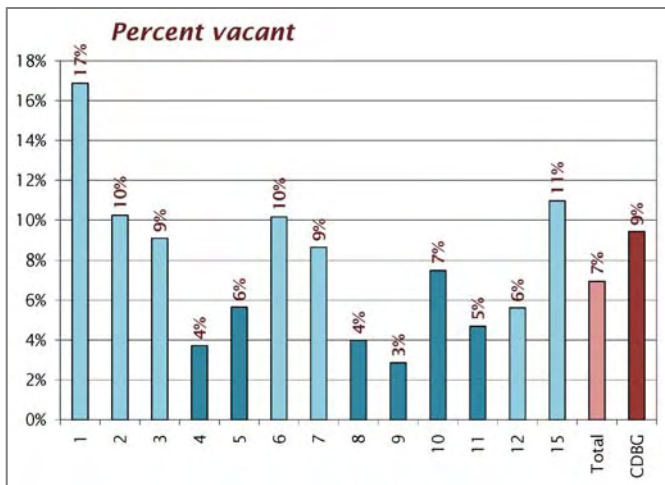


Ethnic concentration – approximately 43% of the CDBG Target Area census tracts are of minority ethnic groups compared to 28% city-wide, and 48% are Hispanic or Latino of any race compared to 30% citywide. Approximately 83% of the Yakima's Hispanic or Latino population is distributed within the CDBG Target Area of which tracts 02, 06, 12, and 15 located closest to the downtown core contained the greatest percentages.

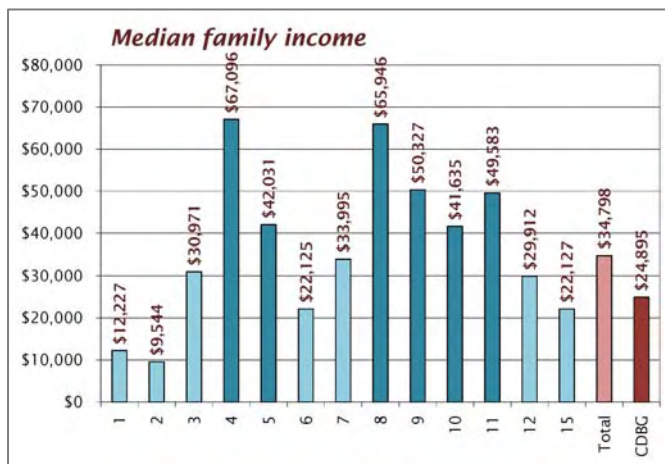
Housing tenure – 92% of all housing units within the CDBG Target Area are occupied compared with 94% city-wide. Approximately 42% of all occupied units within the CDBG Target Area are occupied by owners compared with 56% city-wide.



Approximately 9% of all housing units in the CDBG Target Area are vacant compared to 7% city-wide, of which 23% of the vacant CDBG Target Area housing units are vacant for reasons other than being for rent, sale, seasonal, recreational, or occasional use compared to 21% city-wide.



Household characteristics - approximately 31% of the householders of occupied housing units within the CDBG Target Area are Hispanic or Latino of any race compared to 19% city-wide. Approximately 21% of households of occupied housing units within the CDBG Target Area are over age 65 compared to 24% city-wide. Approximately 43% of all householders of occupied housing units over the age 65 are located within the CDBG Target Area of which the greatest percentages are located in census tracts 03 and 12 away from the downtown area at the fringe of the target area boundaries.



The average household size within the CDBG Target Area is 2.80 compared with 2.63 city-wide, the average family size is 3.56 within the CDBG Target Area compared with 3.28 city-wide.

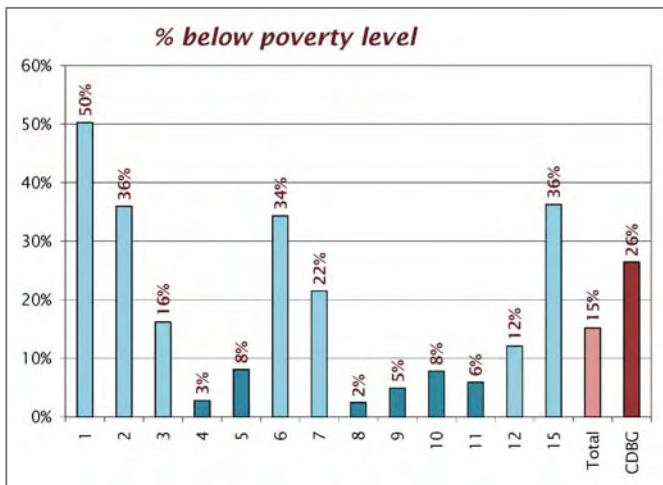
Income – the median family income of households within the CDBG Target Area was \$24,895 compared to \$34,798 city-wide. The median household income of households within the CDBG Target Area was \$20,828

compared with \$27,838 city-wide.

In general – the CDBG Target Area has the highest concentrations of ethnic persons and households, particularly Hispanics or Latinos, with larger households and

families, in more rental units, with lower incomes, and higher percentages of poverty than the city at large.

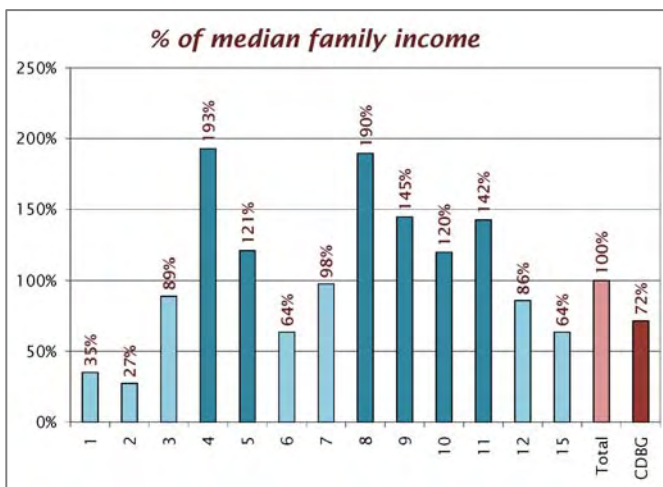
- Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.



3-5 Year Strategic Plan Managing the Process response:

Approximately 26% of all households within the CDBG Target Area had incomes below poverty level compared to 15% city-wide.

Approximately 82% of all households with incomes below poverty level were located within the CDBG Target Area with the highest concentrations in census tracts 06, 07, and 15 located closest to the downtown core.



The median family income of CDBG Target Area families was 72% of the median city-wide family income with the lowest percentages and family incomes in census tracts 01 at 35% or \$12,227 and tract 02 at 27% at \$9,544. The median household income of CDBG Target Area households was 75% of the median city-wide household income with the lowest percentages and households

incomes in census tracts 01 at 35% or \$9,782, tract 02 at 56% or \$15,635, and tract 15 at 64% or \$17,702.

Based on income distribution, as well as the other ethnic concentrations and housing characteristics cited earlier, CDBG and HOME resources will be allocated predominantly within the identified CDBG Target Area census tracts.

- Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan Managing the Process response:

A major obstacle to meeting underserved needs within Yakima is not having sufficient local, state, or federal resources especially considering the magnitude of

the underserved needs. In some instances where local, state, and federal resources are provided, a project or program may still not be feasible if insufficient funds cannot be leveraged from matching non-profit and private resources, such as low income housing tax credits or other development financing.

Yakima has the following limited resources to implement the 2010-2014 Strategic Plan assuming Yakima continues to receive an annual increase of 1% per year in CDBG and HOME funding:

Table 3: Yakima Funding Projections

Source	Fiscal year				
	2010	2011	2012	2013	2014
CDBG	\$1,185,386	\$1,197,239	\$1,209,211	\$1,221,303	\$1,233,516
HOME	\$682,410	\$689,234	\$696,126	\$703,087	\$710,117
Total	\$1,867,796	\$1,886,473	\$1,905,337	\$1,924,390	\$1,943,633

Source: Yakima Office of Neighborhood Development Services (ONDS)

- Yakima has received \$317,515 in CDBG-R funds from HUD to be used for Infrastructure and Public Service as Eligible Activities per HUD regulations.
- Yakima has also received \$650,000 of Neighborhood Stabilization Program (NSP) funding through the Washington State Department of Commerce (DOC) to be used to remove unfit structures from blighted properties within city limits. These funds may also be used to address Down Payment Assistance to First-Time Homebuyers purchasing foreclosed properties within Yakima city limits.

In addition to the resources listed above, Yakima can apply to HUD for Section 108 Guaranteed Loan funds for qualified housing and economic development projects. Under this program, Yakima can borrow a total amount equal to 5 times Yakima’s annual block grant or between \$5,926,000 and \$6,167,000.

Yakima, the Yakima Housing Authority (YHA), and a variety of public, non-profit, and private human service and housing agencies pursue a diverse list of local, state, federal, and private resources with which to fund service delivery to low-income households in need, and supporting neighborhood and economic development activities. Yakima is particularly supportive of the following programs among others:

- Public Housing Comprehensive Grant
- HUD Grants for Public Housing
- Tax Exempt Bonds
- Taxable Bonds
- Low-Income Housing Tax Credits
- Rental Certificates
- Public Housing MROP
- Public Housing CIAP
- New Markets Tax Credits Program
- McKinney-Vento Homeless Assistance Programs
- FHLB Affordable Housing Program
- HOPWA
- Emergency Shelter Grant
- Funding under SHB 2060/2163
- WA Housing Finance Comm Programs
- Safe Havens
- WA Housing Trust Fund Programs
- Section 202 Elderly
- WA Housing Assistance Programs
- Section 811 Handicapped
- WA Community Reinvestment Assoc
- Historic Preservation Tax Credits
- WA Community Development Fund
- Moderate Rehabilitation SRO
- United Way
- Rental Vouchers

The Yakima Housing Authority (YHA) will have approximately \$2,700,000 in Section 8 Assistance funding available in 2009 for an authorized 618 housing units in Yakima

County to serve low-income households of which approximately 75-80% or 400 units will likely be funded in Yakima. Like ONDS, YHA expects annual funding levels for Section 8 Assistance program will increase no more than 1% per year if the agency receives a similar allocation in the future.

Yakima Valley Partners Habitat for Humanity and the Office of Industrialization Center (OIC) will also have funds available on an annual basis to service low-income household housing and other human service needs.

The Catholic Charities Housing Services (CCHS) of the Yakima Catholic Diocese has been funded in the past by Low-Income Housing Tax Credits and may apply for additional Low-Income Housing Tax Credits in future years.

Non-profit agencies providing services to homeless individuals and families can apply for funding assistance under the McKinney-Vento Homeless Assistance Programs.

Discretionary grants from state and federal governments for housing, community development, and social services are pursued if and when such grants become available. Public/private partnerships, where additional funding resources are leveraged, are also sought out and encouraged. These relationships and funding arrangements, however, are difficult if not impossible, to predict in advance.

Managing the Process (91.200 (b))

1. **Lead Agency.** Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Lead agency - Yakima's Office of Neighborhood Development Services (ONDS) is the lead agency responsible for preparing Yakima's Consolidated Plan, and has been designated to be responsible for the planning, development, and implementation of its CDBG and HOME Programs.

Key public and non-profit agencies that administer programs covered by the Consolidated Plan include:

- Aging & Long Term Care (ALTC)
- Ahtanum Pioneer Church
- American Red Cross

- AmeriCorps
- Association of Churches
- Avail Home Health
- Calvary Rescue Mission
- Care Net
- Cascade-Blue Mountain Food Share
- Catholic Charities Housing Services (CCHS)
- Community Living Inc
- Community Presbyterian Church
- Central Washington Comprehensive Mental Health (CWCMMH)
- Consejo Counseling
- Consumer Credit Counseling Services of Yakima
- Department of Veteran Affairs – Yakima Vet Center
- Easter Seal Society of Washington
- Elmview
- Enterprise for Progress in the Community (EPIC)
- Education Services District (ESD) 105
- For a Better Tomorrow
- Greater Columbia 2-1-1
- Habitat for Humanity
- Homeless Network of Yakima County
- Lower Valley Crisis Center
- Merit Resources Services
- Neighborhood Housing Services of Eastern Washington (NHSEW)
- Next Step Housing
- Northwest Community Action Center
- Northwest Harvest
- Northwest Justice Project
- Office of Rural & Farmworker Housing (ORFH)
- Opportunities Industrialization Center (OIC)
- People for People
- Project Warm-up Distribution
- Providence House
- Ridgeview Group Home
- Rural Community Development Resources (RCDR)
- St Vincent de Paul Center
- Sundown M Ranch
- Sunrise Outreach
- The Salvation Army
- Triumph Treatment Services
- Twin Peaks Youth Ranch
- Union Gospel Mission
- United Way of Central Washington
- US Veteran's Affairs Department
- Volunteer Attorney Services
- Washington Department of Veterans Affairs
- Washington Department of Social & Health Services (DSHS)
- Willow Place Boys Home
- Workforce Washington-Veterans
- Yakima City Planning Department
- Yakima County Department of Human Services
- Yakima County Division of Alcohol & Other Substance Abuse

- Yakima County Veteran Programs
- Yakima Community Services Office (CSO)
- Yakima Health District
- Yakima Hearing & Speech
- Yakima Housing Authority
- Yakima Interfaith Coalition – La Casa Hogar
- Yakima Neighborhood Health Services
- Yakima School District #7
- Yakima Valley Community Land Trust
- Yakima Valley Farm Workers Clinic
- Yakima Work Source Job Corps
- YWCA

Significant aspects of the process – includes the use of consultants generating statistical information needed to establish needs, gaps and barriers; ONDS consulting with public and private agencies and citizens including a Housing Advisory Committee composed of the Yakima Housing Authority, Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), and Yakima County Department of Human Services; and the Community Development Advisory Board providing review and feedback.

Consultation with other agencies - ONDS consults with public and private agencies that provide assisted housing, health services, and social and fair housing services – especially those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons through the Homeless Network of Yakima County staffed by the Yakima County Department of Human Services.

ONDS also consults with the Washington State Department of Commerce (CTED) and the Yakima Housing Authority (YHA) to assure that the **Yakima Consolidated Plan** is inclusive and addresses statutory purposes.

The **Homeless Network of Yakima County** is the coordinator of the **Yakima County 10-Year Homeless Housing Plan**. The Homeless Network of Yakima County is composed of a broad group of Yakima County public, non-profit, and private human services agencies including many of the groups listed above. The Homeless Network of Yakima County conducts regular meetings and agendas, updates the **Yakima County Continuum of Care Plan**, and organizes the annual Point-In-Time Homeless Persons Count.

ONDS consults with health and child welfare agencies and the Yakima County Health Department on data and programs related to lead-based paint hazards and poisonings. Yakima County Health Department data is utilized to locate housing units where children have been identified as lead poisoned. ONDS also provides lead-based paint assessments and services and consults on an on-going basis regarding issues of lead-based paint hazards.

ONDS notifies adjacent units of local government, to the extent practicable, of the priority non-housing community development needs, and submits the final Yakima Consolidated Plan to Yakima County and Washington State agencies for review and comment. ONDS and other Yakima city staff also consult with and serve on the boards of adjacent units of general local government, including local agencies with

wide-spread planning responsibilities such as the Yakima County Economic Development Council.

ONDS also consults with local human service agencies including the United Way of Yakima County regarding the non-housing needs of children, elderly, persons with disabilities, homeless persons, and other populations of need concerning priority needs and funding gaps. ONDS uses information generated in the Point-In-Time annual homeless count, **United Way of Yakima County's State of Caring Index** (when published), and other sources to identify service trends, available services, and gaps.

ONDS works closely with the Yakima Housing Authority (YHA) concerning public housing needs and consistency with YHA's planned programs and activities in the **Yakima Housing Authority (YHA) Agency Plan** and the **Yakima Consolidated Plan**. Yakima does not have a troubled YHA but, if necessary, would provide financial or other assistance if needed to improve YHA operations and remove any such designation. ONDS also seeks to ensure that activities regarding local drug elimination, neighborhood improvements programs, and resident programs and services funded under YHA programs and those funded under the Yakima Consolidate Plan are fully coordinated to achieve comprehensive community development goals.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Yakima, as a recipient of CDBG funds, provides for active participation by all citizens who are affected by CDBG funded activities in accordance with Title I of the 1974 Housing & Community Development Act and its subsequent amendments. Yakima submits a housing strategy that includes citizen participation in agreement with HOME Investment Partnerships Program regulations, 24 CFR 92.

Yakima citizen participation in CDNG and HOME activities may range from needs assessments and strategic planning to project selection and all phases of implementation and evaluation.

CITIZEN PARTICIPATION PROCESS

The citizen participation process includes the gathering of input on community issues such as housing, transportation, social services, population growth planning, capital facilities, and economic development in 2 formats:

- On-going input on Yakima programs and service needs
- Specific input on the Yakima Consolidated Plan

On-going input - is gathered on Yakima programs and services needs through the following sources:

- Point-In-Time Homeless Housing Count and 10-Year Homeless Plan Updates
- United Way of Yakima County's State of Caring Index
- Yakima County Division of Alcohol & Other Substance Abuse Services (YCDASA)
- Yakima County Communities Mobilized Against Substance Abuse & Violence (YCMASA)
- Yakima County Renewal Community Program
- Loan Review Boards for the Yakima Home Improvement Program, Rental Rehabilitation Program, Housing Development Program, & Commercial and HUD 108 Loan Program
- Yakima County Economic Development Council
- Yakima Comprehensive Plan growth management meetings
- ONDS membership on non-profit and agency boards
- Citizen advisory committees and commissions

In addition, Yakima citizens are actively recruited and involved in decision-making by attending meetings, serving on various boards and commissions that represent CDBG Target Area and city-wide interests. The city website provides information on the agenda, schedule, membership, and other particulars of each board and commission.

Specific input – on the Yakima Consolidated Plan was obtained through the following sources:

- **Community Development Advisory Committee (CDAC)** – was established composed of representatives from the Yakima Housing Authority (YHA), Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), and Yakima County Human Services Department to assist in the development of this 2010-2014 Consolidated Plan.
- **Community Development Advisory Board (CDAB)** – advises ONDS, Planning Commission, City Council, and the Mayor and City Manager on the formulation of policies and plans, and to identify potential CDBG and HOME-funded projects. One of CDAB's primary roles is to ensure citizen participation in all phases of the CDBG and HOME programs in accordance with federal regulations.

CDAB members are appointed by Mayor and Council and represent a broad range of community interest including housing, financing, low-income advocacy, disabled, minorities in the CDBG Target Area and city-wide. CDAB members may not be employed by the city; are not compensated for work on the board; and must assemble and conduct agendas in open public meetings.

The CDAB conducted a public meeting on the draft Yakima Consolidated Plan on Friday the 18th of September 2009.

- **Yakima County Council** – is the elected policy and appropriations body and an especially important representative of the public. The Council consists of 5 members plus the Mayor and Assistant Mayor. Council members are invited to all meetings and receive periodic reports on CDBG funded activities. The Council must authorize the use of grant funds for specific purposes.
- **Other governmental agencies** – notices were sent during the public comment period announcing the availability of the Yakima Consolidated Plan to the Yakima County Commissioners, Yakima County Departments of Human Services, and the Washington State Departments of Commerce (CTED) and Social & Health Services (DSHS).
- **Public & Assisted Housing Development Residents** – and residents of the CDBG Target Area were provided opportunities to review and comment on the Yakima Consolidated Plan by ONDS and the Yakima Housing Authority (YHA). Public meetings were conducted in the:
 - Southeast Community Center located at 1211 South Seventh Street from 6:00-8:00 pm on Tuesday the 4th of August 2009,
 - Miller Park Activity Center located on North 4th Street & East E Street from 6:00-8:00 pm on Tuesday the 1st of September 2009,
 - City Hall located at 129 North 2nd Street at 2:00-4:00 pm on Thursday the 24th of September 2009, and
 - City Hall located at 129 North 2nd Street at 6:00-8:00 pm on Tuesday the 29th of September 2009.

The **Yakima Consolidated Plan** and **Annual Action Plans** were developed through a public process and are consistent with HUD strategic goals, as well as local goals and objectives that are identified in the **Yakima Housing Authority's Action Plan**. Yakima Consolidated Plan activities and other information that relate to housing developments is provided to the Yakima Housing Authority and made available at the annual public hearing for the **Public Housing Authority (PHA) Plan**. The draft Yakima Consolidated Plan is also provided to the Yakima Housing Authority for availability to public housing residents and the Yakima Housing Authority's **Resident Advisory Board (RAB)** for comment.

Upon request, ONDS will format the Citizen Participation Plan for persons with disabilities and for non-English speaking citizens.

CITIZEN COMMENTS

Yakima considers the views of all citizens, public agencies, and other interested groups in preparing the **final Yakima Consolidated Plan**. Comments and views that were received in writing or in oral testimony at the City Council's public hearings on the **draft Yakima Consolidated Plan** – as well as those not accepted, and the reasons therefore, are summarized and included in the **final Yakima Consolidated Plan**.

Before City Council adopts the Yakima Consolidated Plan, ONDS makes available to citizens, public agencies, and other interested parties information that includes the

expected amount of assistance (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate-income.

The draft Yakima Consolidated Plan, including the Citizen Participation Plan, was available to the public for review and comment beginning on the 15th of September 2009 with the formal 30-day public review period beginning on the 29th of September and ending on the 30th of October 2009. Within 5 business days notice to ONDS, special accommodations will be provided for persons with disabilities and for non-English speaking persons.

Copies of the draft Yakima Consolidated Plan will be available at:

- ONDS offices at 112 South Eighth Street,
- City Clerk's Office at City Hall at 129 North Second Street, and
- Yakima Valley Regional Library at 102 North Third Street, Yakima, Washington 98901; and on the
- Yakima website www.ci.yakima.wa.us at a PDF file.

The draft and adopted or final Yakima Consolidated Plan, any substantial amendments, and the CAPER will all be available to the public, and upon request of ONDS can be made accessible to persons with disabilities.

Letter and e-mail notifications of the availability of the draft Yakima Consolidated Plan have also been provided all other government, non-profit, and private housing and human service agencies along with requests for corrections and/or updates.

City Council will conduct 2 public hearings on the draft Yakima Consolidated Plan on 20 October and 17 November in City Hall Council Chambers.

ANTI-DISPLACEMENT AND RELOCATION PLAN

Yakima has adopted a plan to minimize displacement and relocation that may occur as a result of activities proposed in the **Yakima Consolidated Plan**. **Yakima's Residential Anti-Displacement & Relocation Assistance Plan** was adopted by Yakima City Council in accordance with HUD Section 104(D) of 1974, as amended. Yakima's plan mitigates the loss of low and moderate-income housing and requires Yakima to make public specific information about any proposal to use housing and community development funds for activities that will result in the loss of such units.

Several strategies to minimize the displacement of persons from their homes have been set forth in city policies and all replacement housing must be provided within 3 years. Yakima citizens can comment on the city's **Anti-Displacement & Relocation Plan** during the **Consolidated Plan's** public comment period and hearings.

AMENDMENTS TO THE CONSOLIDATED PLAN

A 15-day public notice was given for all public meetings and a 30-day public notice and comment period will be given in the public notices section of the city's newspaper of record, the Yakima Herald-Republic, prior to the scheduled public hearings with Yakima City Council and prior to the Yakima Consolidated Plan's submission to HUD.

Any substantial amendments to the Consolidated Plan, will also be provided a 10-day

advance notice in the Yakima Herald-Republic to allow public review and comments with ONDS during a 30-day period prior to adoption. Substantial changes to the Consolidated Plan are defined as involving more than 10% of allocated funds for the following:

- Changes in the citizen participation process,
- Changes in allocation priorities or in the method of distributing funds,
- Changes in the use of CDBG or HOME funds from one eligible activity to another, or
- Initiation of an activity, using funds from any program covered by the Consolidated Plan (including program income), not previously described in the Action Plan.

PERFORMANCE REPORTS

The **Consolidated Annual Performance & Evaluation Report (CAPER)** is made available for public review and comment for 15-days prior to being submitted to HUD following the publication of a public notice in the Yakima Herald-Republic. All written and oral comments are considered in the final preparation of the CAPER and are included in summary form in the report.

PUBLIC HEARINGS AND MEETINGS

Yakima holds at least 3 public hearings per year to obtain citizen views and to respond to proposals and questions at all stage of the community development program and Consolidated Plan process.

The hearings address housing and community development needs, development of proposed activities, and a review of program performance. At least 1 meeting is held prior to the proposed **Consolidated Plan's** publication.

Public hearings are held at times convenient to potential and actual beneficiaries in locations that meet **Americans with Disabilities Act (ADA)** accessibility standards. Translation services are provided during the hearings for non-English speaking residents who wish to hear and participate in the public hearing. Special accommodations for other services can also be provided upon request.

All public hearings are advertised in the public notices section of the Yakima Herald-Republic 10-days prior to the hearing. Public hearings provide the opening and closing of the public comment period and are held in Council Chambers at City Hall. Oral and written comments received during the comment period and at the public hearing are summarized and included in the final submission to HUD. All comments or views not accepted or not incorporated, and the reasons therefore, are also summarized.

Citizens may attend and comment at the public hearing on all aspects of the plan and process, including the **Citizen Participation Program**, as well as any projects proposed for funding.

NOTIFICATIONS

All notices and agendas of public meetings and hearings include Yakima's Equal Opportunity Statement, which outlines the procedure for those individuals requiring

special accommodations. Yakima's voice and TDD phone numbers are provided in all public notices.

In addition to public notices in the Yakima Herald-Republic, citizens are also informed of the availability of the draft and final Consolidated Plan and performance reports throughout Yakima at public libraries, City Hall, community centers, and on the Yakima website.

E-mail and written notifications is also provided of the availability, comment, and hearings dates for the draft and final **Consolidated Plan** to the over 42 public, non-profit, and private human services and housing provider agencies located within Yakima's service area.

ACCESS TO RECORDS AND INFORMATION

On request, the public is provided with reasonable and timely access to information and records relating to the **Consolidated Plan** and Yakima's use of assistance under the program. Citizens and citizen groups have access to Yakima records for at least 5 years through the standard public disclosure process.

SUBMITTING VIEWS, COMPLAINTS, AND APPEALS

The preferred first step - for anyone dissatisfied with the **Consolidated Plan** and process is to discuss it with ONDS staff and supervisors. An open discussion reminds ONDS to constantly work to keep the public informed about all CDBG and HOME activities. Written response to written complaints will be provided within 15 working days.

The next step – in pursuing a complaint is to discuss it in a meeting or written correspondence with the Yakima Community Economic Department (CED) Director who oversees ONDS and has responsibility for directing the citizen participation process. Like ONDS, a written response to written complaints will be provided within 15 working days.

The next step – in pursuing a complaint is to present it to the Community Development Committee (CDC – a 3 person Councilmember Subcommittee), which has overall responsibility for CDBG and HOME programs and may recommend corrective measures to the Mayor and City Manager. A meeting time can be set by contacting the CDC chairperson in care of ONDS or CED offices.

In the event that a citizen is dissatisfied - with the action taken by CDC, the final contact should be the Mayor or City Manager. Citizens may also voice concerns to the full City Council during regular council meetings.

If local attempts to resolve the disagreement fail - actions of Yakima that are in violation of HUD regulations may be appealed directly to the Yakima Area Representative at the Seattle Area Office of HUD at 206-220-5150. Copies of the regulations and the name, address, and phone number of the current Area Representative will be made available on request of ONDS.

Comments on the Consolidated Plan process and regarding Yakima's past performance on CDBG programs are also invited. Citizens are encouraged to submit comments to:

Archie Matthews, Operations Supervisor
Office of Neighborhood Development
Services (ONDS)
112 South 8th Street
Yakima, Washington 98901
509-575-6101
amatthews@ci.yakima.wa.us

SUMMARY OF PUBLIC COMMENTS

Following is a summary of public comments made during public input meetings, public hearings, by letter, and from the mail-out/phone-back survey – copies of which are provided in Appendix E.

Testimony from public meeting – the Yakima City Council Neighborhood Development Committee held a public input meeting on the 2010-2014 Consolidated Plan on the 24th of September. The principal comments made during the meeting were:

- The process does not allow enough time for citizens to participate.
- Minutes should be taken at public input meetings to make sure the ideas are expressed in the Consolidated Plan.

The participants also mentioned the following community needs should be addressed:

- More neighborhood associations – the associations should be able to address issues pertaining to the community.
- More funds should be provided for prevention programs such as the Southeast Community Center.
- More opportunities should be provided to education the public about the Consolidated Plan process.
- More opportunities should be provided for parents to work together to develop programs to help youth.

Testimony from public hearings – the Yakima City Council conducted a public hearing on the 2010-2014 Consolidated Plan on the 20th of October. Public testimony at the public hearing included the following:

- **John Everhart, Pastor of Pilgrim Rest Baptist Church**, spoke highly of the efforts of the Yakima ONDS employees. He also suggested some of the CDBG funds be used to make improvements to the food bank facility.
- **Maria Garcia**, resident of 1001 North 20th Avenue, stated that the majority of the CDBG money is being spent for housing but would like to see more funds directed toward economic development for small businesses. She also stated that not much is being done in the northeast neighborhood and suggested funds be used for lighting, sidewalks, and training for community organizations.

Yakima City Council also conducted a public hearing on the 17th of November. Public testimony was received from 9 individuals and included the following summarized from the video of the hearing (full transcripts will be available from the Yakima City Clerk:

- **Dan Kelher, Executive Director, Association of Downtown Yakima** – spoke in favor of the 2010-2014 Consolidated Plan particularly the Future Initiatives Projects in the downtown.
- **Hector Franco, Yakima Neighborhoods Association (YNA)** – spoke in favor of the proposal submitted previously by letter outlining a program for a Yakima Neighborhoods Association (YNA) and provided Council members an update to the budget from the previous submittal. He requested that funds be made available from CDBG to create neighborhood associations. The updated proposal was for \$100,000 which included \$40,000 to be raised by a foundation and \$10,000 to be raised through citizen donations. As in the previous proposal, the YNA would be governed by a Board of Directors open to all participants, with fiscal responsibilities provided by Rural Community Development Resources (RCDR). The YNA has conducted considerable research on the proposal including a prototype based on a city in Arizona.

He also asked an newspaper article on Adaptis be attached (see Appendix D) and that references to “Early Learning Initiative” be eliminated as it referred to a CDBG Target Area base map rather than the proposal proper.

- **Lowel Krueger, Executive Director of the Yakima Housing Authority (YHA)** – spoke in favor of the 2010-2014 Consolidated Plan and recommended Council adopt it.
- **Eva Olivia, resident** – spoke in favor of the YNA proposal to create neighborhood organizations to work with youth-at-risk and involve the Hispanic community in CDBG activities, particularly from the Eastside.
- **Carol Fulsom-Hill, Executive Director of Yakima Interfaith Coalition** – stated that neighborhood involvement in CDBG activities has never happened on a consistent or sustainable fashion over the 35 years she has been involved in community outreach. She suggested:
 - Council should consider using existing agencies to provide outreach rather than creating or starting over with the creation of another organization. Yakima Interfaith Coalition is working with over 500 families now and has been consulting with YNA and others on outreach activities and proposals.
 - A peer model be utilized to build leadership from the grass roots rather than importing leaders from outside the community.She also thanked Yakima for the summer internship program funded with a grant that provided leadership training, as well as program assistance, to over 30 local women.
- **Elizabeth Torres, resident** – spoke in favor of YNA’s proposal to create community organizations in the CDBG Target Area. She indicated that residents are critical to the solution to problems and that they have not had the opportunity to effectively do so to date.
- **Sandra Eliza, resident** – spoke in favor of the YNA’s proposal to create community organizations in the CDBG Target Area and provide residents the opportunity of participating in CDBG program decision making.

- **Michael Morales, Deputy Director Yakima Community Economic Development** – spoke to clarify HUD rules concerning community or public service activities. HUD limits community or public service activities to no more than 15% of all CDBG funds – of which ONDS currently funds the graffiti removal program and OIC’s operation of the Southeast Community Center. These programs would have to be reduced or replaced were other community or public service activities to be proposed to use the 15% fund availability. The Department provides this information for clarification and is not opposed or in favor of any proposals to use the 15% allocation for other programs. Such determinations can be made by Council during development each year of the Annual Plan’s.
- **Hector Franco, Yakima Neighborhoods Association (YNA)** – indicated that he has previously corresponded with HUD and has a letter from HUD indicating the graffiti removal program may be funded from other categories and does not need to be expensed against the community or public service component subject to the 15% limitation.

Letters - were received during the 30 day comment period from the following sources:

- **East Yakima Neighborhoods Association** – outlined and supports Yakima’s police emphasis patrols, proposed gang legislation, and graffiti programs in the eastside neighborhoods within the CDBG target area. However, the Association indicated that the City Council’s focus on enforcement does not also include sufficient emphasis on neighborhood resident participation. In particular, the Association would like to see more emphasis and attention placed on developing neighborhood associations for the residents of east Yakima to provide leadership training, education, and youth crime prevention programs. The Association believes existing service providers are overwhelmed and are not reaching “at-risk” youth in particular.
- **Donna Holden, 112 South 8th Street** – thanked ONDS for the home repairs made to the windows in her mother’s house prior to her bringing her mother home from a nursing home.
- **Ms Rae C Prenslow, 315 North 42nd Avenue** – thanked ONDS for the weatherization improvements and window installations made to her house.
- **Christine Goodwin, Hands of Hope** – outlined the following immediate needs:
 - Year-round temporary overnight shelter that exceeds 30 days that is available to men, women, families, and teenagers.
 - Affordable transitional housing for men, women, families, and teens that offers strong mentoring and life skills training.
 - Affordable transitional housing for those with mental health issues that includes non-restricted residential status that also offers strong mentoring programs.
 - Affordable temporary migrant worker housing to help alleviate “camping” on riverbanks without proper health hygiene and sanitation resources, which in turn negatively impacts the community.
 - Subsidized permanent housing which includes heavy case management for chronic homelessness caused by substance abuse addition or mental

health issues.

- **Hector Franco, Yakima Neighborhoods Association (YNA)** – presented a concept paper for proposed funding proposal by the Yakima Neighborhoods Association (a proposed nonprofit organization) with which to fund a 5 year effort to finance staff and expenses with which to organize and provide residents of the CDBG target area leadership, civic, and educational training; and to reduce crime, create youth crime prevention programs, revitalize the neighborhoods, and develop small businesses.

The YNA proposes to use a small community center or similar facilities in a neighborhood setting within the CDBG target area in partnership with the Yakima School District, faith-based agencies, and other service providers, including businesses.

The YNA would be governed by 11 initial incorporators, and thereafter by a board of between 16-21 elected members from the YNA membership to serve 2-year terms. The board would be augmented by an advisory committee to be recruited from local professional and corporate groups.

YNA's proposal includes a detailed list of proposed general and specific programs, target area map, and \$150,000 staff and expense budget for the first year's operation.

RESPONSE TO COMMENTS

All comments were accepted and will be considered by the Council's Neighborhood Development Committee as well as the City Council at large.

MAIL-OUT/PHONE-BACK SURVEY

In October 2009 a random sample of resident voter households within the CDBG Target Area were contacted to participate in a controlled sample survey concerning HUD funded housing conditions and programs. 250 households agreed to participate in the survey and were mailed a copy of a summary description of the plan and a copy of the questionnaire. Survey results were compiled for the first 100 households who completed the surveys by follow-up telephone call - the number planned for in the original survey scope.

The resulting survey results are accurate to within +/-10% of the opinions of the general population within the CDBG Target Area. Following is a summary of the results for the total sample group – the detailed survey and results are provided in Appendix E.

Respondent Characteristics:

- **Residency** – 77% of the respondents have lived in Yakima over 20 years, 7% 16-20, 5% 6-10, 3% 2-5, and 2% under 1 year.
- **Location** – 49% of the respondents live west of the railroad tracks and south of Yakima Avenue, 26% west of the railroad tracks and north of Yakima Avenue, 13% east of the railroad tracks and south of Yakima Avenue, 8% east of the railroad tracks and north of Yakima Avenue, and 4% don't know or refused to answer.
- **Tenure** – 84% own and 16% rent.

- **Housing type** – 77% reside in single family houses, 12% in manufactured units, 6% in duplex or townhouses, and 5% in multifamily units.
- **Assisted housing** – 3% reside in YHA publicly assisted housing, 3% in other assisted housing, and 1% in Habitat, OIC, or CCHS housing.
- **Age group** – 47% were over 65, 30% between 55-64, 15% between 45-54, 8% between 35-44, and no respondents were below age 34.
- **Household status** – 65% live in a family unit, 31% live alone, and 3% live in an unrelated household.
- **Income group** – 33% have incomes below \$20,000, 24% between \$30-39,999, 15% between \$20-29,999, 13% between \$50-74,999, 6% between \$40-49,999, 4% between \$75-100,000, 3% over \$100,000, and 2% refused to answer.

Existing housing conditions within the neighborhood – survey respondents were asked to rate **housing conditions in your neighborhood in general** on a scale of 1 to 5 where 1 is the poorest and 5 is the best condition?

		poor 1-2	/ 3	best 4-5
5	Quality – construction, design, and visual appearance?	17%	56%	27%
6	Density – range of lot sizes and housing types including single and multi-family housing units?	19%	49%	32%
7	Hazard management – floodplains, lead-paint, asbestos, graffiti, and handicap access?	32%	42%	22%
8	Improvements – roads, curbs, gutters, and sidewalks?	41%	27%	30%
9	Amenities – street lights, trees, landscaping, and signage?	27%	39%	34%
10	Common areas – parks, playgrounds, and open spaces?	38%	31%	31%
11	Preservation – of older, even historic housing units (14% had no opinion)?	33%	35%	18%
12	Maintenance – trash, litter, and graffiti?	47%	22%	31%

As shown, at least a third or more of all survey respondents gave poor scores (1-2) to maintenance conditions followed by improvements, common areas, preservation efforts (though 14% had no opinion of this condition), and hazard management. Conversely, a third or more of all survey respondents gave best scores (4-5) to amenities only.

How would you rate **your own housing conditions**?

		poor 1-2	/ 3	best 4-5
13	Overall satisfaction – with your apartment or house?	7%	25%	68%
14	Cost - for rent or mortgage payments?	8%	25%	57%
15	Cost for housing related services – including utilities and property taxes?	28%	43%	28%
16	Location – community and neighborhood you live in?	22%	34%	44%
17	Space – number of bedrooms and bathrooms?	6%	37%	56%
18	Features – kitchen, family room, fireplace, garage?	19%	34%	47%
19	Improvements – roads, curbs and gutters, sidewalks?	33%	34%	32%

20	Amenities – playgrounds, parks, landscaping?	36%	30%	32%
21	Services – schools, fire, police, roads?	16%	28%	55%
22	Maintenance – trash, litter, and graffiti?	26%	31%	43%
23	What percent of your household’s gross monthly income - do you pay for rent or a mortgage?	19%	0%	
		14%	10%	
		21%	20%	
		20%	30%	
		16%	40%	
		4%	50%	
		2%	50%+	
		4%	don’t know/refused	
24	What percent of your household’s gross monthly income - do you pay for sewer, water, power, natural gas, and other utilities?	4%	1%	
		6%	2%	
		11%	3%	
		4%	4%	
		11%	5%	
		10%	6%	
		6%	7%	
		5%	8%	
		4%	9%	
		32%	10%+	
		7%	don’t know/refused	

As shown, majority (over 50%) or more of all survey respondents were satisfied overall with their own housing unit followed by costs, space, and services while more than a third were satisfied with the location, and maintenance. Conversely a third or more of all survey respondents were not satisfied with amenities and improvements.

Over 22% of all survey respondents indicated paying more than 30% of gross monthly household income for rent or mortgage and 32% were paying more than 10% in addition for utilities.

Housing market assumptions – survey respondents were asked to what extent they agreed or disagreed with the following statements made during housing workshops about trends that may be affecting the housing market and a household’s ability to cope with housing costs on a scale of 1 is where you most disagree and 5 is where you most agree with the statement.

Market assumptions		disagree/ 1-2	3	agree 4-5
25	Public workers – teachers, police officers, fire fighters, and other critical public service workers cannot pay rising housing costs and are not accepting local job offers?	39%	34%	22%
26	Service workers – technical and entry level manufacturing, retail, health, and other service workers cannot afford rising housing costs and are not accepting local jobs affecting our ability for economic development?	28%	33%	33%

27	Young adults – are increasingly unable to rent or buy an affordable living unit that they can pay for with local entry level job incomes?	18% 18% 62%
28	Single-headed families, especially female – are unable to rent or buy an affordable living unit and pay for daycare, health costs, and other family expenses?	6% 20% 71%
29	Elderly adults, including single individuals – are increasingly unable to find affordable housing that fits their changing life style needs. As a result, they continue to live in and keep older lower priced housing units out of the market – possibly to the point where the house starts to deteriorate because they are unable or cannot afford to pay for maintenance?	11% 16% 72%
30	Special populations, including the mentally ill, victims of domestic abuse, and the temporary homeless – are unable to be provided housing – possibly to the point where current sponsors are unable to develop and operate necessary housing units and shelters?	14% 28% 56%

As shown, more than a majority agree that elderly adults including single individuals followed by single-headed families, young adults, and special populations are severely stressed in the current housing market. Conversely, more than a third do not think public workers are not accepting local job offers as a result of current housing market conditions.

ONDS program priorities – survey respondents were asked to assign priorities to continuing or even expanding, if federal monies allow, Yakima’s Office of Neighborhood Development Services (ONDS) use of federal monies from Community Development Block Grants (CDBG) and the HOME programs to finance a number of housing and neighborhood improvement programs and policies within the Renewal Community Area on a scale of 1 to 5 where 1 is the lowest and 5 is the highest priority?

ONDS programs		lowest / highest
		1-2 3 4-5
31	First Time Home Assistance Program – providing financial assistance up to \$4,000 for down payment and closing costs for qualified first-time low to moderate-income homebuyers? In 2008, ONDS helped 27 first-time buyer households.	20% 36% 41%
32	Senior/Disabled Persons Home Repair Program – for up to \$2,500 to fix roofs, porches, and other interior repairs using ONDS materials and Habitat for Humanity volunteer labor for senior or disabled households? In 2008, ONDS fixed 34 senior/disabled housing units.	6% 19% 72%
33	Senior/Disabled Emergency Repair Program – for up to \$500 to fix plumbing, electrical, heating, or other emergencies? In 2008, ONDS performed 43 emergency repairs.	9% 13% 76%

34	Neighborhood Clean-Up/Improvement Program – up to \$500 per house to fix code violations cited by the city Code Inspector? In 2008, recruited 7,606 volunteer hours and removed 15 tons of trash.	19% 26% 53%
35	Homeownership through New Construction Program – acquiring vacant lots or abandoned buildings and make these available to Habitat for Humanity or the OIC for self-help constructed new housing for households that qualify and participate? In 2008, ONDS provided lots and loans for 4 Habitat for Humanity and 5 OIC self help construction projects.	14% 23% 61%
36	Senior/Disabled Exterior Paint Program – to pay for materials and sometimes labor, for households that cannot perform or pay for the work otherwise? In 2008, ONDS painted 23 houses.	10% 15% 71%
37	Tenant/Landlord Counseling – to provide assistance in disputes and legal advice if appropriate. In 2008, ONDS assisted 599 walk-in requests and 4,949 telephone calls.	21% 28% 47%
38	Emergency Heat/Utility Assistance – for households who cannot pay utility bills, particularly during winter months? In 2008, ONDS referred 65 households to OCI and other appropriate agencies.	10% 22% 65%
39	Energy Weatherization – to install insulation, wrap pipes, replace windows, and other improvements to conserve energy and protect against bad weather conditions. In 2008, ONDS installed weatherization packages in 35 houses.	10% 27% 59%

As shown, more than a majority of survey respondents gave high priorities to continuing ONDS programs for senior/disabled emergency repairs followed by senior/disabled persons home repair, senior/disabled exterior paint, emergency heat/utility assistance, energy weatherization, and neighborhood clean-up/improvements. Conversely, there were no ONDS programs that a third or more respondents indicated to be low priorities.

Other city housing program approaches – survey respondents were advised that Yakima has initiated a number of actions to manage rising housing costs and growth impacts on a city-wide basis. Such actions include the clustering of housing to reduce environmental impacts and site development costs; allowing innovative housing and mixed-use projects to increase site and cost efficiencies; adopting performance related design and development standards to improve the quality of the housing product and reduce development costs – to name a few.

Yakima has also amended codes to allow accessory dwelling units, cottage or small lot houses, duplex and townhouses, manufactured and modular housing products that reduce costs and provide a wider variety of rental and purchase options.

In addition, Yakima, Yakima County, non-profit, and for-profit housing market agencies could also adopt the following measures to reduce costs and increase choice. Each one of these program approaches will involve costs to the public in some manner, some approaches costing more than others, and some programs having more impacts on housing costs and public policies and funds than others.

Based on their knowledge of existing conditions, survey respondents were asked to rate priorities for the following possible programs.

		lowest 1-2	/	highest 3 4-5
Education and mentoring				
40	Conduct housing finance classes – that provide education and mentoring assistance on how to budget and pay for household purchases, maintenance, insurance, utilities, and other expenses?	21%	27%	50%
Rehabilitation programs to retain affordable housing				
41	Establish a home rehabilitation and deferred payment program – where the eligible house is refurbished and the cost is deferred for payment until the house is sold to allow the current occupant to continue to reside in the house with current home payments? The rehabilitation loan is repaid when the house is eventually sold by the current occupant at no or a low cost interest rate.	35%	29%	41%
Measures that reduce land costs				
42	Increase high density zoning districts – of moderate to high density residential districts so that more developable sites are made available for lower cost single family and multi-family housing products?	37%	34%	24%
43	Encourage accessory dwelling units (ADU) – that build housing units that are attached or next to an existing single family house in established neighborhoods to increase housing where community, transportation, and other public services are already provided?	38%	31%	27%
44	Encourage cottage/small lots developments – that allow smaller lots and cottage sized single family housing units in single family neighborhoods to increase housing where community, transportation, and other public services are already provided?	26%	27%	40%
45	Encourage infill development – of townhouse, manor house, and other attached single family housing units on vacant or underused land within existing urban neighborhoods to increase housing density, choice, and reduce land costs?	23%	38%	34%

As shown, a majority of survey respondents gave high priorities for conducting housing finance classes, while a third or more gave high priorities to establishing a home rehabilitation and deferred payment program followed by cottage and small lot development, and infill development. Conversely, a third or more gave low priorities to accessory dwelling units followed by increasing high density zoning districts, and establishing a home rehabilitation and deferred payment program.

Financing – survey respondents were also asked to rate the priority for establishing a city housing action fund, the amounts they would pay, and a possible special purpose, short duration property tax levy.

Financing options		lowest / highest		
		1-2	3	4-5
46	Create a city housing action fund –with which to create the monies necessary to match other federal, state, and local funds for accomplishing the housing projects and programs described in the items above?	31%	31%	34%
472	Assuming some public monies would be required to create the city housing action revolving fund - how much would your household be willing to pay <u>per year</u> to sponsor such an effort?	38%	\$0	
		9%	\$5	
		7%	\$10	
		2%	\$15	
		14%	\$20	
		11%	\$25	
		6%	\$50	
		1%	\$75	
		9%	\$100	
		1%	\$100+	
		2%	don't know/refused	

Financing options				
48	Approve a limited duration (6 year) property tax levy – a special purpose property tax that would add a limited levy assessment (between \$25 and \$50 per house per year) for up to 6 years for the sole purpose of funding affordable housing projects and programs?	56%	32%	23%

As shown, survey respondents were equally split between whether a city housing action fund should be created, while more than a third would not contribute though a third would be willing to pay more than \$20 a year, but a clear majority would not approve a property tax levy as a means of generating funds.

Housing plan responsibilities – survey respondents were asked who should be primarily responsible for providing conditions that reduce housing costs as outlined in the action items described in the survey.

Sponsor		disagree/ agree		
		1-2	3	4-5
49	Public entities – City of Yakima, Yakima County, Yakima Housing Authority, and Washington State?	32%	30%	35%
50	Non-profit organizations – including Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), Catholic Charities Housing Services (CCHS), Next Step Housing, Yakima Valley Community Land Trusts, and other affordable housing interest groups?	25%	28%	42%
51	Private market – developers, realtors, and lenders?	32%	22%	42%
52	Joint ventures – involving the public, non-profit, and private market entities?	19%	30%	46%

As shown, a third or more of the survey respondents indicated a preference for joint ventures followed by private and non-profit organizations, then public entities.

Note – surveys were also mailed to neighborhood residents who participated in the

public open houses and workshops. Workshop participants returned 24 surveys that were collated and incorporated into Appendix E, but not combined with the mail-out/phone-back surveys because they were not randomly recruited and are therefore not statistically representative of the CDBG target area populations.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Yakima's Mayor has designated the Office of Neighborhood Development Services (ONDS) responsible for the planning, development, and implementation of its CDBG and HOME programs.

Yakima manages Consolidated Plan activities through a broad-based outreach approach involving a wide variety of public, non-profit, and private human services and housing agencies. ONDS participates on boards of directors and community coalitions, coordinates with the Yakima Housing Authority (YHA) and the non-profit community for the delivery of services to public housing residents. Technical assistance and a teamwork approach facilitate joint development of affordable housing to low and moderate-income households within the city limits. The specific forums for this interaction include:

- Yakima Housing Authority (YHA), Office of Industrialization Center (OIC), and Yakima Valley Partners Habitat for Humanity representation on Yakima's Community Development Advisory Committee (CDAC)
- ONDS participation in the Homeless Network of Yakima County
- ONDS joint ventures with Yakima Valley Partners Habitat for Humanity
- ONDS joint ventures with Office of Industrialization Center (OIC) on self-help housing projects

ONDS's joint efforts with the Yakima Valley Partners Habitat for Humanity and Office of Industrialization Center (OIC) have resulted in the construction of approximately 4 and 5 low and moderate-income housing units per year by each group respectively. ONDS provides sites and financial assistance while these groups provide the materials, labor, organization, and volunteers. Additional projects are planned for the future.

Catholic Charities Housing Services (CCHS), Next Step Housing, Providence House, and the newly formed Yakima Valley Community Land Trust, along with other public,

non-profit, and private continue to submit applications, with ONDS assistance and support, for program and project funding from the:

- Washington State Department of Commerce's (DOC) Housing Assistance/Affordable Housing Program,
- Federal Home Loan Bank Affordable Housing Program, and the
- Washington State Housing Finance Commission's Tax Exempt Bond and Tax Credit Programs.

ONDS also participates in the coordinated efforts that are part of the Continuum of Care model of the Homeless Network of Yakima County in which Yakima plays a key role.

OVERCOMING GAPS

Yakima has assessed the following strengths and weaknesses in the delivery of housing services and programs:

Strengths:

- Cooperation and working relationships among institutions
- Knowledge of the development process
- Access to federal housing programs
- Knowledge of low-income needs
- Organized human service delivery

Weaknesses:

- Limited resources available to agencies to increase affordable housing and housing related services,
- Competition for limited funds among human services agencies,
- Release of individuals from mental or penal institutions without identification of housing resources,
- Insufficient housing resources targeting single individuals, women and children who are victims of domestic violence, youth 12 to 21 years of age, and the mentally ill,
- Insufficient housing resources for individuals with special needs (for example, individuals with AIDS and related diseases),
- Insufficient resources to adequately address unemployment and underemployment in the Yakima area,
- Insufficient affordable childcare for single, female parents, and
- Insufficient medical, dental, transportation, and case management services for the mentally ill, developmentally disabled, youth, and elderly.

COORDINATION

Yakima will pursue various activities outlined in the Consolidated Plan to eliminate gaps, strengthen, coordinate, and integrate ONDS with public housing agencies, assisted housing providers and human service agencies, and other private and public agencies.

ONDS will work closely with other public, non-profit, and private human service providers to determine the most beneficial approach in providing community education, capacity building, and developing methods to maximize agency efficiency.

ONDS will continue to participate in collaborations established through the Homeless Network of Yakima County and the Yakima Housing Authority Advisory Committee. These 2 collaborative systems coordinate the resources of government agencies, non-profit organizations, housing developers, social service providers, neighborhood groups, and the business community in addressing the specific needs of homeless populations. ONDS will work with agencies that have HUD Supportive Housing Program grants to coordinate the receipt of renewal grants.

ONDS will work with various private and public agencies and institutions when developing the economic development component of the Comprehensive Plan including the Yakima County Economic Development Council, Yakima Chamber of Commerce, Yakima County, and the Port of Yakima, among others.

ONDS will encourage and facilitate joint applications for resources and programs among housing and service entities, and will continue to work with the YHA and local non-profit agencies to eliminate gaps in the system. ONDS will also continue to work closely with the OIC to remediate lead-based paint issues.

ASSESSMENT OF PUBLIC HOUSING DELIVERY SYSTEM

ONDS and the Yakima Housing Authority (YHA) realize that cooperation and support between the agencies is essential in order to best serve Yakima's low and moderate-income and special needs residents. Examples of this close relationship include:

- Yakima Housing Authority's (YHA) Executive Director serve on Yakima's Community Development Advisory Committee (CDAC) to assure close coordination for funding housing and special needs services
- ONDS assists YHA in developing YHA's 5 Year and Annual Capital Plans. Likewise, YHA staff also assists ONDS in the development of the 5 Year Consolidated Plans and Annual Action Plans
- Annual cooperation and funding assistance from Yakima to YHA on projects that develop local subsidized rental housing units for occupancy by low, moderate or special needs residents
- Coordinated Police support for YHA elderly and public housing units
- Cooperation between ONDS and YHA under Washington State's Housing Cooperation Laws to provide zoning and other waivers or support for YHA's serving low and moderate-income households

There has been no demolition or disposition of public housing developments and none is expected in the next 5 years.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Yakima's CDBG program is audited by HUD and Washington State under the **Single Audit Act** on an as-needed basis based on risk assessments. The audit verifies that Yakima meets all statutory requirements and that information reported is correct and complete.

ONDS is responsible for monitoring CDBG and HOME program sub-recipients. ONDS monitors sub-recipients on-site every 2 years or as needed (based on a risk analysis) in order to ensure all regulatory requirements are met and that the information reported is complete and accurate. Sub-recipients are also monitored quarterly from written reports submitted by the sub-recipient to Yakima to ensure consistency with CDBG and HOME program regulations. Monitoring consists of both on and off-site reviews. In addition, ONDS may also contract private firms to do monitoring of contracts and projects funded by CDBG, HOME, and General Funds.

Yakima is only required to monitor projects and programs it funds from money received directly from HUD. Grants or loans awarded directly to other entities by HUD or other Federal or non-Federal agencies are typically not monitored by ONDS.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

Yakima will support and encourage affordable housing and supportive housing services for the following priority populations:

PRIORITY 1: HOMELESS AND THOSE AT RISK OF BECOMING HOMELESS

- Families
- Domestic violence victims
- Unaccompanied Youth
- Chronically mentally ill
- Persons with co-occurring disorders
- Persons with alcohol or drug addictions

Housing for Homeless

Yakima recognizes homelessness as the most severe housing problem. In 2004, the Yakima County Human Services Department initiated a process of creating a **Continuum of Care Plan**, a county-wide plan to prevent and end homelessness and to make self-determination possible for homeless individuals and families.

The Homeless Network of Yakima County, the entity sponsored by the Yakima County Human Services Department, established the Continuum of Care Strategic Planning Committee (representing approximately 40 public, non-profit, and private agencies, housing developers, school districts, businesses, and religious institutions) met, analyzed data, and identified gaps and strategies in the process of completing a 3-5 year **Continuum of Care Plan**.

A functioning "Continuum of Care" system coordinates community resources in order to address specific needs of the homeless population. The 2005 Yakima County Continuum of Care Plan (adopted by the County Commission in 2005, and updated and adopted by the Homeless Network of Yakima County in 2006 and on an annual

basis thereafter), is available at ONDS and the Yakima County Human Services Department website www.co.yakima.wa.us.

An updated Gaps Analysis was completed in 2008 by the Homeless Network of Yakima County and will be used to support one new project through the HUD **McKinney Act Fund's Supportive Housing Program**. Yakima continues to support and cooperate with the Homeless Network of Yakima County.

In 2005, the Homeless Network of Yakima County developed a **10-Year Plan to End Chronic Homelessness in Yakima County** and is currently developing a new homeless services delivery system that will emphasize prevention, rapid re-housing, supportive services and specialized re-entry programs. The goal and strategies in the Consolidated Plan support the Continuum of Care system.

PRIORITY 2: LOW-INCOME FAMILIES AND INDIVIDUALS

- Extremely low-income (30% of median and below)
- Very low-income (50% of median and below)
- Low-income (80% of median and below)

Housing for Low-Income

Median household incomes in Yakima are substantially below those of Washington State even while housing costs are comparable to state levels. Increased housing costs are forcing some low-income households to pay more than 30% of gross household income for safe, decent, market-rate housing. Households with severe housing cost burdens may not be able to meet other basic needs such as childcare, healthcare, insurance (home, health, auto, life), adequate or reliable transportation, or even adequate food or utilities.

The availability of affordable housing and of subsidies that make housing affordable for these households can benefit the entire community. Preservation of existing homes is generally more cost-effective than new construction and also maintains the character of the neighborhood.

Consolidated Plan strategies and actions are focused on assisting low-income families and individuals obtain and maintain affordable housing.

PRIORITY 3: LOW-INCOME FAMILIES AND INDIVIDUALS WITH SPECIAL NEEDS

- Elderly/Frail elderly
- Chronically mentally ill
- Physically and developmentally disabled
- Persons with co-occurring disorders
- Persons with alcohol or drug addictions
- Victims of domestic violence
- Pregnant and parenting women

OBSTACLES

With such a large portion of the households of Yakima of low or moderate-income, a major obstacle to meeting the underserved needs is to have sufficient local, state or federal resources. In some cases, having a portion of the funds available from

resources through Yakima may not make a project or program feasible if insufficient private funds, such as low income housing tax credits or other development financing, are not available to the project or program.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

The Residential Lead-Based Paint Hazard Reduction Act of 1992 seeks to identify and mitigate sources of lead in the home. A high level of lead in the blood is particularly toxic to children aged 6 and younger damaging the central nervous system, causing mental retardation, convulsions and sometimes death. Even low levels of lead can result in lowered intelligence, reading and learning disabilities, decreased attention span, hyperactivity and aggressive behavior.

Children who live in homes with lead-based paint can become exposed by inadvertently swallowing lead contained in household dust. This is particularly a problem when houses are remodeled using practices such as scraping or sanding of old paint. Children can also be exposed by chewing on woodwork or simply with common hand to mouth contact. Lead-based paint is not the only culprit. Lead has also been identified in many other sources, including some vinyl blinds, pottery, lead in water pipes, lead in dust brought into the home from work sites, some hobbies (like lead solder in stained glass work), and some herbal remedies.

The Center for Disease Control and Prevention (CDC) recommends that children ages 1-2 be screened for lead poisoning. The CDC also recommends that children 3-6 years of age should be tested for lead if they:

- Have not been tested before and receive services from public assistance programs.
- Live in or regularly visit a building built before 1950.
- Live in or visit a home built before 1978 that is being remodeled.
- Or - have a brother, sister, or playmate who has had lead poisoning.

Unfortunately, the Washington Department of Health estimates that only 4% of Washington children ever receive a blood lead test.

In the 4-year period from 2000 through 2003, 33,025 children under the age of 6 were tested in Washington and 425 had confirmed elevated blood-lead levels. CDC provides funding for testing for children who are not eligible for Medicaid or who do not have private insurance. Most of the testing is performed by private physicians and clinics, at the request of parents. The Washington Department of Human

Services maintains a web site with instructions for lead testing, an indication of hazards, lists of resources and links to other sites.

The State of Washington Lead Poisoning Prevention Program compiles data on testing statewide and results of those tests. Testing data are not tracked by location unless the children are Medicaid-eligible. Results that are confirmed positive for elevated blood-lead levels are tracked by location. The information is reported to the Yakima County Health Department for follow-up.

The age of the housing unit is a leading indicator of the presence of lead-hazard, along with building maintenance. Lead was banned from residential paint in 1978. A 1999 national HUD survey found that 67% of housing built before 1940 had significant LBP hazards. This declined to 51% of houses built between 1940 and 1959, 10% of houses built between 1960 and 1977 and just 1% after that. Based on those estimates, approximately 7,138 homes pose potential lead-based paint hazards in Yakima. However, the HUD study also noted that there were regional differences in the probability of a hazard; the risk was more prevalent on the east coast (43%) than on the west coast (19%).

Table 4: Potential Lead-Based Paint Hazards in Yakima, 2009

Construction	Number housing units	Potential hazards	
		Rate*	Units
Before 1940	6,367	67%	4,266
1940-1959	8,747	51%	4,461
1960-1979	9,856	10%	986
1980-2000	6,215	1%	62
2000-2006	1,897	n/a	n/a
Total	33,082		9,775

Clickner, R et.al. National Survey of Lead & Allergens in Housing, Final Report, Volume 1: Analysis of Lead Hazards. Report to Office of Lead Hazard Control, US Department of Housing & Urban Development (HUD), 2001 and the 2005-2007 American Community Survey

According to the Yakima County Health Department, there is no official current report on children's elevated blood levels for lead. Of past cases that are know, most were the result of adoptions of children from out of country and migrant Latino children. It is not routine to test for lead for children in Yakima County and that may be why the number is so low.

The National Lead Information Center's toll free telephone number (1-800-424-5323) and an Internet address of www.epa.gov/lead/nlic.htm.

LEAD-BASED PAINT AND LEAD HAZARDS

The Office of Industrialization Center (OIC) recently acquired an XRF analyzer (x-ray fluoroscopy), under a federal **Healthy Homes Initiative** grant. The XRF is both more precise and less intrusive in testing than previous techniques. The Lead-Based Paint Hazard Reduction grant provides for:

- Equipment, including the XRF analyzer,
- Training for staff and contractors on lead safe practices, both for the worker and residents, and
- Inspections and/or risk assessments.

The OIC also provides weatherization home rehabilitation in Yakima County. The OIC is able to test for lead hazards in these homes, along with homes referred by public health nurses, the YHA, ONDS, and other partners including Yakima County Head Start.

ONDS and OIC test for lead-based paint in homes participating in the Home Rehabilitation Program. ONDS also refers contractors to the Building Performance Center for safety training and certification.

Doctors currently test children for elevated levels of lead in the blood when indicated by symptoms, and report positive findings to the DOH. DOH refers the case to the Yakima County Health Department if the levels warrant investigation. Yakima County Health Department staff visit the home to identify and remove the cause.

Public health nurses working in the First Steps Program (initiated in 2001) visit Medicaid-eligible mothers of newborns and children up to 1 year old. As part of the Home Safety Assessment, the nurses use the “No Lead in My Bed” protocol, which arose out of concern for lead use in mini-blinds, often located over the cribs or beds of very young children. Nurses also work with OIC to test for lead.

While efforts are underway to identify and remove lead hazards, ONDS and the OIC encourage increased testing for elevated lead in the blood of children as well as increased education for health and human service providers and the general public.

ONDS plans actions to reduce lead-based paint hazards, consistent with the below listed goals, strategies and objectives, through ONDS’s **Home Rehabilitation Program** (HRP). In addition, the HRP will, whenever possible, coordinate actions with the OIC and the healthy homes and lead-based paint hazard reduction program and grants. While there have been few documented cases of lead-based paint poisoning in Yakima, the statistics indicate there is the potential for approximate 9,775 housing units to contain lead-based paint hazards a substantial portion of which are likely to be occupied by low and moderate-income households.

LEAD-BASED PAINT

Goal 1: Over 5 years, distribute materials on lead-based paint hazards to all clients, contractors, and human service agencies.

Strategy 1: Educate clients and construction and rehabilitation professionals about lead-based paint hazards, and provide resources for assessment and abatement.

Objectives:

- Over 5 years, distribute the pamphlet, Lead-Based Paint, a Threat to your Children, to 125 single-family and rental family Home Rehabilitation Program clients.
- Develop and distribute lead-based paint information to 25 contractors yearly (remodelers, window replacement contractors, and painters).
- Make a lead-based paint hazard guide available to maintenance personnel of older multi-family rental complexes.
- Provide lead-based paint guide to 3 agencies engaged in rehabilitation activities.

Goal 2: Assure that all information distributed on lead-based paint is in compliance with current state and federal law.

Strategy 1: Keep updated on state and federal law requirements.

Objectives:

- Contact Washington State annually to obtain a current list of certified risk assessors, certified inspectors, and accredited testing laboratories.
- Add information on lead-based paint to Yakima's website, with links to other sites providing regulatory information to keep citizens updated on their rights related to the current law.
- Provide ONDS staff with training to stay current in regulations and procedures pertaining to lead-based paint hazards.

Goal 3: Increase the number of trained and certified inspectors and contractors within the community in order to adequately address lead-based paint hazards.

Strategy 1: Through collaboration with local, state, and federal agencies provide technical assistance and funding for local training in lead-based paint procedures.

Objectives:

- Secure sources of funding for training certified risk assessors, certified inspectors, and safe work practices contractors.
- Maintain and make available a list of certified risk assessors, certified inspectors, and safe work practices contractors for use by local citizens to address their lead-based paint hazards.

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HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

HOUSING AFFORDABILITY

Housing costs are generally considered to be affordable when all housing associated costs (including mortgage or rent, utilities, taxes, etc) equals no more than 30% of gross household income. Escalating housing and utilities costs have forced many households to pay considerably more for housing than is affordable or even feasible.

While housing costs are increasing, income is not increasing at the same rate. For example, the median value of owner-occupied housing increased 76% from 1970 to 2006 while median household income increased 36% and median family income 20% for the same periods, or by less than half. The median value of gross rent increased 32% during the same period, which more closely parallels income trends.

Table 5: Housing Affordability Trends 1970-2006

	Median income		Median housing measures	
	Household	Family	Gross rent	Owner value
1970	\$26,420	\$38,495	\$458	\$75,191
1980	\$31,386	\$40,631	\$519	\$104,049
1990	\$29,812	\$37,247	\$517	\$83,978
2000	\$29,475	\$34,798	\$526	\$106,200
2006	\$35,820	\$46,360	\$606	\$132,600
1970-2006	\$9,400	\$7,865	\$148	\$57,409
% change	36%	20%	32%	76%

Source: US Census and American Community Survey 2005-2007, SOCDs Census

Data: Select Output Table, not adjusted for inflation

Conversely, economic conditions in Yakima were affected in the late 1990s, reducing median household and family incomes noticeably, but not significantly, similar to the slight reductions in the median rents during the same period. Median housing values, however, were adversely affected falling almost \$20,000 between 1980 and 1990, before rebounding in the year 2000.

The Washington Center for Real Estate Research (WCRER) at Washington State University maintains data on home resale, building permits, and rental trends on a county basis. WCRER calculates the **Housing Affordability Index (HAI)** based on a model developed by the National Association of REALTORS® which measures the ability of a typical family to make payments on a median priced resale home, assuming 20% down payment and 30 year amortizing mortgage – first-time homebuyers are assumed to buy a less expensive home with lower down payments and lower income.

According to WCRER, Yakima County's HAI was 164.7 in the first quarter of 2009 meaning that median family income was 64.7% more than the bare minimum required to qualify for a mortgage on the median priced home, compared with 125.5 for Washington State. Yakima County's **First-Time HAI** was 100.8 compared to 73.3 for Washington State, meaning county first-time buyers were just able to qualify for a mortgage necessary to buy a lower price home with a lower down payment.

The National Low Income Housing Coalition (NLIHC) maintains annual data on the **Fair Market Rents (FMR)** set by HUD based on actual housing cost and the income required to afford that housing in US counties.

Table 6: Fair Market Rent by Number of Bedrooms

Housing/Income Factor	Number of bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR)*	\$461	\$541	\$700	\$922	\$972
Income needed to afford**	\$18,440	\$21,640	\$28,000	\$36,880	\$38,880
Hourly wage required to afford	\$8.87	\$10.40	\$13.46	\$17.73	\$18.69
Hours/week at minimum wage	44	52	67	88	93

* HUD 2008 Fair Market Rent

** Needed to afford assuming 30% of household income for rent.

Source: National Low Income Housing Coalition (NLIHC) *Out of Reach 2008: America's Housing Wage Climbs*

The Fair Market Rent (FMR) - in Yakima County for a 2-bedroom apartment is \$700. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,333 monthly or \$28,000 annually. Assuming a 40-hour work week, 52 weeks per year, the required level of income translates into a Housing Wage of \$13.46.

A minimum wage worker - in Yakima County earns an hourly wage of \$8.07. In order to afford the FMR for a 2-bedroom apartment, a minimum wage earner must work 67 hours per week, 52 weeks per year. Or, a household must include 1.7 minimum wage earner(s) working 40 hours per week year-round in order to make the 2-bedroom FMR affordable.

The estimated mean (average) wage for a renter - in Yakima County is \$8.76

an hour. In order to afford the FMR for a 2-bedroom apartment at this wage, a renter must work 61 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.5 worker(s) earning the mean renter wage in order to make the 2-bedroom FMR affordable.

Monthly Supplemental Security Income (SSI) payments - for an individual are \$637 in Yakima County. If SSI represents an individual's sole source of income, \$191 in monthly rent is affordable, while the FMR for a studio housing unit is \$461.

Table 7: Area Median Income (AMI) and Low Income Definitions

Income definition	Percent of Area Median Income (AMI)	Annual income limit	Maximum monthly housing cost
Extremely low income	to 30% of AMI	\$12,000	\$300
Very low income	to 50% of AMI	\$20,000	\$500
Other low income	to 80% of AMI	\$32,000	\$800

Notes – NIHLC estimated Yakima County's AMI (Area Median Income) was \$40,000 in 2008.

Source: National Low Income Housing Coalition (NIHLC) Out of Reach 2008: America's Housing Wage Climbs

Extremely low-income households (those with incomes at or below 30% of Area Median Income or AMI) - are hard-pressed to find housing they can afford if Fair Market Rents for even studio apartments start at \$462 per month, and are therefore more likely to live in unsuitable housing or in overcrowded conditions, and are at risk of homelessness. In the event an extremely low-income household is paying Fair Market Rents for studio or even larger units, they are not likely to have income remaining for child care, medical insurance or basic health care, adequate food, and other necessities.

Table 8: Typical Poverty Household Expenditures

Item	Source	Amount
Annual income for a family of 4 living in poverty	US Census, Current Population Survey, <i>Annual Social & Economic Supplement</i> , 2004	\$18,810
Rent	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	-5,274 \$13,536
Utilities	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	-2,350 \$11,186
Transportation	DOB, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004	-4,852 \$6,334
Food	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004 - assuming food stamps for the majority	-4,815 \$1,519
Health care	DOL, Bureau of Labor Statistics, <i>Consumer Expenditures Survey</i> , February 2004 - assuming health insurance through employer	-793 \$726
Child care	US Dept of Agriculture, Center for Nutrition Policy & Promotion, <i>Expenditures on Children by Families</i> , April 2004 – assumes subsidy of 75% of real cost	-2,030 \$-1,304

Source: Catholic Campaign for Human Development, Poverty USA, 2004.

The above table was developed from an analysis of national costs and expenditures prepared by the Catholic Campaign for Human Development to illustrate how difficult a family of 4 living in poverty has meet daily living expenses.

AFFORDABILITY MISMATCH

Affordability mismatches occur when the allocation of available housing at specified rents or prices in the housing market are not matched with local area households' ability to pay. For example, housing units are not generally allocated on the basis of need but rather than ability to pay on a first-come first-served basis. Thus, even if units are rented or sold at a price affordable to low-income households, households with low incomes are not necessarily occupying the lower priced units.

HUD provides an analysis of the availability of units priced within range of low-income households and compares that with the income of the occupants. According to the 2000 census CHAS (Comprehensive Housing Affordability Strategy) data,

- 47%% of the rental units within the appropriate affordability range for extremely low-income households (below 30% AMI) were actually occupied by households with incomes in that range,
- 56% of the rental and 38% of the owner-occupied units within the appropriate affordability range for very low-income households (31-50% AMI) were actually occupied by households with incomes in that range,
- 65% of the rental and 43% of the owner-occupied units within the appropriate affordability range for low-income households (51-80% AMI) were actually occupied by households with incomes in that range,

Clearly, lower income renter households are essentially blocked from renting or acquiring affordable units by households by households with higher incomes and/or who arrived first in the housing marketplace.

Table 9: CHAS Affordability Mismatch Statistics

Rent/price affordable at <30% AMI	Rentals	Owned*
Units in price range	1,450	n/a
Occupants at <30% AMI	47%	n/a
Vacant units for rent/sale	260	n/a
Rent/price affordable at 31%-50% AMI		
Units in price range	2,775	2,179
Occupants at <50% AMI	56%	38%
Vacant units for rent/sale	680	70
Rent/price affordable at 51%-80% AMI		
Units in price range	6,565	4,499
Occupants at <80% AMI	65%	43%
Vacant units for rent/sale	455	99

* Includes units for sale

Source: HUD 2000 CHAS data

AFFORDABILITY AND PERSONS WITH DISABILITIES

In 2006, approximately 13,290 persons or 17.8% of the total population over 5 years of age in Yakima had a disability. Disability percentages were lowest at 6.5%

for the younger age 5-15 groups compared with 14.3% for age 16-64 and 49.0% for age 65 and over.

Table 10: Disability Statistics by Age Group

Age	In Group	W/disability	Percent
5-15 years	12,919	844	6.5%
16-64 years	51,078	7,320	14.3%
65+ years	10,459	5,126	49.0%
Total population 5 years and older	74,456	13,290	17.8%

Source: US Census Bureau, American Community Survey, 2005-2007

To the extent that over 65 year age groups are also present in greater proportions in poverty households and households paying over 30% of gross household income for housing, it is presumed the elderly age group is also least able to find affordable housing, particularly housing designed for the disabled.

NEED FOR HOUSING ASSISTANCE

Renter Households with Problems

HUD's Comprehensive Housing Affordability Strategy (CHAS year 2000 data) defines housing problems as a cost burden (paying over 30% of income for rent and utilities), overcrowding, and/or lack of complete kitchen and plumbing facilities. RVs and other impermanent quarters are excluded.

Table 11: CHAS Renter Households with Problems - Percentages
Household size and composition

Household income level Persons in households	Elderly 1-2	Small related 2-4	Large related 5+	All others na	Total renters na
0-30% of MFI	702	925	393	860	2,880
with housing problems	73%	87%	91%	79%	82%
paying > 30%	67%	81%	85%	76%	77%
paying >50%	48%	72%	66%	60%	62%
31-50% of MFI	690	880	454	614	2,638
with housing problems	66%	89%	93%	74%	80%
paying > 30%	66%	73%	62%	68%	68%
paying >50%	23%	19%	10%	15%	18%
51-80% of MFI	475	1,205	490	755	2,925
with housing problems	62%	53%	82%	47%	57%
paying > 30%	62%	33%	24%	44%	39%
paying >50%	22%	5%	0%	5%	7%
81% of MFI	678	1,645	290	1,345	3,958
with housing problems	37%	21%	53%	14%	24%
paying > 30%	29%	2%	0%	10%	9%
paying >50%	17%	0%	0%	0%	3%
All households	2,545	4,655	1,627	3,574	12,401
with housing problems	60%	55%	82%	47%	57%
paying > 30%	56%	39%	45%	43%	44%
paying >50%	28%	19%	19%	18%	21%

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.

Source: HUD 2000 CHAS tables.

All renter households - over 57% (6,294 households out of 12,401 total Yakima renter households in the year 2000) of all renter households of all household types and of all income levels in Yakima had housing problems, 44% or 5,488 households were paying more than 30% of household income for housing, and 21% or 2,557 households were paying more than 50% of household income for housing.

Table 12: CHAS Renter Households with Problems - Numbers
Household size and composition

Household income level Persons in households	Elderly 1-2	Small related 2-4	Large related 5+	All others na	Total renters na
0-30% of MFI	702	925	393	860	2,880
with housing problems	512	805	358	680	1,558
paying > 30%	473	745	334	650	2,202
paying >50%	339	665	260	515	1,779
31-50% of MFI	690	880	454	614	2,638
with housing problems	455	780	424	454	2,113
paying > 30%	455	645	279	419	1,798
paying >50%	160	165	45	94	464
51-80% of MFI	475	1,205	490	755	2,925
with housing problems	295	630	400	355	1,680
paying > 30%	295	395	115	330	1,135
paying >50%	105	55	0	40	200
81% of MFI	678	1,645	290	1,345	3,958
with housing problems	253	345	155	190	943
paying > 30%	198	25	0	130	353
paying >50%	114	0	0	0	114
All households	2,545	4,655	1,627	3,574	12,401
with housing problems	1,515	2,560	1,337	1,679	6,294
paying > 30%	1,421	1,810	728	1,529	5,488
paying >50%	718	885	305	649	2,557

*Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.
Source: HUD 2000 CHAS tables.*

Renter households by income level - the percent of all households who have housing problems increases as income decreases from 24% of all households with incomes above 81% of Median Family Income (MFI) to 57% of all households with incomes between 51-80% of MFI to 80% of all households with income between 31-50% of MFI to 82% of all households with incomes below 30% of MFI. The trends are similar for households who are paying more than 30% and 50% of all household income for housing.

Renter household type with housing problems – the percent of all households who have housing problems is greatest for large related households with over 5 members at 82% followed by elderly households with 1-2 members at 60% followed by small related households with 2-4 members at 55% followed by all other households at 47%.

However, the number of households with housing problems is greatest for small related households with 2-4 members at 2,560 households followed by all others at

1,679 households followed by elderly households at 1,515 households followed by large related with over 5 members at 1,337 households.

Renter household type paying more than 50% of income for housing – the percent is greatest among the elderly with 1-2 members at 28%, followed by small 2-4 members and large 5+ members at 19% followed by all others at 18%.

However, the number of households paying more than 50% of income for housing is greatest for small related with 2-4 members at 885 households followed by elderly households with 1-2 members at 718 followed by all others at 649 followed by large related over 5 members at 305.

Owner Households with Problems

All owner households - over 31% (4,452 households out of 14,229 total Yakima owner households in the year 2000) of all owner households of all household types and of all income levels in Yakima had housing problems, 25% or 3,589 households were paying more than 30% of household income for housing, and 9% or 1,325 households were paying more than 50% of household income for housing.

Table 13: CHAS Owner Households with Problems - Percentages Household size and composition

Household income level Persons in households	Elderly 1-2	Small related 2-4	Large related 5+	All others na	Total owners na
0-30% of MFI	494	195	193	245	1,127
with housing problems	64%	92%	100%	74%	77%
paying > 30%	64%	92%	82%	69%	73%
paying >50%	38%	82%	73%	53%	55%
31-50% of MFI	779	323	159	140	1,401
with housing problems	47%	86%	94%	79%	65%
paying > 30%	47%	75%	82%	61%	60%
paying >50%	15%	37%	35%	46%	25%
51-80% of MFI	1,020	600	488	275	2,383
with housing problems	22%	58%	86%	44%	47%
paying > 30%	20%	53%	41%	44%	35%
paying >50%	7%	11%	2%	13%	8%
81% of MFI	2,530	4,695	1,074	1,019	9,318
with housing problems	8%	15%	43%	19%	17%
paying > 30%	8%	12%	14%	19%	12%
paying >50%	1%	2%	1%	4%	2%
All households	4,823	5,813	1,914	1,679	14,229
with housing problems	23%	26%	64%	36%	31%
paying > 30%	23%	22%	33%	35%	25%
paying >50%	9%	7%	11%	16%	9%

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.

Source: HUD 2000 CHAS tables.

Owner households by income level - the percent of all households who have housing problems increases as income decreases from 17% of all households with incomes above 81% of Median Family Income (MFI) to 47% of all households with incomes between 51-80% of MFI to 65% of all households with income between 31-

50% of MFI to 77% of all households with incomes below 30% of MFI. The trends are similar for households who are paying more than 30% and 50% of all household income for housing.

Owner household types with housing problems – the percent of all households who have housing problems is greatest for large related households with over 5 members at 64% followed by all others at 36% followed by small related households with 2-4 members at 26% followed by elderly households with 1-2 members at 23%.

However, the number of households with housing problems is greatest for small related households with 2-4 members at 1,511 households followed by large related households with over 5 members at 1,223 households followed by elderly households with 1-2 members at 1,229 households followed all others at 599 households.

Owner household type paying more than 50% of income for housing – the percent is greatest for all others at 16% followed by large related households with over 5 members at 11% followed by elderly households with 1-2 members at 9% followed by small related households with members at 7%.

However, the number of households paying more than 50% of income for housing is greatest for small related with 2-4 members at 424 households followed by elderly households with 1-2 members at 415 followed by all others at 270 followed by large related over 5 members at 216.

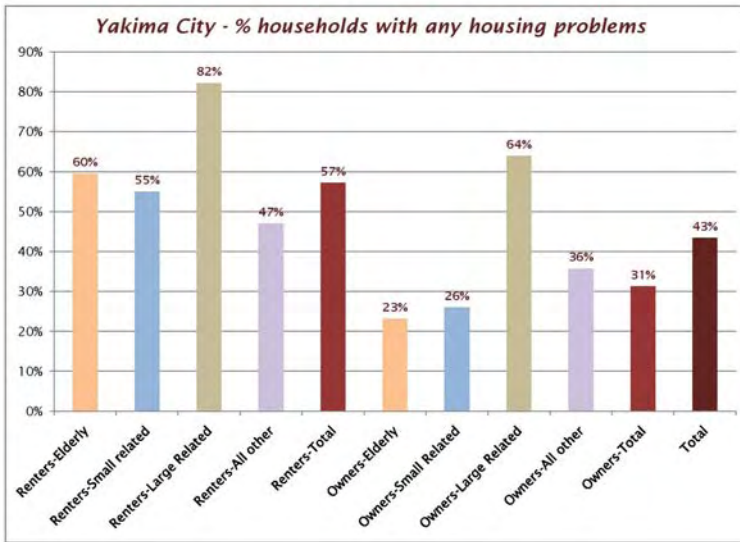
Table 14: CHAS Owner Households with Problems - Numbers

Household size and composition

Household income level Persons in households	Elderly 1-2	Small related 2-4	Large related 5+	All others na	Total owners na
0-30% of MFI	494	195	193	245	1,127
with housing problems	314	180	193	180	867
paying > 30%	314	180	158	170	822
paying >50%	189	160	140	130	619
31-50% of MFI	779	323	159	140	1,401
with housing problems	369	278	149	110	906
paying > 30%	369	243	130	100	842
paying >50%	114	120	55	65	354
51-80% of MFI	1,020	600	488	275	2,383
with housing problems	225	350	418	120	1,113
paying > 30%	200	315	198	120	833
paying >50%	75	65	8	35	183
81% of MFI	2,530	4,695	1,074	1,019	9,318
with housing problems	210	704	464	189	1,567
paying > 30%	200	554	150	189	1,093
paying >50%	35	798	14	40	887
All households	4,823	5,813	1,914	1,679	14,229
with housing problems	1,119	1,511	1,223	599	4,452
paying > 30%	1,085	1,290	635	579	3,589
paying >50%	415	424	216	270	1,325

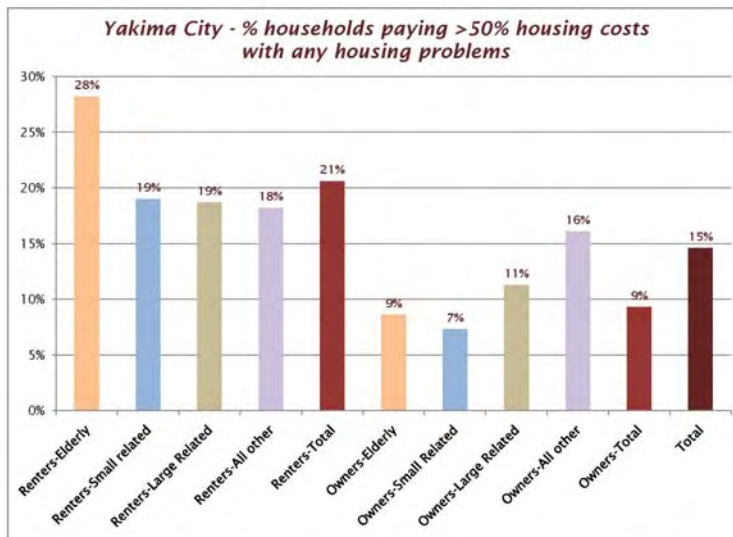
Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.

Source: HUD 2000 CHAS tables.



All households with housing problems of all tenures
All household types with housing problems – the percent of all households who have housing problems regardless of rental or owner tenure is greatest for renting large related households with over 5 members at 82% followed by renting elderly households with 1-2 members at 60% followed by renting small related

with 2-4 members at 55%. Conversely, those households with the least percentages with housing problems were owner elderly households with 1-2 members at 23% followed by owner small related households with 2-4 members at 26%.



All household type paying more than 50% of income for housing regardless of rental or owner tenure – the percent is greatest for all renting elderly households with 1-2 members at 28% and renting small related 2-4 members and large related with 5 or more members at 19%. Conversely, the percent paying more than 50% is least for owner small related households with 2-4 members at 7% followed by

owner elderly households with 1-2 members at 9%.

Lacking complete services and overcrowding

Lack of services and overcrowding are also indicators of inadequate housing conditions. According to the American Community Survey in 2006, approximately

Table 15: Housing Units Lacking Complete Services

Lack complete plumbing	Total	Lacking	Percent
Lacking complete plumbing fixtures	30,703	107	0.3%
Lacking complete kitchen facilities	30,703	294	1.0%
Lacking telephone service available	30,703	1,227	4.0%

Persons per room	Total	Crowded	Percent
1.00 or less persons per room	30,703	28,607	93.2%
1.01-1.50 persons per room	30,703	1,852	6.0%
1.51 or more persons per room	30,703	244	0.8%

Source: US Census Bureau, American Community Survey, 2005-2007

1.0 % or 294 housing units in Yakima laced complete kitchen facilities while 4.0% or 1,227 lacked available telephone service.

Approximately 6.0% or 1,852 housing units were overcrowded with between 1.01 and 1.50 persons per room, while 0.8% or 244 were severely overcrowded with more than 1.50 persons per room.

DISPROPORTIONATE HOUSING PROBLEMS BY RACE OR ETHNICITY – RENTER HOUSEHOLDS

Hispanic or Latino Renter Households with Problems

HUD’s Comprehensive Housing Affordability Strategy (CHAS year 2000 data) also provides housing information on Hispanic or Latino households with housing problems in general including paying over 30% of income for rent and utilities, overcrowding, and/or lack of complete kitchen and plumbing facilities. Due to the more limited number of households within the Hispanic or Latino sample, CHAS statistics do not include information on the extent of the cost burden compared with general housing problems nor does it break out family households by size.

Table 16: CHAS Hispanic Renter Households with Housing Problems - Percentages

% MFI Persons	Total population				Hispanic or Latino			
	Eldrly 1-2	Famly 2-5+	All other na	Total renter na	Eldrly 1-2	Famly 2-5+	All other na	Total renter na
0-30%	702	1,318	860	2,880	70	785	80	935
w/problems	73%	88%	79%	82%	57%	92%	81%	89%
31-50%	690	1,334	614	2,638	25	710	145	880
w/problems	66%	90%	74%	80%	40%	93%	76%	89%
51-80%	475	1,695	755	2,925	10	700	125	835
w/problems	62%	61%	47%	57%	100%	79%	72%	78%
81%	678	1,935	1,345	3,958	10	550	185	745
w/problems	37%	26%	14%	24%	0%	54%	27%	46%
All hshlds	2,545	6,282	3,574	12,401	115	2,745	535	3,395
w/problems	60%	62%	47%	57%	52%	81%	59%	77%

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.

Source: HUD 2000 CHAS tables.

All renter households - over 57% (6,294 households out of 12,401 total Yakima renter households in the year 2000) of all renter households of all household types and of all income levels in Yakima had housing problems compared with 77% (2,586 households out of 3,395 Hispanic or Latino households).

Renter households by income level - the percent of all households who have housing problems increases as income decreases from 24% of all households with

incomes above 81% of Median Family Income (MFI) to 57% of all households with incomes between 51-80% of MFI to 80% of all households with income between 31-50% of MFI to 82% of all households with incomes below 30% of MFI. This pattern is even more pronounced in Hispanic or Latino households with housing problems increasing as income decreases from 46% of all households with incomes above 81% of MFI to 78% of all households with incomes between 51-80% of MFI to 89% of all households with income between 31-50% of MFI to 89% of all households with incomes below 30% of MFI.

Table 17: CHAS Hispanic Renter Households with Housing Problems - Numbers

% MFI Persons	Total population			Hispanic or Latino				
	Eldrly 1-2	Famly 2-5+	All other na	Total renter na	Eldrly 1-2	Famly 2-5+	All other na	Total renter na
0-30%	702	1,318	860	2,880	70	785	80	935
w/problems	512	1,163	680	1,558	40	722	65	827
31-50%	690	1,334	614	2,638	25	710	145	880
w/problems	455	1,204	454	2,113	10	639	110	759
51-80%	475	1,695	755	2,925	10	700	125	835
w/problems	295	1,030	355	1,680	10	553	90	653
81%	678	1,935	1,345	3,958	10	550	185	745
w/problems	253	500	190	943	0	297	50	32347
All hshlds	2,545	6,282	3,574	12,401	115	2,745	535	3,395
w/problems	1,515	3,897	1,679	6,294	60	2,211	315	2,586

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data. Source: HUD 2000 CHAS tables.

Renter household type with housing problems – the percent of all households who have housing problems is greatest for family households at 62% followed by elderly households with 1-2 members at 60% followed by followed by all other households at 47%. The percent of Hispanic or Latino household types who have housing problems is greatest for family households at 81% followed by all other households at 59% followed by elderly households with 1-2 members at 52%. Generally, Hispanic or Latino elderly households fare relatively better than elderly households in the general population.

The number of Hispanic or Latino households with housing problems is greatest for families at 2,211 households followed by all others at 315 households followed by elderly households at 60 households.

DISPROPORTIONATE HOUSING PROBLEMS BY RACE OR ETHNICITY – OWNER HOUSEHOLDS

Hispanic or Latino owner Households with Problems

All owner households - over 31% (4,452 households out of 14,229 total Yakima owner households in the year 2000) of all owner households of all household types and of all income levels in Yakima had housing problems, 25% or 3,589 households were paying more than 30% of household income for housing, and 9% or 1,325 households were paying more than 50% of household income for housing.

Owner households by income level - the percent of all households who have housing problems increases as income decreases from 17% of all households with incomes above 81% of Median Family Income (MFI) to 47% of all households with incomes between 51-80% of MFI to 65% of all households with income between 31-50% of MFI to 77% of all households with incomes below 30% of MFI. The percent of all Hispanic or Latino households who have housing problems is even more pronounced increasing as income decreases from 48% of all households with incomes above 81% of MFI to 75% of all households with incomes between 51-80% of MFI to 92% of all households with income between 31-50% of MFI to 90% of all households with incomes below 30% of MFI.

Table 18: CHAS Hispanic Owner Households with Housing Problems - Percentages

% MFI Persons	Total population			Hispanic or Latino				
	Eldrly 1-2	Famly 2-5+	All other na	Total owners na	Eldrly 1-2	Famly 2-5+	All other na	Total owners na
0-30%	494	388	245	1,127	40	220	30	290
w/problems	64%	96%	74%	77%	25%	100%	100%	90%
31-50%	779	482	140	1,401	20	280	4	304
w/problems	47%	89%	79%	65%	50%	96%	0%	92%
51-80%	1,020	1,088	275	2,383	55	565	0	620
w/problems	22%	71%	44%	47%	0%	82%	n/a	75%
81%	2,530	5,769	1,019	9,318	4	805	55	864
w/problems	8%	20%	19%	17%	0%	49%	36%	48%
All hshlds	4,823	7,727	1,679	14,229	119	1,870	89	2,078
w/problems	23%	35%	36%	31%	17%	72%	56%	68%

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data. Source: HUD 2000 CHAS tables.

Owner household types with housing problems – the percent of all households who have housing problems is greatest for all other households at 36% followed by family households at 35% followed by elderly households with 1-2 members at 23%. The percent of all Hispanic or Latino households who have housing problems is greatest for family households at 72% followed by all other households at 56% followed by elderly households with 1-2 members at 17%.

However, the number of Hispanic or Latino households with housing problems is greatest for family households at 1,346 households followed by all other households at 50 followed by elderly households with 1-2 members at 20.

Table 19: CHAS Hispanic Owner Households with Housing Problems - Numbers

% MFI Persons	Total population			Hispanic or Latino				
	Eldrly 1-2	Famly 2-5+	All other na	Total owners na	Eldrly 1-2	Famly 2-5+	All other na	Total owners na
0-30%	494	388	245	1,127	40	220	30	290
w/problems	314	373	180	867	10	220	30	260
31-50%	779	482	140	1,401	20	280	4	304

Jurisdiction

w/problems	369	427	110	906	10	269	0	279
51-80%	1,020	1,088	275	2,383	55	565	0	620
w/problems	225	768	120	1,113	0	463	0	463
81%	2,530	5,769	1,019	9,318	4	805	55	864
w/problems	210	1,168	189	1,567	0	394	20	414
All hshlds	4,823	7,727	1,679	14,229	119	1,870	89	2,078
w/problems	1,119	2,734	599	4,452	20	1,346	50	1,416

*Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.
Source: HUD 2000 CHAS tables.*

DISPROPORTIONATE HOUSING PROBLEMS BY RACE/ETHNICITY – ALL HOUSEHOLDS

Hispanic or Latino Owner Households as Proportionate Share

All households - over 43% 12,102 renter and owner households out of 26,630 total Yakima households in the year 2000 of all household types and of all income levels in Yakima had housing problems compared with 74% or 4,024 Hispanic or Latino renter and owner households out of 5,473 had housing problems.

While Hispanic or Latino households have housing problems in a greater proportion than the general population, the households who are having problems are proportionately distributed amongst the income ranges in the same proportion as all households having housing problems ranging between 30-35% in each income group.

Table 20: Comparative CHAS Housing Problems – Total vs Hispanic Population Percentages

% MFI	Total population			Hispanic or Latino			% of Total
	Rent	Own	Total	Rent	Own	Total	
0-30%	2,880	1,127	4,007	935	290	1,225	
w/problems	82%	77%	80%	89%	90%	89%	33%
31-50%	2,638	1,401	4,039	880	304	1,184	
w/problems	80%	65%	75%	89%	92%	90%	35%
51-80%	2,925	2,382	5,308	835	620	1,455	
w/problems	57%	47%	53%	78%	75%	77%	34%
81%	3,958	9,318	13,276	745	864	1,609	
w/problems	24%	17%	19%	46%	48%	47%	30%
All hshlds	12,401	14,229	26,630	3,395	2,078	5,473	
w/problems	57%	31%	43%	77%	68%	74%	33%

*Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.
Source: HUD 2000 CHAS tables.*

Table 21: Comparative CHAS Housing Problems – Total vs Hispanic Population Numbers

% MFI	Total population			Hispanic or Latino			% of Total
	Rent	Own	Total	Rent	Own	Total	
0-30%	2,880	1,127	4,007	935	290	1,225	
w/problems	2,355	944	3,299	830	260	1,090	33%
31-50%	2,638	1,401	4,039	880	304	1,184	
w/problems	2,113	906	3,019	780	280	1,060	35%
51-80%	2,925	2,382	5,308	835	620	1,455	
w/problems	2,165	1,112	3,277	649	465	1,114	34%
81%	3,958	9,318	13,276	745	864	1,609	
w/problems	942	1,565	2,507	345	415	760	30%
All hshlds	12,401	14,229	26,630	3,395	2,078	5,473	
w/problems	7,575	4,527	12,102	2,604	1,420	4,024	33%

Notes: MFI is median family income. Housing problems include cost greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities. Cost includes rent and utilities. Totals may vary slightly from census data.

Source: HUD 2000 CHAS tables.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

At least 6,294 renter households and 4,452 owner households had significant housing problems in Yakima in the year 2000 census. The numbers have likely increased in the years since due to continued rising housing costs and stagnant if not decreasing incomes.

However, priority housing needs based on the gross number of households who are most likely to be in need of **critical** housing assistance consist of:

- **Renter households with incomes below 30% of Median Family Income (MFI)** - since this group includes 1,558 households with housing problems of which 1,779 are paying more than 50% of their gross household income for housing.

- **Owner households with incomes below 30% of MFI** – since this group includes 867 households with housing problems of which 619 are paying more than 50% of their gross household income for housing.
- **Renter households with incomes between 31-50% of MFI** - since this group includes 2,113 households with housing problems of which 464 are paying more than 50% of their gross household income for housing.
- **Owner households with incomes between 31-50% of MFI** – since this group includes 906 households with housing problems of which 354 are paying more than 50% of their gross household income for housing.

The basic obstacles to meeting underserved needs include:

- **The rising cost of housing** - relative to community wage levels makes it hard to supply safe, decent and affordable housing to lower income groups, and
- **The subsidies required providing affordable housing for all those in need** - is far above the amount of resources that are available.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

HOUSING TRENDS

Types of Housing and Number of Units

Yakima’s housing inventory increased 15% between 2000 and 2006 compared to an increase in population of 19% from 71,845 persons to an estimated 85,226 person in the same time period.

Table 22: Housing Inventory by Type 2000-2006

Type	2000		2006		2000-2006	
	Number	%	Number	%	Number	%

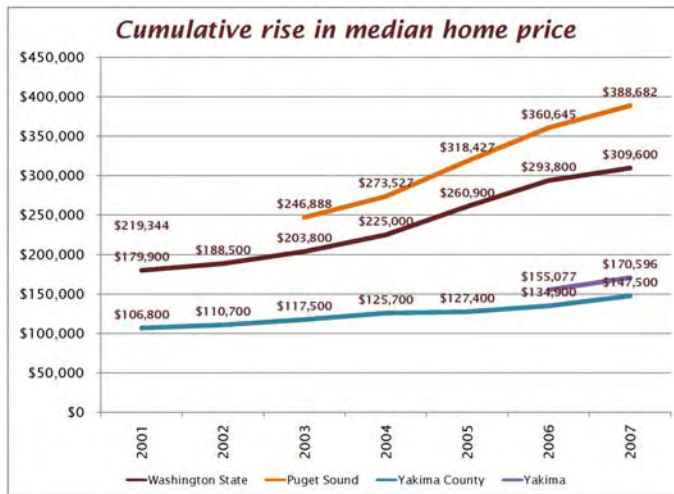
the beginning of the housing market meltdown, the percent of all new residential construction was predominately concentrated in for sale single family housing – especially in Yakima County (94.7-94.4%).

The single family housing market cooled significantly beginning in the year 2009, however, when the percent of all new residential construction in single family housing declined to 51.1% in Puget Sound, 64.2% in Washington State, and 89.3% in Yakima County.

The single family housing market remained a large part of housing construction in Yakima during these periods retaining 94.7 to 89.3% of all residential construction up through the year 2009.

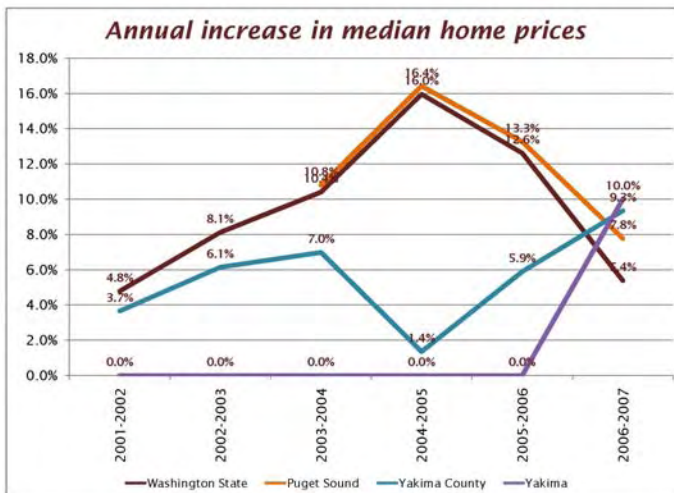
For sale housing price trends in region and Yakima

The median value of existing home sales - has progressively increased in Washington State from \$179,900 in 2001 to \$309,600 in 2007 (most recent year for which information has been compiled).

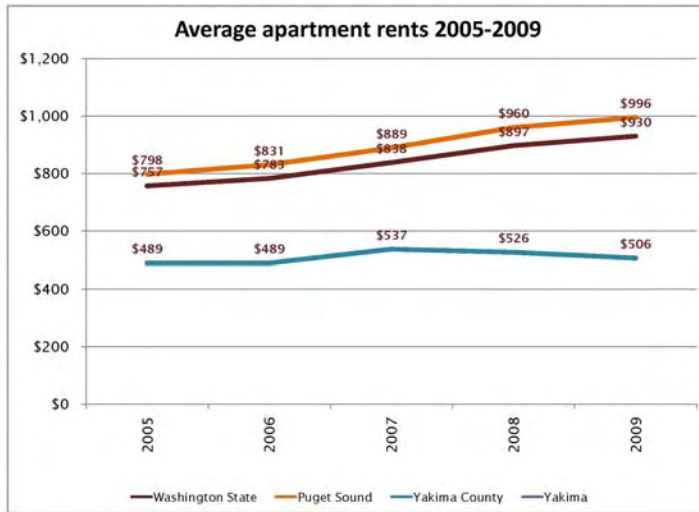


The median value of an existing home sold in Yakima County was below Washington State but has also increased from \$106,800 in 2001 to \$147,500 in 2007.

The median value of existing home sales in Yakima were higher than Yakima County but lower than Puget Sound (King, Kitsap, Pierce, and Snohomish County) reaching \$170,596 in the year 2007.



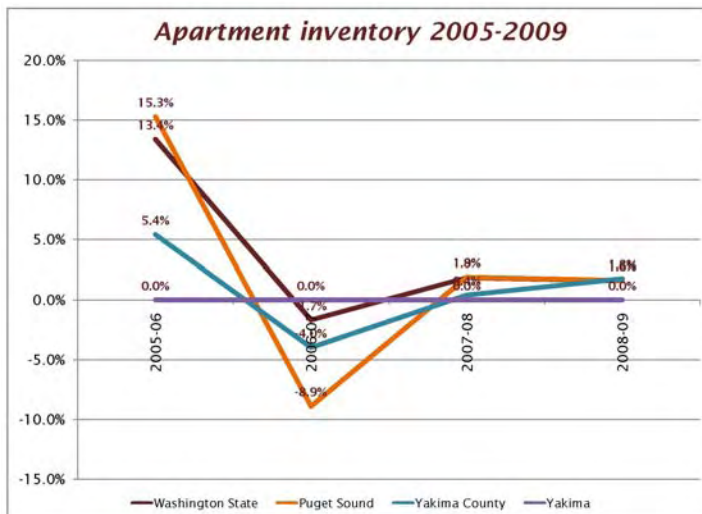
The annual increase in median home prices - peaked in the 2004-2005 years in Washington State and Puget Sound (King, Kitsap, Pierce, and Snohomish Counties) at 16.0-16.4% annual increase. Yakima County had comparable increase through 2004 then dropped significantly to 1.4% annual increase in the 2004-2005 time periods (city information is not available for the years before 2005).



The annual change in median home prices increased in the county and city, and decreased in the state and Puget Sound by the year 2007 between 7.4-10.0% just before the housing market meltdown.

Apartment rents and vacancy rates

Median apartment rents - have progressively increased in Washington State from \$757 in 2001 to \$930 in 2009.



The median apartment rent in Yakima County was below Washington State and Puget Sound and has remained relatively stable increasing slightly from \$489 in 2001 to \$506 in 2009.

Comparable information on apartment rentals is not available for the City of Yakima.

The inventory of apartments - declined in all areas during the housing market boom years as some buildings were converted to condos and sold.



The inventory has stabilized as the sales market melted down but is not increasing significantly enough to meet housing requirements.

Comparable information on apartment rentals is not available for the City of Yakima.

Apartment vacancy rates - declined from the year 2005 to 2008 as the housing sales market cooled, but

increased beginning in 2009 for all areas though Yakima County (4.7%) is lower than the state or Puget Sound.

Comparable information on apartment rentals is not available for the City of Yakima.

HOUSING TENURE

Ownership – increased in Yakima from 11,785 owner-occupied housing units in the year 2000 to an estimated 17,047 owner-occupied housing units in 2006 or by 5,262 units or 45%.

Table 23: Housing Values 2000-2006

Owner value	2000		2006		2000-2006	
	Nmbr	%	Nmbr	%	Nmbr	%
< \$50,000	637	5%	1,639	10%	1,002	58%
\$50-\$99,999	4,761	40%	3,432	20%	-1,329	-28%
\$100-\$149,999	4,067	35%	5,270	31%	1,203	30%
\$150-\$199,999	1,292	11%	3,403	20%	2,111	63%
\$200-\$299,999	649	6%	2,150	13%	1,501	131%
\$300-\$499,999	260	2%	930	6%	670	158%
\$500-\$999,999	112	1%	148	1%	36	32%
\$1,000,000+	7	0%	75	0%	68	871%
Total	11,785	100%	17,047	100%	5,262	45%
Median value	\$106,200		\$132,600		25%	

Source: US 2000 Census and American Community Survey 2005-2007

Note: Totals may not add due to rounding

The largest percentage increase by value category was in the \$1,000,000+ range with an increase of 68 units but equal to 871% increase in the units within that value range.

The greatest numerical increase, however, was in the \$150,000-\$199,999 value range by 2,111 additional owner-occupied housing units followed by 1,501 owner-occupied units in the \$200,000-\$299,999 range followed by 1,203 owner-occupied units in the \$100,000-\$199,999 value range followed by 1,002 owner-occupied units in the below \$50,000 value range. Conversely, there was a decrease of -1,329 owner-occupied housing units in the \$50,000-\$99,999 value range during the same time period equal to -28% of the inventory within the value range.

Likewise, median owner-occupied value increased from \$106,200 to \$132,600 or by 25% during this time period.

The overall increase in owner-occupied housing units during this 6-year period is significant reflecting the more flexible housing mortgage lending practices, subprime mortgage market, and other factors. Inventory increases in the upper value ranges are likely due to new construction as well as appreciating market values. However, increases in the lowest value range may be due to continued depreciation of the oldest, less marketable units in the older neighborhoods of Yakima.

Rentals – increased from 12,347 units in 2000 to 13,656 units in 2006 or by 1,309 additional units or 11% within the time period.

The largest percentage increase by value category was in the \$1,000-\$1,499 range with an increase of 425 units but equal to 72% increase in the units within that value range.

Table 24: Housing Rents 2000-2006

Rents	2000		2006		2000-2006	
	Nmbr	%	Nmbr	%	Nmbr	%
<\$200	567	5%	504	4%	-63	-11%
\$200-\$299	757	6%	523	4%	-234	-31%
\$300-\$499	4,029	33%	3,395	25%	-634	-16%
\$500-\$749	4,594	37%	5,183	38%	589	13%
\$750-\$999	1,174	10%	2,449	18%	1,275	9%
\$1,000-\$1,499	587	5%	1,012	7%	425	72%
\$1,500+	201	2%	190	1%	-11	-5%
No cash rent	438	4%	400	3%	-38	-9%
Total	12,347	100%	13,656	100%	1,309	11%
Median rent	\$526		\$606			15%

Source: US 2000 Census and American Community Survey 2005-2007

Note: Totals may not add due to rounding

The greatest numerical increase, however, was in the \$750-\$999 value range by 1,275 additional rental units followed by 589 rental units in the \$500-\$749 range followed by 425 rental units in the \$1,000-\$1,499 rental. Conversely, there was a decrease of -634 rental units in the \$300-\$499 rental range, -234 in the \$200-\$299 rental range, and -63 rental units in the under \$200 rental range during the same time period.

Median rents increased from \$526 to \$606 or by 15% during this time period compared with 25% in the increase in owner-occupied housing units.

The overall increase of 1,309 renter-occupied housing units during this 6-year period is significantly lower than 5,262 owner-occupied housing units during this same time period reflecting the more flexible housing mortgage lending practices, subprime mortgage market, and other factors that spurred homeownership.

Inventory increases in the upper value rental ranges are likely due to new construction as well as appreciating market values. However, decreases in the lowest rental ranges may be due to a loss of inventory and the continued depreciation of the oldest, less marketable units in the older neighborhoods of Yakima.

Percent housing cost is of household income

Ownership – increased in Yakima from 11,785 owner-occupied housing units in the year 2000 to an estimated 17,047 owner-occupied housing units in 2006 or by 5,262 units or 45%.

Table 25: Percent Owner-Occupied Housing Cost is of Income 2000-2006

Owner-occupied paying	2000		2006		2000-2006	
	Nmbr	%	Nmbr	%	Nmbr	%
<20.0%	6,143	52%	7,973	47%	1,830	30%
20.0-24.9%	1,497	13%	2,207	13%	710	47%
25.0-29.9%	1,084	9%	1,716	10%	632	58%
30.0-34.9%	905	8%	1,318	8%	413	46%
35.0%+	2,048	17%	3,817	22%	1,769	86%
Not computed	108	1%	16	0%	-92	-751%
Total	11,785	100%	17,047	100%	5,262	45%

Source: US 2000 Census and American Community Survey 2005-2007

Note: Totals may not add due to rounding. Also totals include households with and without mortgages.

The largest percentage increase in housing cost as a percent of income category was in the 35%+ range with an increase of 1,769 households or 86% more households paying more than 35% of their gross household income for housing costs.

The greatest numerical increase, however, was in the under 20% cost to income ratio by 1,830 additional owner households followed by 1,769 households in the 35%+ cost to income ratio followed by 710 households in the 20.0-24.9% cost to income ratio followed by 632 households in the 25.0-29.9% cost to income ratio followed by 413 households in the 30.0-34.9% cost to income ratio. Conversely, the only decrease was in the not computed category.

The overall increase in the number of households paying more than 35% of gross household income for housing cost during this 6-year period is significant reflecting the more flexible housing mortgage lending practices, subprime mortgage market, and other factors that encouraged households to spend more for housing than is considered prudent. However, some portion of this overextended household group may also be due to the fact that these households have to pay more than is considered prudent in order to obtain housing in the overheated new housing marketplace.

Rentals – increased from 12,347 units in 2000 to 13,656 units in 2006 or by 1,309 additional units or 11% within the time period.

Table 26: Percent Renter-Occupied Housing Cost is of Income 2000-2006

Renter-occupied paying	2000		2006		2000-2006	
	Nmbr	%	Nmbr	%	Nmbr	%
<20.0%	3,056	24%	3,472	25%	416	14%
20.0-24.9%	1,345	11%	1,661	12%	316	10%
25.0-29.9%	1,470	12%	1,527	11%	57	4%
30.0-34.9%	1,107	9%	1,214	9%	107	10%
35.0%+	4,613	37%	5,214	38%	601	13%
Not computed	756	6%	568	4%	-188	-25%
Total	12,347	100%	13,656	100%	1,309	11%

Source: US 2000 Census and American Community Survey 2005-2007

Note: Totals may not add due to rounding.

The largest percentage increase in rental housing cost as a percent of income category was in the 35%+ range with an increase of 601 households or 13% more

households paying more than 35% of their gross household income for rental housing costs.

The greatest numerical increase was also in the 35.0% rental cost to income ratio by 601 additional rental households followed by 416 households in the under 20% rental cost to income ratio followed by 316 households in the 20.0-24.9% rental cost to income ratio followed by 107 households in the 30.0-34.9% rental cost to income ratio followed by 57 households in the 25.0-29.9% rental cost to income ratio. Conversely, the only decrease was in the not computed category.

The overall increase in the number of rental households paying more than 35% of gross household income for rental housing cost during this 6-year period is likely a reflection of the higher rents associated with newer apartment complexes developed during this time period. However, some portion of this overextended household group may also be due to the fact that these households have to pay more than is considered prudent in order to obtain rental housing in the overheated new housing marketplace.

Mobile Homes and Manufactured Houses

Mobile homes represented 7% of the total housing units in Yakima in 2000 and 6% of the total inventory in 2006, but increased in number by 164 units or 9% from 1,854 to 2,018 units.

Table 27: Mobile Home Inventory 200-2006

Type	2000		2006		2000-2006	
	Number	%	Number	%	Number	%
Mobile homes	1,854	7%	2,018	6%	164	9%
Total	28,743	100%	33,082	100%	4,339	15%

Source: US 2000 Census and American Community Survey 2005-2007

Mobile homes can be one of the most affordable ownership options in the housing marketplace. At the same time, occupants in mobile home parks are not guaranteed a space and are vulnerable to redevelopment and rezoning. The status of mobile home parks in urbanizing areas is particularly tenuous when higher economic uses of the land outweigh the less reliable income of temporary housing. Furthermore, it is not easy to obtain funding for renovation or purchase of mobile homes, which means mobile homes are increasingly threatened and sometimes in deteriorated and unsafe condition.

Recent Washington State legislative action which requires that all zoning within municipal jurisdictions in the state permit manufactured (constructed for permanent occupation on a traditional foundation as opposed to mobile constructed to theoretically be moved on wheels) housing alongside stick-built housing products means this lower cost production option (from 15-25% less expensive than traditional on-site stick-built) may be more easily accessible than in part housing marketplaces.

RACE AND ETHNICITY HOUSING CHARACTERISTICS

Persons in poverty status - in Yakima were 22% of the total population in 2000 compared to 38% of the Hispanic or Latino population. Hispanic or Latino persons, however, represented 57% of all persons in poverty status indicating poverty is not equally distributed amongst race or ethnic groups.

Table 28: Poverty Status Total and Hispanic Populations 2000

Poverty by age	Total population			Hispanic or Latino			% of poverty
	Total	Poverty	%	Total	Poverty	%	
<5 years	6,170	2,352	38%	3,483	1,751	50%	74%
5-17 years	14,606	4,423	30%	7,289	3,077	42%	70%
18-64 years	39,865	7,796	20%	12,629	3,953	31%	51%
65+ years	9,456	1,137	12%	452	164	36%	14%
Total	70,097	15,708	22%	23,853	8,945	38%	57%

Source: US 2000 Census

Poverty by age group - was most pronounced in persons under 5 of the total population at 38% compared to 50% of the Hispanic or Latino population. Hispanic or Latino persons under age 5, however, represented 74% of all persons under age 5 in poverty indicating poverty is concentrated in the youngest ages in the Hispanic or Latino community.

Poverty by family type - was most pronounced in families headed by females at 42% then males at 24% compared to 58% of Hispanic or Latino families headed by females at 44% by males. Hispanic or Latino families, however, represented 59% of all families in poverty indicating poverty is concentrated in families in the Hispanic or Latino community.

Table 29: Poverty by Family Status of Total & Hispanic Populations 2000

Poverty by family	Total population			Hispanic or Latino			% of poverty
	Total	Poverty	%	Total	Poverty	%	
Married couples	12,253	1,107	9%	2,994	736	25%	66%
child <5	1,262	218	17%	423	143	34%	66%
Male household	1,387	333	24%	523	228	44%	68%
child <5	319	151	47%	173	98	57%	65%
Female hshld	3,553	1,494	42%	1,337	771	58%	52%
child <5	542	344	63%	255	171	67%	50%
Total	17,193	2,934	17%	4,854	1,735	36%	59%

Source: US 2000 Census

Ownership – for all households in the total population in the year 2000 was 49% compared with 35% of Hispanic or Latino households. The median value of all owned units was \$106,200 compared with \$82,800 for Hispanic or Latino households. Virtually all Hispanic or Latino owned units were below \$149,999 in value of which Hispanic or Latino households owned 30% of all units valued under \$50,000 and 26% of all units valued \$50,000-\$99,999 even though they were 16% of all owner households.

Table 30: Owned House Values of Total & Hispanic Population 2000
Total population Hispanic or Latino

Owner value	Number	%	Number	%	% of owners
< \$50,000	637	5%	191	10%	30%
\$50-\$99,999	4,761	40%	1,233	67%	26%
\$100-\$149,999	4,067	35%	374	20%	9%
\$150-\$199,999	1,292	11%	41	2%	3%
\$200-\$299,999	649	6%	6	0%	1%
\$300-\$499,999	260	2%	0	0%	0%
\$500-\$999,999	112	1%	9	0%	8%
\$1,000,000+	7	0%	0	0%	0%
Total owned	11,785	100%	1,854	100%	16%
Median value	\$106,200		\$82,800		
Mean value	\$125,873		\$89,138		
Total households	24,132		5,232		
Percent owners	49%		35%		

Source: US 2000 Census

Note: Totals may not add due to rounding

Rentals – for all households in the total population in the year 2000 was 51% compared with 65% of Hispanic or Latino households. The median rent of all rental units was \$526 compared with \$494 for Hispanic or Latino households. Most Hispanic or Latino rented units were distributed within the \$300-\$749 similar to the total population. Hispanic or Latino households rented less than 1% of all units below \$200 and 19% of all units \$200-\$299 even though Hispanic or Latino households represented 27% of all renting households.

Table 31: Rents of Total & Hispanic Populations 2000
Total population Hispanic or Latino

Rents	Number	%	Number	%	% of renters
<\$200	567	5%	93	3%	1%
\$200-\$299	757	6%	141	4%	19%
\$300-\$499	4,029	33%	1,462	43%	36%
\$500-\$749	4,594	37%	1,271	38%	28%
\$750-\$999	1,174	10%	240	7%	20%
\$1,000-\$1,499	587	5%	98	3%	17%
\$1,500+	201	2%	0	0%	0%
No cash rent	438	4%	73	2%	17%
Total	12,347	100%	3,378	100%	27%
Median rent	\$526		\$494		
Mean rent	\$552		\$507		
Total households	24,132		5,232		
Percent ownership	51%		65%		

Source: US 2000 Census

Note: Totals may not add due to rounding

ASSISTED HOUSING INVENTORY

Section 8 Housing Assistance - the Yakima Housing Authority (YHA) will have approximately \$2,700,000 in Section 8 Assistance funding available in 2009 for an

authorized 618 housing units in Yakima County to serve low-income households of which approximately 75-80% or 400 units will likely be funded in Yakima. YHA expects annual funding levels for Section 8 Assistance program will increase no more than 1% per year if the agency receives a similar allocation in the future. Section 8 vouchers are generally assigned on a first-come, first-served basis, subject to appropriate unit size and type availability. As of August 2009, the Section 8 tenant-based waiting list was over capacity and closed.

Public Housing – the Yakima Housing Authority currently owns and manages 189 units of public housing for low-income families, another 38 elder units, and 70 Farmworker units within Yakima.

Other housing providers – include the Catholic Charities Housing Service (CCHS), a division of the Yakima Catholic Diocese, which currently owns and manages 40 senior and 36 Farmworker with another 231 low-income family units under development.

The Yakima Valley Partners of Habitat for Humanity have constructed 58 low-income houses averaging about 4 units per year and the Office of Industrialization Center (OIC) have constructed another 54 low-income units averaging about 5 units a year with homeowner self-help and volunteer assistance.

Yakima Office of Neighborhood Development Services (ONDS) – assists in the development of opportunities for first-time homebuyers by providing technical assistance and/or partnering with non-profit agencies such as the Yakima Valley Partners of Habitat for Humanity and the Office of Industrialization Center (OIC) in the creation of new, affordable homes or the rehabilitation of existing houses.

The ONDS also assists eligible homeowners in the maintenance and rehabilitation of their homes by providing inspections, reasonable designs, cost estimates, and detailed specifications for each project. In 2008, ONDS:

- completed emergency home repairs for 43 senior houses,
- completed regular home repairs for 34 senior houses,
- assisted with 27 down payment assistance programs,
- painted the exterior of 23 houses,
- organized 7,606 volunteer hours painting over graffiti, and
- cleaned by 188 illegal dump sites.

Demolition or lost from the inventory - only a small number of housing units of the total number of housing units in Yakima are expected to be lost because their substandard condition is not suitable for rehabilitation. ONDS an active housing rehabilitation program for households with incomes at or below 80% of Area Median Income (AMI). Additionally, the Office of Industrialization Center (OIC) also operates programs to rehabilitate or weatherize housing units. At the current time, the Yakima Housing Authority does not expect to demolish any existing public housing stock.

USE OF FUNDS

Yakima and the Yakima Housing Authority (YHA) use local resources for housing or human services, and state and federal resources available to target households with incomes at or below 80% of Area Median Income (AMI). Yakima and YHA target low income (51-80% AMI), very low (31-50% AMI) or extremely low income (under 30%

AMI) or special needs populations depending on the requirements of the various programs and funding sources available to the 2 agencies.

Yakima's housing needs cover a wide spectrum and are greater than the resources available. As a result, available public resources to serve low and moderate-income households will need to be distributed across the spectrum of needs and heavily leveraged when possible. This means providing funds for rental assistance, homebuyer assistance, housing rehabilitation, and the creation or development of new housing serving the target groups.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Yakima will support and encourage affordable housing and supportive housing services for the following priority populations.

Priority 1: Homeless and those at risk of becoming homeless:

- Families
- Domestic violence victims
- Youth
- Chronically mentally ill
- Persons with co-occurring disorders
- Persons with alcohol or drug addictions

Priority 2: Low-income families and individuals:

- Extremely low-income (30% of median and below)
- Very low-income (50% of median and below)
- Low-income (80% of median and below)

Priority 3: Low-income families and individuals with special needs:

- Frail elderly
- Pregnant and parenting women
- Chronically mentally ill
- Persons with co-occurring disorders
- Persons with alcohol or drug addictions

The following goals, strategies, and objectives are based on the above priorities and are consistent with the statutory goals outlined in the introduction statement in this section.

HOUSING FOR THE HOMELESS

Goal 1: Assist in the creation of 5 housing projects that serve the homeless.

Strategy 1: Where appropriate, provide direct funding for projects that serve priority homeless populations.

Objectives:

- Use local CDBG and HOME grant dollars to subsidize approved emergency, transitional, and permanent supportive housing projects that serve priority homeless populations.

Strategy 2: Provide technical assistance to facilitate the development of projects that provide housing to priority homeless populations such as the identification of funding sources and assistance with grant and loan applications, financial analysis, project management, and fostering collaborations among housing and service providers.

Objectives:

- Supplement the time and capacity of housing providers in project planning and implementation, thereby improving the chances of success.
- Improve the potential for establishing formal links that will connect supportive services, especially case management, with the proposed housing project.

Strategy 3: Prioritize local CDBG and HOME funds for projects that provide or coordinate case management for homeless special needs populations.

Objectives:

- Return more homeless individuals and families to self sufficiency by targeting local funding to housing that addresses the causes of homelessness through combinations of housing and services.

Goal 2: Over a 5 year period, develop baseline data on local homelessness and formulate coordinated plans to address the causes of **chronic homelessness**.

Strategy 1: In collaboration with homeless housing providers, identify the needs and resources to address homelessness.

Objectives:

- Identify the number of homeless families and individuals and the primary causes of homelessness in Yakima and Yakima County.
- Assess the ability of current programs to address the needs of homelessness.
- Identify community resources needed to address homelessness.
- Formulate long range plans to secure resources to address homelessness in Yakima and Yakima County.

HOUSING FOR LOW-INCOME

Goal 1: Over 5 years, enable 135 low-income households to afford market-rate housing.

Strategy 1: Provide a subsidy mechanism to allow low-income households to obtain and maintain occupancy in market-rate rental housing.

Objectives:

- Fund a rental assistance program to allow 17 low-income families per year to afford market-rate rents over 5 years.

Strategy 2: Provide a subsidy mechanism to allow low-income households to obtain and maintain occupancy in market-rate, owner occupied housing.

Objectives:

- Fund a homebuyer assistance program to allow 10 low or moderate-income families per year to purchase homes.

Strategy 3: Generate additional housing resources, consistent with those identified as appropriate, for low-income households in Yakima.

Objectives:

- Work with local housing providers and stakeholders to research the feasibility and appropriateness of producing additional funding resources within the community for housing. Utilize a portion of such resources for rental assistance.

Goal 2: Over 5 years, assist other public and non-profit organizations to provide funding for 200 units of affordable permanent housing for low-income households.

Strategy 1: Develop permanent housing that is affordable to those who are unable to participate in market-rate housing without paying more than 30% of their income for housing.

Objectives:

- Assist other public or private non-profit or for-profit organizations to develop 200 units of low-income permanent housing in conjunction with tax credits or other leveraged funding.

Strategy 2: Collaborate with local non-profit housing providers and local nonprofits providing services for special needs households to provide appropriate permanent housing serving special needs populations, especially those that are currently housed in facilities primarily developed for the elderly.

Objectives:

- Assist in eliminating the conflict of housing elderly and the chronically mentally ill in the same residential facilities.
- Assist providers of mental health in securing clustered, small-sized residential units or appropriate facilities that enhance the delivery of services to non-homeless mentally ill or special needs populations.

Goal 3: Over 5 years, complete regular home repairs for 170 senior and emergency home repairs for 215 of senior housing units to improve the living conditions of low-income households residing in the City of Yakima. Continue painting the exterior of 115 housing units to stabilize neighborhood housing investments and appearances.

Strategy 1: Enable low-income residents, especially those in CDBG target block group areas, to live in safe and decent housing by maintaining the physical structures.

Objectives:

- Continue to fund 170 regular repair and rehabilitation loans through the Yakima Home Rehabilitation Program to bring units rented or owned by low-income households up to local housing standards or energy codes.

- Continue to provide emergency home repairs for 215 and regular home repairs for 170 senior housing units.
- Continue to paint the exterior of 115 housing units to stabilize neighborhood housing investments and appearances.
- Continue to remove illegal dump sites, paint or remove graffiti, and organize over 38,030 volunteer hours to clean-up, paint-up the neighborhoods.
- Provide financial assistance to a Community Housing Development Organization (CHDO) to fund loans and grants for rehabilitation and weatherization of 25 units of low-income tenant-occupied housing.
- Provide assistance to non-profit owners of low-income rental housing (emergency, transitional, permanent) to finance the rehabilitation of properties that are being brought up to local housing standards and codes.
- If grant sources can be identified and obtained, provide funding for the repair of mobile homes owned or occupied by low-income households.
- Assist developers through coordination with Yakima departments to improve and develop new incentives to rehabilitate and adaptively reuse older buildings for housing.

FAIR HOUSING

Goal 1: Work to eliminate housing discrimination which primarily affects persons of color, the disabled, and families with children.

Strategy 1: Develop fair housing educational programs for housing and human services agencies and staff who serve protected classes, especially families, people of color and persons with disabilities.

Objectives:

- Provide landlords and property management companies with information on Fair Housing and reasonable accommodations.
- Provide education to local agencies and staff that work with protected classes on what constitutes a violation of fair housing laws, and where to file a complaint.
- Hold a local fair housing workshop; invite people who provide housing and human service agencies.
- Provide a speaker from the Fair Housing Center of Washington.
- Promote self-testing in the rental and sales markets.
- Contract Fair Housing Center of Washington to test housing providers to measure willingness to make reasonable accommodations for prospective disabled residents.

Goal 2: Raise the lending community's awareness about the application of fair housing law to homeownership.

Strategy 1: Encourage the involvement of banks and mortgage lending companies in furthering fair housing practices.

Objectives:

- Ensure that educational opportunities exist so that local lenders and their employees can receive training to improve their understanding of their obligations under fair housing.
- Work with lenders and agencies that provide homebuyer assistance to market programs to people of color.

- Encourage banks, mortgage lending companies, and real estate organizations to engage in Best Practices Agreements, Voluntary Affirmative Marketing Agreements, and to utilize Community Reinvestment Act funds to further fair housing practices.

Goal 3: Work to educate the public at large of protected classes, fair housing laws and the resources available to them.

Strategy 1: Provide more fair housing education and outreach to increase knowledge of fair housing topics and rights.

Objectives:

- Provide fair housing training for property owners, managers, and staff to ensure equal treatment of potential tenants.
- Extend outreach programs to serve protected classes and their service providers.
- Distribute information directly to agencies (landlords, owners, lenders, realty companies, and service agencies) that assist protected classes with housing services.
- Provide training on filing complaints with HUD and the Washington State Human Right Commission to change the seeming conflict between community input indicating discrimination against families with Children and the lack of familial status complaints filed.

Strategy 2: Educate the general public about fair housing through a variety of media channels.

Objectives:

- Publish one article or notice per year about fair housing in the Yakima Herald-Republic.
- Collaborate to provide educational information within a fair housing event.
- Distribute posters and hand-outs translated into other languages common to the area that educates the public about fair housing.
- Maintain a list of volunteer interpreters willing to present to a non-English-speaking groups to increase awareness of fair housing laws, what constitutes a violation, and where to file a complaint.
- Maintain an Internet website that provides current information for citizens about fair housing practices.

Yakima, the Yakima Housing Authority (YHA), and a variety of human service and housing agencies pursue a diverse list of private, local, state, and federal resources to fund housing and the delivery of housing services to low-income households in need. Among others, Yakima is particularly supportive of applications to these programs:

- Public Housing Comprehensive Grant
- HUD Grants for Public Housing
- Tax Exempt Bonds
- Taxable Bonds
- Low-Income Housing Tax Credits
- FHLB Affordable Housing Program
- WA State Housing Finance Commission Programs
- WA State Housing Trust Fund Programs

- WA State Housing Assistance Program
- McKinney-Vento Homeless Assistance Programs
- WA Commission Reinvestment Association
- WA Community Development Fund
- United Way
- Emergency Shelter Grant
- Public Housing Comprehensive Grant
- HOPWA
- Funding provided under SHB 2060/2163
- Safe Havens
- Section 202 Elderly
- Section 811 Handicapped
- Historic Preservation Tax Credits
- Moderate Rehabilitation SRO
- Rental Vouchers
- Rental Certificates
- Public Housing MROP
- Public Housing CIAP
- New Markets Tax Credits Program
- EPA Brownfield Demonstration Grant
- Washington State Dept. of Ecology, Remedial Action Matching Grant
- HUD Brownfield Economic Development Initiative Grant

The Yakima Housing Authority has approximately \$2,700,000 in Section 8 Assistance available in 2009 to serve low-income households depending on future federal allocations.

Developers of housing projects serving low-income households, such as the Yakima Housing Authority and Catholic Charities Housing Services (CCHS), may also apply for Low-Income Housing Tax Credits.

Agencies serving homeless individuals and families will apply for funding assistance under the McKinney-Vento Homeless Assistance Programs.

Discretionary grants from the federal and state governments for housing, community development, and social services are pursued when and if they become available.

Public/private partnerships, where additional funding resources are brought to bear, are sought out and encouraged. These relationships and funding arrangements are difficult, if not impossible, to predict in advance. Fair Housing activities will be funded using Community Development Block Grant funds.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table

(formerly Table 4) of the Consolidated Plan to identify priority public housing need to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

HOUSING ASSISTANCE

YHA Section 8 Housing Assistance - the Yakima Housing Authority (YHA) has 618 combined tenant-based (housing choice vouchers) and project-based vouchers to help low-income families in Yakima and Kittitas County for which YHA has \$2,700,000 in annual funds for approximately 540 households of which 75-80% or 400 households reside in private housing units within Yakima.

Up to 20% of the Section 8 allocation can be project-based vouchers of which YHA sets aside 75 units for homeless households. VASH Vouchers for Veterans Assistance are provided for 35 additional units or 653 total Section 8 vouchers.

The Section 8 program is federally funded by the Department of Housing and Urban Development (HUD). Section 8 rental assistances are a critical tool that helps to meet the Yakima Housing Authority's central mission of providing decent, safe, and affordable housing. The Section 8 program is an indispensable means of helping to achieve that goal.

Section 8 program requirements are the household:

- qualifies as a family/household
- has income within the income limits
- meets citizenship/eligible immigrant criteria
- provides documentation of Social Security Numbers
- signs consent authorization documents

In addition to the eligibility criteria, families must also meet the Housing Authority's screening criteria in order to be admitted to the Section 8 Program.

Section 8 vouchers are generally assigned on a first-come, first-served basis, subject to appropriate unit size and type availability. As of August 2009, the Section 8 tenant-based waiting list was over capacity and closed.

In general, YHA receives fewer Section 8 allocations than comparable cities in Washington with the same equivalent housing needs. YHA will be applying for a higher allocation of Section 8 vouchers from HUD in the future accordingly.

Private Party Section 8 Housing Assistance – can be secured directly from HUD in addition and separate from YHA and include a number of project and scattered site locations within Yakima.

YHA Public Housing – the Yakima Housing Authority currently owns and manages 150 multi-family dwellings that were financed by HUD. Tenants pay approximately 30% of their income for rent and utilities and HUD provides an operating subsidy to the Housing Authority.

The Yakima Housing Authority has developed a philosophy which affirms social values and addresses the physical and economic needs of those seeking its assistance. YHA's programs promote a living environment, which fosters economic

and social diversity by offering a hand up not a hand out, as families are encouraged towards self-sufficiency.

Public housing program requirements are the household:

- qualifies as a family/household
- has income within the income limits
- meets citizenship/eligible immigrant criteria
- provides documentation of Social Security Numbers
- signs consent authorization documents

In addition to the eligibility criteria, families must also meet the Housing Authority's screening criteria to be admitted to the Public Housing Low-Income Program.

Table 32: YHA Public Housing Inventory 2009

YHA Public Housing	Units
914 East Spruce Street (Spruce Lane)	20
810 North 6 th Avenue	16
504/508 Pacific Avenue (Pacific)	15
615 North 15 th Avenue (Cascade)	15
1022 East Chestnut (Fairview)	14
603 Central Avenue (Sierra)	14
610 East Arlington Street (Eastwood)	10
621 North 16 th Avenue (Edgewood)	10
1214 Willow (Willow Lane)	10
801 Central Avenue (Parkview)	10
1322 South 18 th Avenue (Evergreen)	6
1307/1309/1311 A&B South 18 th Avenue	6
1212 South 9 th Street	4
Total	150

YHA Multifamily Housing - Nueva Primavera was developed more than 10 years ago with Revenue Bonds. YHA has not developed a housing project since – but is considering applying for Washington State Housing Trust Funds and CDBG funds for future projects possibly by 2010 or 2011.

Table 33: YHA Multifamily Housing Inventory 2009

Nueva Primavera Multifamily Housing

810 North 6 th Avenue	38
1118 Fruitland Boulevard	1
Total	39

YHA Elderly Housing - Glenn Acres, YHA's first Senior Housing was purchased in 1999 from a private developer who built the project under HUD's 221d(3) program. Glenn Acres provides housing for 38 low-income, handicapped/disabled and elderly households in the City of Yakima. Located in a quiet neighborhood considered to be one of Yakima's finest, the tenants have easy access to medical facilities, shopping, churches and other social services in addition to public transportation. The project is surrounded by a mixture of single family houses, multi-family buildings, and condominium buildings. No other low-income apartment buildings are located in the area.

Elderly Housing requirements are the household:

- Head of Household or spouse must be at least 62 years of age

Jurisdiction

- Annual income must be 50% or less of area median income see income limits
- Household members must pass credit check and criminal background check.

Table 34: YHA Elderly Housing Inventory 2009

Glenn Acres	units
15 North 37 th Avenue	38

YHA Farmworker Housing - Yakima Housing Authority owns and manages 147 units of agricultural rental housing. The units were developed in partnership with the Office of Rural Economic and Community Development (ORECD) and Yakima Valley Communities. The units are located on 40 sites located throughout the county in:

- Toppenish
- Granger
- Cowiche/Tieton
- Yakima

The Yakima site provides 44 units in single family, duplex and triplex units.

Farmworker USDA program requirements are the household:

- Earn at least \$4,583.00 a year in an agricultural warehouse or on the farm.
- Earn no more than 30% of the area median income.
- Has an adult in the household who is a US citizen or legal resident of the US.
- Is a low income family - a family of 6 earning less than \$46,300 a year or a family of 4 earning less than \$39,900 a year?

Table 35: YHA Farmworker housing

Sunset Terrace USDA	units
417/419/503/505 North 6 th Avenue	4
1004/1006/1008/1010 Buwalda	4
1611/1613/1615/1617 South 1 st Avenue	4
202 A&B North 9 th Street	2
1707 A&B Pleasant Avenue	2
603/605 South 4 th Street	2
1112/1114 South 18 th Avenue	2
311 South 7 th Street	1
608 South 8 th Street	1
330 South 9 th Street	1
509 South 10 th Street	1
Pioneer Plaza USDA	20
1115/1117/1119/1121 Pleasant	4
1408/1410/1412/1414 Willow	4
408/410/412 East Spruce Street	3
902/904/906 East Beech Street	3
1314/1316 South 12 th Avenue	2
507/509 North 6 th Avenue	2
510/512 Cherry Avenue	2
Mariposa Park Tax Credit Units	26
314 Cherry Avenue	19
918 Fenton Street	6
919 Fenton Street	1

YHA Handicapped – units are set-aside within the other public, farmworker housing units and include the following:

Table 36: YHA Handicapped Units 2009

Handicapped included in other housing counts	13
914 East Spruce – 31, 32, 33, and 34	4
621 North 16 th Avenue – 39 and 40	2
1212 South 9 th Street – 1	1
1307 – A South 18 th Avenue	1
810 North 6 th Avenue – 101, 102, 103, 104	4
314 Cherry Avenue – 101	1

CCHS Farmworker Housing – Catholic Charities Housing Services (CCHS) developed Buena Nueva in the Yakima Valley in 2003. The project consists of 36 units of rental housing for Farmworker families and singles that includes 26 units of year round housing and 10 units of migrant seasonal housing. The development includes an on-site manager’s unit and a community building with an on-site office.

The project serves low income Farmworkers at or below 50% of the AMI and includes full site amenities including children’s play areas, underground sprinklers, night lighting, site fencing and circulation sidewalks. The project’s name “Buena Nueva” is Spanish that translates to the “Good News” of the Gospel.

DYHS Senior Housing – the Diocese of Yakima Housing Services (DYHS) recently completed development of Rose of Mary Terrace as a HUD 202 affordable housing project for seniors 62+ years of age who are at or below 50% of Yakima County’s Area Median Income (around \$19,950 per year for two). Rental subsidies keep rents affordable - 30% of a senior’s net adjusted monthly income.

The building has 40 units available for rent. It is an independent living facility, not for those needing assisted living or nursing home care. The facility houses seniors, 62 years old and over, with Adjusted Gross Income (AGI) under \$19,950 for a married couple or under \$17,450 for a single person. The completion date was July 2008 at which time there were already 78 applicants for the 40 units.

The diocese subdivided the 5-acre parcel on which Rose of Mary Terrace was developed into 5 lots and sold lot 3 of the project for \$200,000 to DYHS - an independent non-profit corporation. DYHS receives no funding from the Diocese of Yakima or Holy Family Parish, but receives grants from the state and federal government for low-income seniors.

DYHS would like to purchase lot 1 and 2, right next to the Gathering Hall and driveway going out to 56th to build 2 more units possibly 2-4 years in the future. Future development projects would be for senior housing, not low income families but one of the new buildings could possibly be for assisted living.

Self-Help Housing Yakima Valley Partners Habitat for Humanity – was originally founded in 1984 as Buena Partners by Fred and Pam Bauman who completed the first self-help home in 1986 in Toppenish. The name was subsequently changed to Yakima Valley Partners Habitat for Humanity in 1986.

The organization completes about 4 houses per year for households earning between 30-60% of Annual Median Income (AMI) for a total of 126 homes to date for 126 low-income households with over 660 household members in 11 communities from

Yakima to Prosser worth about \$10,100,000 - of which 58 have been constructed in Yakima.

The units are single family with 3 bedrooms, 1 bath, but no garage. The floor plans are simply laid out with no amenities or centralized heating. The units are worth approximately \$110,000-\$120,000 including land and are financed for \$95,000 with 20 year mortgages with no interest. The remaining equity is provided by 500 hours of sweat equity from the benefiting household which may include volunteer assistance from other family members and friends. Habitat candidates are selected based on need, income, credit, and willingness to attend the instruction classes and provide the sweat equity hours.

Habitat's volunteer base includes between 500-1,000 persons a year of which about 50% are annual regulars drawn from throughout the state. Volunteers pay \$150 per person to support the project and Habitat's overhead costs.

Houses are sometimes clustered where land allows, but typically scattered throughout Yakima. Sites are provided by Yakima's Office of Neighborhood Development Services (ONDS), Office of Industrialization Center (OIC), Washington State Department of Community Development (CTED), and others – typically without cost. ONDS also acquires sites with deteriorated buildings, clears the structures, than donates the land.

The Washington State Housing Trust Fund recently provided a \$500,000 grant to Habitat and OIC to acquire land for Marvin Gardens, a cluster development and the only site acquisition that Habitat and OIC have ventured to date.

ONDS typically provides the land and construction loan, and second mortgages for 20% of loan value behind 80% first mortgages provided by a number of local banks including Banner, Central Valley, Golf Savings Banks, and Yakima Federal Savings & Loan.

A typical Habitat house will cost about \$120,000 including \$30,000 in land, \$80,000 in building costs, and \$10,000 in administration costs. On a typical \$120,000 financing package, \$30,000 will be provided by ONDS in the land donation, \$40,000 from a local bank loan for \$40,000 financed over 15 years on a fixed rate set by the marketplace, and \$40,000 by Habitat in contributions from local sources including gifts-in-kind from corporations, churches, donors, foundations, and volunteers, and \$10,000 in administrative costs paid by Habitat and Yakima County.

The house will be sold for \$95,000 with a \$30,000 soft-second from ONDS that is forgiven at 5% per year over 20 years. The house is then financed on a no interest 20 year mortgage.

Habitat operates ReStore – a used construction materials outlet selling donated materials, equipment, seconds, mis-shipments, and other items. ReStore, which has been in operation 7 years, is operated by 2 full-time staff and volunteers, and grosses about \$350,000 a year which is used to provide Habitat's administrative and overhead costs.

Table 37: Yakima Valley Partners Habitat for Humanity Projects

901 North 10 th Avenue	1
903 North 10 th Avenue	1
1319 Jerome	1
1217 Cherry Avenue	1
1314 Jerome	1
1117 Jerome	1
1217 Jerome	1
1611 Willow	1
1613 Willow	1
811 North 24 th Avenue	1
2002 Swan	1
1206 McKinley	1
807 Cornell	1
508 East R Street	1
1113 North Naches	1
1115 North Naches	1
602 North 8 th Street	1
604 North 8 th Street	1
608 North 8 th Street	1
304 North 7 th Street	1
401 North 7 th Street	1
302 North 10 th Street	1
307 North 9 th Street	1
303 North 9 th Street	1
907 East Spruce	1
505 South 4 th Street	1
404 South 6 th Street	1
411 South 6 th Street	1
403 South 6 th Street	1
716 South 7 th Street	1
714 South 8 th Street	1
712 South 7 th Street	1
714 South 7 th Street	1
814 South 8 th Street	1
816 South 8 th Street	1
606 South 12 th Street	1
916 South 7 th Street	1
1112 South 7 th Street	1
1110 South 9 th Street	1
900 South 7 th Street	1
902 South 7 th Street	1
904 South 7 th Street	1
906 South 7 th Street	1
910 South 6 th Street	1
911 South Naches	1
1015 South Naches	1
1107 South Naches	1
1109 South Naches	1
1109 South 6 th Street	1

Jurisdiction

1009 South 6 th Street	1
1007 South 6 th Street	1
1313 ½ South 6 th Street	1
1313 South 6 th Street	1
1315 South 6 th Street	1
1315 ½ South 6 th Street	1
1303 South 7 th Street	1
1302 South 7 th Street	1
1304 South 7 th Street	1
Subtotal in Yakima	58
Subtotal elsewhere	68
Total	126

Yakima Valley Partners goal is to increase home production from 4 per year to about 8 per year by the year 2014 of which between 50-60% would be located within Yakima depending on land and site availability.

Self-Help Housing Office of Industrialization Center (OIC) - is a non-profit organization providing community services through federal, state and local agencies from locations in Mount Vernon, Moses Lake, Pasco, Sunnyside, Ellensburg, Roslyn, Seattle, Wenatchee, and Yakima since 1971. OIC's mission is to promote human services, economic development, and affordable housing.

OIC hosts AmeriCorps teams that serve throughout Yakima County. One team builds new affordable homes for first time and low-income homeowners averaging about 5-6 houses per year throughout Yakima County. Material costs are funded by \$600,000 in annual HOME funds that are projected to remain constant through the year 2014 and Washington State Housing Trust Fund second mortgages. Sites are generally provided by Yakima's ONDS through donation.

OIC teams also work on a variety of community service projects with Yakima's ONDS including senior housing restoration, disabled housing ramp building, numerous team building exercises, and graffiti clean-up activities. The team has a site with OIC of Washington's Home Owner program and another with Yakima Valley Partners Habitat for Humanity.

OIC's weatherization programs reduce energy costs for low-income renter and owner households including households living in a house, mobile home, duplex, or apartment building. Eligible households include those whose income does not exceed 125% of federal poverty income levels, and/or where one household member receives Supplement Security Income (SSI). Weatherization services are offered at no cost to qualifying homeowners, services offered to renters may require up to a 50% contribution from the property owner.

Since 2002, OIC has weatherized over 897 homes including 461 single family of 1-3 units, 134 multifamily of over 4+ units each, and 302 mobile homes in households with over 1,157 children, 236 seniors, and 110 disabled individuals.

OIC also provides Farmworker Housing Assistance Program (HAP) with temporary, short-term, and emergency housing assistance including rent, security deposits, utility payments, and case management services. The Emergency Housing Assistance

(EHA) program provides vouchers for motels and other short-term housing assistance with evictions and shut-off notices, and case management.

Land Trust – the Yakima Valley Community Land Trust was formed in June 2008 by citizens concerned about rising land prices and diminishing supplies of affordable housing in and around Yakima, Washington. The Yakima Valley Community Land Trust has a vision of serving not only potential home owners below the Area Median Income, but also individuals with developmental disabilities and individuals who have been homeless who are exiting the Homeless Continuum of Care.

Next Step Housing of Special Needs Populations - has been providing quality, clean and sober transitional and permanent housing to residents of the Yakima Valley since 1991. Next Step provides housing, case management, and clinical treatment services for special needs populations including the developmentally disabled and homeless. Next Step is the only non-profit housing provider in the state that combines individuals recovering from substance abuse and their families with individuals and families living with Developmental Disabilities. Next Step Housing is the first agency in Washington to successfully combine these two special needs populations experiencing similar levels of social marginalization. Because both groups experience similar marginalization in society, this integration of special needs populations has proven successful.

Over 50% of Next Step residents are homeless when they first apply for housing with 70% earning below 30% of the area median income (AMI). All Next Step properties are Alcohol and Drug Free Communities and all properties enjoy zero tolerance for alcohol and drug abuse. Residents who return to chemical dependency are moved out immediately. Regular random observed urine-analysis and Breathalyzer checks ensure the safety of all residents.

In June of 1997, Next Step Housing contracted with the Yakima Housing Authority (YHA) to design and provide case management services for YHA Families for Self-Sufficiency Program.

In 1999, the Yakima Office of Neighborhood Development Services (ONDS) certified Next Step as a Community Housing Development Organization (CHDO).

In 2000, Next Step Housing purchased the Lamplighter Apartments, a 16-unit building consisting of 12 one-bedroom and 4 two-bedroom units with a four-unit set-a-side for adults living with Developmental Disabilities. These family units were the first and only affordable, independent, permanent, clean and sober housing in Washington serving households with children.

In November of 2007, Next Step Housing opened Pear Tree Place, the first new construction, tax-credit development in the organization's 17 year history. Pear Tree combines financing from 10 public agencies, private foundations and non-profits including the Washington State Housing Finance Commission, the Washington State Housing Trust Fund, the City of Yakima Office of Neighborhood Development Services, Yakima County Human Services, the WCRA, Impact Capital, the Home Depot Foundation, Green Communities and the National Endowment for the Arts.

Pear Tree's three-bedroom townhomes are some of the few apartments in Washington targeting large families with children in an Alcohol and Drug Free Community. Pear Tree is also the first sustainable design and construction in all of

Yakima County to meet the Enterprise Green Communities Criteria. Eight non-profit allies collaborated including Next Step Housing, the Office of Rural and Farmworker Housing (ORFH), Enterprise Progress in the Community (EPIC) and Pomegranate Center. This year, Pear Tree Place was a ***Finalist in the Affordable Housing Finance Reader's Choice Awards in the category of Special Needs Housing.***

Next Step is currently constructing Pear Tree Place Phase II which will include the first clean and sober 4-bedroom units in Washington managed by State Operated Living Alternatives (SOLA). These 4 SOLA homes will house people living with severe Development Disabilities staffed by DSHS professional caregivers on site, in each unit, providing care 24/7. Lease up is scheduled for September, 2009.

Table 38: Next Step Housing Inventory 2009

Lamplighter Apartments		16
406-408 North Naches	1-bedroom	12
	2-bedroom	4
	set-aside developmental disability	(1)
Sommerset Apartments		45
711 West Walnut	studio	5
	1-bedroom	20
	2-bedroom	20
	set-aside homeless	(11)
	commercial units	(2)
	community playground	(1)
Clean House Apartments		22
220 North 2 nd Street	studios	22
	set-aside developmental disability	(1)
Pear Tree Place I		26
	1-bedroom	8
	2-bedroom	7
	3-bedroom townhouse	11
	set-aside developmental disability	(8)
	set-aside homeless	(6)
Under Development		
Pear Tree Place II		24
	2-bedroom	8
	4-bedroom townhouse	4
	set-aside homeless	(6)
Transitional housing for adults in early recovery		
Denney House		3
414 South 4 th Street	beds	3
Chambers House		8
31 Kenney Drive	beds	8

Triumph House Special Needs Populations - Triumph Treatment Services is a comprehensive non-profit 501 (c) (3) agency serving Yakima County with chemical dependency treatment, outpatient, residential, and housing services. It is multifaceted, providing a continuum of care for chemically dependent individuals and their families.

Triumph Treatment Services provides assessment, intensive outpatient services, stabilization group, relapse prevention, family programs, residential treatment,

alcohol and drug information school (ADIS), and housing in Yakima, Washington. Services are certified and licensed by the Division of Alcohol and Substance Abuse (DASA) and the Department of Health (DOH).

Founded in 1961 as a small outpatient alcoholism treatment center, the agency has, since then, added 3 residential chemical dependency treatment facilities for low-income, clean and sober, and case managed: a 78-bed facility for men in Buena, Washington; a 32-bed facility for women in Yakima; and another 60-bed facility for women and their children in Kennewick. Triumph currently has 1 outreach program - the Parent-Child Assistance Program (P-CAP) which utilizes 7 paraprofessionals to seek out and support at-risk women and their children under a best practices model.

Table 39: Triumph House Inventory 2009

Riel House – All Women’s		beds
1408 West Yakima Avenue	beds	32

Riel House is a specialized long-term primary intensive inpatient treatment program offering an all-women’s residence where mothers can keep their young children with them while they tackle addiction problems. Women living at Riel House receive treatment for their chemical dependency and are able to keep their babies and other children under age 6 with them. The program’s aim is to provide a healthy lifestyle and chemical-free environment for women and their children while learning new coping and parenting skills. Handling and enjoying social and recreational situations without the use of alcohol and drugs is emphasized. Women may enter treatment at Riel House at any time during their pregnancies. Women are also eligible for treatment at Riel House if they are actively parenting children under age 6 or if they are seeking return of their children under age 6 from protective custody (CPS). Riel House exclusively serves women and is staffed by specially trained counselors. Therapy is an ongoing part of living at Riel House and includes Domestic Violence Classes, Nicotine Cessation Classes, Art Therapy Classes, Weekly Nursing Visits to the facility/Psychologist Appointments, and Early Learning through “Circle of Success” Parenting Classes.

Overall, Triumph Treatment has 134 units of various kinds of housing that serve individuals and families in transitional and permanent housing in addition to a short-term shelter for families. Triumph has several contracts which incorporate outreach and intensive case management. These facilities range from inpatient residential short term or long term treatment programs through case managed or independent housing in graduated steps. Many of the facilities offer housing through project based vouchers. These vouchers require residents to maintain specific life style standards as a condition of their residency.

Residents using Project Based Vouchers can graduate to Tenant Based Vouchers after successfully completing 1 year of the program. At that point, they can move out to the general community with additional help for housing support as well as case management. By gradually returning to normal living, the recovery becomes integrated into a person’s life. Here are some of the facilities that serve as stepping stones on the road to recovery.

Triumph purchased Roosevelt Place, a former nursing home, in 2003 that now houses Kids Inc, a large licensed child care center and women/children’s housing facility. There is also a commercial kitchen at this site, which serves the child care

center and one of the residential programs with hot, home-style meals, along with offering some catering services to the community.

Triumph Treatment Services in part of the National Institute of Drug Abuse (NIDA) Pacific Northwest Node which allows them to participate in research projects and selected clinical trials. Triumph was chosen as a community partner because of their comprehensive programming, experience with research and interest in transfer of research to practice.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

The Yakima Housing Authority (YHA) plays an integral part in meeting the Consolidated Plan objectives. YHA funding is obtained through the Capital Fund Grant under a separate public process, and from other grants and local funds.

The Capital Fund Grant is a separate HUD program that Yakima does not oversee. Yakima has no troubled public housing agencies. The YHA is a very well run agency excelling in providing housing for low-income and special needs households.

The YHA includes annual budgets in their Annual Agency Plan for management and operational improvements. These monies are used to fund a Preventive Maintenance Inspection Support Program, capital improvements, community policing, computer software purchase, and other management improvements that support public housing, including staff training.

For complete information on planned physical improvements to the living environment of public housing units and sites contact the Yakima Housing Authority (YHA) at www.yak-pha.org for their Agency Plan.

PUBLIC HOUSING

Goal 1: Preserve Public Housing as a viable and attractive housing resource for the low-income citizens of the community.

Strategy 1: Strive to reduce and prevent drug and criminal activity in public housing neighborhoods and projects.

Objectives:

- Offer drug prevention programs that include additional law enforcement services provided by the Yakima Police Department. Apply annually for grants to fully fund these programs.
- Hold Neighborhood Block Watches on-site at all the Public Housing complexes and initiate discussion on security and alternatives for empowerment.

Strategy 2: Assist public housing residents, particularly older residents and residents with disabilities, maintain an independent lifestyle.

Objectives:

- Renew the YHA's contract with the Northwest Regional Council in order to staff the Resident Services Coordinator position, which provides referrals to services and helps residents obtain assistance.
- Offer regularly scheduled, affordable, and specialized transportation for shopping, medical appointments, and other needs to residents of YHA Public Housing through the Yakima Transit, in an effort to help them maintain their independence.
- Provide memberships and transportation to youth organizations for all children in public housing between the ages of 5 and 18.

Strategy 3: Preserve YHA senior housing primarily as public housing for senior citizens.

Objectives:

- Continue YHA's admission preferences that give disabled people an opportunity for Section 8 assistance and elderly people a direct access to public housing facilities.
- Develop alternative housing for the disabled.

Goal 2: Facilitate greater resident self-determination and self-sufficiency.

Strategy 1: Encourage participation of public housing residents in the management of their public housing through the Public Housing Resident Initiatives Program.

Objectives:

- Assure that residents representing Yakima public housing developments participate in Resident Council meetings.
- Invite residents of all Yakima public housing units to attend Board of Commissioners' meetings to give input and to provide suggestions regarding the operation, policies, and other matters relating to YHA business.
- Hold monthly meetings between a YHA Operations staff representative and the Resident Council in order to address any mutual issues or concerns.
- Post all regular staff openings in public housing family complexes to encourage application by residents.

Strategy 2: Encourage public housing residents to achieve self-sufficiency.

Objectives:

- Through the Family Self-Sufficiency Program, offer housing assistance to leverage public and private sector resources that can help public and assisted housing residents will realize economic independence.

Strategy 3: Increase the availability of affordable housing to residents of Yakima.

Objectives:

- To help meet the demand for affordable housing, begin developing plans for additional family housing units and elderly/disabled housing units over the next 5 years using Low-Income Housing Tax Credits, Historic Preservation Tax Credits, taxable bonds, and other innovative housing development techniques that increase the supply of affordable housing.

Goal 3: Provide housing stability within an overall context of supportive services for homeless persons with mental illness.

Strategy 1: Reassess the community's ability to respond to the needs of its homeless mentally ill population, focusing on housing stability as a component of overall care.

Objectives:

- Support plans to construct a multifamily housing facility that will serve homeless mentally people.
- Work with area mental health providers and other potential service sponsors to provide supportive services to the residents of planned housing developments.
- Collaborate with other service providers to assess current programs to determine gaps and the ability of these programs to address the needs of target populations.

Strategy 2: Secure additional funding for housing assistance for the homeless and mentally ill.

Objectives:

- Collaborate with providers and agencies to determine who can provide needed assistance to the target populations and assist in their application for and receipt of funding. Offer the outreach resources, and provide on-going services to mental health providers or service agencies who are best equipped to reach the target populations.
- Through collaboration, prepare and submit an application for additional Shelter Plus Care funding through HUD

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Yakima Countywide planning policies establish a countywide framework from which county and municipal comprehensive plans are developed and adopted. Within Yakima County the term “affordable housing” applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in the upper economic brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and innovative planning techniques will be necessary to make adequate housing provisions for the needs of middle and lower income persons.

Housing is a crucial element of Yakima’s 2006 Comprehensive Plan and 2008 Zoning Ordinance Update. Yakima developed an affordable housing strategy for its Visioning 2010 process in the early 90’s. The 2006 Comprehensive Plan’s Housing Element continues the goals, policies and initiatives contained in the 1997 Plan and the affordable housing strategy.

Yakima’s 2006 Comprehensive Plan’s Housing Element includes the following requirements in accordance with the **Washington State Growth Management Act (GMA)**:

- (a) an inventory and analysis of existing and projected housing needs;
- (b) a statement of goals, policies and objectives for the preservation, improvement and development of housing;
- (c) identification of sufficient land for housing, including but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multi-family housing, group homes and foster care facilities;
- (d) adequate provisions for existing and projected housing needs for all economic segments of the community. A major objective of the Housing Element is to encourage development of affordable housing throughout the Yakima Urban Area. It includes:

- an inventory and analysis of existing and projected housing needs;
- a statement of the goals, policies and objectives for the development of housing;
- identification of sufficient land for housing, including, but not limited to, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, group homes and foster care facilities; and
- adequate provisions for existing and projected housing needs of all economic segments of the community.

STRATEGIES TO ADDRESS AFFORDABLE HOUSING BARRIERS – COMPREHENSIVE PLAN LAND USE ELEMENT

Yakima’s 2006 Comprehensive Plan Land Use Element and 2008 Zoning Update contain the following policies and actions meant to resolve barriers to affordable housing:

Land Use Goals and Policies

Goals and Policies serve 2 principal purposes: guide development decisions in the Yakima Urban Growth Area (UGA), such as rezone requests, development reviews, etc. or to outline specific actions or programs that implement the Comprehensive Plan. The following goals in the Land Use Element of the 2006 Comprehensive Plan refer to housing:

Goal 3.1: Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public **Policies**

3.1.1 High Density Residential

3.1.1.1 Development shall be at an overall density of 12 dwelling units per acre or more. Recommended zones include: Two-Family Residential (R-2) and Multi-Family Residential (R-3), Professional Business District (B-1), and Central Business District (CBD).

3.1.1.2 Permitted housing types include townhouses, condominium, multi-family and manufactured housing.

3.1.1.3 Provide high-density residential as a transitional use between commercial/office and medium density residential areas.

3.1.1.4 Development shall be located along arterials or collector streets and should have good access to public transit.

3.1.1.5 Sidewalks shall be provided in the development site with connections to existing and proposed pedestrian sidewalk systems.

3.1.1.6 Connect schools, parks and meeting places with neighborhoods through a system of pedestrian network such as sidewalks, greenways and pathways.

3.1.1.7 Development shall be encouraged to minimize impacts on surface water. Low impact practices are encouraged.

3.1.2 Residential Planned Development (Residential PD)

3.1.2.1 Residential PD can be developed if the size of a development exceeds 20 acres.

3.1.2.2 Residential PD allows new development to provide a mixture of housing sizes and prices and to provide incentives for developers to include affordable units in higher cost developments.

3.1.2.3 Residential PD requires a new development to include open space, recreation areas, trails, sidewalks, streetlights, landscaping and underground utilities in exchange for site design flexibility and density bonus. This allows neighborhood commercial uses to be located within a Residential PD.

Goal 3.2: Build sustainable new neighborhoods **Policies:**

3.2.1 In large-scale residential projects, encourage development through Residential Planned Development (Residential PD) zone.

3.2.2 Provide incentives such as allowing developers a density bonus in exchange for common open space for recreational use and a legally binding commitment to

continue to protect environmentally critical areas within a Residential – PD development.

3.2.3 Innovative design, such as Cluster Development (CD) and other Low Impact Development ideas are encouraged to develop within the Residential PD zone.

Goal 3.3: Preserve existing neighborhoods

Policies:

3.3.1 Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.

3.3.2 Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.

3.3.3 Integrate historic preservation by ensuring new construction and development integrate the existing historical buildings and landscaping to help create a distinctive identity for the neighborhood.

Goal 3.4: Restore old neighborhoods and revitalize declining neighborhoods

The restoration and revitalization of older neighborhoods will increase property values, provide housing close to work and preserve historic structures. Since older neighborhoods are already served with roads, sidewalks, utilities, schools, parks and landscaping, upgrading of these services and features is important to keeping the neighborhoods desirable and livable.

Many policies under the goal “Build Sustainable New Neighborhoods” and the goal “Preserve Existing Neighborhoods” can also be applied to improving old and declining neighborhoods. In addition, the following policies also apply:

Policies:

3.4.1 Encourage preventive maintenance and appropriate reinvestment in older and declining neighborhoods. Improve the infrastructure including, but not limited to: park improvements, sidewalks, alleys, street maintenance, street lighting, trees and other landscaping within the right-of-way.

3.4.2 Maintain neighborhood upkeep through strict City code compliance.

3.4.3 In residential areas where commercial and residential uses are heavily mixed, encourage the establishment of neighborhood commercial services and foster mixed uses including retail, office and apartments. This is particularly important in areas on South Second Street and South Third Street north of East Race Street. Discourage commercial uses that are non-neighborhood related.

3.4.4 Maintain and preserve the existing single-family residential neighborhoods of Northeast, Southeast and Barge/Chestnut areas of the City.

3.4.5 Minimize the overcrowding/over-parking issues in old neighborhoods through:

- encouraging the conversion of single-family detached structures to multi-family structures through zoning control. Limit, and in some cases restrict, rezoning of R-1 to R-2 for individual single-family detached structures.
- encouraging development of multi-family projects as infill or redevelopment projects in old neighborhoods as a means to provide affordable housing.
- encouraging the conversion of residential houses to offices in areas that serve as transitional uses between commercial and residential, particularly along North Second Street north of Lincoln Avenue in the Northeast Neighborhood area.
- encouraging cohesiveness among neighborhood residents and community, and encourage interaction between neighborhoods and the government.

3.4.6 Preserve and restore historic houses within the neighborhoods, using private and public partnership when possible.

3.4.7 Allow home occupations that would not generate excessive traffic, create parking problems, or degrade the livability or appearance of the neighborhood.

Yakima's 2006 Comprehensive Plan Land Use Element implemented the following actions necessary to realizing affordable housing.

Available Land

Housing requirements – Yakima's Comprehensive Plan estimates the Yakima wastewater service area will have a range of population between 93,815 and 101,499 persons by the year 2025. To plan for the maximum growth, approximately 4,000 to 6,400 new housing units will be needed to accommodate the growth over the next 20 years.

Yakima's Urban Growth Area (UGA) is projected to have a new population between 29,000 and 37,000 persons by the year 2025 and will add approximately 9,300 to 15,000 new housing units within the same period.

Yakima's land inventory - consists of 86% of the residential land developed for low-density residential; 6% for medium density residential; and another 8% for high-density residential. The current average density in Yakima is estimated to be 5.7 dwelling units per acre. Yakima's Comprehensive Plan predicts there will be a demand for land suitable for medium and high-density residential uses to provide more affordable housing for low to medium income families in the next 20 years.

Land supply - based on an assumption that 60% of the new housing units will be developed for low-density residential, 15% for medium density residential, and 25% for high-density residential through 2025, Yakima will need a total of 710 to 1,144 acres of vacant land for future residential development based on the 2 population projections. Yakima's Urban Growth Area (UGA) will need a total of 1,650 to 2,660 acres of vacant land within the same period

Based on the year 2025 residential projections, the demand for housing will consume 25%-40% of the gross developable land within Yakima and 33%-53% of the land within Yakima's Urban Growth Area (UGA). The projections indicate that there will be sufficient land to accommodate the future growth of the Yakima Urban Growth Area within the next 20 years.

Residential Zoning

Future Land Use Map (FLUM) – contained within the 2006 Comprehensive Plan proposed the following residential land use designations:

- **Low Density Residential** – consisting primarily of free-standing single-family residences of a density less than 7.0 dwelling units per acre. This is considered the lowest possible residential density that can efficiently support public services.
- **Medium Density Residential** - characterized by a mixture of single-family detached residences and duplexes, with a variety of other housing types at a residential density ranging between 7.0 and 11.0 dwelling units per acre.
- **High Density Residential** - multi-family residential development including apartments, condominiums and townhouses, containing 12 or more dwelling units per acre. A limited range of other mixed land uses may be permitted, such as some professional offices and community services.
- **Mixed Use Planned Development (MU-PD)** – an overlay district to recognize and accommodate the changing commercial/residential marketplace by allowing

commercial and residential mixed uses that create an opportunity for the redevelopment of underdeveloped or redeveloping sites into more intensive uses in the core of the urban area. It is intended that development on designated sites would be implemented in conjunction with the approval of a Master Planned Development (MPD) application. The MU-PD zone will allow a mixture of industrial, commercial, and residential uses within a framework that protects existing uses and provides compatibility through a Master Plan Development (MPD) process. The Mixed Use Planned Development (MU-PD) allows flexibility in the uses permitted for properties.

Zoning Classifications - the 2008 Urban Area Zoning Ordinance (UAZO) and Zoning Map determine the actual use that can be made of land within Yakima and Yakima's Urban Area. Four new zones were proposed as part of the 2006 Comprehensive Plan update process, 3 of which refer to housing:

- **Residential Planned Development (R-PD) zone** - can be applied to a development parcel upon request by the owner and upon submittal of a master site plan.
- **Cluster Development (CD)** - and other innovative residential development can be implemented in any residential designation through an approval of R-PD rezoning. A Cluster Development (CD) designs development to fit the natural landscape and protect critical areas. It supports the goals of respecting nature, protecting hillsides and wetlands, preserving open space, and minimizing the loss of woodlands and wildlife habitats.
- **Mixed Use Planned Development (MU-PD)** - allows a greater mix of uses than the "purer" residential, commercial or industrial planned development zones. Developers of Regional Commercial or large size commercial or industrial designated lands could propose industrial, commercial, residential, open space, recreational or virtually any combination of uses according to an approved master plan. MU-PD will be a market-driven land development concept where the proponent may design a plan around new and creative design themes, with Yakima having review authority and the ability to attach conditions to mitigate impacts. The process, as with other Planned Development zones, would involve significant public outreach.

Affordable Housing Solutions

Affordability is whether or not an adequate number of housing units are available and are also affordable to all economic segments of the community. In order to meet federal housing affordability standards, housing costs (excluding utilities) should not exceed 30% of gross household income. Unfortunately, the number of housing units that are available and affordable within the Yakima Urban Area is in short supply.

Yakima developed plans and policies to provide safe, clean and affordable housing for all economic segments of the city through the creation of public/private partnerships for affordable housing development and conservation and rehabilitation of the existing housing stock. Yakima's Office of Neighborhood Development Services (ONDS) has historically addressed the existing housing stock in the central and eastern city neighborhoods where traditionally very-low and low-income persons live. The federally designated CDBG Target Area primarily encompasses neighborhood areas north of Mead Avenue and east of 16th Avenue.

In 2006, City Council considered a possible tax incentive program for the downtown area along Yakima Avenue (Lincoln to Walnut, Fourth Avenue to Sixth Street), where increases in tax assessments will be deferred for up to 10 years on properties

redeveloped for affordable housing. The proposed downtown housing area extended from roughly Fourth Avenue to Sixth Street and from Lincoln Avenue to Walnut Street. The parameters of the area may be changed as needed.

STRATEGIES TO ADDRESS AFFORDABLE HOUSING BARRIERS – COMPREHENSIVE PLAN HOUSING ELEMENT

The 2006 Comprehensive Plan Housing Element outlined the following goals and policies concerning affordable housing in Yakima.

Goal 5.1: Encourage diverse and affordable housing choices

Policies

- 5.1.1 Continually monitor affordable housing needs and assist in providing locations for affordable housing as necessary to meet this need.
- 5.1.2 Support an inventory of potential sites for affordable housing development and redevelopment.
- 5.1.3 Encourage affordable housing development.
- 5.1.4 Encourage a range of affordable homeownership options.
- 5.1.5 Encourage the provision of fair share housing opportunities to all economic segments and mixed uses for infill developments.
- 5.1.6 Provide administrative and technical support to housing projects that complement existing programs.
- 5.1.7 Encourage good faith efforts that the City of Yakima and other local governments not impose regulations that may constitute barriers to affordable housing availability, and appropriate compatible residential densities.
- 5.1.8 Support programs to improve existing housing stock.

Goal 5.2: Provide homeownership opportunities

Policies

- 5.2.1 Encourage various educational and financial assistance strategies to expand homeownership opportunities.
- 5.2.2 Work with existing housing providers and private lenders to provide homebuyer education seminars for potential first-time homebuyers; include outreach to current renters.
- 5.2.3 Work with local lenders to increase financial assistance to first-time homebuyers.
- 5.2.4 When possible, provide community residents with home maintenance information and housing counseling including financial responsibility of homeownership and budgeting.

Goal 5.3: Adopt or revise the city's development standards to increase affordable housing opportunities

Policies

- 5.3.1 Review of existing zoning regulations and consideration of innovative standards that will encourage construction of affordable housing and encourage the participation of neighborhood associations and the development community in this process.
- 5.3.2 Facilitate small lot sizes, condominiums, clustering and other options that increase the supply of affordable homeownership options.
- 5.3.3 Assist, when allowable, the conversion of accessory buildings into housing units as a means to increase the supply of affordable housing units and to help existing homeowners remain in their homes.

Goal 5.4: Participate in efforts to maximize the land available for affordable housing in the community

Goal 5.5: Preserve and improve existing residential neighborhoods

Policies

5.5.1 Stabilize existing viable neighborhoods.

5.5.2 Seek alternatives, when feasible, to demolition and removal of units from housing stock.

Goal 5.6: Ensure an adequate supply of affordable housing for persons with special needs

Policies

5.6.1 Support development of new units and the operation of existing units for housing persons with special needs.

5.6.2 Support development of programs that offer assistance to persons identified as being homeless.

The 2006 Comprehensive Plan Housing Element implemented the following actions necessary to realize affordable housing in Yakima included the following.

- **Accessory Housing** – provisions incorporated in the 2008 Zoning Code Update provide affordable housing and include dwelling units attached or detached from the primary residential units on a single-family parcel. Attached units contained within a single-family home are the most commonly encountered type of accessory dwelling unit. Accessory apartments typically involve the renovation of a garage, basement family room or a similar space in a single-family residence.

- **Manufactured Housing** – provisions in the 2008 Zoning Code Update represent a small but significant housing type that has experienced constant growth, with the exception of 1991, in Yakima’s housing inventory increasing 360% between years 1995-2000. This increase can be attributed mostly to annexation of 705 units during the same period, which represented 64% of the total number of manufactured/mobile home units (1,108 units) citywide. The number of manufactured / mobile home units permitted on residential lots averaged 23.5 per year between years 1990-2000. From January 1990 through December 1995 the number of manufactured home units permitted on individual lots rose by an additional 42 units. An additional 193 units were built between years 1995 - 2000. Mobile home development decreased by 54% between years 2001 and December 2004. No substantial mobile home development in mobile home parks has occurred since the 1990 Census.

In June 2005 Yakima enacted Ordinance 2005-29 concerning regulation of manufactured home placement within the Yakima and amended Yakima Municipal Code section 15.04.120. Effective July 1, 2005, any manufactured home constructed after June 15, 1976 may be sited in the same manner, and subject to the same conditions, as a site built home, provided:

- The manufactured home has not been previously titled and is not a “mobile home”;
- Is set upon a permanent foundation (concrete or an approved concrete product) which can be either load bearing or decorative;
- Complies with all local design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located;

- Is thermally equivalent to the State energy code; and
- Meets all other requirements for a designated manufactured home as defined by RCW 35.63.160.

The new ordinance did not alter the existing zoning ordinance regulations for the placement of used or singlewide manufactured homes.

▪ **Maintenance, Rehabilitation and Conservation** - efforts are important to the preservation of older housing stock. Structurally substandard rental housing in need of renovation typically indicate absentee landlords and renters who may be less inclined to maintain their home and demonstrates the necessity of a renovation/conservation program. Enforcement of minimum maintenance codes has assisted in maintaining a stable housing supply. Preservation of the structural integrity of residential housing is a primary concern in many of the older neighborhoods.

The structural condition of existing units is a crucial factor in maintaining an affordable and safe housing stock. The structural condition of Yakima's housing stock is categorized as:

- 1) good, sound condition;
- 2) substandard condition – suitable for renovation; and
- 3) substandard condition – unsuitable for rehabilitation.

Year 2000 Census data on housing conditions for Yakima indicated approximately 15% of the housing stock is structurally substandard and 20% is in need of rehabilitation. Low-income households that are unable to bear the cost of renovation occupy most of the structurally substandard, older housing stock.

Yakima's Office of Neighborhood Development Services (ONDS) has historically assisted in addressing the existing housing stock in the central and eastern city neighborhoods where traditionally very-low and low-income persons live. The federally designated Community Development Block Grant (CDBG) Target Area primarily encompasses neighborhood areas north of Mead Avenue and east of 16th Avenue.

Housing stock within the CDBG Target Area neighborhoods contains a higher percentage of substandard housing than neighborhoods outside of the Target Area. Yakima's 20-year program has a history of obtaining private lending dollars to complement housing and urban development funds. The ONDS has rehabilitated 1,500 residential units utilizing these programs.

▪ **Housing Agencies** - most housing constructed within Yakima is a result of private developers and persons on privately owned land. Housing for very-low and low-income households often requires subsidies from external sources even after the Land Use Map and Zoning Code have allowed for their construction.

The Yakima Housing Authority (YHA) provides housing for families with annual incomes 0%-50% Average Median Family Income (AMFI); mostly those with incomes of 0%-30% HAMFI. Low-income and low-moderate income families are serviced by ONDS. When the 1997 Comprehensive Plan was adopted, the Yakima Housing Authority (YHA) owned 150 multi-family public housing units located on 11 sites located throughout Yakima. YHA currently has 400 housing units countywide, with a total of 322 housing units available within Yakima boundaries.

The Diocese of Yakima Housing Services (DYHS) program has built more than 200 affordable housing units for farm workers and other low-income families in and around Yakima.

The Homeless Network is an association of emergency housing providers, service providers, community leaders, and other interested persons or entities concerned about addressing the emergency, transitional and permanent housing needs of the homeless persons and families. The Homeless Network is focused on reducing homelessness in Yakima County by 2014 through the implementation of fundamental changes in both services to the homeless and delivery of needed services to the homeless. This goal will require the coordination of services through a countywide integrated system and multidisciplinary services structure. The Homeless Network currently has a membership of over 45 local agencies.

- **Group Homes** - are defined as “non-institutional group quarters” or as living quarters that house 10 or more unrelated persons living in the unit, such as rooming houses and group homes. Group homes include “community-based homes” providing care and supportive services. Such places include homes for the mentally ill, mentally retarded, and physically handicapped; drug/alcohol halfway houses; communes; and maternity homes.

The extent of the housing need for special population groups (present and projected) is based on the anticipated continued growth of the special needs population. In addition, persons with special needs require a range of supportive services in conjunction with affordable housing to ensure independent living. The 1990 Census reported 1,759 persons in Yakima residing in group-quarters increasing to a reported 2,139 persons residing in group-quarters by the 2000 Census.

- **Foster Care Facilities** - foster care services within Yakima are limited to individual family homes and homes licensed to provide foster care in a group setting. There are 103 individual homes licensed by the State of Washington to provide foster care in Yakima. There are 2 family homes licensed to provide foster care in a group environment to address “specific populations”. Efforts are underway to license additional caregivers.

- **Impact Fees** - new housing developments increase demands on schools, utilities, parks, and transportation systems to varying degrees. The costs associated with increasing demands for facilities and services (such as roads, schools, parks, police, and fire fighters) can be addressed through impact fees tied to new development.

Even though the level of impact fees connected to new residential construction does not reflect the full cost of service and facility impacts, the fees nevertheless add to the cost of providing housing. For low- and moderate-income households, unsubsidized, new residential construction may be prohibitive or require too large a share of their income to buy or rent.

State law allows local jurisdictions to provide relief from the imposition of impact fees for affordable housing projects. Yakima has done so in several instances, by using other non-project based city funding sources. An exception to Yakima’s impact fee program does allow the city to waive school impact fees, provided it can be shown

that a housing project, such as a senior living project, will have no impact on schools.

- **Licensing Permits** - Yakima is sensitive to the issue of processing time and the costs involved with extended delays. The permitting process is continuously reviewed and changes are made, where appropriate. Yakima recently implemented a procedure to waive certain permit fees for qualified housing projects that provide housing for low-income residents.
- **Extension of Transportation and Utility Service** - Yakima's plans to extend major utility service lines have a direct bearing on when and where homes are built. How those extension costs are allocated also impacts the price of homes built in areas where the services are extended. Historically in Yakima, each project developer paid for the extension of needed services and then recovered the cost in new house prices.

The 2006 Comprehensive Plan, however, encourages Yakima to be proactive in fully or partially funding utility extension projects in appropriate areas to encourage affordable housing.

- **Fair Housing** - HUD requires each local jurisdiction to analyze impediments to fair housing choice. Yakima's ONDS contracted the Fair Housing Center of South Puget Sound, now known as the Fair Housing Center of Washington (FHCW), to perform an Analysis of Impediments required by HUD.

Using 2000 Census and other local, state, and federal data sources, the Fair Housing Center of Washington (FHCW) prepared an analysis of demographic, income, housing, and employment data. The Analysis of Impediments targets 5 key areas:

- Demographic information and resources,
- Complaints and allegations of discrimination in housing,
- Impediments to fair housing,
- A review of current public and private actions to address housing discrimination, and
- A listing of impediments and recommendations for action.

The Analysis of Impediments identified the following impediments to fair housing choice in Yakima:

- Housing discrimination primarily affects persons of color, the disabled, and families with children,
- Home Mortgage Lending data shows Native Americans, African Americans and Hispanics are more likely to be denied financing or obtain sub-prime mortgages, and
- The public at large has limited knowledge of protected classes, fair housing laws and the resources available to them.

The Analysis of Impediments recommends Yakima maintain its commitment to affirmatively further fair housing. Implementation of the following recommendations will strengthen Yakima's interest in fair housing activities and alleviate remaining impediments to fair housing choice:

- Expand current education and outreach efforts,

- Continue on-going enforcement activities,
- Target homeownership and lending marketing to African American, Native American and Hispanic households, and
- Ensure implementation of current housing and human services strategies.

AFFORDABLE HOUSING DEVELOPMENT

In addition to the goals and policies, zoning code updates, and other implementation measures, Yakima's Office of Neighborhood Development Services (ONDS) has instituted the following actions to conserve and realize affordable housing:

Housing Programs

- **FTH Assistance Program** - provides affordable homes for qualified first time homebuyers. Applicants who have a good credit rating, no current judgments and are low to moderate income may receive a partial deferment on their home loan of up to \$30,000.
- **Down Payment Assistance Program (DPA)** - provides financial assistance of up to \$4,000 for down payment and closing costs associated with qualified first-time homebuyers.

Buyer Qualifications

- Applicants' family income must be 80% or less of the area median income.
- Applicants must be first-time homeowners (not having owned a home in the last 3 years or a displaced homeowner).
- Applicant must complete homeownership training through available Washington State Housing Finance Commission approved classes prior to closing.
- Applicants work with a realtor to select home and lender financing.

Property Qualifications

- Home must meet code (evidenced by FHA/VA or other inspection) or buyer may obtain private financing to include rehabilitation cost.
- Home must be owner-occupied or vacant at least 90 days (city will supply certification for owner to sign) or a current tenant may purchase if qualified.

ONDS Down Payment Assistance is a deferred loan at 0% interest payable if home is sold within 5 years of purchase. After 5 years this financing becomes a grant.

- **Senior/Disabled Persons Home Repair Program** - was established over 20 years ago providing an average grant of approximately \$2,500 per home with a lifetime benefit limit. Due to limited funding not all repairs may qualify if the cost is found excessive to complete. All areas in need of repair are evaluated during the initial home inspection with health, safety and weatherization-related repairs given the highest priority. Homeowners must be at 80% or below Federal Median Income (FMI) guidelines and asset levels must be \$10,000 or below, not including the home or primary vehicle.

Repair assistance is also available for approved **emergency home repairs**. This program is limited to specific types of repairs with a \$500 repair limit. Yakima strongly supports preserving neighborhoods and provides this service at no cost to qualified low-income senior/disabled homeowners.

▪ **Exterior Paint Program** - is a special program also available to qualified homeowners to paint the exteriors of their homes. Volunteers from Yakima Valley Partners Habitat for Humanity provide the volunteer labor and ONDS provides the qualified applicants, supervision and materials needed to complete the jobs. This program stretches limited resources by using donated labor to improve neighborhoods one house at a time.

All program applicants must be 55 years of age or older or disabled as defined by Social Security guidelines. (There is no age limit for qualified disabled homeowners.) The applicant must also own or be purchasing a home and live in it on a year round basis (rental property does not qualify).

▪ **Neighborhood Clean-Up/Improvement Program** - provides funds to assist neighborhoods in correcting Municipal Code violations that have resulted in the issuance of a citation from a Yakima Code Compliance Officer. ONDS will provide a match in dollars to assist in the total cost of abatement of a violation up to a maximum of \$500. The program is only available to use one time per resident.

▪ **Homeownership Through New Construction Program** - was implemented in 1998 to provide newly constructed homes in the city limits for low to medium-income first-time homebuyers. The program provides set-aside funds to assist the developer and the homebuyer.

▪ **Senior/Disabled Exterior Paint Program** – provides professional painting by a licensed, bonded contractor, who scrapes and cleans the existing surfaces free of loose and chipping paint. Paint colors are chosen by the individual homeowners and the paint is applied by individual local volunteers as well as volunteers from such agencies as Yakima Valley Partners Habitat for Humanity and several local churches.

▪ **Single Family Rehabilitation Program** - provides funds to assist low to moderate-income homeowners in home rehabilitation. The Single Family Rehabilitation Program will bring a home up to current local codes, and/or address housing needs to meet family size.

- The applicant must be below 80% of the current Federal Median Income (FMI) Guidelines.
- The home is to be located in Yakima.
- Home must be owner occupied.
- Homeowner must have property insured.
- Homes must pass visual assessment for deteriorated paint.
- Applicant must not have filed bankruptcy with the last 3 years and have no accounts owing in collection.
- Applicant must be a US Citizen or have Permanent Resident status.
- Applicant's total debt income must not exceed 40% of monthly income.

Community Service/Economic Development

▪ **Public/Community Service Program** - provides funds to existing or new organizations, to create or expand programs focused in target area community services and eligible neighborhood improvements.

▪ **Economic Development** - funds are used to continue to promote Economic Development Program activities to address the need for sustainable employment opportunities.

- **Public Facilities** - program provides funds to assist Yakima departments on eligible CDBG Target Area projects. Such projects are addition or replacement of capital items, particularly in essential services areas like Parks and Recreation. Projects must benefit low and moderate-income residents and include, but are not limited to, acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements.
- **Tenant/Landlord Counseling** - program provides assistance to either tenants or landlords in their disputes. Printed material is available at ONDS offices at 112 South 8th Street or an applicant can call 575-6101 to discuss any situation in tenant/landlord dealings. ONDS cannot give legal advice but can explain steps to help reach agreement or supply phone number for further help.
- **Graffiti Program** – every April ONDS purchases paint, brushes, buckets and other supplies, and then, with the help of local paint contractors, volunteers to through pre-designated sections of Yakima and paint over graffiti.
- **Community Housing Development Organization (CHDO)** - is a private non-profit, community-based organization that has obtained or intends to obtain staff with the capacity to develop affordable housing for the community it serves. ONDS designates and assists such organizations in qualifying, applying, and securing state and federal grants for affordable housing development.
- **Lot Acquisition Program** - provides funds to purchase lots for future projects. Lots must be in the CDBG Target Area and qualify under the following criteria:
 - Must be residential zone or rezoned.
 - Must be vacant or have substandard dwellings.
 - Development must start within 12 months of purchase.
 - Land may be acres and subdivided into lots.

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HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

EXTENT OF HOMELESSNESS

A 10-Year Plan to End Homelessness in Yakima County was developed by the Partners of the Homeless Network of Yakima County in 2005, an association of emergency housing providers, service providers, community leaders, and other interested persons or entities who were concerned about addressing the emergency, transitional, and permanent needs of the homeless.

The Homeless Network of Yakima County in association with the Yakima County Department of Human Services has conducted annual Point-in-Time (PIT) surveys of the homeless in Yakima County since 2006 to determine the population of homeless that have the most severe lack of housing opportunities.

The number of homeless within any community is not a static number and the number of homeless within Yakima County may be increasing in the current economic climate. The results of the 2009 Point-In-Time (PIT) survey indicated there were 1,314 homeless individuals or 667 homeless households in Yakima County, representing a substantial increase in the numbers of homeless from the previous year (1,055 individuals). Another 317 homeless children were identified by the Yakima School District and DCFS that were not included in the preceding totals. (The number in Yakima declined slightly from 448 in 2008 to 418 in 2009.)

The Plan to End Homelessness in Yakima County by 2014 identified 3 main categories of homeless within Yakima County - each with different housing needs.

- **Episodically Homeless** - are those who often use the shelter system but are not considered chronically homeless.
- **Transitionally Homeless** - are individuals and families who may only experience 1 episode of homelessness in their lives.

- **Chronically Homeless** – are unaccompanied individuals who have had 4 or more episodes of homelessness within the past 3 years and have a disabling condition; or, an unaccompanied individual who has been continuously homeless for a year or more with a disabling condition.

Chronically Homeless individuals, although a small proportion of the total Yakima Homeless population (7% of the total counted in 2008 or 73 individuals), likely consume the most public resources in terms of contact with the criminal justice system and health system.

Nationally, the chronically homeless make up approximately 23% of the homeless population. The Yakima community recognized the local chronically homeless population will require long-term housing with associated supportive services and made this a priority within the Plan to End Homelessness in Yakima County by 2014.

Description of Yakima County Homeless Population

The 2009 PIT surveys were conducted by the combination of interviews at service centers and shelters and street outreach to the places where surveyors were likely to encounter homeless people. Surveys were conducted in Sunnyside, Wapato, Toppenish and Yakima. Homeless participants received food and supplies at localized staging areas.

The 2009 PIT survey was conducted in January 2009 by a combination of interviewing those homeless persons who participated in Project Homeless Connect in Yakima and Sunnyside and through outreach volunteers who sought out those who were not aware of nor chose to participate in the Project Homeless Connect events. Homeless Point-in-Time surveys were also held in Toppenish, and Wapato.

Homeless in Yakima County

The number of homeless individuals in Yakima County declined slightly from 1,991 homeless in 2005 to 1,055 homeless in 2008 then increased again to 1,314 in 2009. In 2009 PIT surveys 51.5% were male and 48.5% female. The 2009 homeless by age group were:

- 11.7% - 0-5
- 16.3% - 6-12
- 8.1% - 13-17
- 3.8% - 18-20
- 6.3% - 21-25
- 14.3% - 26-35
- 14.4% - 36-45
- 12.0% - 46-55
- 5.0% - 56-64
- 1.4% - 65+
- 6.7% - unknown or refused

Education levels were:

- 19.8% - K-6
- 12.9% - 7-9
- 11.9% - 10-11
- 16.9% - GED or high school diploma
- 7.3% - post high school
- 21.3% - refused to answer

- 9.9% - no schooling

The percent of homeless that were recently released from:

- 5.7% - jail
- 2.3% - treatment facility
- 3.1% - medical hospital
- 0.6% - psychiatric hospital
- 0.4% - work release
- 0.5% - foster care

The number of individuals who have been homeless in Yakima County for 1 year or longer more than doubled from 164 in 2008 to 410 in 2009 even while those who have been homeless for less than 1 month remained relatively stable at 142 in 2008 to 145 in 2009. Following are the reported lengths of time from the 2009 PIT for those who responded:

- 15.2% - one month or less
- 15.4% - 2-3 months
- 26.4% - 4-12 months
- 43.0% - more than one year

The registered increase in the number of long term homelessness may be due to improvements in point-in-time data collection methods for successfully counting individuals who have been homeless for a longer period of time.

The number of homeless veterans in Yakima County declined from 71 in 2005 to 98 veterans in 2008 to 54 veterans in 2009. According to the 2008 PIT results, only 14 veterans were receiving any sort of Veteran's benefits and 22 of the 98 total in the 2008 PIT Survey have been homeless for longer than 1 year.

Disabling Conditions

Of those homeless listing a disabling condition in the 2009 PIT Yakima County survey:

- 23.3% - listed untreated dental,
- 21.1% - alcohol or drug abuse,
- 20.0% - a permanent physical or medical condition,
- 18.7% - mental illness, and
- 16.9% - visual impairment.

The top 5 services needed by the reporting homeless in 2009 were:

- 29.0% - food
- 28.1% - clothes
- 15.4% - job training and placement
- 14.9% - health care
- 12.6% - dental care

Unsheltered Homeless

In 2008, there were 24 unsheltered individuals and 10 unsheltered families. In 2007 there were 50 unsheltered individuals and 24 unsheltered families. This data was derived from the COC HUD report which relies on PIT data and which classifies sheltered homeless as follows:

- **Unsheltered Homeless** - the McKinney Vento Homeless Assistance Act defines the unsheltered homeless are those who reside in a place not meant

for human habitation, such as vehicle, out of doors, in parks, in abandoned buildings, in garages, under bridges, etc.

- **Sheltered Homeless** - the sheltered homeless are those whose primary nighttime residence is a supervised public or private emergency shelter, transitional housing, permanent supportive housing, or temporarily living with family or friends. The McKinney Vento Homeless Assistance Act does not recognize as homeless those that are currently living in permanent supportive housing or that are doubled up with family or friends.

Reasons for Homeless in Yakima County

The top reasons cited by the homeless of Yakima County in the 2009 PIT survey for those that provided a cause for experiencing homelessness were:

- 37.7% - inability to pay the rent or mortgage
- 24.8% - job loss
- 19.0% - alcohol or drug use
- 18.6% - family break-up

Substance abuse was cited as the number one reason for homelessness each year from 2005 to 2007. In 2008 and 2009, substance abuse was surpassed by the inability to pay the rent or mortgage and job loss.

The survey results indicate the importance of services connected with housing and could lead to further support of the Housing-First model in Yakima County. Low-barrier shelter and housing would give homeless individuals who are also active substance users access to housing not predicated on sobriety and engagement in services.

Sources of Income

2009 PIT data indicated Yakima County homeless received income from the following top 5 sources:

- 50.7% - public assistance
- 16.0% - none
- 13.3% - Social Security
- 11.0% - relatives, partners, or friends
- 9.0% - other including selling blood or plasma, panhandling, making and selling goods

The 2009 PIT data indicates 16.0% of the homeless population has no income at all from any source. This implies that any housing developed would need substantial operating support, targeting incomes at 0 to 30% of Area Median Income (AMI). Rents from tenants could not be expected to help cover operating expenses.

Places of Shelter

Data from the PIT surveys from 2005 to 2008 indicate that an average of 8% of the homeless population went unsheltered, 16% were staying in an emergency shelter, and 22% were staying in transitional housing.

It appears from PIT data from 2005 to 2008 that a significant portion of the Yakima homeless population is doubled up with family or friends or couch-surfing. In 2008 43% of homeless individuals spent the previous night with family or friends compared with an average of 31% of the total population surveyed for the years 2005 through 2008.

The 2009 PIT data indicated the homeless were living in the following conditions:

- 46.7% - temporarily living with family or friends
- 13.8% - in emergency shelter
- 13.5% - in other type of shelter including motel, hotel, detox, etc
- 8.2% - living outdoors
- 8.0% - living in transitional housing
- 2.3% - living in vehicle
- 1.8% - in abandoned buildings
- 5.6% - refused or no response

This is consistent with general national characteristics of rural homelessness where fewer individuals are found sleeping on the streets and more individuals, who might otherwise be homeless, are found couch-surfing or doubled-up with family and friends. These individuals are at great risk for becoming street bound.

Limitations of Point-in-Time (PIT) data

There are debates on the ability of Point-in-Time (PIT) counts to accurately capture the number of homeless in a community. However, for Yakima County this is the only comprehensive count of the homeless that occurs. Reliability/accuracy problems include:

- relying on volunteers to accurately gather data;
- ability to find all the homeless people within a community in 1 day;
- not encountering couch-surfers; and
- those unwilling to be identified or counted.

The count provides only a snapshot of the number of homeless in the community. Due to the inherent inability of any point-in-time count to capture all of those who may be homeless on any given day, many homeless advocates believe that the point-in-time survey vastly undercounts the actual total number of homeless in the community.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

ESTIMATE OF UNMET NEED

Housing

The Office of Rural and Farmworker Housing (ORFH) estimated unmet need using HUD's April 2006 instructions for Calculating Unmet Need for Homeless Individuals and Families. The numbers were arrived at by looking at the number of unsheltered homeless from Yakima County's 2009 Continuum of Care (COC) application, the approximate percentages of chronically homeless, episodically homeless and those who might benefit from transitional housing from the 2009 Point-In-Time survey and the number of units already in existence identified in Yakima County's 2009 COC application.

Table 40: Estimate of Unmet Housing Need 2009 by Housing Type

	beds	units
Emergency shelter		
Beds for individuals	42	
Family units		3
Transitional housing		
Beds for individuals	56	
Family units		4
Permanent Supportive Housing*		
Units for individuals		44

** Permanent Supportive Housing targets chronically homeless individuals only.
Source: Housing for the Homeless in Yakima County 2009 Feasibility Study, Office of Rural & Farmworker Housing (ORFH)*

The estimate was further informed by interviews with homeless service providers and those locally knowledgeable about the Yakima County homeless population. Interviews were used to help estimate the number of homeless who need each category of housing, namely emergency shelter, transitional housing or permanent supportive housing. ORFH's estimation of unmet need is summarized below. The estimate takes into consideration all vouchers that are currently available to homeless families and individuals.

When determining the number of units to construct it is a common underwriting practice to have demand levels at 1 and 1.5 times the number of units (or beds) that are constructed. The purpose is to assure an adequate market exists for the potential units/beds that are being created. Based on the ratio of 1.5 beds of demand for each bed created, the following number of beds was recommended:

In Most Need

The greatest need in Yakima County is housing for homeless individuals who are not already engaged in services. These individuals are likely those with substance abuse issues and/or permanent mental or physical disabilities and are the most difficult to engage.

Although in 2008 the inability to pay rent or mortgage was cited as the top reason for homelessness, the primary population identified through available data from years 2005 to 2007 are active substance abusers not already engaged in services. Housing options for those with active substance abuse issues appear to be severely limited. Recovering homeless may be able to access the clean and sober units in the

community and those engaged in treatment services can take advantage of provider housing. However, those with untreated issues have few, if any, options available.

Services

Interviews suggest that Yakima has a full continuum of services available to the homeless, although employment services, job training, inclusive case management and mentoring could be enhanced to better serve the homeless population.

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

EXISTING HOUSING OPTIONS FOR THE HOMELESS

Emergency Shelter

According to HUD’s 2007 Continuum of Care Homeless Assistance Programs Housing Inventory Chart Report and local information there are 6 organizations in Yakima County providing a total of 216 year-round emergency shelter beds. This number does not include Extreme Winter Weather beds. Of the permanent emergency shelter beds, 86 are reserved for families and victims of domestic violence and 4 are reserved for special needs clients. The remaining 80 beds in Yakima are provided by the Union Gospel Mission.

According to anecdotal information, many homeless individuals are reluctant to make use of the Union Gospel Mission shelter system due to restrictions placed on the shelter stay. Ultimately, for single homeless adults in Yakima there is no alternative emergency shelter to the Union Gospel Mission. Yakima County may be able to reach a significant portion of individuals reluctant to use the Mission by providing an alternative low-barrier shelter/resource center.

Table 41: Homeless Housing Inventory 2009

Organization	Type	Occupant	Units	Beds
YWCA*	Family shelter	Family	15	37
Lower Valley Crisis and Support Services – LVCSS	DV shelter	Family	8	24
YWCA*	DV shelter	Individuals and families	3	25
Noah’s Ark	Emergency shelter	Individuals		30
Central WA Comprehensive Mental Health – CWCMH	Crisis beds	Individuals		4
Union Gospel Mission*	Emergency shelter	Individuals		80
Total in Yakima County			26	216
Total in Yakima*			18	142

Source: Housing for the Homeless in Yakima County 2009 Feasibility Study, Office of Rural & Farmworker Housing (ORFH)

In addition to the year-round shelter units listed above, the Extreme Winter Weather shelter system operates within Yakima from November to March and offers a maximum of 62 beds of which 12 beds are reserved for families and 50 beds are for individuals. The beds for individuals operate at near capacity each night.

Because the winter shelters are located in churches not intended for the purpose of an emergency shelter and may not be up to current building code standards, the winter weather shelter system requires a special waiver and authorization from Yakima each year.

The Extreme Winter Weather shelter is funded by Yakima County, administered by Sunrise Outreach, and is dependent upon volunteers for operation. The shelter system was never intended to be a permanent solution to the need for additional year-round shelter beds in the Yakima. The Plan to End Homelessness in Yakima County by 2014 lists as a number one priority the creation of emergency services to serve the homeless and has the goal to develop non-religious emergency shelters.

Transitional Housing

There are approximately 180 transitional housing beds and 56 units available to individuals and 139 transitional housing units available to families in Yakima County of which 12 of the family transitional units are located at the Union Gospel Mission and 28 units are provided to families through Yakima County housing vouchers. The remaining 99 units are restricted to the clients of service providers.

In addition to the transitional housing units available to families, there are 56 vouchers and 180 transitional housing beds available to individuals who are homeless. Only the housing vouchers are available to the general homeless population and not restricted to a specific population.

Table 42: Transitional Housing Inventory 2009

Organization	Type	Occupant	Units	Beds
Triumph Treatment Services*	Transitional housing	Families	51	
Triumph Treatment Services	Transitional Housing – Granger/Toppenish	Families	5	
Union Gospel Mission*	Transitional housing	Families	12	
Yakima Neighborhood Health Services*	Transitional housing	Families	4	
Yakima County	Transitional housing - vouchers	Families	28	
Triumph Treatment Services*	Transitional Housing	Families - Individuals	39	128
Yakima County	Transitional housing - vouchers	Families	56	
Central WA Comprehensive Mental Health	Transitional housing – homeless veterans	Individuals		11
Next Step Housing*	Transitional housing – drug and alcohol free	Individuals		16
Union Gospel Mission*	Transitional housing – drug and alcohol free	Individuals		20
Yakima County	Transitional housing –	Individuals		5

	HIV/AIDS			
Total in Yakima County			195	180
Total in Yakima*			102	164

Source: Housing for the Homeless in Yakima County 2009 Feasibility Study, Office of Rural & Farmworker Housing (ORFH)

Permanent Supportive Housing

There are 156 beds of permanent supportive housing available in Yakima County of which 133 are reserved for clients of service providers. Of the remaining units, 11 are drug and alcohol free and 6 are in a group home. Of the permanent supportive housing units, 6 are through Triumph Treatment Services available to the general homeless population who are not already engaged in services.

Table 43: Permanent Supportive Housing Inventory 2009

Organization	Type	Occupant	Units	Beds
Next Step Housing*	Permanent supportive housing – drug and alcohol free	Families - Individuals	11	(11)
Sunnyside Housing Authority	Permanent supportive housing – group home	Individuals		6
Triumph Treatment Services*	Permanent supportive housing	Families - Individuals	6	55
Central WA Comprehensive Mental Health	Permanent supportive housing	Individuals		80
Yakima Interfaith Coalition*	Permanent supportive housing	Individuals		4
Total in Yakima County			17	156
Total in Yakima*			11	59

Source: Housing for the Homeless in Yakima County 2009 Feasibility Study, Office of Rural & Farmworker Housing (ORFH)

Existing Service Options for the Homeless

There are currently 41 organizations that offer a full range of services to the homeless in Yakima County. Services available include clothing and supplies, transportation assistance, mental health, employment and training, legal, medical and dental services. Examples of some specific services offered include:

- Salvation Army: Vision Care
- Northwest Justice Project: Legal Services
- Triumph Treatment Services: Chemical Dependency Treatment
- Yakima Interfaith Coalition – 107 House, a local walk-in service center for the homeless where people can get referrals, gas vouchers, bus tokens and hygiene packs. The Hygiene Center is open for 2 hours per day and offers a place to shower. Laundry tokens are available at the Hygiene Center.
- Yakima Neighborhood Health Services – Connections: Health and Dental Treatment

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage

of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

2. Chronic homelessness—Describe the jurisdiction’s strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

3-5 Year Homeless Strategic Plan response:

Planned Units

Central Washington Comprehensive Mental Health (CWCMH) currently has plans for 20 units of permanent supportive housing for adults in Sunnyside if funding is available. The YWCA has 16 family shelter units in development and Triumph Treatment Services will be adding 4 additional permanent supportive housing units for clients within Yakima. These units do not address the housing need of those who are homeless and not already engaged in services.

ORFH’s Feasibility Study Recommended Next Steps

The 2009 Feasibility Study for Housing for the Homeless in Yakima County prepared by the Office of Rural & Farmworker Housing (ORFH) analyzed a number of alternative facility development models, sites, and funding strategies. ORFH recommended the following steps be taken to resolve final proposals and projects to resolve unmet needs:

1. Reach consensus on desired model of development in order to identify appropriate funding sources.
 - a. A single development will not be capable of serving all the housing needs identified above, including shelter, transitional and permanent supportive housing. Consider multiple developments over time in distinct locations or phases of development if on a single site.
 - b. Both housing and a shelter/service center could be contained on one site given the following conditions:
 - i. Housing units were separate and distinct from shelter space.
 - ii. Residents of housing units were not required to enter units through service center or shelter.
 - iii. Site is located in an area where shelter residents have access to community services.
2. Identify an owner/sponsor willing to take on the housing-first, low-barrier model of housing to address the highest need population who are those homeless who have active substance abuse problems and/or mental health and physical disabilities and who are not already engaged in services.
3. In conjunction with the owner/sponsor, identify sources of operating revenue to support the long-term operations of the proposed model of development.
4. Secure an appropriate site.
5. Engage and enter into Memorandum of Understanding with service providers.
 - a. Service providers who provide on-site services to residents will need to closely coordinate with existing services in the community in order to provide efficient delivery to residents and to not duplicate efforts.
6. Pursue capital financing.

CONTINUUM OF CARE

Yakima adopted the Yakima County Continuum of Care Plan as city policy. The plan outlines the continuum of programs and services required to move a family or individual from homelessness to independent living and self-sufficiency. The Continuum of Care Plan guides the ONDS's use of resources to reduce the number of homeless households. The Continuum of Care does this by designating priority levels to homeless projects and programs and by assessing whether proposed projects duplicate existing services.

The first priority of the Continuum of Care is to maintain existing resources that serve the needs of the homeless within the community. The plan identifies new projects and services that fill critical gaps in prevention services, outreach, emergency and transitional housing, support services, and long-term affordable housing.

Support of transitional housing facilities helps homeless families and individuals transition into independence, and in doing so, helps carry out Yakima's Anti-Poverty Strategy. ONDS is leveraging resources for implementing the Anti-Poverty Strategy by providing technical assistance to homeless housing and service providers.

Yakima recognizes homelessness as the most severe housing problem. Beginning in 2005, the Yakima County human service community began the process of creating a Continuum of Care Plan, a county-wide plan to prevent and end homelessness and to make self-determination possible for homeless individuals and families.

In the years following, the Homeless Network of Yakima County (representing approximately 46 non-profit and government agencies, housing developers, school districts, businesses, and neighborhoods) analyzed data and identified gaps and strategies in the process of updating the Continuum of Care Plan.

The Homeless Network of Yakima County developed a 10-Year Plan to End Homeless which included the following goals, objectives, strategies, and activities:

10 YEAR PLAN TO END HOMELESSNESS IN YAKIMA COUNTY

Goal: Reduce the number of homeless persons in Yakima County by 50% by the year 2015

Objectives:

- Reduce the number of homeless families and individuals, including: youth and chronically homeless
- Conduct adequate data collection and planning to efficiently manage resources for housing and services for the homeless population

Strategies:

- Develop, enhance and expand affordable housing stock
- Prevent homelessness among families and individuals at imminent risk of losing housing
- Increase household income
- Improve access to health services

Housing Activities:

- Develop new affordable rental housing for families and individuals
- Develop additional clean and sober units
- Increase the number of units available for individuals waiting to get into treatment
- Increase the number of units of re-entry housing for individuals exiting institutions
- Develop youth center to include housing and services
- Create additional cooperative or transitional housing for homeless youth
- Support and sustain existing housing for homeless youth
- Increase the number of rental vouchers for homeless families and individuals
- Expand weatherization and home repair assistance to low-income families and individuals at risk of homelessness

Prevention Activities:

- Secure funding for additional Housing First opportunities
- Increase coordination between benefit and homeless services provider to create “no wrong door” access
- Provide post placement case management in permanent housing projects
- Create coordinated life skills/home maintenance training
- Create and distribute resource information directory
- Develop advocacy, dispute resolution for landlords
- Create peer support group for homeless households
- Develop on-line housing and services directory
- Develop public services campaign on issues about homelessness
- Conduct case management training and networking program
- Develop interagency agreements regarding discharge planning

- Increase number of street outreach professionals
- Encourage service providers to designate a youth point person and create a list of contacts within the community
- Increase outreach workers for contacting homeless youth

Increasing Household Income Activities:

- Establish an Individual Development Account program
- Develop bilingual job readiness program

Improving Access to Healthcare Activities:

- Establish access to bilingual medical and legal services to households not covered by medical coupons
- Improve outreach to people who are homeless about HIV/AIDS services
- Increase collaboration between mental health and substance abuse treatment service providers for people needing both treatment services
- Establish program where nurses accompany mental health case managers in outreach activities
- Establish proactive outreach and harm reduction for people who are injection drug users

Improving Data Collection and Planning:

- Conduct annual Point in Time Count and publicize results
- Conduct annual Continuum of Care housing inventory and publicize the results
- Increase Homeless Management Information System participation

INSTITUTIONAL STRUCTURE

The institutional structure for delivering homeless services including housing that is currently being implemented adapts evidenced-based models of homeless prevention, rapid re-housing, jail diversion, and focused re-entry planning. The key components establish new commitments to increase access to supportive and mainstream services that are vital to retaining permanent housing.

As called for in Washington State's 10 year plan, the system will shift the focus from emergency response strategies to prevention and long term housing. The approach which affects all homeless subpopulations increases efficiencies of the existing homeless housing infrastructure which consists of low-rent housing, transitional housing and emergency shelter. The approach saves money by diverting some individuals away from high-cost institutional facilities. The new institutional structure commits the community to homeless prevention, rapid re-housing, institution discharge planning, and supportive services.

DISCHARGE COORDINATION

Discharge coordination in Yakima and Yakima County is handled through the CORE (Community-Oriented Re-Entry) program. CORE is a team approach to re-entry and discharge planning with access to tenant-based housing assistance and mainstream services through the Yakima County Homeless Services Center.

Yakima County criminal justice, substance abuse and mental health systems have opened a Crisis Triage Center to coordinate services for people with mental health and/or substance abuse disorders who tend to cycle through the jail and the hospital

emergency department. The Crisis Triage Center is staffed 24/7 to provide expedited assessment, stabilizing interventions, and access to services. CORE team members collaborate with Yakima County Homeless Services Center's rapid exit coordinator and housing specialist to provide housing solutions.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

NON-HOUSING NEEDS

Yakima's 2006 Comprehensive Plan's Economic Development Element includes the provisions of the Washington State Growth Management Act (GMA) concerning the following:

- Encourage economic development throughout the state that is consistent with adopted comprehensive plans;
- promote economic opportunity for all residents of the state, especially for unemployed and disadvantaged persons; and
- encourage growth in areas experiencing insufficient economic growth all within the capacities of the state's natural resources, and local public services and facilities."

Yakima's Economic Development Element of the Comprehensive Plan established an economic vision for the community and supports the core goal of the local and State planning principles. In 2006, there were 78,100 jobs in the Yakima area.

There are over 250 manufacturing firms in the Yakima area along with an agricultural industry with Washington State's highest value of farm output, 16th highest in the nation. The Yakima Valley is emerging as one of Washington State's, and soon one of the nation's top wine producing regions. Historically, agriculture,

forest resources, manufacturing and associated industries provided the “primary jobs” for the community. Agriculture has always been considered a foundation for a strong local economy because it generates local jobs for the production and processing of commodities and products destined for consumers outside the area.

However, a local economy’s long-term strength is built upon diversification of a community’s business base and the establishment of a planning process that allows for timely and efficient response to changing market conditions and demands. The agriculturally based Yakima Valley is subject to significant seasonal variations in unemployment. Stabilization of the employment base, particularly in the urbanizing Yakima Urban Growth Area (UGA) is very important to the stability and quality of life in the Yakima community.

Yakima Resources’, owner of the Boise Cascade lumber sawmill, announced the mill’s closure in 2005 with the loss of 250 jobs. This followed the closure of the Layman Lumber Company in Naches along with other timber-related industry. In addition, Yakima Resources closed the plywood mill in August 2006 with a loss of an additional 250 jobs. These closures signal a decline in one historical natural resource industry in Yakima but make available large land areas for redevelopment. Yakima Resources is currently pursuing plans for the Boise Cascade Lumber site, and other statewide and regional companies have expressed interest in other large tracts within the City.

Historically, Yakima served as the regional center for professional services including medical, dental, legal, accounting, engineering, and architecture. In 2006, over 700 new jobs were added in the health care industry. Additionally, the downtown core area increased an estimated 1,000 jobs during the same period. Growing technology and service-based industries offer an opportunity for continued job growth as the more resource-based industries within Yakima’s UGA decline.

Economic development programs depend on supporting land use, transportation, and capital facilities initiatives. The Economic Development Element is an integral part of the City’s 20-year Comprehensive Plan. Local jurisdictions, including Yakima and Yakima County, seek to promote economic development as a way to stabilize tax base. The focus of these programs is to create a flexible and supportive permitting process, expansion of business and employment opportunities, maintenance of the current job base, and flexibility in responding to market conditions and opportunities. Combined with new zoning mechanisms such as Planned Commercial, Planned Industry overlays and Regional Commercial zoning, redevelopment of several large tracts of land into mixed-use centers will increase the marketability of Yakima to a wide range of economic development interests.

ECONOMIC GOALS AND POLICIES

Goal 4.1: Ensure that the local economy continues to revitalize and that new 21st century jobs in all wage levels are available for residents

Policies

4.1.1 The City and County will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents. Growth that helps raise the average annual wage rate of community residents and preserves the environmental quality and livability of the community is viable growth and will improve the lifestyle of residents.

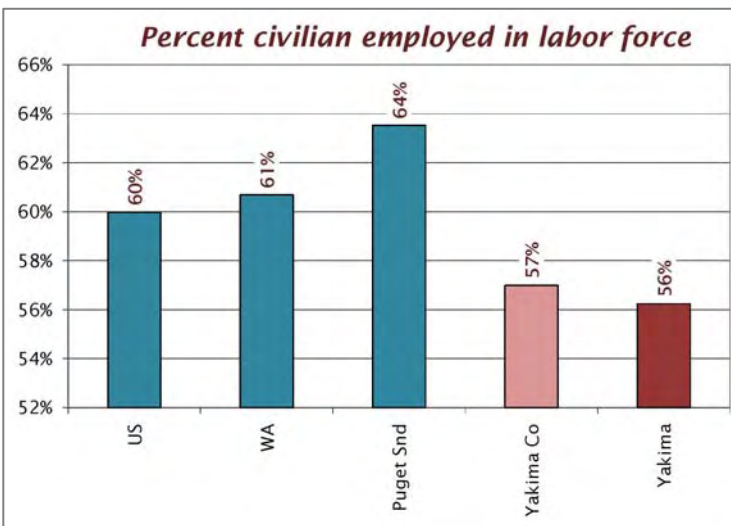
- 4.1.2 Economic growth will be supported by master planned and mixed use developments in existing nodes (such as downtown) and redevelopment opportunities (such as the Boise Cascade lumber sawmill site, race track, etc.).
- 4.1.3 Stimulate economic development that will diversify and strengthen economic activity and provide primary and secondary job opportunities for local residents.
- 4.1.4 Encourage redevelopment of key properties in the City through use of local, State and federal funding opportunities and public/private partnerships to strengthen Yakima’s position as a regional economic center through redevelopment and revitalization.
- 4.1.5 Create a long-term development program for the downtown business core.

Goal 4.2: Provide adequate services to properties to promote diversified economic growth

Policies

- 4.2.1 The City will work in public-private partnerships to ensure that infrastructure investments are undertaken to support economic development.
- 4.2.2 Coordinate land use planning to insure that industrial and commercial uses are placed where transportation accessibility is or is planned to be greatest.

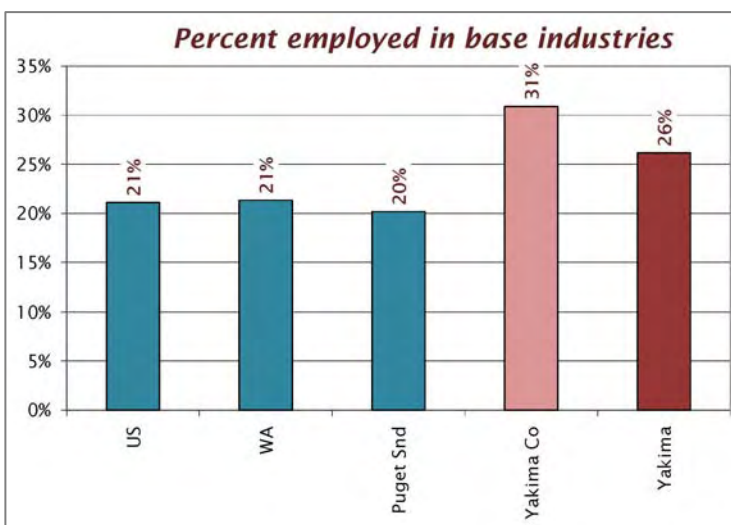
CURRENT ECONOMIC CONDITIONS



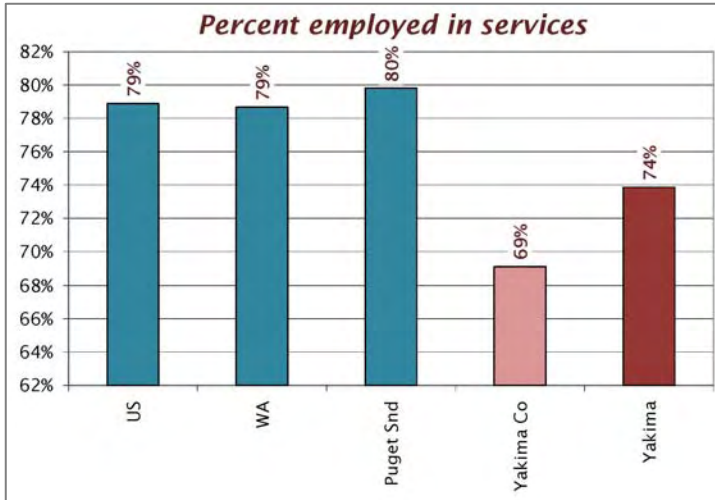
Employment

The percent of Yakima residents employed in the civilian labor force is slightly lower (56-57%) than Puget Sound (Snohomish, King, Pierce, and Kitsap Counties), Washington State, and the United States and is likely due to the greater proportion of the population in younger, children age groups.

- The percent of Yakima employed persons working in base industries (mining, agriculture, forestry, fisheries, and manufacturing) is higher (26-31%) than Puget Sound (Snohomish, King, Pierce, and Kitsap Counties), Washington State, and the United States – indicating the city and county are less urban developed than these comparable areas.

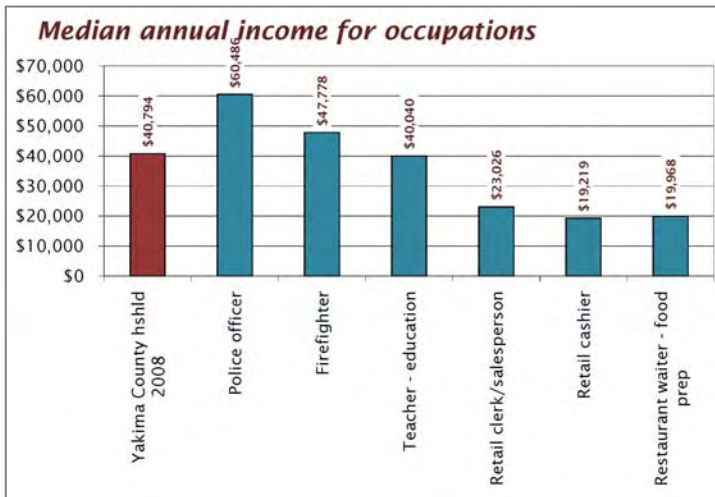


- The percent of Yakima employed persons working in service industries (retail

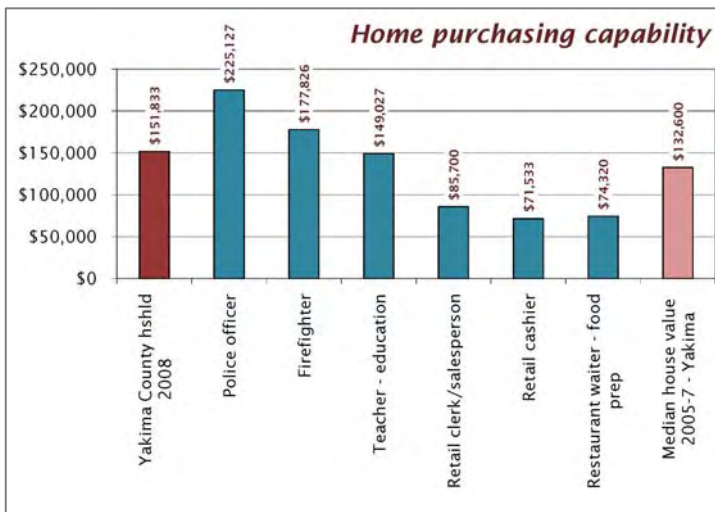


and wholesale trade, business services, finance, education, and government is lower (69-74%) than Puget Sound (Snohomish, King, Pierce, and Kitsap Counties), Washington State, and the United States – indicating the city and county are less urban developed than these comparable areas.

- Yakima median household income (assuming a single breadwinner) for selected public and private occupations could vary considerably depending on the demand for the occupation in the local economy. The median incomes shown above are based on 2008 wage and salaries paid within the Yakima metropolitan statistical area (MSA).



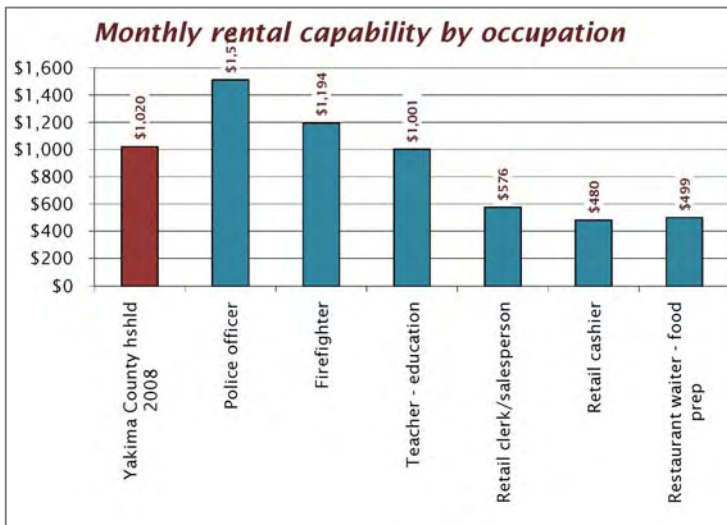
- As shown, Police and Firefighters are currently being recruited at annual median income levels above the year 2008 household average for Yakima County compared with teachers, retail clerks, cashiers, and waiters.



- The home purchasing capability of our selected public and private occupations could vary considerably where a Police Officer can afford to purchase the highest value house (\$225,127) and a Retail Cashier the lowest value house (\$71,533) assuming each person was the only

household breadwinner and 30% of their gross income is used to purchase the house on a 30 year, 6.25% interest mortgage with 10% down.

- As shown, the median value house sold in Yakima County in 2007 was considerably more than most of these occupations could afford or qualify for (\$151,833).



- The rental capability of selected Yakima public and private occupations could vary considerably where a Police Officer can afford to rent the highest value apartment (\$1,500) and a Retail Clerk the lowest rental unit (\$480) assuming each person was the only household breadwinner and 30% of their gross income is used for rent excluding utilities and other incidentals.

PUBLIC FACILITIES AND SERVICES

Yakima's community development needs also include public facilities and services which can be described as follows:

Capital Facility Projects and Services - of Yakima's 2006 Comprehensive Plan outlines goals and policies guiding decisions on use of capital funds. The **Capital Facility or Improvement Program (CFP or CIP)** is a strategic document matching the costs identified for future projects with anticipated revenue. The Comprehensive Plan CIP is available from Yakima's Planning Department.

Public facilities include streets and sidewalks, street lighting systems, traffic signals, water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools. Public services include law enforcement, fire protection and suppression, public health, education, recreation, environmental protection, and other governmental services.

Transportation - a livable and prosperous community is reliant on functional and safe circulation systems. The main objective of Yakima's transportation system is to produce a viable and safe arterial system, one that meets current and future transportation demands.

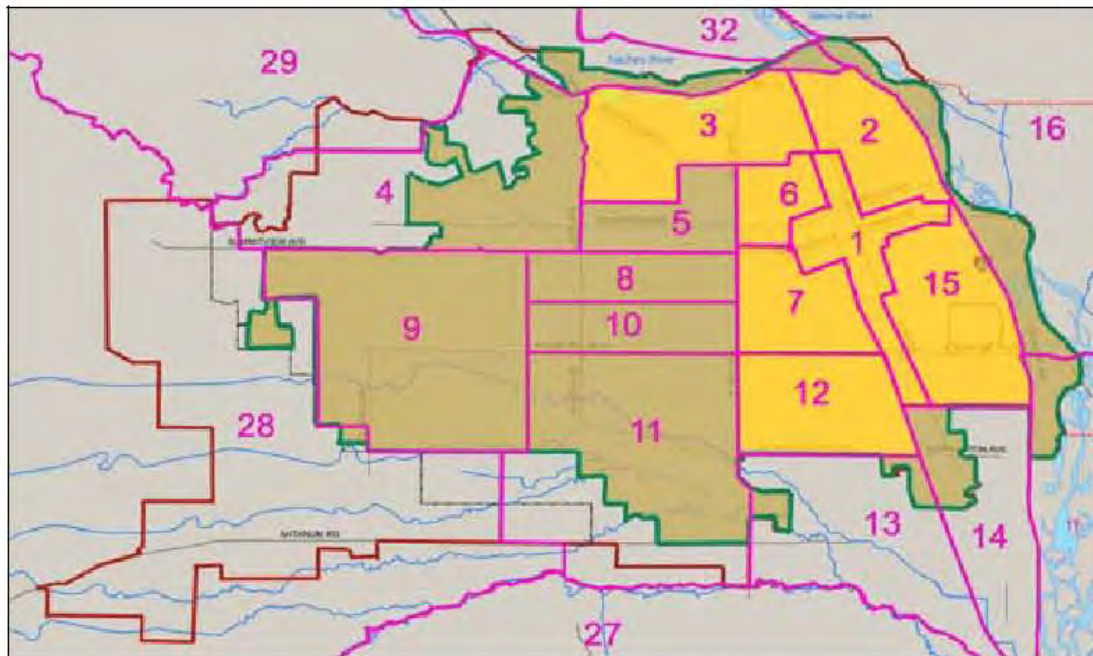
The Transportation Element of Yakima's 2006 Comprehensive Plan considers the location and condition of the existing traffic circulation system, identifies transportation problems, projects future needs, and identifies methods to address future transportation needs while maintaining established level of service standards.

Parks, Recreation & Open Space (PROS) Plan – discusses community setting, existing facilities, opportunities, land and facility demands, finances, strategies, goals and objectives, development plan elements, public opinion, and implementation in the CDBG Target Area and city-at-large. The plan is available from the Parks and Recreation Department.

Targeted Neighborhoods - the year 2000 Census defined Yakima by 13 census tracts – 7 of which are designated as the **Community Development Block Grant (CDBG) Target Area** due to a concentration of poverty, housing conditions, and racial or ethnic concentrations. The 7 census tracts – 01, 02, 03, 06, 07, 12, and 15 – include 53% of the year 2000's population or 43,891 persons out of a total 2000 census city population of 82,762 persons.

Yakima targets CDBG funds to projects that are most likely to provide benefits for residents of these CDBG Census Block Groups including projects to improve recreation, housing, safety, and services.

Graphic 3: Yakima CDBG Target Area



PRIORITIES

First priority - CDBG funding priorities for non-housing needs considers the availability of other resources (both in terms of other funding and number of participating agencies/organizations) as well as the immediate needs of households to be served and long term impacts of investment. Funding agencies that provide services addressing the immediate needs of low-income, elderly and special needs households was deemed to be the highest priority.

Second priority - the long term benefits of addressing capital needs of the target block groups with CDBG funds was identified as the second priority due to the long term benefits to residents of providing enhanced park recreation opportunities, trail connections such, as safe school routes, and increased pride of residence.

Third priority - although funding economic development activities that create living wage jobs to be filled by low-income households is extremely important to the community, there are currently a large number of activities and organizations

already engaged in economic development and the use of CDBG funds was ranked lower priority than human services or neighborhood improvements.

OBSTACLES

Low or inadequate wages are a major underlying barrier keeping low and moderate-income persons from contributing to the economy. This is due in part to lower wage scales paid for agricultural work and partly to the growth of lesser paying service and retail jobs in the local economy.

In addition, underemployment and part-time jobs result in limited incomes. Persons with limited income have difficulty affording adequate housing and also are minor contributors of monies going back into the economy ultimately resulting in restricting community tax revenues.

Economic development actions include efforts to attract businesses that generate higher wages, providing opportunities for post-secondary education to cover job skills gaps, improving language skills, and assistance with childcare costs.

One of the largest barriers to meeting public facilities and services needs, job creation and the needs the targeted neighborhoods is the limited resources available to the community. While CDBG funds can be used to assist job creation, public facilities and capital projects in the targeted neighborhoods, the other community need of housing and human services must also be considered which will limit the amount of CDBG available.

LONG AND SHORT TERM OBJECTIVES

Yakima will support and encourage the following non-housing community development (Economic Development, Social Services, and Neighborhood Revitalization) activities:

1. Basic Human Service Support
 - Continuum of Care Plan (services in support of the homeless)
 - Human services (e.g., housing, job training, physical health, mental health, affordable child care, and basic needs)
2. Neighborhood Revitalization
 - - Special economic development activities
 - - Infrastructure (i.e., street improvements)
 - - Neighborhood facilities (i.e., recreational facilities, parks, playgrounds)
 - - Housing
3. Economic Development
 - - Job training
 - - Living wage job creation
 - - Infrastructure

COMMUNITY DEVELOPMENT NON-HOUSING GOALS AND STRATEGIES

The following goals, strategies, and objectives are based on the above activities and are consistent with the statutory goals outlined in 2006 Yakima Comprehensive Plan.

Human Services

Basic human needs such as healthcare, clothing, housing, childcare, and job training are not always available to low-income families and individuals. Housing and services

for homeless populations or those at risk of becoming homeless have been designated as one of the City's highest priority needs. The following strategies strive to meet these needs.

Goal 1: Enhance the delivery of effective support services to priority low-income and homeless populations by providing funding and technical assistance to human service agencies.

Strategy 1: Support projects addressing priorities and strategies outlined in the Continuum of Care Plan in order to most effectively serve the homeless or those at risk of becoming homeless.

Objectives:

- Encourage local housing and service providers to coordinate proposed projects and programs with the community's Continuum of Care planning process by targeting technical assistance and funding to those projects that do.

Strategy 2: Maximize CDBG funding for human service agencies serving low-income populations.

Objectives:

- Support human service agencies and programs by using the maximum allowable CDBG for human services.
- Provide multi-year funding, allow human service agencies greater ability to plan programs and projects, and reduce administrative burden.

Strategy 3: Through collaboration with local human service providers, establish a triage system to address multiple service needs of low-income individuals and households.

Objectives:

- Reduce the number of steps and agency referrals before homeless persons can obtain needed services.
- Use resources efficiently by streamlining the intake and referral system for all homeless services.

Strategy 4: Where appropriate, provide or facilitate the provision of training and technical assistance to human service agencies.

Objectives:

- Improve the number and quality of services to low-income households by improving the capacity of human service agencies.

Strategy 5: Identify and implement opportunities for streamlining administrative burden associated with receiving CDBG Human Service funding, while ensuring accountability and use of funds for programs that effectively address priority needs.

Objectives:

- Establish policies and procedures for the collection and analysis of information about program accomplishments.
- If possible, establish policies and procedures for grant applications and reporting that coordinates with those of other human service funders, such as the Yakima County Human Services Department and United Way.

Neighborhood Revitalization

A clean environment with parks, open space, and adequate infrastructure are essential components for a vital neighborhood. Areas targeted for CDBG assistance are also its oldest neighborhoods and are in need of infrastructure improvements such as streetscapes, sidewalks, lighting, parks, and trail

Goal 1: Encourage and promote safe, comfortable, and thriving neighborhoods.

Strategy 1: Implement public improvement projects in two or three CDBG target areas over the next 5 years.

Objectives:

- Allocate funding and provide staff time to determine appropriate projects for key neighborhoods to improve the quality of life for residents.
- Identify and utilize public and private sources of funding to leverage Yakima's financial support for projects that improve target neighborhoods.
- Coordinate the efforts of Yakima departments, such as Public Works, Parks, and Police to maximize the effectiveness of neighborhood improvement projects.

Strategy 2: Identify and rehabilitate underutilized properties or contaminated (brownfield) properties that create a negative impact on low-income neighborhoods.

Objectives:

- Allocate funding and provide staff time to determine appropriate planning, testing, abatement, and reuse of such properties.
- Coordinate efforts of city, state, and federal agencies with public/private partnerships to create resources to make changes to impacted neighborhoods.

Strategy 3: Encourage the rehabilitation and adaptive reuse of older properties to preserve the historic character of neighborhoods, which serves to instill pride of heritage and community involvement.

Objectives:

- Provide technical assistance and feasibility research to private property owners, developers, and non-profit agencies to enable them to create housing and appropriate commercial uses from older and historically significant buildings.

Goal 2: Encourage civil pride in neighborhoods and develop connections between neighborhoods and community resources.

Strategy 1: Encourage strong neighborhood associations to represent neighborhood residents.

Objectives:

- Support the efforts of residents to obtain resources that enhance neighborhoods, such as creating daycares and community centers.
- Support policies and activities that connect neighborhoods to community resources.

Economic Development

Employment that offers a living wage helps ensure that families can afford the necessities of life. If all citizens earned livable wages, could afford adequate housing, and had access to health care, their other basic needs would be easier to fulfill. Economic development planning in Yakima has been limited to target area planning and has not utilized CDBG funding. Economic development activities to be undertaken by Yakima will most likely be funded with general funds or other locally generated funds or with state or federal grants for specific projects.

Goal 1: Develop area-wide plans to guide economic development so that living-wage job opportunities can be created for low-income populations.

Strategy 1: Establish a unified vision of area economic development in order to guide and/or coordinate local actions that promote or expand living-wage job opportunities.

Objectives:

- Participate, through collaboration of local public and private agencies in the development of an accepted unified vision of area economic development in order to guide and/or coordinate local actions.
- Initiate actions from the 2006 Yakima Comprehensive Plan that refer to economic development.

Goal 2: Over 5 years, implement 5 projects or programs that foster the thriving businesses, commercial, and industrial centers needed to encourage the creation of living-wage job opportunities.

Strategy 1: Improve the physical infrastructure.

Objectives:

- Assist in financing improvements to create the physical infrastructure necessary to attract companies that pay living wage salaries.
- Implement projects proposed through the 2006 Yakima Comprehensive Plan.

Strategy 2: Provide technical and funding assistance to local businesses that provide living-wage employment for low- and moderate-income employees.

Objectives:

- Collaborate with local economic development stakeholders to develop a marketing package that encourages businesses paying living wages to locate in Yakima.

Goal 3: Increase employment opportunities for low and moderate-income households.

Strategy 1: Encourage companies that offer living-wage jobs to locate or expand existing operations to Yakima and Yakima County.

Objectives:

- Collaborate with local governmental and private agencies to encourage companies offering living wages to locate to Yakima and Yakima County.
- Collaborate with non-profit agencies and educational facilities that provide job training to prepare youth and the unemployed, especially minorities, for jobs that pay living wages.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Yakima works to bring different service providers together to address the issues of poverty and to make recommendations around policies, resources, services coordination, and community engagement and awareness.

Key economic development issues include:

- too few living wage jobs resulting in low-wage employment that often means odd hours that pose childcare and transportation challenges;
- cost of childcare verses wages,
- not enough slots for subsidized job training and education, lack of job skills.

Key housing issues include:

- high cost of housing,
- high burden of housing costs relative to income,
- underserved subgroups that have few options,
- background (credit, criminal, and chemical dependency histories) and
- difficult to navigate systems.

Other issues include:

- lack of affordable health care,
- lack of access to a primary care provider,
- affordability and availability of health and dental care insurance,
- high cost of childcare relative to wages,
- limited hours,
- lack of availability of care for special needs or infants,
- limited bus routes and hours of operations,
- transportation tied to employment options and
- access to food/nutrition including food quality and availability.

The goals and strategies contained in the Consolidated Plan for CDBG and HOME funding for housing and human services most often directly address these poverty issues. Yakima funding (CDBG and general fund) for the human service programs for transitional living, services for mentally ill, domestic violence, health and dental programs, food distribution, job training and affordable child care and the CDBG and HOME funding for permanent and transitional housing development, housing rehabilitation, and tenant based rental assistance all support the goals and strategies of reducing poverty.

Many of Yakima’s CDBG programs strive to increase self-sufficiency of low-income families and reduce the number of households with incomes below the poverty line. Yakima further strives to reduce poverty levels by providing financial assistance to human service agencies that provide support services to those in poverty including the cost of offering basic services such as housing, food, clothing, and child care can be reduced.

As has been cited elsewhere within this Consolidated Plan, the needs far outpace resources. However, the public and non-profit funders and non-profit service provider community are aware of this imbalance and actively collaborate to coordinate funding of services to leverage the amounts of funds for efficiency and to end duplication of services.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

STRATEGIC PLAN

The Yakima County Division of Alcohol & Other Substance Abuse Services developed a Strategic Plan for 2007-2013 containing information necessary for Yakima County to make informed decisions about future programs and expansion of current programs. The Strategic Plan was overseen by a Planning Committee and involved the participation of over 46 education, treatment, government, law enforcement, parent and community groups, ethnic minority and racial groups and organizations, and others and accomplished the following:

- Provides the beginning of a comprehensive assessment of the needs, current services, and gaps in service surrounding substance abuse for Yakima County as a whole.
- Plans goals and objectives for Yakima County Division of Alcohol and Other Substance Abuse Services (YCDASA) and Yakima County Communities Mobilized Against Substance Abuse and Violence (YCMASA) over the next 6 years.
- Meets the requirements set by the Washington State Department of Social and Health Services (DSHS) Division of Alcohol and Substance Abuse as set forth in the County Prevention – Intervention – Treatment – Aftercare Strategic Planning Guidelines.

The Strategic Plan is continually updated and revised as comments from the community are received and new programs are developed. The goal is to have all information surrounding substance abuse (alcohol, tobacco, and other drugs) in Yakima County contained in one document for easier reference and leverage for all agencies who address the needs of substance abuse. The following goals are for new resources and are in addition to sustaining current services with existing providers:

Prevention Goals

1. Community bonding: To increase community readiness to address alcohol, tobacco and other drug issues
2. Family bonding: To increase opportunities and rewards for family pro-social involvement
3. Decrease the 30 use rate for youth of alcohol, tobacco and marijuana

Violence Prevention Goals

1. To reduce youth membership in gangs as measured by the Healthy Youth Survey
- Continuum of Care Goals
 1. Increase capacity to meet community needs
 2. Increase community education regarding substance use disorders and available services

Intervention Goals

1. Establish sobering services and wet housing to address inebriates that do not require detox
2. Address the gap in services between the various stages of diagnosis and treatment
3. Provide outreach Screening and Brief Interventions for Substance Abusers in outpatient healthcare facilities

Treatment Goals

1. Increase professional development for Chemical Dependency Professionals
2. Address geographic barriers to accessing services
3. Development of a continuum of care to specifically fit the needs of youth
4. Expansion of inpatient treatment

Aftercare Goals

1. Enforce compliance of clean and sober housing providers with local laws and codes
2. Creation of formal life skills training for individuals leaving treatment

MOBILIZE THE COMMUNITY AND BUILD CAPACITY

The Planning Committee developed the Guiding Directions early in the process to ensure any decisions made aligned with those directions. The Planning Committee also held public forums before completing the community assessment to ensure the community was involved and invested from the beginning of the planning process.

Guiding Directions

This section describes the vision, mission, and guiding principles for YCDASA and YCMASA that were developed prior to the creation of this strategic plan.

Vision

In collaboration with national, state, and local community organizations, Yakima County Division of Alcohol and other Substance Abuse Services and Yakima County Communities Mobilized Against Substance Abuse and Violence are working to ensure that people with or at risk for chemical dependency have the opportunity for a fulfilling life.

Mission

To improve the quality of life for families and individuals by providing comprehensive alcohol, tobacco, and other drug prevention, intervention, treatment, and aftercare services accessible by all.

Guiding Principles

To succeed in its Mission, YCDASA and YCMASA are dedicated to building collaborative partnerships with communities, tribes, counties, service providers, schools, colleges, the criminal justice system, hospitals and health care providers, and other agencies in the private sector and within local, state, and federal

governments. YCDASA and YCMASA are committed to ensuring services are provided to individuals and communities in ways that are culturally relevant, and honor the diversity of Yakima County.

To carry forth with its Mission, YCDASA and YCMASA commits to the following:

1. To support substance abuse prevention and treatment programs by leveraging existing programs with County resources and by maintaining partnerships with substance abuse and prevention professionals.
2. To educate and inform the community about services, trends, and research by developing ongoing relationships with partners willing to feature topics relating to addiction.
3. To encourage family involvement by advocating to agencies and the public that family involvement is vital in all stages of prevention and recovery.
4. To support clean and sober housing providers who create and maintain clear and consistent standards by requesting them to maintain membership in a Housing Alliance.
5. To contract with service providers who share the philosophy that access to chemical dependency treatment is a right, not a possibility.
6. To provide a range of culturally sensitive services capable of meeting the needs of our community by seeking providers who employ a diverse workforce.
7. To continue working to reduce the stigma surrounding addiction recovery and treatment by supporting Addiction Recovery Month with planning and organization
8. To support evidence-based practices and training by supporting agencies which use the best of prevention science and research curricula to teach young people and adults.
9. To provide increased access to care for those with co-occurring disorders by challenging providers to employ duly certified staff.
10. To ensure that policy and practice are the bedrock of sustainable change by reviewing our process on a scheduled basis.
11. To provide logistically accessible services to all who are in need by seeking providers located or willing to provide services in less populated areas of Yakima County.
12. To seek out and support training and professional development opportunities for Substance Abuse Professionals.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

COMMUNITY ASSESSMENT

The community needs assessment process included a review of the current strategic planning documents for tobacco prevention and control. These include the county six year plan administered by the American Lung Association of Washington – Yakima County, school and youth plan administered by Educational Service District 105, and the Yakama Nation plan. The document also acknowledges the tobacco prevention work in the Latino community provided by Radio KDNA.

The assessment contains information about the population that both YCDASA and YCMASA serve including a profile of the population and its needs.

Homelessness

Substance abuse is both a precipitating factor and a consequence of homelessness. In a study by the National Health Care for the Homeless Council, it was determined that prevalence estimates of substance use among homeless individuals are approximately 20-35%; as many as 10-20% are “dually diagnosed” with an additional mental health diagnosis. Homeless persons have a higher need for treatment than in the housed population, yet can expect to face more difficulties in accessing the help they need.

In 2007, the Point-In-Time survey in Yakima County determined that of 1,069 homeless individuals (estimated to be about 33% of the actual homeless population in Yakima County), 144 of those who responded to the survey reported alcohol and drug use was a disabling condition, the number one reason. Alcohol and drug use was the top reported cause for homelessness for 228 individuals.

Disability

In Yakima County, among people at least 5 years old in 2005, 14% reported a disability. The likelihood of having a disability varied by age - from 6% of people 5 to 20 years old, to 12% of people 21 to 64 years old, and to 45% of those 65 and older. Those with a developmental disability can be more susceptible to substance

abuse than previously thought. About 2% of the population has mental retardation, with many persons having manifestations of other developmental disabilities along with their mental retardation.

In a survey for the National Association for the Dually Diagnosed (NADD) Monograph Series, less than a dozen treatment programs in the United States were identified for persons with both cognitive disabilities and substance dependence. Yakima County currently has 1 outpatient service available.

Need for Treatment

Most of the statistics available around the need for treatment do not take into account the variables needed for individuals to be amenable to treatment. In 2004, the Substance Abuse and Mental Health Services Administration (SAMHSA) researched the variance between those who need treatment and those who made an effort to go to treatment. The data indicate that individual motivation accounts for participation as much as available services. Cost was the number one barrier to individuals entering treatment in the nation.

Table 44: Substance Abuse Treatment Needs

	Overall Need	>200% FPL	<200% FPL	DASA Eligible	Public funded (DASA) Clients Served	Yakima County Client Penetration Rate
2003	16,507 11.0%	9,810 10.3%	6,697 12.1%	4,411	1,918	43.5%
2006	16,726 10.9%	9,073 10.3%	7,652 12.0%	*	*	*

* Not available

Source: Yakima County Division of Alcohol & Other Substance Abuse Services Strategic Plan 2007-2013

In 2006, the Washington State Department of Health and Human Services (DSHS) – Data and Research Division released updates to the previous estimates of need of treatment from 2003 in Yakima County. They reported an increase from 420 adults estimated to need treatment.

Public Funded (DASA) Treatment Admissions

The Tobacco, Alcohol, and Other Drug Abuse Trends in Washington State 2006 report noted that for individuals admitted into DASA funded treatment in Yakima, alcohol was the primary drug of choice for adults and marijuana was the primary drug of choice for youth excluding detox, transitional housing, group care enhancement, private pay, and Department of Corrections. The counts include total admissions into DASA funded treatment. Counts may be duplicated for an individual based on multiple admissions or multiple modalities of care.

Table 45: Substance Abuse Treatment Admissions

Primary Drug	2000	2001	2002	2003	2004	2005
Alcohol	186	157	128	76	70	68
Marijuana	526	480	473	417	352	388
Methamphetamine	34	80	102	45	50	86
Cocaine	30	21	21	19	18	11
Heroin	15	15	7	1	4	7

*Source: Yakima County Division of Alcohol & Other Substance Abuse Services
Strategic Plan 2007-2013*

Treatment for Veterans

SAMHSA's National Survey on Drug Use and Health found the following trends nationwide:

- In 2003, an estimated 56.6% of veterans used alcohol in the past month compared with 50.8% of comparable nonveterans.
- An estimated 13.2% of veterans reported driving while under the influence of alcohol or illicit drugs in the past year compared with 12.2% of comparable nonveterans.
- An estimated 18.8% of veterans reported that they smoked cigarettes daily in the past month compared with 14.3% of comparable nonveterans.
- SAMHSA's National Survey on Drug Use and Health found that in 2003, an estimated 3.5% of veterans used marijuana in the past month compared with 3.0% of their nonveteran counterparts.

In 2006, 30 veterans received outpatient treatment in Yakima County paid with public funds.

The Department of Veterans Affairs (DVA) estimates that 33% of adult homeless men and nearly 25% of all homeless adults have served in the armed forces. DVA also state that many other veterans are considered at risk because of poverty, lack of support from family and friends and precarious living conditions in overcrowded or substandard housing.

Treatment for Elderly

Individuals over the age of 65 make up roughly 10.7% of the total Yakima County population (approximately 24,367 people). The elderly represent the fastest growing age cohort; by 2030 this group will nearly double in size and will represent 20% of the US population.

The estimates of the prevalence of heavy drinking or alcohol abuse range from 2% to 20% for this population, though little data exist to quantify drug use, abuse, and dependence patterns. There is some suggestion that the baby-boom generation is more likely than earlier generations to have been exposed to drug and alcohol use and may drink or consume drugs at greater rates after age 65. The need for treatment services will multiply.

Treatment for Foster Care Youth

Adolescents in foster care were about 50% more likely to need treatment during the 6 months prior to the interview than were adolescents living with their parents. In 2007, there were 593 children in Yakima County that are out of their homes. They were case managed by the state or other private agencies.

Table 46: Drug Prevalence in Adults and Youth

		Adults		Youth 2006 grade level			
		2003	2006	6 th	8 th	10 th	12 th
Alcohol	Lifetime use	85%	85%	34%	46%	65%	75%
	Past 30 days	53%	53%	7%	20%	37%	42%
Binge alcohol	Lifetime use	64%	64%	*	*	*	*
	Past year	25%	25%	0%	12%	22%	29%
Any Illicit Drug	Lifetime use	42%	41%	*	*	*	*
	Past 30 days	5%	5%	0%	12%	20%	21%
Marijuana	Lifetime use	39%	38%	5%	18%	35%	44%
	Past 30 days	4%	4%	3%	11%	19%	20%
Cocaine or Crack	Lifetime use	15%	15%	*	*	*	*
	Past 30 days	0%	0%	*	*	*	*
Methamphetamine	Lifetime use	6%	5%	*	2%	4%	3%
	Past 30 days	0%	0%	*	*	*	*
Heroin	Lifetime use	2%	2%	*	*	*	*
	Past 30 days	0%	0%	*	*	*	*
Inhalant	Lifetime use	4%	4%	*	*	*	*
	Past 30 days	0%	0%	*	*	*	*
Cigarette	Lifetime use	61%	61%	6%	15%	25%	33%
	Past 30 days	18%	18%	3%	6%	12%	16%

Source: Yakima County Division of Alcohol & Other Substance Abuse Services Strategic Plan 2007-2013

Drug Manufacturing and Trafficking

The United States Drug Enforcement Administration (DEA) counts Yakima as being in the Pacific Region which includes Washington, Oregon, Nevada, Idaho, Alaska, Hawaii, and part of California. According to the DEA, the Pacific Region’s access to drug production and source areas are in Mexico and Canada as well as in Asia and Europe. This region serves as a thoroughfare into this country. The DEA has also identified various national distribution centers for wholesale quantities of illicit drugs - Yakima Valley is one of those distribution centers.

According to the DEA, methamphetamine is increasingly available in the region. While domestically produced methamphetamine has been on the decline, increased production in Mexico has resulted in Mexican methamphetamine, mostly ice, emerging as the most prevalent type available in this region.

Yakima County had 9 reported methamphetamine lab and/or dump sites in 2005 compared to the high of 43 in 2002. Conversely, marijuana production has increased significantly; and the marijuana has a significantly higher THC (delta-9-tetrahydrocannabinol) level than in the past. Yakima County now leads the state in marijuana cultivation.

Substance Availability

The number of alcohol and tobacco retail sales licenses in a county is an important measure of the availability of both. The following license numbers do not include alcohol and tobacco sold on military bases and reservations. While there is no clear way to determine the exact availability of drugs, the perceived availability can be measured.

Licenses

The number of alcohol retail licenses has remained stable over the last couple of years and in line with the rest of the state while tobacco licenses have shown a decrease. Alcohol retail license include restaurants, grocery stores, and wine shops, but does not include state liquor stores and agencies. As of 2005, there were 427 alcohol licenses in Yakima County, the same as in 2004. As of 2005, there were 313 tobacco retail and vending machine licenses in the county, a decrease from 319 in 2004.

Adult Smokers

Since 2003, the amount of individuals who have never smoked has risen, while the number of daily smokers has dropped.

Mental Health and Chemical Dependency

Co-occurring services, formally known as services for Mentally Ill Chemically Affected (MICA), are specialized services for those afflicted with a severe mental illness in addition to chemical dependency. The recent administration of the GAIN Short-Screen by chemical dependency professionals, mental health professionals, and other social workers provides a screening to support the clinician's decision to refer for formal assessment services.

Public Funded Services

Publicly funded services for the co-occurring population in Yakima County in 2006 included:

Table 47: Public Funded Services in 2006

Outpatient – adult	134
Intensive outpatient – adult	65
Total Adult Outpatient	199
Outpatient – youth	13
Intensive outpatient – youth	16
Total Youth Outpatient	29

Source: Yakima County Division of Alcohol & Other Substance Abuse Services Strategic Plan 2007-2013

Physical Health Impact

In 2003, Yakima County was one of 9 counties selected to participate in the Washington State Screening, Brief Intervention, and Referral to Treatment (WASBIRT) program. WASBIRT placed full-time Chemical Dependency Professionals (CDPs) in the emergency rooms of 3 local hospitals. The CDPs worked closely with other hospital emergency department and trauma center staff members to serve as bridge builders between the hospital system and the substance abuse treatment system.

The report states that the greatest underlying cause of injury is the misuse of alcohol and drugs.

Infectious Disease

Long-term heavy drinking increases risks for high blood pressure, heart rhythm irregularities, heart muscle disorders, and stroke. It increases risks for certain forms of cancer, especially cancer of the esophagus, mouth, throat, and larynx, for cirrhosis and other liver disorders.

Infection with hepatitis C virus (HCV) causes acute and chronic disease; transmission occurs by exposure to blood or body fluids of a person with an acute or chronic infection. The most common risk factor for hepatitis C in the United States is sharing of injecting drug equipment with an infected person. About 85% of those infected will develop chronic HCV infection, which may lead to cirrhosis.

Community Laws and Norms Favorable to Substance Abuse

Alcohol continues to be the drug of choice for the majority of adults and youth in Yakima County. According to the 2006 Healthy Youth Survey rate of first use is statistically higher than the state average for eighth and tenth graders. The Healthy Youth Survey noted that young people who have positive or accepting attitudes toward drug use are more likely to engage in a variety of health risk behaviors.

Future GA-U Impact

The GA-U program is a state-funded program providing cash and medical benefits for adults without dependents who are physically or mentally incapacitated and expected to be unemployable for more than 90 days. The GA-U medical caseload increased by more than 60% from September 2002 to April 2005, and is forecasted to continue to grow over the biennium. At the same time, the State Legislature reduced funding for general assistance cash grants, increasing the need to find ways to reduce the GA-U caseload.

In 2006, there were 113 GA-U clients in Yakima County who received state-funded treatment services.

Criminal Justice Data - Drug Court

In conjunction with and support from the Yakima County Sheriff, County Alcohol and other Drug Coordinator, Superior Court Administrator, a Substance Abuse treatment provider appointed by the county legislative authority, Director of the Department of Assigned Counsel, Presiding Drug Court Judge, and the County Prosecutors Office, Yakima County plans to sustain its Adult Drug Court program with the use of its Criminal Justice Treatment Account (CJTA) allocation received from Washington State.

From 2002 to 2006, the Adult Drug Court maintained an average of 65 participants per year and has successfully graduated over 114 people. Drug Court is an intensive case management model that yields a felony charge recidivism rate of 11% for successful graduates. 90% of CJTA funds will be used directly for Chemical Dependency Treatment and 10% will be used for transportation to treatment for both Drug Court and non-Drug Court offenders upon whom a prosecutor has filed charges.

With the current CJTA allocation, Yakima County plans to purchase residential treatment (21-28 days) for up to 16 Drug Court participants, provide intensive outpatient treatment (5-8 weeks) for up to 50 participants and purchase continuing care outpatient treatment for up to 66 participants each year (9-24 months).

CJTA funds are not the only resource used to purchase treatment for Drug Court participants. There are a limited number of participants who have private health insurance, and also a limited number who receive a DSHS Medicaid card which is billable for Chemical Dependency Treatment.

Other Initiatives

The Omnibus Treatment of Mental and Substance Abuse Disorders Act of 2005 passed during the 2005-2006 Legislative Session in Engrossed Second Substitute Senate Bill 5763.

Section 804 of the act allows County Executive Authorities to increase local sales tax by 1/10th of 1%. Monies collected under this Tax can only be used for the purpose of providing new or expanded chemical dependency or mental health treatment services and for the operation of new and expanded therapeutic court programs.

Yakima County Commissioners are currently researching the value of such a tax and the services which could be purchased to affect recovery rates for Chemically Dependent and Mentally Ill Criminal offenders, in addition to reducing the recidivism of illegal activity by those who go untreated in the criminal justice system.

COMMUNITY NEEDS

Needs Matrix

The Planning Committee was dedicated to weighing community feedback as one of the first sources for stating the need in Yakima County. After the formation of the guiding principles, a survey was developed to query the community about areas where they saw the greatest need. Public Forums were also planned and conducted on 3 separate dates and locations across the Valley. The data gathered from both the survey and the forums were correlated into the Needs Matrix. Only after community data was included did the Planning Committee use the data gathered in the community profile to complete the matrix.

After the completion of the needs portion of the matrix, the current services were added and gaps identified. While not all gaps are represented in the Goal and Implementation, the Planning Committee wanted to ensure that they were all documented.

MEDICAID TREATMENT EXPANSION NEEDS

A review of services being provided to Medicaid eligible recipients in Yakima County revealed that services available are consistent with other counties across the region.

Supplemental Security Income Eligible Recipients (SSI)

SSI recipients become eligible after being diagnosed by a physician as suffering from a physical or psychiatric disability determined to last more than one year, or to be considered permanent. SSI recipients primarily enter the treatment system when prompted to do so by the criminal justice system, (if they have been arrested), by their doctor (if prescribed), by their DSHS social worker, or in rare cases by their own intrinsic desire to receive treatment for a substance use disorder.

The majority of SSI clients are motivated by the criminal justice system. A current assessment of services provided to this population reveals that for those who are not motivated by the criminal Justice system, focused outreach efforts by Yakima County has resulted in a significant increase in the number of contacts, assessment and admissions. In addition to focused county engagement efforts for this population, contracted treatment providers continue to provide assessment and motivational counseling services intended to bring about a readiness to receive services.

General Assistance – Unemployable Adults

GAU recipients qualify for public assistance after being diagnosed by a physician as suffering from a physical or psychiatric disability determined to last at least 3 months. GAU eligible clients primarily enter the treatment system as a requirement of their DSHS eligibility. A chemical use assessment is required by DSHS in cases where alcohol or other drug use is documented as being a contributing factor in the recipients' incapacity.

A current assessment of services to this population reveals that for those not motivated by the criminal justice system, policies for social work staff working in Community Services Offices (CSOs) provides a satisfactory referral process that includes required sanctions for those who do not comply with assessment and prescribed treatment services. Recent outreach efforts by Yakima County have slightly increased the number of contacts, assessments and admissions for GAU recipients. Incentives for GAU recipients do not currently exist.

Temporary Assistance to Needy Families (TANF)

TANF families qualify for public assistance when parenting a child or children and their reported resources are below the qualifying threshold. TANF recipients are required to participate in the creation of an Individual Responsibility Plan (IRP). If chemical use is identified as a barrier to employment on the IRP, the TANF recipient is mandated to participate in a chemical use assessment and follow any and all treatment recommendations if a substance use disorder is diagnosed.

A current assessment of services to this population reveals that for those not motivated by the criminal justice system, policies for TANF case managers working in CSOs provide a satisfactory referral process that includes required sanctions for those who do not comply with assessment and prescribed treatment services. Recent outreach efforts by Yakima County have slightly increased the number of contacts, assessments and admissions for TANF recipients. Incentives for TANF recipients do not currently exist.

Youth

Youth enter the treatment system from many referral sources; Juvenile Rehabilitation Administration (JRA), County Juvenile Justice Program, schools, and family.

A current assessment of services to this population reveals that the admission and retention rates fall far below that of the adult population, which is consistent with state figures. Current outreach efforts include 1 full time Chemical Dependency professional (CDP) in the County Juvenile Detention Center, and 1 full time CDP in the local JRA office. The benefits of services provided at the County Juvenile Center include increased assessments and admissions to treatment.

CRIMINAL JUSTICE NEEDS

Substance abuse treatment services for offenders are not widely available in all phases of the correctional system, according to the first set of findings from a national survey funded by the National Institute on Drug Abuse (NIDA), part of the National Institutes of Health (NIH).

An assessment of the Criminal Justice needs relating to Substance Abuse revealed that service to incarcerated inmates is very limited, and almost non-existent for both

adult and juvenile populations. Revenue to provide substance abuse treatment to inmates in county and municipal jails does not currently exist. An October 2005 snapshot comparison of adult inmates in the Yakima County Jail compared with the Washington State Treatment and Assessment Report Generation (TARGET) Management Information System revealed that over 65% of those incarcerated had previously received Chemical Dependency treatment at some time in Washington State.

This high ratio of inmates in need of continued treatment is not supported by funds to address this issue thus contributing to continued drug/alcohol use contributing to criminal activity.

CERTIFIED PROVIDERS – YAKIMA

Table 48: Certified Providers Located in Yakima

Certification # and Agency	Contact Information	Program Description
39 1214 00 Apple Valley Counseling Service	505 North 4th Street, Suite #2 Yakima, WA 98901 Phone (509) 452-1000 1-877-452-2827	Treatment Service Treatment Focus Alcohol & Drug Information School DUI Assessment Intensive Outpatient Outpatient
39 0503 00 Barth Clinic -Yakima	201 East Lincoln Avenue Yakima, WA 98901 Phone (509) 457-5653	Miscellaneous Youth Treatment Service Treatment Focus Alcohol & Drug Information School Youth & Adult DUI Assessment Youth & Adult Intensive Outpatient Youth & Adult Outpatient Youth & Adult
39 0500 01 Casa De Esperanza -- Behavioral Health Services Yakima Valley Farm Workers Clinic	402 North 4th St, Suite 300 Yakima, WA 98901 Phone (509) 453-9387 1-800-303-9387	Miscellaneous JCAHO Accredited Pregnant & Post-Partum Spanish Youth On-Line Reporting Treatment Service Treatment Focus

Jurisdiction

		Alcohol & Drug Information School Youth & Adult DUI Assessment Youth & Adult * Intensive Outpatient Youth & Adult * Outpatient Youth & Adult
39 0960 00 Center For Addictions Recovery And Education (CARE) Center For Counseling And Psychotherapy, Inc., P.S.	1015 South 40th Avenue, Suite 23 Yakima, WA 98908 Phone (509) 966-7246	Miscellaneous Youth Treatment Service Treatment Focus Alcohol & Drug Information School Adult/Adolescents DUI Assessment Adult/Adolescents Intensive Outpatient Adult/Adolescents Outpatient Adult/Adolescents
39 0205 00 Central Washington Comprehensive Mental Health	402 South 4th Avenue Yakima, WA98902 Phone (509) 575-4024	Miscellaneous JCAHO Accredited Pregnant & Post-Partum Youth On-Line Reporting Treatment Service Treatment Focus * Opiate Dependency Treatment Cod * Outpatient Cod
39 1080 00 Community Resource Group	108 S. 4th Avenue Yakima, WA 98902 Phone (509) 965-5310 (509) 210-0213	Miscellaneous On-Line Reporting Treatment Service Treatment Focus Alcohol & Drug Information School DUI Assessment Outpatient
39 1081 00 Community Resource Group	7901 West Nob Hill Blvd. Yakima, WA 98908 Phone (509) 965-5310 (509) 210- 0213	Miscellaneous On-Line Reporting Treatment Service Treatment Focus Alcohol & Drug Information School DUI Assessment Outpatient

		Alcohol & Drug Information School DUI Assessment
		* Intensive Outpatient * Outpatient
39 0139 02 Triumph Treatment Services -Riel House Branch Of Triumph Treatment Services	613 Superior Lane Yakima, WA 98902 Phone (509) 575- 4810	Miscellaneous Pregnant & Post-Partum On-Line Reporting Treatment Service Treatment Focus
		* Long-Term Residential Women/PPW 14 Beds
39 1070 00 Veterans Administration -Yakima Substance Abuse Outreach Branch Of VA Medical Center- Walla Walla	310 North 5th Avenue Yakima, WA 98902 Phone (509) 457-2736	Miscellaneous JCAHO Accredited Treatment Service Treatment Focus Outpatient Veterans
39 0253 00 Yakima County Assessment Service DUI And ADATSA	128 N Second Street – Courthouse, Room B-18 Yakima, WA 98901 Phone (509) 574-2749	Treatment Service Treatment Focus * ADATSA Assessment Center DUI Assessment Outpatient
39 0947 00 Yakima County TASC Yakima County Assessment And Referral Service	128 N Second Street – Courthouse, Room B-Yakima, WA 98901 Phone (509) 574- 2749	Miscellaneous On-Line Reporting Treatment Service Treatment Focus * TASC

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address

identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Not applicable to Yakima.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

Not applicable to Yakima.

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OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

See the Appendix information attached for a glossary, population projections, American Community survey data, letters of comment, and the detailed results of the mail-out/phone-back survey of the CDBG Target Area residents.

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Appendix A: GLOSSARY

Affordable Housing: Affordable housing is generally defined by HUD as housing where the occupant is paying no more than 30% of gross income for gross housing costs, including utility costs. The City's definition is: "The monthly expenditure for housing including mortgage/rent repayment, insurance, and taxes shall not exceed 30% of the gross household income. Overall debt including housing costs and revolving debt shall not exceed 40% of gross household income."

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one, which, during the period covered by the action plan, will receive benefits through Federal funds, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years.

A renter is benefited if that person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited during the year if the home's rehabilitation is completed. A first time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year.

Households or persons who will benefit from more than one program activity must be counted only once. For inclusion in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR section 882.109).

Brownfield: Abandoned, idled, or under-utilized industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

CDBG: Community Development Block Grant is a federal program authorized under Title I of the Housing and Community Development Act of 1974, with the primary objective of developing viable urban

communities, by providing decent housing opportunities and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate-income.

Committed: Generally means a legally binding commitment of funds to a specific project to undertake specific activities.

Cost Burden > 30%: The extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data published by the US Census Bureau.

Cost Burden > 50% (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50% of gross income, based on data published by the US Census Bureau.

Disabled Household: A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age), who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions.

A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Disproportionate Need of Racial/Ethnic Groups: A “disproportionate need” defined for purposes of the Consolidated Plan is if a particular group is five percentage points or greater than the need for the population as a whole.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, a 1 or 2 person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

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Existing Homeowner: An owner occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Extremely Low-Income: Households whose incomes do not exceed 30% of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low-incomes or where needed because of prevailing levels of construction costs or fair market rents.

Family: See definition in 24 CFR 812.2 (The National Affordable Housing Act definition required for used in the Consolidated Plan; rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption (see also "Homeless Family").

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act, which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, enabling participating families to achieve economic independence and self-sufficiency.

First-Time Home Buyer: An individual or family who has not owned a home during the 3-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration or programs it administers.

For Rent: Year round housing units that are vacant and offered/available for rent (US Census definition).

For Sale: Year round housing units that are vacant and offered/available for sale only (US Census definition).

Frail Elderly: An elderly person who is unable to perform at least 3 activities of daily living (i.e. eating, dressing, bathing, grooming, and household management activities). (See 24 CFR 889.105.)

Group Quarters: Facilities providing living quarters not classified as housing units (US Census definition). Examples include prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The HOME Investment Partnerships Program, which is authorized by Title II of the National Affordable Housing Act.

Homeless Family: A family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Unaccompanied person 17 years of age or younger who is living in situations described by terms “sheltered” or “unsheltered.”

HOPE 1: The HOPE for Public and Indian Housing Home Ownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Home Ownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Home Ownership of Single Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (US Census definition). See also “Family.”

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of Physical Defects; (2) meet the definition of Overcrowded; and (3) meet the definition of Cost Burden Greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) intended as separate living quarters (US Census definition).

Institutions/Institutional: Group quarters for persons under care or custody. (US Census definition)

Large Related: A household of 5 or more persons, which includes at least 1 person related to the householder by blood, marriage, or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint deteriorated or present in accessible surfaces,

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friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency (Residential Lead-Based Paint Hazard Reduction Act of 1992 definition).

LIHTC: (Federal) Low-Income Housing Tax Credit.

Low-Income: Households whose incomes do not exceed 80% of the median income for the area, as determined by HUD adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are available from local HUD offices.

Low-Income Concentrations: Locally defined as any area (block group) where the percentage of low-income persons is 51% or greater.

Moderate-Income: Households whose incomes are between 81% and 95% of the median income for the area, as determined by HUD, with adjustments for smaller or larger families, except that HUD may establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually higher or low family incomes (This definition is different than that for the CDBG Program).

Non-Elderly Household: A household that does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody (US Census definition used).

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of 1 or more persons that does not meet the definition of a Small Related household, Large Related household, or Elderly household.

Other Vacant: Vacant year round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than 1 person per room (US Census definition).

Owner: A household that owns the housing unit it occupies. (US Census definition)

Physical Defects: A housing unit lacking complete kitchen or bathroom (US Census definition).

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Racial/Ethnic Minority Concentrations: Locally defined as any area (block group) where the total minority population is greater than twice the citywide average.

Rent Burden > 30% (Cost Burden): The extent to which gross rents, including utility costs, exceed 30% of gross income, based on data published by the U.S. Census Bureau.

Rent Burden > 50% (Severe Cost Burden): The extent to which gross rents, including utility costs, exceed 50% of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent (US Census definition)

Renter Occupied Unit: Any occupied housing unit not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Section 215: Section 215 of the Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Service Needs: The particular services identified for special needs populations, which typically include transportation, personal care,

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Appendix A: Glossary

Yakima Consolidated Plan 2010-2014

housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaways and for the homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled-up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter nor are its residents homeless.

Small Related: A household of 2 to 4 persons that includes at least 1 person related to the householder by birth, marriage, or adoption.

Substandard Condition and not Suitable for Rehab: By local definition, dwelling units in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substandard Condition but Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

Substantial Amendment: A major change in an approved plan. It involves a change to the 3-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, which have a supportive environment and include a planned service component.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop, identifying the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for

completion of secondary or post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills, money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate service.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based (Rental) Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project. Year Round Housing Units: Occupied and vacant housing units intended for year round use (US Census definition). Housing units for seasonal or migratory use are excluded.

Total Vacant Housing Units: Unoccupied year round housing units. (US Census definition) Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year round housing units that are held by owners or renters for occasional use (US Census definition).

Vacant Housing Unit: Unoccupied year-round housing units available or intended for occupancy at any time during the year.

Very Low-Income: Households whose incomes do not exceed 50% of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low-incomes, or where needed because of prevailing levels of construction costs or fair market rents.

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people), or have been involuntarily displaced.

Appendix B: Population projections

	United States	Washington State	Puget Sound (King/Kitsap/Pierce/Snohomish)		Yakima County	UGA
			1865	Yakima	1886	
Historical						
1900	76,094,000	518,100	196,285	13,462	3,154	3,154
1910	92,407,000	1,142,000	492,306	41,709	14,082	14,082
1920	106,466,000	1,356,600	634,254	63,710	18,539	18,539
1930	123,077,000	1,563,400	736,996	77,402	22,101	22,101
1940	132,594,000	1,736,200	820,202	99,019	27,221	27,221
1950	152,271,000	2,379,000	1,196,172	135,723	38,486	38,486
1960	180,671,000	2,853,200	1,512,979	145,112	43,284	43,284
1970	204,879,000	3,413,300	1,938,899	145,212	45,588	45,588
1980	226,500,000	4,132,200	2,240,269	172,508	49,826	49,826
1990	250,410,000	4,866,663	2,748,895	188,823	54,843	54,843
2000	274,634,000	5,894,121	3,275,847	222,581	71,845	71,845
2005	285,981,000	6,233,345	3,524,000	225,622	79,480	79,480
Projections						
2010	297,716,000	6,648,112	3,636,420	237,435	85,392	100,066
2015	310,133,000	7,096,501	3,856,545	254,257	88,442	107,155
2020	322,742,000	7,545,269	4,080,990	269,401	91,188	113,537
2025	335,050,000	7,975,471	4,295,432	283,884	93,815	119,641

Average annual rate of growth

1900-1910	2.0%	8.2%	9.6%	12.0%	16.1%	16.1%
1910-1920	1.4%	1.7%	2.6%	4.3%	2.8%	2.8%
1920-1930	1.5%	1.4%	1.5%	2.0%	1.8%	1.8%
1930-1940	0.7%	1.1%	1.1%	2.5%	2.1%	2.1%
1940-1950	1.4%	3.2%	3.8%	3.2%	3.5%	3.5%
1950-1960	1.7%	1.8%	2.4%	0.7%	1.2%	1.2%
1960-1970	1.3%	1.8%	2.5%	0.0%	0.5%	0.5%
1970-1980	1.0%	1.9%	1.5%	1.7%	0.9%	0.9%
1980-1990	1.0%	1.6%	2.1%	0.9%	1.0%	1.0%
1990-2000	0.9%	1.9%	1.8%	1.7%	2.7%	2.7%
2000-2005	0.8%	1.1%	1.5%	0.3%	2.0%	2.0%

Projected average annual rate

2005-2010	0.8%	1.3%	0.6%	1.0%	1.4%	4.7%
2010-2015	0.8%	1.3%	1.2%	1.4%	0.7%	1.4%
2015-2020	0.8%	1.2%	1.1%	1.2%	0.6%	1.2%
2020-2025	0.8%	1.1%	1.0%	1.1%	0.6%	1.1%

US Bureau of the Census, Current Population Reports, Series P-25, Number 1018, Mid Series 14: fertility=1.8 births/woman, mortality=81.2 years, 500,000 yearly net immigration.

Washington State, Office of Financial Management, Population Trends for Washington State, January 2002

Washington State Data Book, Office of Financial Management, Mid series

Yakima Planning Department Intermediate Projections in 2005 Comprehensive Plan for the Urban Service Area.

Appendix C: 2005-2007 American Community Survey

Comparative social statistics - age and household status

	United US	Washington WA	Puget Puget Snd	Yakima Co	Yakima
Persons	298,757,310	6,371,390	3,497,527	230,907	85,226
Households	111,609,629	2,472,477	1,386,114	76,698	30,703
Average household size	2.60	2.52	2.48	2.95	2.68
Families	74,625,059	1,594,289	865,712	55,171	19,500
Percent households in families	67%	64%	62%	72%	64%
Population by age					
0- 4	20,480,587	412,374	223,736	20,763	8,066
5- 9	19,683,354	404,973	215,923	18,894	6,654
10-14	20,609,318	434,460	234,077	19,330	5,325
15-19	21,469,780	442,382	229,089	18,126	5,604
20-24	20,867,888	433,411	220,276	15,489	7,741
25-34	39,964,900	882,534	496,156	30,572	11,906
35-44	43,622,334	943,408	566,065	29,659	10,148
45-54	43,233,434	969,727	557,323	29,606	9,618
55-59	17,808,846	402,943	224,592	12,882	4,924
60-64	13,751,759	307,402	166,140	9,469	3,526
65-74	19,898,010	380,102	190,093	13,161	4,869
75-84	13,300,312	255,711	123,582	8,880	4,152
85+	4,975,788	101,963	50,475	4,076	2,693
Median age	36.4	36.8	37.2	32.3	32.1
Percent under 18	28%	27%	26%	33%	30%
Percent 65+	13%	12%	10%	11%	14%
Family household	74,625,059	1,594,289	865,712	55,171	19,500
Percent of all households	67%	70%	62%	72%	64%
married couple	55,603,280	1,234,960	668,859	40,843	13,713
married couple w/related child	24,182,954	530,910	297,771	19,931	6,611
male only	5,103,598	108,320	60,264	5,021	1,549
male only w/related child	2,515,755	61,247	31,732	2,953	744
female only	13,918,181	251,009	136,589	9,917	4,238
female only w/related child	8,293,178	165,372	87,558	6,694	2,830
Non-family households	36,984,570	878,188	520,402	20,917	11,203
Percent of all households	33%	39%	38%	27%	36%
living alone	30,421,692	694,110	409,874	16,560	8,943
over 65	10,248,440	206,340	104,618	7,288	3,953
Total households	111,609,629	2,472,477	1,386,114	76,698	30,703
Residence in 2004					
same house in 2004	245,651,826	5,032,706	2,754,823	182,141	63,056
different house in same county	28,926,415	756,681	428,548	33,211	15,362
different house in same state	10,422,199	219,450	104,355	6,059	2,465
elsewhere	9,698,632	443,186	204,730	5,081	2,791
Population 1+ years in 2004	294,699,072	6,288,449	3,451,446	226,492	83,674

Comparative social statistics - age and household status

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Persons	298,757,310	6,371,390	3,497,527	230,907	85,226
Households	111,609,629	2,472,477	1,386,114	76,698	30,703
Average household size	2.60	2.52	2.48	2.95	2.78
Families	74,625,059	1,594,289	865,712	55,171	19,500
Percent households in families	67%	64%	62%	72%	64%
Age by sex					
0- 4	7%	6%	6%	9%	9%
5- 9	7%	6%	6%	8%	8%
10-14	7%	7%	7%	8%	6%
15-19	7%	7%	7%	8%	7%
20-24	7%	7%	6%	7%	9%
25-34	13%	14%	14%	13%	14%
35-44	15%	15%	16%	13%	12%
45-54	14%	15%	16%	13%	11%
55-59	6%	6%	6%	6%	6%
60-64	5%	5%	5%	4%	4%
65-74	7%	6%	5%	6%	6%
75-84	4%	4%	4%	4%	5%
85+	2%	2%	1%	2%	3%
Median age	36.4	36.8	37.2	32.3	32.1
Percent under 18	28%	27%	26%	33%	30%
Percent 65+	13%	12%	10%	11%	14%
Family household	74,625,059	1,594,289	865,712	55,171	19,500
Percent of all households	67%	70%	62%	72%	64%
married couple	75%	77%	77%	74%	70%
married couple w/related child	32%	33%	34%	36%	34%
male only	7%	7%	7%	9%	8%
male only w/related child	3%	4%	4%	5%	4%
female only	19%	16%	16%	18%	22%
female only w/related child	11%	10%	10%	12%	15%
Non-family households	36,984,570	878,188	520,402	20,917	11,203
Percent of all households	33%	39%	38%	27%	36%
living alone	82%	79%	79%	79%	80%
over 65	28%	23%	20%	35%	35%
Total households	111,609,629	2,472,477	1,386,114	76,698	30,703
Residence in 2004					
same house in 2004	83%	80%	80%	80%	75%
different house in same county	10%	12%	12%	15%	18%
different house in same state	3%	7%	3%	3%	3%
elsewhere	3%	7%	6%	2%	3%
Population 1+ years in 2004	294,699,072	6,288,449	3,451,446	226,492	83,674

Comparative social statistics - education and occupation

Education (age 25+ yrs)	United States	Washington State	Puget Sound	Yakima Co	Yakima
less than 9th grade	12,691,550	171,153	72,379	22,876	7,216
9th-12th grade, no diploma	18,556,909	299,461	144,575	18,067	6,755
high school graduate	58,762,191	1,086,559	555,414	39,987	14,239
some college, no degree	38,383,119	1,018,950	548,475	27,790	11,195
associate degree	14,392,617	393,371	217,593	7,887	2,838
bachelors degree	33,475,448	825,337	544,618	13,854	6,086
graduate or professional degree	19,384,549	448,959	291,372	7,844	3,507
Total	195,646,383	4,243,790	2,374,426	138,305	51,836
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
Total persons 16 years+	233,658,279	5,028,054	2,775,630	168,613	64,066
total in labor force	151,062,383	3,312,856	1,904,255	107,618	40,391
total civilian employed	140,148,744	3,051,540	1,763,333	96,090	36,029
total in armed forces	1,011,531	46,877	31,268	190	63
Occupation					
managerial, professional	47,838,787	1,116,980	711,448	24,174	8,853
service occupations	23,251,699	489,338	263,813	16,159	7,027
sales and office operations	36,206,078	758,660	441,047	20,818	8,441
farming, fishing, and forestry	986,629	48,534	4,469	11,816	3,476
construction, extraction, mainten	13,800,395	283,388	155,097	7,223	2,201
production, transportation	18,065,156	354,640	187,459	15,870	6,031
Industry	140,148,744	3,051,540	1,763,333	96,060	36,029
agriculture, forestry, fishing, min	2,530,155	76,831	9,878	14,724	4352
construction	10,886,582	238,940	134,787	4,853	1255
manufacturing	16,166,886	335,142	211,156	10,081	3812
subtotal base industries	29,583,623	650,913	355,821	29,658	9,419
wholesale trade	4,710,627	109,554	61,736	6,943	2762
retail trade	16,181,199	349,849	198,332	9,891	3999
transportation, warehouse, utilitie	7,112,743	156,184	90,255	3,920	919
information	3,486,447	87,565	64,191	1,222	410
finance, insurance, real estate	10,091,678	198,796	127,502	3,239	1490
professional, scientific, managem	14,125,664	331,294	223,727	5,200	2153
education, health, and social serv	29,362,441	608,807	332,350	20,278	8040
arts, entertainment, recreation	12,135,550	260,635	147,619	7,295	3899
other services	6,754,946	140,333	83,322	4,161	1773
public administration	6,603,826	157,610	78,478	4,253	1165
subtotal service industries	110,565,121	2,400,627	1,407,512	66,402	26,610
total industries	140,148,744	3,051,540	1,763,333	96,060	36,029
private wage and salary workers	110,005,307	2,345,094	1,388,901	75,257	30,124
government workers	20,309,605	489,247	256,435	15,157	4,129
self-employed in own business	9,514,875	210,580	114,825	5,428	1,716
unpaid family workers	318,957	6,619	3,172	218	60
Total	140,148,744	3,051,540	1,763,333	96,060	36,029
Median household income	\$50,007	\$53,940	\$61,684	\$40,321	\$ 35,820
Median family income	\$60,374	\$65,428	\$75,740	\$47,817	\$ 46,360
Per capita income	\$26,178	\$28,290	\$32,455	\$18,186	\$ 19,362

Comparative social statistics - education and occupation

Education (persons 18 years+)	United States	Washington State	Puget Sound	Yakima Co	Yakima
less than 9th grade	6%	4%	3%	17%	14%
9th-12th grade, no diploma	9%	7%	6%	13%	13%
high school graduate	30%	26%	23%	29%	27%
some college, no degree	20%	24%	23%	20%	5%
associate degree	7%	9%	9%	6%	5%
bachelors degree	17%	19%	23%	10%	12%
graduate or professional degree	10%	11%	12%	6%	7%
Total	195,646,383	4,243,790	2,374,426	138,305	51,836
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
Total persons 16 years+	233,658,279	5,028,054	2,775,630	168,613	64,066
total in labor force	65%	66%	69%	64%	63%
total civilian employed	60%	61%	64%	57%	56%
total in armed forces	0%	1%	1%	0%	0%
Occupation					
managerial, professional	34%	37%	40%	25%	25%
service occupations	17%	16%	15%	17%	20%
sales and office operations	26%	25%	25%	22%	23%
farming, fishing, and forestry	1%	2%	0%	12%	10%
construction, extraction, mainten	10%	9%	9%	8%	6%
production, transportation	13%	12%	11%	17%	17%
Industry	140,148,744	3,051,540	1,763,333	96,060	36,029
agriculture, forestry, fishing, min	2%	3%	1%	15%	12%
construction	8%	8%	8%	5%	3%
manufacturing	12%	11%	12%	10%	11%
subtotal base industries	21%	21%	20%	31%	26%
wholesale trade	3%	4%	4%	7%	8%
retail trade	12%	11%	11%	10%	11%
transportation, warehouse, utilitie	5%	5%	5%	4%	3%
information	2%	3%	4%	1%	1%
finance, insurance, real estate	7%	7%	7%	3%	4%
professional, scientific, managem	10%	11%	13%	5%	6%
education, health, and social serv	21%	20%	19%	21%	22%
arts, entertainment, recreation	9%	9%	8%	8%	11%
other services	5%	5%	5%	4%	5%
public administration	5%	5%	4%	4%	3%
subtotal services industries	79%	79%	80%	69%	74%
total industries	140,148,744	3,051,540	1,763,333	96,060	36,029
private wage and salary workers	78%	77%	79%	78%	84%
government workers	14%	16%	15%	16%	11%
self-employed in own business	7%	7%	7%	6%	5%
unpaid family workers	0%	0%	0%	0%	0%
Total				96,060	36,029
Median household income	\$50,007	\$53,940	\$61,684	\$40,321	\$ 35,820
Median family income	\$60,374	\$65,428	\$75,740	\$47,817	\$ 46,360
Per capita income	\$26,178	\$28,290	\$32,455	\$18,186	\$ 19,362

Comparative social statistics - income

Household (family/nonfamily) incom	United States	Washington State	Puget Sound	Yakima Co	Yakima
\$ 0- 9,999	8,514,777	61,054	48,350	7,065	3364
\$ 10- 14,999	6,429,618	46,110	34,498	5,739	2589
\$ 15- 24,999	12,364,317	114,871	76,727	11,383	4888
\$ 25- 34,999	12,231,619	137,331	87,479	9,215	4181
\$ 35- 49,999	16,257,603	218,310	142,953	12,234	4710
\$ 50- 74,999	21,037,956	341,631	212,773	15,257	5143
\$ 75- 99,999	13,556,898	251,148	161,987	7,859	2649
\$ 100-149,999	12,773,026	261,148	184,018	5,570	1,943
\$ 150-199,999	4,313,913	86,722	66,075	1,109	494
\$ 200,000+	4,129,902	75,264	58,388	1,267	742
Total	111,609,629	1,593,589	1,073,248	76,698	30,703
Individuals in poverty status by age					
between 18-64 years	11.9%	11.1%	9.1%	17.4%	19.0%
Over 65 years	9.9%	8.6%	8.7%	13.6%	12.4%
Total in Poverty 18+ years	11.6%	10.7%	9.0%	16.8%	17.8%
Percent of Population in Poverty	13.3%	11.8%	9.7%	20.7%	21.0%
Total families in poverty in 1999					
Married couple families	4.8%	4.0%	3.0%	8.5%	8.6%
with related children <18 yrs.	6.6%	5.4%	4.3%	12.5%	13.9%
with no related children <18 yrs.					
Other families					
Male head w/related child <18 yrs.					
Male head w/o child <18 yrs.					
Female head w/related child <18	28.6%	26.3%	21.3%	42.8%	37.2%
Female head w/o child <18 yrs.	36.9%	33.5%	28.0%	51.9%	44.4%
Source of income					
Earnings	89,560,105	2,004,332	1,159,410	61,473	23,449
Wages or salary					
Self employment					
Interest, dividends, or net rental					
Social security	29,938,325	601,396	293,477	20,384	8,497
Supplemental security (SSI)	4,460,967	93,093	45,528	4,435	1,801
Public assistance cash income	2,606,375	82,924	40,162	4,088	1,897
Retirement	19,466,640	440,433	226,054	11,580	5,401
Other types					
Amount of income - mean		1,593,589	1,073,248	76,698	30,703
Earnings	\$68,965	\$70,571	\$79,246	\$52,292	\$50,600
Wages or salary					
Self employment					
Interest, dividends, or net rental					
Social security	\$14,319	\$14,670	\$14,736	\$13,520	\$13,528
Supplemental security (SSI)	\$7,648	\$7,912	\$7,939	\$7,940	\$8,138
Public assistance	\$3,237	\$3,205	\$3,316	\$3,759	\$3,355
Retirement	\$19,862	\$20,725	\$21,536	\$17,108	\$16,280
Other types					

Comparative social statistics - income

Family/nonfamily household income	United States	Washington State	Puget Sound	Yakima Co	Yakima
\$ 0- 9,999	8%	4%	5%	9%	11%
\$ 10- 14,999	6%	3%	3%	7%	8%
\$ 15- 24,999	11%	7%	7%	15%	16%
\$ 25- 34,999	11%	9%	8%	12%	14%
\$ 35- 49,999	15%	14%	13%	16%	15%
\$ 50- 74,999	19%	21%	20%	20%	17%
\$ 75- 99,999	12%	16%	15%	10%	9%
\$ 100-149,999	11%	16%	17%	7%	6%
\$ 150-199,999	4%	5%	6%	1%	2%
\$ 200,000+	4%	5%	5%	2%	2%
Total	111,609,629	1,593,589	1,073,248	76,698	30,703
Individuals in poverty status by age					
Under 65 years	11.9%	11.1%	9.1%	17.4%	19.0%
Over 65 years	9.9%	8.6%	8.7%	13.6%	12.4%
Total in Poverty	11.6%	10.7%	9.0%	16.8%	17.8%
Percent of Population in Poverty	13.3%	11.8%	9.7%	20.7%	21.0%
Total families in Poverty					
	9.8%	8.0%	6.3%	15.5%	15.3%
Married couple families	4.8%	4.0%	3.0%	8.5%	8.6%
with related children <18 yrs.	6.6%	5.4%	4.3%	12.5%	13.9%
with no related children <18 yrs.					
Other families					
Male head w/related child <18 yrs.					
Male head w/o child <18 yrs.					
Female head w/related child <18	28.6%	26.3%	21.3%	42.8%	37.2%
Female head w/o child <18 yrs.	36.9%	33.5%	28.0%	51.9%	44.4%
Source of income					
Earnings		126%	108%	80%	76%
Wages or salary		0%	0%	0%	0%
Self employment		0%	0%	0%	0%
Interest, dividends, or net rental		0%	0%	0%	0%
Social security		38%	27%	27%	28%
Supplemental security (SSI)		6%	4%	6%	6%
Public assistance cash income		5%	4%	5%	6%
Retirement		28%	21%	15%	18%
Other types		0%	0%	0%	0%
Amount of income					
Earnings		\$70,571	\$79,246	\$52,292	\$50,600
Wages or salary		\$0	\$0	\$0	\$0
Self employment		\$0	\$0	\$0	\$0
Interest, dividends, or net rental		\$0	\$0	\$0	\$0
Social security		\$14,670	\$14,736	\$13,520	\$13,528
Supplemental security (SSI)		\$7,912	\$7,939	\$7,940	\$8,138
Public assistance cash income		\$3,205	\$3,316	\$3,759	\$3,355
Retirement		\$20,725	\$21,536	\$17,108	\$16,280
Other types		\$0	\$0	\$0	\$0

Comparative social statistics - occupied housing units

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Total housing units	126,237,884	2,698,930	1,483,662	82,188	33,082
Occupied housing units	111,609,629	2,472,477	1,386,114	76,698	30,703
percent owner occupied	67%	66%	64%	65%	56%
percent renter occupied	33%	34%	36%	35%	45%
Vacant housing units	14,628,255	226,453	97,548	5,490	2,349
percent seasonal, recreational use					
Rooms					
1 room	1257832	41,882	26,720	949	428
2 rooms	3,953,307	111,413	66,280	2,514	1,654
3 rooms	11658785	252,441	153,379	6,738	3,457
4 rooms	22008707	462,757	248,030	15,966	7,824
5 rooms	27605800	520,815	263,692	19,779	6,839
6 rooms	23891299	457,162	236,541	15,354	5,392
7 rooms	15507478	353,514	196,047	9,621	3,148
8 rooms	10079665	232,515	134,268	5,365	1,888
9 rooms or more	10275011	266,431	158,705	5,902	2,452
Mean number of rooms	5.4	5.4	5.4	5.3	5.0
Year Structure Built					
2005+	2,350,881	57,124	30,410	864	185
2000-2004	10,560,759	249,697	138,544	5,633	1,712
1990 to 1999	18,072,365	491,147	258,397	10,525	2,706
1980 to 1989	18,389,849	396,871	242,448	9,731	3,509
1970 to 1979	21,357,510	506,093	255,341	16,028	6,140
1960 to 1969	14,831,846	285,859	178,848	8,466	3,716
1950 to 1959	14,633,548	237,814	127,776	10,637	5,087
1940 to 1949	7,610,300	157,802	82,121	8,452	3,660
1939 or earlier	18,430,826	316,523	169,777	11,852	6,367
Total housing units	126,237,884	2,698,930	1,483,662	82,188	33,082
Median year built	unavailable		unavailable	unavailable	
Units in structure					
1, detached	77,612,835	1,697,887	890,274	52,710	18,802
1, attached	7,168,650	90,676	57,618	2,883	1,997
2	5,049,891	73,939	34,121	4,013	2,599
3 or 4	5,734,344	103,509	59,720	3,600	2,493
5-9	6,162,198	127,023	86,144	2,504	1,564
10-19	5,656,157	155,679	112,371	1,783	1,490
20+	10,023,728	237,431	175,689	2,877	2,103
mobile home/trailer	8,729,075	207,344	65,455	11,720	2,018
boat, rv, van, etc.	101,006	5,442	2,270	98	16
Total	126,237,884	2,698,930	1,483,662	82,188	33,082

Comparative social statistics - occupied housing units

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Total housing units	126,237,884	2,698,930	1,483,662	82,188	33,082
Occupied housing units	111,609,629	2,472,477	1,386,114	76,698	30,703
percent owner occupied	67%	66%	0%	65%	56%
percent renter occupied	33%	34%	0%	35%	45%
Vacant housing units - percent inventory		8%	7%	7%	7%
percent seasonal, recreational use		0%	0%	0%	0%
Rooms					
1 room	1%	2%	2%	0	1%
2 rooms	3%	4%	4%	0	5%
3 rooms	9%	9%	10%	0	10%
4 rooms	17%	17%	17%	0	24%
5 rooms	22%	19%	18%	0	21%
6 rooms	19%	17%	16%	0	16%
7 rooms	12%	13%	13%	0	10%
8 rooms	8%	9%	9%	0	6%
9 rooms or more	8%	10%	11%	0	7%
Mean number of rooms		5.4	#REF!	#REF!	#REF!
Year Structure Built					
2005+	2%	2%	2%	1%	1%
2000-2004	8%	9%	9%	7%	5%
1990 to 1999	14%	18%	17%	13%	8%
1980 to 1989	15%	15%	16%	12%	11%
1970 to 1979	17%	19%	17%	20%	19%
1960 to 1969	12%	11%	12%	10%	11%
1950 to 1959	12%	9%	9%	13%	15%
1940 to 1949	6%	6%	6%	10%	11%
1939 or earlier	15%	12%	11%	14%	19%
Total housing units	126,237,884	2,698,930	1,348,146	1,348,146	33,082
Median year built		1974			0
Units in structure					
1, detached	61%	63%	60%	64%	57%
1, attached	6%	3%	4%	4%	6%
2	4%	3%	2%	5%	8%
3 or 4	5%	4%	4%	4%	8%
5-9	5%	5%	6%	3%	5%
10-19	4%	6%	8%	2%	5%
20+	8%	9%	12%	4%	6%
mobile home/trailer	7%	8%	4%	14%	6%
other	0%	0%	0%	0%	0%
Total	126,237,884	2,698,930	1,483,662	82,188	33,082

Comparative social statistics - housing value

Value (owner-occupied units)	United States	Washington State	Puget Sound	Yakima Co	Yakima
\$ 0- 49,999	6,166,490	64,138	23,388	5,441	1,639
\$ 50- 99,999	12,167,778	90,435	15,464	8,877	3,432
\$ 100-149,999	12,251,934	171,047	36,428	15,146	5,270
\$ 150-199,999	10,189,231	211,368	76,749	9,383	3,403
\$ 200-299,999	11,984,944	392,989	218,545	6,718	2,150
\$ 300-499,999	12,508,785	444,295	320,329	3,276	930
\$ 500-999,999	8,037,317	207,294	163,692	706	148
\$1,000,000+	1,766,187	39,894	32,361	287	75
Total	75,072,666	1,621,460	886,956	49,834	17,047
Median value	\$181,800	\$261,200	\$337,372	\$134,800	\$132,600
Owner costs as % of household income					
less than 15%					
15.0-19.9%	34,613,515	679,328	334,934	23,562	7,973
20.0-24.9%	10,131,038	230,259	129,240	6,847	2,207
25.0-29.9%	7,631,385	187,700	109,846	4,949	1,716
30.0-34.9%	5,396,801	136,025	79,111	4,292	1,318
35.0+%	16,882,229	381,609	231,011	10,025	3,817
Not computed	417,698	6,539	2,814	159	16
Total	75,072,666	1,621,460	886,956	49,834	17,047
Rent (renter-occupied units)					
\$ 0- 200	989,033	22,592	12,276	1,098	504
\$ 200- 299	1,267,718	21,753	11,239	1,181	523
\$ 300- 499	4,126,391	76,165	24,463	6,077	3,395
\$ 500- 749	9,605,657	230,854	109,706	10,164	5,183
\$ 750- 999	8,298,018	227,139	148,159	4,485	2,449
\$ 1,000-1,499	7,003,643	173,053	127,111	1,717	1,012
\$ 1,500+	3,047,207	61,654	50,010	425	190
No cash rent	2,199,296	37,807	16,194	1,717	400
Total	36,536,963	851,017	499,158	26,864	13,656
Median rent	\$781	\$799	\$879	\$602	\$606
Gross rent as % of household income in 1999					
less than 15%	4,388,049	99,431	57,881	3,454	1,462
15.0-19.9%	4,330,730	108,805	65,959	3,729	2,010
20.0-24.9%	4,383,348	113,194	70,589	3,139	1,661
25.0-29.9%	3,957,489	98,278	60,503	3,079	1,527
30.0-34.9%	3,047,995	74,470	44,367	2,407	1,214
35.0+%	13,639,818	309,149	178,053	9,039	5,214
Not computed	2,789,534	47,690	21,806	2,017	568
Total	36,536,963	851,017	499,158	26,864	13,656

Comparative social statistics - housing value

Value (owner-occupied units)	United States	Washington State	Puget Sound	Yakima Co	Yakima
\$ 0- 49,999	8%	4%	3%	11%	10%
\$ 50- 99,999	16%	6%	2%	18%	20%
\$ 100-149,999	16%	11%	4%	30%	31%
\$ 150-199,999	14%	13%	9%	19%	20%
\$ 200-299,999	16%	24%	25%	13%	13%
\$ 300-499,999	17%	27%	36%	7%	5%
\$ 500-999,999	11%	13%	18%	1%	1%
\$1,000,000+	2%	2%	4%	1%	0%
Total	75,072,666	1,621,460	886,956	49,834	17,047
Median value	\$181,800	\$261,200	\$337,372	\$134,800	\$132,600
less than 15%	0%	0%	0%	0%	0%
15.0-19.9%	46%	42%	38%	47%	47%
20.0-24.9%	13%	14%	15%	14%	13%
25.0-29.9%	10%	12%	12%	10%	10%
30.0-34.9%	7%	8%	9%	9%	8%
35.0+%	22%	24%	26%	20%	22%
Not computed	1%	0%	0%	0%	0%
Total	75,072,666	1,621,460	886,956	49,834	17,047
Rent (renter-occupied units)					
\$ 0- 200	3%	3%	2%	4%	4%
\$ 200- 299	3%	3%	2%	4%	4%
\$ 300- 499	11%	9%	5%	23%	25%
\$ 500- 749	26%	27%	22%	38%	38%
\$ 750- 999	23%	27%	30%	17%	18%
\$ 1,000-1,499	19%	20%	25%	6%	7%
\$ 1,500+	8%	7%	10%	2%	1%
No cash rent	6%	4%	3%	6%	3%
Total	36,536,963	851,017	499,158	26,864	13,656
Median rent	\$781	\$799	\$879	\$602	\$606
Gross rent as % of household income in 1999					
less than 15%	12%	12%	12%	13%	11%
15.0-19.9%	12%	13%	13%	14%	15%
20.0-24.9%	12%	13%	14%	12%	12%
25.0-29.9%	11%	12%	12%	11%	11%
30.0-34.9%	8%	9%	9%	9%	9%
35.0+%	37%	36%	36%	34%	38%
Not computed	8%	6%	4%	8%	4%
Total	36,536,963	851,017	499,158	26,864	13,656

Comparative social statistics - transportation characteristics

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Workers 16 years and older	136,926,294	3,005,600	1,740,301	94,487	35,511
Commute to work					
car, truck, or van - drove alone	104,188,550	2,197,458	1,232,728	72,740	26,789
car, truck, or van - carpooled	14,525,922	347,800	202,025	14,826	6,230
public transportation/ taxi/ferry	6,638,872	155,580	132,003	506	468
walked or biked	3,906,520	102,867	55,411	2,512	796
other means	2,298,354	54,073	31,615	1,003	418
worked at home	5,368,076	147,822	86,519	2,900	810
Total	136,926,294	3,005,600	1,740,301	94,487	35,511
Mean travel time to work in minu:	25.1	25.3	29.1	18.6	17.6
Private vehicle occupancy					
Car, truck or van drove alone					
Carpooled					
in 2-person carpool					
in 3-person carpool					
in 4-person carpool					
in 5-6-person carpool					
in 7-person or more carpool					
Other means including working at home					
Total	0	0	0	0	0
Vehicles per occupied housing unit(owner and renter)					
0 vehicle	9,783,343	161,507	99,701	4,464	2,856
1 vehicle	36,977,395	761,164	448,952	20,458	10,643
2 vehicles	42,536,428	941,444	522,281	28,376	10,836
3 vehicles	22,312,463	608,362	315,180	23,400	6,368
4 vehicles					
5 or more vehicles					
Total	111,609,629	2,472,477	1,386,114	76,698	30,703
Average number of vehicles available					
Place of work					
Living in a place - 16 years and over					
worked in place of residence					
worked outside of place of residence					
Not living in a place					
Worked in state of residence					
worked in county of residence					
worked outside of county of residence					
Worked outside state of residence					
Total workers 16+					
Transposition					
Total resident population					na
Total workers working in the area					na
Total workers living in the area					na
Estimated daytime population					na
Daytime population change commutting					na
Workers who lived/worked same county					na
Employment/residence ratio	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	na

Comparative social statistics - transportation characteristics

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Workers 16 years and older	136,926,294	3,005,600	1,740,301	94,487	35,511
Commute to work					
car, truck, or van - drove alone	76%	73%	71%	77%	75%
car, truck, or van - carpooled	11%	12%	12%	16%	18%
public transportation/taxi/ferry	5%	5%	8%	1%	1%
walked	3%	3%	3%	3%	2%
other means	2%	2%	2%	1%	1%
worked at home	4%	5%	5%	3%	2%
Total	136,926,294	3,005,600	1,740,301	94,487	35,511
Mean travel time to work in minu:	25.1	25.3	29.1	18.6	17.6
Private vehicle occupancy					
Car, truck or van drove alone	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Carpooled					
in 2-person carpool	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
in 3-person carpool	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
in 4-person carpool	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
in 5-6-person carpool	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
in 7-person or more carpool	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Other means	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
			0	0	0
Vehicles per household (owner and renter)					
0 vehicle	9%	7%	7%	6%	9%
1 vehicle	33%	31%	32%	27%	35%
2 vehicles	38%	38%	38%	37%	35%
3 vehicles	20%	25%	23%	31%	21%
4 vehicles	0%	0%	0%	0%	0%
5 or more vehicles	0%	0%	0%	0%	0%
Total	111,609,629	2,472,477	1,386,114	76,698	30,703
Average number of vehicles available	0.0	0.0	0.0	0.0	0.0
Place of work					
Living in a place					
worked in place of residence		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
worked outside of place of residence		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Not living in a place					
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Worked in state of residence					
worked in county of residence		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
worked outside of county of residence		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Worked outside state of residence					
		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Total workers 16+		0	0	0	0
Transposition					
Total resident population	0	0	0	0	na
Total workers working in the area	0	0	0	0	na
Total workers living in the area	0	0	0	0	na
Estimated daytime population	0	0	0	0	na
Daytime population change commut	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Workers who lived/worked same cou	0	0	0	0	na
Percent who live/work in same area	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

Comparative social statistics - race and language

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
One race	292,623,984	6,153,150	3,358,239	225,789	83,372
Two or more races	6,133,326	218,240	139,288	5,118	1,854
Race alone or in combination	298,757,310	6,371,390	3,497,527	230,907	85,226
White	226,686,952	5,337,320	2,803,786	176,282	59,465
Black or African American	39,111,687	279,196	224,032	3,102	1,810
American Indian and Alaska Nativ	4,333,179	169,135	76,744	12,003	2,226
Asian	14,521,264	496,264	402,698	3,664	1,712
Native Hawaiian and other Pacific	820,373	43,252	32,723	486	200
Some other race	19,878,144	283,073	110,309	40,567	21,675
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
Hispanic or Latino of any race	44,019,880	582,874	239,250	92,232	32,302
Not Hispanic or Latino	254,737,430	5,788,516	3,258,277	138,675	52,924
Population 5 years and over	278,276,723	5,959,016	3,273,791	210,144	77,160
English only	223,949,581	4,983,603	2,675,340	135,687	52,370
Language other than English	54,327,142	975,413	598,451	74,457	24,790
speak English less than ver	24,069,536	451,560	276,920	37,634	14,974
Spanish	33,701,181	421,564	168,261	70,580	23,225
speak English less than ver	16,021,820	208,309	81,827	36,454	14,446
Other languages	20,625,961	553,849	430,190	3,877	1,565
speak English less than ver	8,047,716	243,251	195,093	1,180	528
Total population	278,276,723	5,959,016	3,273,791	210,144	77,160

Comparative social statistics - race and language

	United States	Washington State	Puget Sound	Yakima Co	Yakima
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
One race	98%	97%	96%	98%	98%
Two or more races	2%	3%	4%	2%	2%
Race alone or in combination	298,757,310	6,371,390	3,497,527	230,907	85,226
White	76%	84%	80%	76%	70%
Black or African American	13%	4%	6%	1%	2%
American Indian and Alaska Nativ	1%	3%	2%	5%	3%
Asian	5%	8%	12%	2%	2%
Native Hawaiian and other Pacific	0%	1%	1%	0%	0%
Some other race	7%	4%	3%	18%	25%
Total population	298,757,310	6,371,390	3,497,527	230,907	85,226
Hispanic or Latino of any race	15%	9%	7%	40%	38%
Not Hispanic or Latino	85%	91%	93%	60%	62%
Population 5 years and over	278,276,723	5,959,016	3,273,791	210,144	77,160
English only	80%	84%	82%	65%	68%
Language other than English	20%	16%	18%	35%	32%
speak English less than ver	44%	46%	46%	51%	60%
Spanish	12%	7%	5%	34%	30%
speak English less than ver	48%	49%	49%	52%	62%
Other languages	7%	9%	13%	2%	2%
speak English less than ver	39%	44%	45%	30%	34%
Total	278,276,723	5,959,016	3,273,791	210,144	77,160

4*B

City of Yakima
Council Neighborhood Development Committee
Thursday, September 24, 2009

Council members present: Bill Lover and Sonya Rodriguez
Staff Present: Michael Morales and Archie Matthews

Public Input Meeting on the 2010-2014 Consolidated Plan and 2010 Annual Action Plan

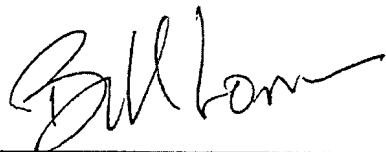
Investment of the federal funds received through the Community Development Block Grant (CDBG) and HOME programs is guided by a 5-year strategic plan and an annual action plan as required by the Department of Housing and Urban Development (HUD). This public input meeting was held to provide an opportunity for public comment on the draft of the 2010-2014 Community Development Block Grant (CDBG) and HOME Consolidated Plan and 2010 Annual Action Plan.

Summary of Public Input

- The process doesn't allow enough time for citizens to participate.
- Minutes should be taken at public input meetings to make sure the ideas expressed are included in the Consolidated Plan.

Community needs mentioned:

- More neighborhood associations: the associations would be able to address issues pertaining to the community.
- Funds for prevention programs such as the Southeast Community Center.
- More opportunities to educate the public about the Consolidated Plan process.
- Opportunities for parents to work together to develop programs to help youth.



Bill Lover, Chair

OCTOBER 20, 2009

5. Audience Participation

Alex Santillanes, 1407 W. Chestnut Avenue, spoke of his concern about noise, graffiti, vandalism, thefts, and heavy traffic resulting from a transition home for women located at 1408 W. Yakima Avenue. He also complained about a new transition-type residence going in next door at 1406 W. Yakima Avenue that he discovered had not received clearance from City Hall. He questioned the zoning as well as lack of involvement from the City.

Bill Cook, Director of Community and Economic Development, advised that they had recently received word that there was construction at that address and they sent out an inspector. They informed the owners that they were required to get building permits for the work. They have learned it is being converted from a triplex to a group home. The non-profit organization that runs the house has been advised that the zoning needs to be reviewed. R-3 zoning may work depending on the maximum number of people they plan to house. Based on definition in state and federal law, up to six unrelated people constitute a "family." This issue is being researched and a report will be brought back to Council.

Bill Duerr, 3206 W. Yakima Avenue, stated that the Yakima City Charter is incomplete and outdated. He requested a list of all amendments and ordinances modifying it from April 1, 1986 to present. He also suggested having it updated prior to new Council members being sworn in, potentially in January 2010.

7:00 P.M. – PUBLIC HEARINGS

6. Public Hearing on the 2010-2014 Community Development Block Grant and HOME Consolidated Plan and 2010 Annual Action Plan

In his opening statement, Deputy Director of Community and Economic Development Morales said that over the last two months, the 2010 Annual Action Plan has been undergoing a public comment period for citizen input, needs assessment, and identification of needs in the community.

- **Mayor Edler opened the public hearing**

John Everhart, Pastor of Pilgrim Rest Baptist Church, spoke highly of the efforts of the Office of Neighborhood Development Services employees in the community. He also suggested some of the funds be used to make improvements to the food bank facility.

Maria Garcia, 1001 N. 20th Avenue, stated that the majority of the money is being spent in the housing area and she would like to see more funds directed toward economic development for small businesses. She also claimed that not much is being done in the northeast neighborhood and suggested funds be used for lighting, sidewalks, and training for community organizations.

- **Mayor Edler closed the public hearing**

The next public hearing and adoption date is scheduled for the November 17th City Council meeting. The comment period is still open and citizens were

D-2
Appendix D: Comments
Yakima Consolidated Plan 2010-2014

By
Hector
FRANCO.

East Yakima Neighborhoods Association

July 18, 2007

Resubmitted on September 24, 2009

29

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SEP 29 2009
OFFICE OF NEIGHBORHOOD
DEVELOPMENT SERVICES

With the renewal of downtown, the east side of the City of Yakima is also coming under scrutiny because the graffiti and the poorer eastside neighborhoods leave a negative impression on the visitors that must pass through them as they come into downtown.

The City has undertaken a "Safe Community Initiative" that focuses on enforcement with the police "emphasis patrols," and the proposed gang legislation. The City is also focusing on improving our community image through the graffiti clean up program and has enacted a new law that prohibits parking on the yards. These are all part of the City's effort to reduce crime and clean up the east side. But the residents of east Yakima continue to be ignored and left out of this crime reduction and clean up effort, except as the targeted community and the recipients of code violation tickets.

The City Council's total focus is on enforcement and we, as community residents, feel that prevention and educational programs are very important and effective tools that must be included as part of the City of Yakima's effort to, "build, sustain and strengthen the City's public image as a clean, safe, attractive and progressive community."

Neighborhood associations are effective and proven vehicles that allow local residents to participate in the civic affairs of their neighborhoods to support of the City Council's efforts to develop a desirable place to live and work but the City has resisted the implementation of the Northeast and Southeast Neighborhood Plans even though the City of Yakima's Mission and Vision Statement, dated February 14, 2006 calls for increased community involvement and a review of the neighborhood plans that were developed nine years ago. The 2006 Annual Action Plan, prepared for HUD, also calls for the creation of neighborhood organizations but nothing has been done.

The Council's failure to look at prevention and educational programs for the residents of east Yakima as a tool to reduce crime and revitalize east Yakima must be addressed and The East Yakima Neighborhood Association will be incorporated for this purpose. The board of directors will reflect demographics of the residents of east Yakima and will be open to all and that will serve the all of the residents of east Yakima.

In addition to the crime reduction and neighborhood revitalization efforts, the East Yakima Neighborhood Association will also focus on providing leadership training, education and youth prevention programs. The demand for prevention programs overwhelms the existing service providers serving this area and/or they are not reaching the "at risk" youth. Most agencies provide a very poor level of service due to limited funds, their inability to secure funding and their lack of bi-lingual staff. Most importantly, they are also not involving the residents of east Yakima in their decision making process.

Friday, October 2, 2009

Mr. Archie M. Matthews, Operations Supervisor

Office of Neighborhood Development Services

112 South 8th Street

Yakima, WA 98901

Dear Mr. Matthews;

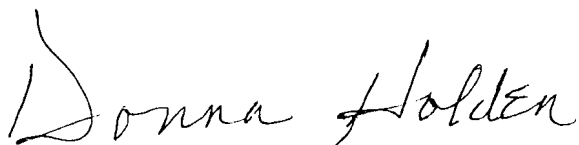
On behalf of me and my Mother, we would like to extend a thank you to the Neighborhood Development Services for our home repair.

I worked in the Americorps Program with Natasha who supervised the painters on our home and I was impressed with her supervision skills. They did a fantastic job!

The new windows are wonderful. I will be bringing my Mom home from the nursing home next week and I am so happy that she will be comfortable. The windows are working out just great except for one thing-now I have to keep them clean. Before, the old windows were just covered up with curtains and shades.

Once again, let me tell you how much I appreciated everyone's professionalism through the whole process.

Sincerely,



Donna Holden

926 East Chestnut

Yakima, WA 98901

(509) 452-2365

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OCT 5 2009

D-4

Appendix D: Comments
OFFICE OF NEIGHBORHOOD
Yakima Consolidated Plan 2010-2014
DEVELOPMENT SERVICES

October 12, 2009

REC'D

Mr Archie Matthews
Neighborhood Developer Service

OCT 1

OFFICE OF NE
DEVELOPME

Dear

I appreciate getting my little house
winterized. Thank you!

I appreciate getting new windows.
They will be a great help on my heating
bill this winter. Thank you!

Your workers put in many changes to
make my life easier. Thank you!

I would like to comment on your
lead workers and their apprentices
all were fantastic. They came in worked
efficiently - cleaned up their work area
and left - all were friendly & helpful.

I know there is a "Ongoing program
it has touched many lives - made
many people happier and safer.

Thank you for including me

**Appendix D: Comments
Yakima Consolidated Plan 2010-2014**

Sincerely,

October 29th, 2009

Archie Mathews
City of Yakima
Office of Neighborhood Development Services
112 S. Eighth St.
Yakima, WA 98901

RECEIVED RECEIVED
OCT 30 2009
OFFICE OF NEIGHBORHOOD DEVELOPMENT SERVICES
109
1000
SERVICES

Dear Mr. Archie Mathews:

In reply to identifying community needs to be addressed through the investment of Community Development Block Grant Funds (CDBG) and Home Funds, I am submitting in writing the following needs.

In the course of service to our community, The Hands of Hope, has identified the following immediate needs that exist:

1. Year round temporary overnight shelter that exceeds 30 days that is available to men, women, families and teenagers is needed.
2. Affordable transitional housing for men, women, families and teens that offers strong mentoring and life skills training.
3. Affordable transitional housing for those with mental health issues that includes non-restricted residential status that also offers strong mentoring programs.
4. Affordable temporary migrant worker housing to help alleviate “camping” on riverbanks without proper health hygiene and sanitation resources, which in turn negatively impacts our community.
5. Subsidized permanent housing which includes heavy case management for chronic homelessness caused by substance abuse addiction or mental health issues.

These recommendations are based on experience that includes aiding the homeless at varying income levels, into temporary and transitional housing with permanent housing being the ultimate solution.

If you have any questions, please contact me at 509-388-4309.

Sincerely,

Christine Goodwin
“Hands of Hope”

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

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OCT 29 2009

**CITY OF YAKIMA
COMMUNITY DEVELOPMENT**

Note:

This is a concept paper being presented to Mr. Bill Cook, Director of Community and Economic Development, City of Yakima. This is not a complete proposal. Goals, Objectives, and Evaluation criteria to be jointly developed with the City of Yakima.

A grassroots effort by residents of the City of Yakima has developed an initiative to increase resident participation in the civic affairs of the City of the city and to join with the City of Yakima's efforts to efforts to build, sustain and strengthen the City's public image as a clean, safe attractive and progressive community.

The residents have come together for the purpose of creating a mechanism to organize and develop neighborhood associations in the targeted area outlined in the attached map and titled, "East Yakima Early Learning Initiative". The targeted area is the lower income area within the City of Yakima and other service providers are already using these neighborhoods as their targeted area.

The Yakima Neighborhoods Association, (a to be formed non-profit incorporated in the State of Washington), is hereby requesting funding from the City of Yakima CDBG funds for the start up costs and staffing for a five year period in the amount of \$150,000. These funds will provide salaries for three staff Positions, the Executive Director, an Outreach person and a Volunteer Coordinator. The balance of the staff will be volunteers. A preliminary budget is attached.

The mission of the Yakima Neighborhoods Association (YNA), is to empower the residents living in the target area through leadership, civic and educational training to increase the residents' community participation as a key, and critical factor to finding resolutions to the many problems that the residents face daily in their neighborhoods and to work with the City of Yakima. The YNA will used as a vehicle to reduce crime, create youth prevention programs, revitalize the neighborhoods and small business development.

In addition to the crime reduction and neighborhood revitalization efforts, the Yakima Neighborhoods Association will also focus on providing leadership training, education and youth prevention programs.

A neighborhood association envisions a small community center or use of similar facilities in a neighborhood setting throughout the target area. Partnerships with the school district, faith based agencies and other service providers, including businesses, will be fundamental to the formation of the YNA Program for the use of their facilities, services/training.

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

The neighborhood associations also envision a community center or other facility that the neighborhood residents can visit and make it one of their family's night outings. Regularly scheduled services for all of the family and offered on a regular basis would allow the family to take their children with them while they do their activity or class and their children attend structured activities suitable for their age, including baby sitting services. Participation by all residents of the target area will be encouraged and promoted on an ongoing basis. YNA will be open to all of the residents living in the targeted area.

One of the primary goals of the YNA Program is to get target area residents to become volunteers and increase their participation in the civic affairs of the City of Yakima. Target area residents will be the volunteers of the program and should be supported and encouraged to participate at all times.

A base of operations will be secured from an existing service provider in the area and will be considered an in-kind contribution. (OIC had agreed to provide office space at the South East Yakima Community Center in the past).

Board of Directors

The Yakima Neighborhoods Association will be governed by leadership that reside, own property or have businesses in the target area and will be reflective of the population of the neighborhood. The board will be comprised of no less than 16 and no more than 21 members. The board of directors will be elected by the enrolled membership. Elections will be held on a yearly basis.

The eleven incorporators will serve as the interim board of directors and the balance of the directors will serve per a community nomination process to be developed. The board member terms will be limited to two years and will be staggered to maintain continuity.

Corporate/Professional/Activist Advisory Committee

To seek the help of professional and corporate groups, it is envisioned to invite corporate representatives to provide their input and advice on programs being developed. The number of advisory group will be between 7 to 15 members, and can be increased if needed. This advisory group will meet quarterly during a one hour lunch meeting the third Tuesday of the month following quarter. YNA board and/or staff will provide agenda and presentations.

Program Operations

During the initial stages, an outreach effort through all English and Spanish media will be undertaken to inform the target area residents about the YNA program.

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

a recruitment tool to increase membership participation. At the same time, leadership training and other educational programs will begin to be offered at a central location.

Also, as part of the YNA Program, an annual survey of the targeted area will be undertaken annually to determine the priorities and needs of the residents and to evaluate the services coming into the targeted area. The YNA will coordinate with the service providers on programs the residents want at their neighborhood location and will also develop courses which are requested but not currently offered by any service provider.

Staff

The Executive Director will be in charge of the overall operation of the program and oversee the two staff under the direction of the YNA Board of Directors. One of the most important issues is the long term sustainability of the YNA program so the executive director will be explicitly charged with fundraising to cover the operating costs of the YNA staff and programs.

The Outreach Person will be involved in promoting the program within the community and recruiting residents to join YNA as volunteers or as students for the programs offered.

A good Volunteer Coordinator that can mobilize the residents is critical to the success of the existing programs that will serve to draw other volunteers

EVALUATION

Neighborhood Associations

The YNA will have the staff and expertise to assist all residents living in the targeted area to begin the formation of a neighborhood association and one of the primary program goals is the development of neighborhood associations so the number of associations created will be a critical factor in the evaluation of the program.

Resident Participation (Volunteers)

The overall goal of the YNA Program is to increase the participation of the residents living in the target area in the civic affairs of the City of Yakima and the number of volunteers recruited and working will be a very good indicator of the program's success.

Leadership, Education and Career Development

Youth Prevention Programs

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

The need and demand for youth prevention programs overwhelms the existing service providers serving this area and the parents list prevention programs for the youth as a very high priority.

Senior Citizen Services

Senior citizen services are limited in the target area with the only Senior Center located some 40 blocks west of the target area.

Microenterprise Development

Respectfully submitted to the City of Yakima as part of the resident's testimony for inclusion to the HUD CDBG FIVE YEAR PLAN by the organizing committee for the Yakima Neighborhoods Association, this 29th day of October, 2009.

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

Some recommended programs that have been recommended and discussed by both parents and young adults within the East Yakima are as follows:

General Programs

- * Structured After School programs that can be coordinate and developed with the school districts as well.
- * Structured year round programs for youth of different ages.
- * Structured year round parenting information programs for adults.
- * Structured "Building Blocks" series for ESL, ABE, GED & citizenship programs that can lead to more civic involvement and participation with some support and coordination with the school district and YVCC.
- * Career training opportunities in fields that are seeking to hire in the future
- * Set up support groups to support teen parents
- * Educational workshops to develop resumes and develop self esteem.
- * Educational workshops on drugs and alcohol awareness.
- * Educational workshops regarding rights, laws, etc

Specific Programs

- * Youth Financial Fitness leadership program that encourages the understanding of math as a valuable tool for employment and provides internships in the financial arena.
- * Youth entrepreneur training programs with potential loans for young people to develop a business with help from a mentor.
- * Home ownership training that can lead to home ownership opportunities.
- * Program with fire department and police department that will provide information and exposure and basic training for young cadets in both careers.
- * Leadership program for 12 months that will take young teens, adult teen and young professionals into a structured environment that will educate them on how the city functions, the county, economic development, code enforcement, law enforcement, how to run a meeting, etc.
- * Home Day Care training for young and mature adults to seek employment in that field.

YAKIMA NEIGHBORHOODS ASSOCIATION
CITY OF YAKIMA FIVE YEAR CDBG PLAN
OCTOBER 29, 2009

- * Voter education to show the importance of civic involvement.
- * Graffiti art program that will utilize youth talent on city or community projects.
- * Set up a low watt radio program to give young students exposure to radio electronics and DJ work.
- * Computer training to learn the basic programs for parents and/with youth.
- * Youth soccer leagues that will be encouraged and supported by the community.

Proposed by:

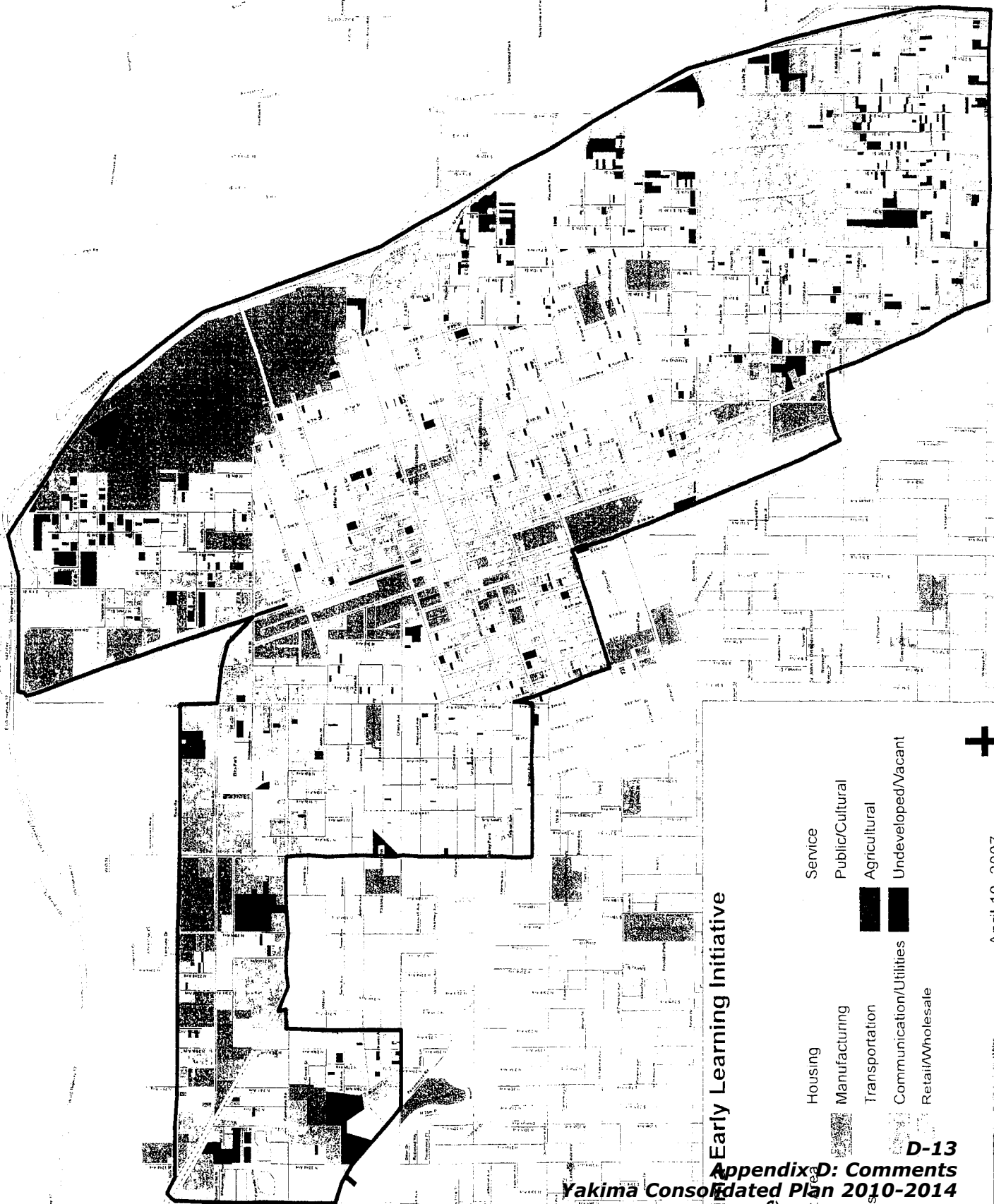
Gene Valdivia 350 S. Kershaw Drive
Yakima WA 98908
(509) 969-3506

Sandra Aguirre 509 So 12th St
Yakima wa 98901
509-457-0749

Hector Franco 815 N 20th Ave
Yakima WA
307-1183

Maria Garcia 1001 N. 20th Ave
Yakima, WA 98902
(509) 930-5517

Elizabeth Torres 1703 Dalton Rd
Yakima wa 98901
(509) 574-8072



East Yakima Early Learning Initiative

Appendix D: Comments
Yakima Consolidated Plan 2010-2014

- Project
- Parks
- Schools
- Housing
- Manufacturing
- Transportation
- Communication/Utilities
- Retail/Wholesale
- Service
- Public/Cultural
- Agricultural
- Undeveloped/Vacant



April 10, 2007



YAKIMA NEIGHBORHOODS ASSOCIATION

YAKIMA NEIGHBORHOODS ASSOCIATION

PRELIMINARY TWELVE MONTH OPERATING BUDGET

Salaries

Executive Director	41600
\$20/hr X 2080 =	
Volunteer Coordinator	32280
\$16/hr X 2080 =	
Outreach Person	31200
\$15/hr X 2080 =	
	105080
Payroll Taxes and Fringe Benefits	
25%	26270
Total Salary and Fringe Benefits	131350
Phone, Fax & Internet	2400
Office Supplies	1200
Travel Reimbursement	2000
Insurance	3500
Direct Mail	5000
Promotion	3600
Incorporation	950
Total Expenses	150000

Yakima Herald-Republic
Tuesday, October 20, 2009

Uncertainty clouds Adaptis' future in Yakima

Firm closing its Seattle headquarters, but remains mum on what that means for call center in the former Yakima Mall

By ERIN SNELGROVE and MAI HOANG
YAKIMA HERALD-REPUBLIC

The fate of an estimated 60 jobs at a downtown Yakima call center is unclear as the center's Seattle headquarters loses business and prepares to close.

A Seattle-based employee of Adaptis, who would not give her name, initially conferred in a telephone conversation last week that the Yakima facility will close by next year. She then said that employees have yet to be notified and hung up when asked for additional

information.

Last month, Adaptis told the state that 138 employees at its Seattle office would be laid off beginning in November because the office was closing.

The state Employment Security Department, which received the layoff and closure notice, has not received a similar notice for the Yakima facility. However, the notices aren't required until 60 days before a possible mass layoff or plant closure.

Adaptis opened in the

Sharon Gorman, vice president of human resources for Adaptis in Seattle, declined to comment on the status of the company. But there have been signs of trouble. The company is losing two major clients.

Clear One Health Plan, an insurance company based in Bend, Ore., announced last month that it would terminate its business with Adaptis by the fourth quarter of this year.

Community Health Plan of Washington, a health insurance provider owned by 19 community health centers, including Yakima Valley Farm Workers Clinic, is transitioning its back-office business to another company.

It will continue to use Adaptis to finish any claims processed before January, but will end its business relationship with Adaptis once those claims are all processed, said David Kinard, spokesman for the Community Health Plan of Washington.

And there are other signs Adaptis is changing. Its Web site, which previously marketed its services, only provides a map, address and a phone number for its Seattle office.

Its Yakima facility is on the former mall's second-floor space once occupied by ClientLogic, a call center that closed in the spring

SEE ADAPTIS PAGE 3B



GORDON KING/Yakima Herald-Republic

The Adaptis call center in downtown Yakima employs an estimated 60 people.

former Yakima Mall in the fall of 2004. It handles back-office work for managed health-care companies,

such as claims processing, membership and provider services, billing and consulting.

ADAPTIS

Continued from Page 1B

of 2004. Liz McGree, vice president of JEM Development, which owns the Yakima Mall, said she has not received any notice from Adaptis and referred all calls to the company.

GORMAN SAID THURSDAY that information concerning the Yakima facility was given to Dave McFadden, president and chief executive officer of New Vision, the county's economic development arm.

McFadden said he would not comment on Adaptis, but said company-operated call centers, such as Costco and Whirlpool, are more solid than third-party contractors. Costco operates a call center at 1700 N. Sixth St., while Whirlpool has a center in the former Yakima Mall.

But he added the entire industry is volatile because of the economy.

"They can come and go," he said. "We took for granted that companies would stay with us for the next generation or two, but now all bets are off."

The good news, he said, is that when one call center leaves, another can easily take its place — as Adaptis did with ClientLogic and Costco did with HouseValues, which closed in 2007.

ADAPTIS HAD RECEIVED a \$200,000 grant from federal Community Development Block Grant dollars to defray start-up costs. That money has since been repaid, said Michael Morales, Yakima's deputy economic director.

The business has also received \$179,000 through the city over four years for meeting certain employment levels and related requirements.

If Adaptis closes its facility here, it will have to return any funds distributed within 24 months of closure. Depending on when and if Adaptis closes its facility, it could be on the hook for up to \$44,000 for performance benchmark funds distributed in 2007 and 2008, Morales said.

No one at City Hall has been notified about a pending closure, Morales reported Monday.

Even if Adaptis closes its Yakima facility, McFadden still believes this type of industry is a good fit for the region. Due to the economy, though, he said, anticipating which businesses will thrive and which will fail is challenging.

"When you are dealing with businesses in today's economic environment, the long term for us is so much harder to predict," he said.

• Erin Snelgrove can be reached at 509-577-7684 or at esnelgrove@yakimaherald.com.

Appendix E: Yakima Consolidated Housing Plan

In October 2009 a random sample of resident voter households within the Community Development Block Grant (CDBG) Target Area were contacted to participate in a controlled sample survey concerning HUD funded housing conditions and programs.

250 households agreed to participate in the survey and were mailed a copy of a summary description of the plan and a copy of the questionnaire. Survey results were compiled for the first 100 households who completed the surveys by follow-up telephone call - the number planned for in the original survey scope.

The resulting survey results are accurate to within +/-10% of the opinions of the general population within the CDBG Target Area (the statistics are rounded and may not add to 100% and do not list don't know responses). The statistics also account for undecided, did not know, or refused a response - which is shown where applicable. Following is a summary of the results for the total sample group.

Introduction

The federal government estimates an average household (individuals and families) should pay no more than 30% of all household income (including all wages, salaries, pensions, stock and bond interest, and other income) for housing costs (including rent or mortgage payments, utilities, insurance, and other incidentals) if a household is to be able to pay for food, health, clothing, transportation, and other basic needs.

At the present time (2007), approximately 11,563 or 38% of all Yakima households are paying more than 30% of their total household income for housing.

As a result of these conditions, we are developing a housing plan to address rising housing costs for all kinds of households, for all areas of the city, and the Renewal Community Area neighborhoods in particular. **Our objective is to create policies and programs that provide housing that is affordable for city households - and to develop strategies for assisting with housing solutions for households that cannot live affordably** (those paying more than 30% of their household income for housing).

We would like to know your opinions about current housing conditions and priorities. Please read these questions carefully, circle your preferred answer, and be prepared to read your answers when we call.

Existing housing conditions

How would you rate **housing conditions in your neighborhood in** general on a scale of 1 to 5 where 1 is the poorest and 5 is the best condition?

		poorest		/	best		
		1	2	3	4	5	?
5	Quality - construction, design, and visual appearance?	2%	15%	56%	26%	1%	0%

6	Density – range of lot sizes and housing types including single and multi-family housing units?	1%	18%	49%	28%	4%	0%
7	Hazard management – floodplains, lead-paint, asbestos, graffiti, and handicap access?	9%	23%	42%	16%	6%	4%
8	Improvements – roads, curbs, gutters, and sidewalks?	10%	31%	27%	21%	9%	2%
9	Amenities – street lights, trees, landscaping, and signage?	6%	21%	39%	26%	8%	0%
10	Common areas – parks, playgrounds, and open spaces?	15%	23%	31%	21%	10%	0%
11	Preservation – of older, even historic housing units?	10%	23%	35%	14%	4%	14%
12	Maintenance – trash, litter, and graffiti?	17%	30%	22%	23%	8%	0%

How would you rate your own housing conditions?

		poorest / best					
		1	2	3	4	5	?
13	Overall satisfaction – with your apartment or house?	2%	5%	25%	48%	20%	0%
14	Cost – for rent or mortgage payments?	3%	5%	25%	35%	22%	10%
15	Cost for housing related services – including utilities and property taxes?	5%	23%	43%	23%	5%	1%
16	Location – community and neighborhood you live in?	4%	18%	34%	34%	10%	0%
17	Space – number of bedrooms and bathrooms?	3%	3%	37%	33%	23%	1%
18	Features – kitchen, family room, fireplace, garage?	2%	17%	34%	30%	17%	0%
19	Improvements – roads, curbs and gutters, sidewalks?	13%	20%	34%	18%	14%	1%
20	Amenities – playgrounds, parks, landscaping?	10%	26%	30%	22%	10%	2%
21	Services – schools, fire, police, roads?	4%	12%	28%	38%	17%	7%
22	Maintenance – trash, litter, and graffiti?	7%	19%	31%	28%	15%	0%
23	What percent of your household's gross monthly income – do you pay for rent or a mortgage?	19%	0%				
		14%	10%				
		21%	20%				
		20%	30%				
		16%	40%				
		4%	50%				
		2%	50%+				
		4%	don't know/refused				
24	What percent of your household's gross monthly income – do you pay for sewer, water, power, natural gas, and other utilities?	4%	1%				
		6%	2%				
		11%	3%				
		4%	4%				
		11%	5%				
		10%	6%				
		6%	7%				
		5%	8%				
		4%	9%				
		32%	10%+				
		7%	don't know/refused				

E-2

Citywide housing trends

The following statements were made during housing workshops about trends that may be affecting the housing market and a household's ability to cope with housing costs. To what extent do you disagree or agree with the following on a scale of 1 is where you most disagree and 5 is where you most agree with the statement?

Market assumptions		disagree	/	agree			
		1	2	3	4	5	?
25	Public workers - teachers, police officers, fire fighters, and other critical public service workers cannot pay rising housing costs and are not accepting local job offers?	19%	20%	34%	18%	4%	5%
26	Service workers - technical and entry level manufacturing, retail, health, and other service workers cannot afford rising housing costs and are not accepting local jobs affecting our ability for economic development?	10%	18%	33%	26%	7%	6%
27	Young adults - are increasingly unable to rent or buy an affordable living unit that they can pay for with local entry level job incomes?	6%	12%	18%	30%	32%	2%
28	Single-headed families, especially female - are unable to rent or buy an affordable living unit and pay for daycare, health costs, and other family expenses?	3%	3%	20%	28%	43%	3%
29	Elderly adults, including single individuals - are increasingly unable to find affordable housing that fits their changing life style needs. As a result, they continue to live in and keep older lower priced housing units out of the market - possibly to the point where the house starts to deteriorate because they are unable or cannot afford to pay for maintenance?	5%	6%	16%	34%	38%	1%
30	Special populations, including the mentally ill, victims of domestic abuse, and the temporary homeless - are unable to be provided housing - possibly to the point where current sponsors are unable to develop and operate necessary housing units and shelters?	3%	11%	28%	25%	31%	2%

Existing ONDS programs

Yakima's Office of Neighborhood Development Services (ONDS) uses federal monies from Community Development Block Grants (CDBG) and the HOME programs to finance a number of housing and neighborhood improvement programs and policies within the Renewal Community Area (see also, ONDS website at www.yakima.wa.us). What priority would you give to continuing and even expanding, if federal monies allow, the following ONDS programs and projects on a scale of 1 to 5 where 1 is the lowest and 5 is the highest priority?

ONDS programs		lowest 1	2	/ 3	highest 4	5	?
31	First Time Home Assistance Program - providing financial assistance up to \$4,000 for down payment and closing costs for qualified first-time low to moderate-income homebuyers? <i>In 2008, ONDS helped 27 first-time buyer households.</i>	10%	10%	36%	21%	20%	3%
32	Senior/Disabled Persons Home Repair Program - for up to \$2,500 to fix roofs, porches, and other interior repairs using ONDS materials and Habitat for Humanity volunteer labor for senior or disabled households? <i>In 2008, ONDS fixed 34 senior/disabled housing units.</i>	3%	3%	19%	32%	40%	3%
33	Senior/Disabled Emergency Repair Program - for up to \$500 to fix plumbing, electrical, heating, or other emergencies? <i>In 2008, ONDS performed 43 emergency repairs.</i>	3%	6%	13%	29%	47%	2%
34	Neighborhood Clean-Up/Improvement Program - up to \$500 per house to fix code violations cited by the city Code Inspector? <i>In 2008, recruited 7,606 volunteer hours and removed 15 tons of trash.</i>	6%	13%	26%	28%	25%	2%
35	Homeownership through New Construction Program - acquiring vacant lots or abandoned buildings and make these available to Habitat for Humanity or the OIC for self-help constructed new housing for households that qualify and participate? <i>In 2008, ONDS provided lots and loans for 4 Habitat for Humanity and 5 OIC self help construction projects.</i>	5%	9%	23%	28%	33%	2%
36	Senior/Disabled Exterior Paint Program - to pay for materials and sometimes labor, for households that cannot perform or pay for the work otherwise? <i>In 2008, ONDS painted 23 houses.</i>	4%	6%	15%	34%	37%	4%
37	Tenant/Landlord Counseling - to provide assistance in disputes and legal advice if appropriate. <i>In 2008, ONDS assisted 599 walk-in requests and 4,949 telephone calls.</i>	11%	10%	28%	23%	24%	4%

38	Emergency Heat/Utility Assistance – for households who cannot pay utility bills, particularly during winter months? <i>In 2008, ONDS referred 65 households to OCI and other appropriate agencies.</i>	1%	9%	22%	29%	36%	3%
39	Energy Weatherization – to install insulation, wrap pipes, replace windows, and other improvements to conserve energy and protect against bad weather conditions. <i>In 2008, ONDS installed weatherization packages in 35 houses.</i>	3%	7%	27%	32%	27%	4%

Other city housing program approaches

Yakima has initiated a number of actions to manage rising housing costs and growth impacts on a city-wide basis. Such actions include the clustering of housing to reduce environmental impacts and site development costs; allowing innovative housing and mixed-use projects to increase site and cost efficiencies; adopting performance related design and development standards to improve the quality of the housing product and reduce development costs – to name a few.

Yakima has also amended codes to allow accessory dwelling units, cottage or small lot houses, duplex and townhouses, manufactured and modular housing products that reduce costs and provide a wider variety of rental and purchase options.

In addition, Yakima, Yakima County, non-profit, and for-profit housing market agencies could also adopt the following measures to reduce costs and increase choice. Each one of these program approaches will involve costs to the public in some manner, some approaches costing more than others, and some programs having more impacts on housing costs and public policies and funds than others. Based on your knowledge of existing conditions, how would you rate the following possible programs?

		lowest		/	highest	
		1	2	3	4	5 ?
Education and mentoring						
40	Conduct housing finance classes – that provide education and mentoring assistance on how to budget and pay for household purchases, maintenance, insurance, utilities, and other expenses?	6%	15%	27%	22%	28% 2%

		lowest		/	highest	
		1	2	3	4	5 ?
Rehabilitation programs to retain affordable housing						
41	Establish a home rehabilitation and deferred payment program – where the eligible house is refurbished and the cost is deferred for payment until the house is sold to allow the current occupant to continue to reside in the house with current home payments? The rehabilitation loan is repaid when the house is eventually sold by the current occupant at no or a low cost interest rate.	10%	15%	29%	23%	18% 5%

		lowest		/	highest	
		1	2	3	4	5 ?
42	Increase high density zoning districts - of moderate to high density residential districts so that more developable sites are made available for lower cost single family and multi-family housing products?	21%	16%	34%	14%	10% 5%
43	Encourage accessory dwelling units (ADU) - that build housing units that are attached or next to an existing single family house in established neighborhoods to increase housing where community, transportation, and other public services are already provided?	20%	18%	31%	17%	10% 4%
44	Encourage cottage/small lots developments - that allow smaller lots and cottage sized single family housing units in single family neighborhoods to increase housing where community, transportation, and other public services are already provided?	14%	12%	27%	23%	17% 7%
45	Encourage infill development - of townhouse, manor house, and other attached single family housing units on vacant or underused land within existing urban neighborhoods to increase housing density, choice, and reduce land costs?	12%	11%	38%	23%	11% 5%

		lowest		/	highest	
		1	2	3	4	5 ?
46	Create a city housing action fund -with which to create the monies necessary to match other federal, state, and local funds for accomplishing the housing projects and programs described in the items above?	16%	15%	31%	19%	15% 4%
47	Assuming some public monies would be required to create the city housing action revolving fund - how much would your household be willing to pay per year to sponsor such an effort?	38%	\$0			
		9%	\$5			
		7%	\$10			
		2%	\$15			
		14%	\$20			
		11%	\$25			
		6%	\$50			
		1%	\$75			
		9%	\$100			
		1%	\$100+			
		2%	don't know/refused			

		lowest	/			highest	
		1	2	3	4	5	?
Financing options							
48	<u>Approve a limited duration (6 year) property tax levy</u> - a special purpose property tax that would add a limited levy assessment (between \$25 and \$50 per house per year) for up to 6 years for the sole purpose of funding affordable housing projects and programs?	37%	19%	18%	14%	9%	3%

Housing plan responsibilities

Who do you think should be primarily responsible for providing conditions that reduce housing costs as outlined in the action items described in this survey?

		disagree	/			agree	
		1	2	3	4	5	?
Sponsor							
49	Public entities - City of Yakima, Yakima County, Yakima Housing Authority, and Washington State?	20%	12%	30%	19%	16%	3%
50	Non-profit organizations - including Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), Catholic Charities Housing Services (CCHS), Next Step Housing, Yakima Valley Community Land Trusts, and other affordable housing interest groups?	11%	14%	28%	26%	16%	5%
51	Private market - developers, realtors, and lenders?	17%	15%	22%	18%	24%	4%
52	Joint ventures - involving the public, non-profit, and private market entities?	9%	10%	30%	18%	28%	5%

Your household characteristics

53	How long have you lived in Yakima?	0-1 2%	2-5 3%	6-10 5%	11-15 6%	16-20 7%	20+ 77%
54	Where do you live in the neighborhood?	8% <i>East of the railroad tracks and north of Yakima Ave</i> 13% <i>East of the railroad tracks and south of Yakima Ave</i> 26% <i>West of the railroad tracks and north of Yakima Ave</i> 49% <i>West of the railroad tracks and south of Yakima Ave</i> 4% <i>don't know/refused</i>					
55	Do you rent or own your residence?	rent 16%	own 84%				
56	What type of house do you live in?	77% <i>single family</i> 6% <i>duplex or town</i> 5% <i>multifamily</i> 12% <i>manufactured unit</i>					

57	Do you live in any of the following housing developments sponsored by the Yakima Housing Authority, Rural Farm Workers, Catholic Charities Housing Services, Next Step, or others?	3% YHA publicly assisted housing 1% Habitat, OIC, CCHS housing 0% Section 8 assisted housing 0% YWCA or other special need 3% other assisted housing 2% don't know/refused 91% private housing
58	What age group are you in?	0% 19-24 0% 24-34 8% 35-44 15% 45-54 30% 55-64 47% 65+ years
59	What is your household status?	31% live alone 3% live in an unrelated household 65% live in a family 1% don't know/refused
60	What income group is your household in?	33% under \$20,000 15% \$20-29,999 24% \$30-39,999 6% \$40-49,999 13% \$50-74,999 4% \$75-100,000 3% \$100,000+ 2% don't know/refused

Comments

Do you have any specific comments or recommendations to make about the housing plan or this survey, or affordable housing in general?

61	47 respondents had comments
----	-----------------------------

- Never seen HFH housing wide family never saw tagging and graffiti with wide population of Hispanics.
- Having lived in high-density, larger, urban areas Chicago and Buffalo, I have experienced the increase in crime related to unfettered increases in density. Most of this increase is related to low-income housing. High-end, high density does not share the same statistics. Single-family homes have the best chance of avoiding this disparity—Habitat for Humanity has shown this repeatedly. Statutes to increased density with multi-family housing will only increase poor quality with increased risk of significant crime. I am an architect in the area.
- I wish they would do better on cleaning up graffiti, especially downtown Yakima. It seems like the people that live in low-income subsidized are often involved in drugs and gangs, and they should screen people better, so the drug and gang associated residents in subsidized housing are screened first and not allowed in low-income housing projects in the first place.

- Single-family zoning should only be in residential areas. Multi-family dwellings should only be in multi-family zoning area, and do not mix single-family houses with the multi-family houses in same zoning area. Provide street improvement projects in unimproved city of Yakima areas such as mine (west of railroad tracks and north of Yakima avenue).
- We need to have more housing for low-income and preferably not just for the Mexicans, but the whites and blacks as well.
- Every one should be really careful on how they spend their money or what they spend it on before doing it.
- It is dark on the northeast side of town, so I would like more street lighting after dark. I am tired of the gangs.
- I do not know what you would do to make it affordable. And you don't give away free housing to anyone because they don't appreciate it. Rents are too high and the only way to make it affordable is to go by their wages.
- I think that they need to take care of the streets and sidewalks because this senior apartment complex has city sidewalks with big cracks and it is uneven and it is hazardous for walking, especially for older people and those who use assistance (chairs, scooters) for getting around.
- I don't think that taxpayers should be buying homes for supposed low-income people. I have much less disagreement with helping with rental housing which should be done by the private sector such as Section 8.
- Upset that the appraised value of my home regarding the taxes went up \$22,500 for no reason, which is outrageous. I can't make these payments.
- We are all being taxed to the limit right now. We don't need any more programs to come out of peoples pockets. If government wants to help people, they need to help in the creation of jobs for those who currently don't have them.
- I don't know what the housing plan is, so I can't make any comments. I haven't received anything that looks like a plan—just a higher concentration of housing which I don't approve of.
- When HUD or Habit for Humanity build, they should research more equal in distribution. The people in the houses should be responsible for upkeep and keeping them clean and the management should be responsible to make sure they are kept up and clean and they should be considerate of neighbors.
- When they start condensing people in one area, you create social unrest like rats in a cage—perfect for gangs.
- Believe home ownership increases the quality of a neighborhood because people are more apt to respect the look and quality of the neighborhood.
- Utilities are too high; I get to choose between heating, eating and medicine because I cannot afford all at once.
- The rent in the Yakima area is very high—too high for the area. Property taxes are too high.

- Don't reduce the manpower of the fire or police departments. The streets are in bad shape especially the side streets. It doesn't make sense to me that they would seal coat a road without patching or repairing first. I find grass growing in the cracks on some streets
- Until you get rid of the street violence, no one will want to live here. Get rid of the gangbangers.
- I think that our utilities are extremely high here. Downtown they tax everything to death. All the utilities are taxed to death. It just adds to the cost of living and when you're on a limited income, it's very hard to make ends meet.
- The proposals should be used for providing better housing conditions; no I meant that the private sponsors should be used to provide better housing conditions.
- I think a lot of these programs should be given to US Citizens only. Question 42. I decided that my neighborhood has been destroyed since they turned it into multi-family dwelling. Too many people coming and going. Too high population for neighborhood. The alleys are full of garbage. No one cleans out there anymore. Question 48, property taxes—taxes have a habit of never going way. I disagree with that one.
- No knowledgeable to make comments and answer the questions to the best of my knowledge.
- I'm all for helping people, but I don't want to help people who don't help themselves or who don't really don't need people who won't help themselves are who spend what they do have foolishly.
- Taxes are too high at times.
- I'm concerned regarding population density in regard to apartments and housing that turns into apartments and overcrowding at schools. If we have apartments, condominiums etc. there will be many children living in the areas and will add to the overcrowding of our schools. We need to be careful with overpopulation and street-parking issues. We need more lighting midblock on the streets besides just the corners more lighting means less crime. Encourage people to clean their properties. Whether they are landowners or renters make sure they maintain, paint, and keep them up to code. My primary concern is the overpopulation regarding schools and parking. These issues have been going on for years and years and we must do something about them.
- Since 1946, our city has redone Yakima Avenue 178,000. Is Yakima Valley wine country or the fruit bowl of the west? Streets sidewalks and lamps and so forth, but the traffic here in the city limits is terrible. Because of former planning, the streets have not gotten larger, many places we had houses sit back to widen the street later and it never happened. For example, 10th Avenue and 32nd. Many more need professional guidance to take care of the abundant traffic. This is my pet peeve, I live at 28th and Meade and 24th to 32nd needs a lot of remodeling. There is Kassel Park there. Traffic on these few blocks is overly busy, in other words a lot of us (neighbors and otherwise) call it "Meade

freeway." When my husband and I had our home built in 1958, which was less than 13,000.

- I'm wondering just what they are planning on doing. We need more information. When they send out a survey in this manner, it's too vague and it's difficult to know what they are really planning. That's the way the city has been run for a long time.
- I'm elderly and live alone in a large house, which needs to have many vines removed. I don't want to hire just anybody because they would have to go through my house to get to vines in the back of the house. How would I go about getting help to remove these vines?
- Aim camera at 16th and Viola at closed-down store
- Low-income, high-density housing results in increased crime, gangs, trash and noise. Traffic Question 31 is talking about paying down payments, which sounds great, but partially caused the current economic problems and crisis caused the breakdown of the real-estate market and the current banking problems. Q37 sounds really good but a good percentage of renters currently can cause a great deal of damage to property, the councilors would side with the tenants and not the landlords, and it's very expensive to evict tenants. Q 42, to 45 the current lot size is only 40 feet and if you have high-density housing, you wind up with a very untenable situation unless you have renters following the laws regarding noise trash and traffic.
- I am 74 and retiring this year and any expectation that I would be able to contribute in any way financially is ludicrous.
- I think it's a big need for housing here in Yakima.
- To me rent is too high for the quality of the premises that you rent.
- Nothing.
- We have a disabled person in a wheelchair that has to go in the street to get to Albertsons or Safeway. I already have a scooter and will need the same thing. Make all the utility companies that put in utilities, level out the street so we can drive on them with out having bumps in them. It's been 40 years and they have done nothing to level them out.
- My daughter can't get health insurance for herself or anything. It's hard to live at minimum wage. She's having hard times. They just can't seem to get cheap enough housing to support their families. I would like to know how to get into affordable housing in Yakima.
- They should help US citizens first since it's their money they are using for these services. They should get the information out so people would know where to go to get the help from these programs. I have relatives that could use the help and they are US citizens and not illegal. My neighbor's home should be condemned. He needs help. His toilet doesn't flush and his house is falling down. His garbage is where his porch is. Neighbor doesn't have food to eat sometimes

- I would like to see them clean up some of the places around here the whole neighborhood yards, trees, and houses need to be painted. It is hard to see the house for the garbage in yard. You don't know if the house is occupied because of the unkempt yard, weeds and cars north of our street. They tore it up and then replaced it any which way and very bumpy, no sidewalks and no lighting from "N" Street to past "S" Street.
- I live in a mobile home in a nice mobile home park and I like it very much. I did appreciate the help I received from the city when they helped pay via a grant to fix my furnace.
- Problems include gangs with graffiti, drugs, etc. moving in and changing the city. I don't see the city doing anything useful to repair these problems and what they are doing seems to have been a waste of the taxpayers' money. It will be a waste of the taxpayers' money to try to fix up the neighborhoods without getting rid of the gangs and crap.
- Being a senior, I have worked with a lot of seniors and some of the people only make \$400 or \$500 from social security, we're not getting any raise for this year or for this coming year. It's making it very hard for me. Finances are getting very strained and I'm a diabetic. I know more about senior issues and the other issues I don't know much about. I wish they would get back to giving citizens of this country a better break, than those living in the country illegally.
- Better planning on landscaping features on housing developments is needed. Lack of grass being planted has created dust storms. They built the houses but no yards.
- I don't know where this is going. I live in a neighborhood that is getting worse every year. Even if people buy houses, they are not keeping them up. It's just ratty, it's not like it used to be. I know that the value of my property is going down because of my neighbors. It's going downhill.
- If the government got out of housing, the prices would be much lower. They tax things too much. If they would stick to the basics of fire, police protection, and things on that line that cannot be done by an individual on a citywide basis and got out of welfare, they'd have money for the fire and police protection. The basics, the necessities that people need on a citywide basis.

Mail-Out/Mail-Back Surveys of Workshop Participants

Q #	Response percentage								total	Response number								
	1	2	3	4	5	6	7	?		1	2	3	4	5	6	7	?	
5	0%	25%	60%	10%	0%			5%	100%	0	5	12	2	0			1	20
6	5%	20%	30%	25%	10%			10%	100%	1	4	6	5	2			2	20
7	10%	30%	30%	20%	5%			5%	100%	2	6	6	4	1			1	20
8	15%	20%	25%	10%	5%			25%	100%	3	4	5	2	1			5	20
9	10%	20%	30%	25%	5%			10%	100%	2	4	6	5	1			2	20
10	25%	15%	25%	25%	5%			5%	100%	5	3	5	5	1			1	20
11	15%	30%	25%	15%	0%			15%	100%	3	6	5	3	0			3	20
12	40%	15%	20%	15%	0%			10%	100%	8	3	4	3	0			2	20
13	0%	10%	10%	60%	15%			5%	100%	0	2	2	12	3			1	20
14	0%	0%	10%	35%	40%			15%	100%	0	0	2	7	8			3	20
15	0%	20%	35%	5%	30%			10%	100%	0	4	7	1	6			2	20
16	0%	35%	30%	20%	10%			5%	100%	0	7	6	4	2			1	20
17	0%	0%	30%	45%	20%			5%	100%	0	0	6	9	4			1	20
18	0%	0%	30%	50%	15%			5%	100%	0	0	6	10	3			1	20
19	15%	5%	40%	30%	5%			5%	100%	3	1	8	6	1			1	20
20	15%	15%	30%	25%	0%			15%	100%	3	3	6	5	0			3	20
21	15%	10%	15%	45%	10%			5%	100%	3	2	3	9	2			1	20
22	30%	15%	25%	0%	5%			25%	100%	6	3	5	0	1			5	20
23	5%	20%	20%	20%	20%			15%	100%	1	4	4	4	4			3	20
24	5%	0%	20%	5%	20%			50%	100%	1	0	4	1	4			10	20
25	35%	5%	30%	10%	5%			15%	100%	7	1	6	2	1			3	20
26	25%	20%	10%	25%	5%			15%	100%	5	4	2	5	1			3	20
27	20%	0%	25%	20%	30%			5%	100%	4	0	5	4	6			1	20
28	20%	0%	15%	15%	45%			5%	100%	4	0	3	3	9			1	20
29	10%	5%	5%	45%	30%			5%	100%	2	1	1	9	6			1	20
30	10%	10%	25%	20%	5%			30%	100%	2	2	5	4	1			6	20
31	15%	15%	25%	15%	15%			15%	100%	3	3	5	3	3			3	20
32	10%	0%	15%	35%	25%			15%	100%	2	0	3	7	5			3	20
33	5%	0%	30%	25%	35%			5%	100%	1	0	6	5	7			1	20
34	15%	0%	30%	5%	45%			5%	100%	3	0	6	1	9			1	20
35	5%	25%	25%	5%	30%			10%	100%	1	5	5	1	6			2	20
36	5%	15%	35%	25%	15%			5%	100%	1	3	7	5	3			1	20
37	5%	10%	35%	30%	15%			5%	100%	1	2	7	6	3			1	20
38	5%	0%	15%	40%	35%			5%	100%	1	0	3	8	7			1	20
39	5%	0%	25%	30%	30%			10%	100%	1	0	5	6	6			2	20
40	15%	0%	10%	20%	40%			15%	100%	3	0	2	4	8			3	20
41	20%	0%	10%	40%	15%			15%	100%	4	0	2	8	3			3	20
42	30%	0%	30%	20%	10%			10%	100%	6	0	6	4	2			2	20
43	25%	0%	10%	30%	10%			25%	100%	5	0	2	6	2			5	20
44	25%	20%	20%	15%	10%			10%	100%	5	4	4	3	2			2	20
45	20%	15%	15%	35%	0%			15%	100%	4	3	3	7	0			3	20
46	30%	10%	0%	20%	25%			15%	100%	6	2	0	4	5			3	20
47	30%	5%	0%	0%	25%	20%	5%	15%	100%	6	1	0	0	5	4	1	3	20
48	30%	0%	15%	5%	25%			25%	100%	6	0	3	1	5			5	20
49	20%	0%	15%	10%	30%			25%	100%	4	0	3	2	6			5	20
50	10%	5%	20%	15%	20%			30%	100%	2	1	4	3	4			6	20
51	15%	15%	20%	5%	25%			20%	100%	3	3	4	1	5			4	20
52	15%	5%	15%	30%	15%			20%	100%	3	1	3	6	3			4	20
53	0%	5%	0%	15%	5%	60%		15%	100%	0	1	0	3	1	12		3	20
54	45%	10%	15%	20%	0%			10%	100%	9	2	3	4	0			2	20
55	30%	50%	5%	0%	0%			15%	100%	6	10	1	0	0			3	20
56	40%	20%	25%	0%	0%			15%	100%	8	4	5	0	0			3	20
57	0%	0%	15%	0%	0%			85%	100%	0	0	3	0	0			17	20
58	5%	5%	10%	5%	20%	45%		10%	100%	1	1	2	1	4	9		2	20
59	30%	0%	35%	20%	0%	5%		10%	100%	6	0	7	4	0	1		2	20
60	40%	5%	10%	5%	15%	15%	5%	5%	100%	8	1	2	1	3	3	1	1	20

Comments from Mail-out/Mail-Back Survey of Workshop Participants

1	61	I would have had a tough time (expense wise) in bringing my home up to code standard! Thank you Wayne F
2	24	No
3	Front page	Let's see the old housing renovated
	20	Graffiti. No bathrooms, swings, and water sprays are off
	21	5 th Ave., 16 th , Walnut, & Summit view roads bad
	23	Mortgage \$4801.00 month 15%
	24	Grouped in phone
	40	In school. High School required meat. We need more jobs, apprenticeships, internships, helping families build and fix their own homes.
	41	Why sell it if you fix it and they don't have to move or pay.
	42	What zones?
	43	Maintain the ones we have
	44	It's already developed - must be maintained.
	54	5 th Ave, between Tieton and Nob Hill
	56	Married
	57	No
	59	1 dog, dad, mom, 2 kids
	61	Maintain what we got. <u>City of Yakima</u> is responsible for repairing and maintaining roads, sidewalks, street lights, signs, parks and keeping utilities as low as possible (property tax) <u>Yakima Schools</u> are responsible for: educating young adults on budgeting income for housing finances as are The <u>private markets</u> for being homes of costs and "fine print" policies (and keeping insurance as low as possible.) and sharing "help options" by non-profit agencies, are responsible for being fair and consistent in aiding families so they become independent, and not dependent (not abusing the assistance). As neighbors we are responsible to each other to aid and help build a better community.
4	61	There is plenty of housing available - many vacancies in NE Yakima. The problem is income - not available housing. So..... Don't build more housing at public expense - instead provide vouchers or rent subsidies so low income renters can choose market cost housing that fits their needs. If this is really a consolidated plan, let ONDS tally and provide the number of employees in the city of Yakima being paid by tax dollars to create and manage subsidized housing. Include HUD, ONDS, all city departments, OIC charities, etc. My wife and I have provided 21 rental units and below market pricing to help renters - This costs us about \$30,000 a year plus labor - our own expense without government incentives - How about you?
5	57	NO
	61	Not what we need - wasted money - too much bureaucracy
7	61	Just not able to answer some of this survey. Moreover, I find that little is ever accomplished - especially now during hard economic times. The city in better times did nothing. I think code enforcement should be enhanced and strengthened.
8	59	Con (with) mi (my) familia (family)
10	61	<ol style="list-style-type: none"> 1. Economy too depressed to spend tax dollars on housing etc. 2. Eligibility for government aid unreliable at this point. - too much fraud at all levels. 3. More than ample housing for elderly in Yakima. If they choose to stay in older larger homes, they can rent to younger ones in exchange for home maintenance etc. 4. Need to return to group homes with supervision for mentally ill etc. 5. NO first time home assistance program. Bad idea. 6. Government monies should be limited to paying for page 1 #19 thru #22

		and housing for elderly and disabled. 7. Need more classes for the young on budgeting which they aren't getting in school. 8. Should strive at this time for <u>absolute</u> minimal federal and state government involvement.
11	61	We are adamantly opposed to any multi family dwelling units in this area.
12	9	Landscaping
	20	landscaping
	35	Does a white family ever receive help with this?
13	57	No
	59	Husband & wife
	61	Please make it affordable for low income and seniors \$400.00 to \$500.00 is a lot of money plus utilities. We have to sacrifice what is important: rent, medicine or utilities we can't do it all on low income. If we miss a bill or a payment we pay twice. Please help us!
15	8	No sidewalk, curbs or gutters.
16	61	Historic aspects of neighborhoods <u>have</u> to be taken into account!!
19	23	?
	24	?
20	59	Con (with) mi (my) familia (family)

City of Yakima
Office of Neighborhood Development Services
2010 CDBG ESTIMATED REVENUES:

Account No. & Description	ESTIMATED 2010
124.330.0000.33114.2CY CD Block Grant-Current Year	Estimated 1,185,386
124.330.0000.33114.2PY CD Block Grant-Prior Year	2009 Carry Forwards
124.699.0000.36140.PII CDBG-Program Interest Income	9,000
124.699.0000.38500.PRG CD Block Grant-Program Income	60,000
124.699.0000.36110.INT Interest from Investments	150
2010 ESTIMATED CDBG Revenues:	1,254,536

City of Yakima
Office of Neighborhood Development Services

2010 HOME

2010 HOME ESTIMATED REVENUES

124.337.0000.33114.2HM HUD HOME Program	682,410
124.337.0000.33114.2HP HOME Program-Prior Year	2009 Carry Forward
124.337.0000.36140.HMI HOME Program Interest Income	9,000
124.337.0000.38500.HMP HOME Program Income	380,000
HOME Revenue Totals:	1,071,410

2010 HOME ESTIMATED EXPENDITURES

	Program Expenses	Program Delivery Expenses	2010 Admin		2010 Total Estimated Expenses
All activity is eligible under 92.205 (a) (1)					
HOME PROJECT CATEGORIES:					
First-Time Homeowner Assistance (up to \$30,000 each)	140,000				140,000
Down Payment Assistance (up to \$4,000 each = 30 or more)	120,000	25,000			145,000
Single-Family Home Rehabilitation					0
Community Housing Development Organization (CHDO: HUD requirement, minimum of 15% of 2009 HOME Entitlement plus Program Income)	649,558	29,711	5,000		684,269
New Construction	0	0			0
Administrative HOME Costs			102,141		102,141
Grand Estimated Total Expenses for Year 2009	909,558	54,711	107,141	161,852	1,071,410

*Entitlement is estimated as Congress has not yet approved the national HUD Budget.
Program Income is estimated as the figure is unknown until the money is received.
Appropriate adjustment will be made, if needed, when HUD awards are received.
Carry forward will be encumbered when amount is known, in Spring, 2009.*

Estimated 2009 HOME EN and PI Revenue	1,071,410
10% Admin	107,141

City of Yakima
Office of Neighborhood Development Services (ONDS)
NEIGHBORHOOD STABILIZATION PROGRAM (NSP)
FOR 2009 & 2010 PROPOSAL

NSP Entitlement		650,000
NSP Administration (10%)	0	65,000
NSP Program Costs		<u>585,000</u>
		650,000

City of Yakima
Office of Neighborhood Development Services (ONDS)
CDBG-R (ARRA) FOR 2009 / 2010 FUNDING PROPOSAL

CDBG-R Entitlement		317,500
CDBG-R Administration (10%)	0	31,750
CDBG-R Program		<u>285,750</u>
		317,500

Housing Needs Table		Grantee: Yakima																						
		Only complete blue sections. Do NOT type in sections other than blue.																						
		3-5 Year Quantities																						
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems	Current % of Households	Current Number of Households	Year 1		Year 2		Year 3		Year 4*		Year 5*		Multi-Year		% of Goal	Priority Need?	Plan to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazard Housing	Total Low Income HIV/AIDS Population	
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					% HSHLD	# HSHLD				
Household Income <=30% MFI	Renter	Elderly	NUMBER OF HOUSEHOLDS	100%	702														100%					
		Any housing problems	72.9	512	n/a		n/a		n/a		n/a		n/a		0	####	H				0			
		Cost Burden > 30%	67.4	473	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Cost Burden >50%	48.3	339	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Small Related	NUMBER OF HOUSEHOLDS	100%	925																			
		With Any Housing Problems	87.0	805	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Cost Burden > 30%	80.5	745	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Cost Burden >50%	71.9	665	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Large Related	NUMBER OF HOUSEHOLDS	100%	393																			
		With Any Housing Problems	91.1	358	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Cost Burden > 30%	85.0	334	n/a		n/a		n/a		n/a		n/a		0	####	H							
		Cost Burden >50%	66.2	260	n/a		n/a		n/a		n/a		n/a		0	####	H							
	All other hshld	NUMBER OF HOUSEHOLDS	100%	860																				
	With Any Housing Problems	79.1	680	n/a		n/a		n/a		n/a		n/a		0	####	M								
	Cost Burden > 30%	75.6	650	n/a		n/a		n/a		n/a		n/a		0	####	M								
	Cost Burden >50%	59.9	515	n/a		n/a		n/a		n/a		n/a		0	####	M								
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	494																			
	With Any Housing Problems	63.6	314	28		28		28		28		140		0	0%	H								
	Cost Burden > 30%	63.6	314	8		8		8		8		40		0	0%	H								
	Cost Burden >50%	38.3	189	20		20		20		20		100		0	0%	H								
	Small Related	NUMBER OF HOUSEHOLDS	100%	195																				
	With Any Housing Problems	92.3	180	9		9		9		9		45		0	0%	H								
	Cost Burden > 30%	92.3	180	5		5		5		5		25		0	0%	H								
	Cost Burden >50%	82.1	160	4		4		4		4		20		0	0%	H								
Large Related	NUMBER OF HOUSEHOLDS	100%	193																					
With Any Housing Problems	100.0	193	3		3		3		3		15		0	0%	H									
Cost Burden > 30%	81.9	158	2		2		2		2		10		0	0%	H									
Cost Burden >50%	72.5	140	1		1		1		1		5		0	0%	H									
All other hshld	NUMBER OF HOUSEHOLDS	100%	245																					
With Any Housing Problems	73.5	180	6		6		6		6		30		0	0%	H									
Cost Burden > 30%	69.4	170	3		3		3		3		15		0	0%	H									
Cost Burden >50%	53.1	130	3		3		3		3		15		0	0%	H									
Elderly	NUMBER OF HOUSEHOLDS	100%	690																100%					
With Any Housing Problems	65.9	455	n/a		n/a		n/a		n/a		n/a		0	####	H					0				
Cost Burden > 30%	65.9	455	n/a		n/a		n/a		n/a		n/a		0	####	M									
Cost Burden >50%	23.2	160	n/a		n/a		n/a		n/a		n/a		0	####	H									

Household Income >=	All	Cost Burden >50%	5.3	40	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0	####	M								
		NUMBER OF HOUSEHOLDS	100%	1020																		
	Elderly	With Any Housing Problems	22.1	225	30	30	30	30	30	150	0	0%	M									
		Cost Burden > 30%	19.6	200	9	9	9	9	9	45	0	0%	L									
		Cost Burden >50%	7.4	75	21	21	21	21	21	105	0	0%	M									
	Small Related	NUMBER OF HOUSEHOLDS	100%	600																		
		With Any Housing Problems	58.3	350	9	9	9	9	9	45	0	0%	M									
		Cost Burden > 30%	52.5	315	6	6	6	6	6	30	0	0%	L									
	Owner	Cost Burden >50%	10.8	65	3	3	3	3	3	15	0	0%	M									
		Large Related	NUMBER OF HOUSEHOLDS	100%	488																	
			With Any Housing Problems	85.7	418	4	4	4	4	4	20	0	0%	M								
	Cost Burden > 30%		40.6	198	2	2	2	2	2	10	0	0%	L									
	All other Inshok	Cost Burden >50%	1.6	8	2	2	2	2	2	10	0	0%	M									
		NUMBER OF HOUSEHOLDS	100%	275																		
		With Any Housing Problems	43.6	120	4	4	4	4	4	20	0	0%	M									
	All other	Cost Burden > 30%	43.6	120	2	2	2	2	2	10	0	0%	L									
		Cost Burden >50%	12.7	35	2	2	2	2	2	10	0	0%	M									
Total Any Housing Problem				158	0	158	0	158	0	158	0	790	0	Total Disabled		0						
Total 215 Renter				6	6	6	6	6	6	30	0	Tot. Elderly		2170	Total Lead Hazard		0					
Total 215 Owner				232	232	232	232	232	232	##	0	Tot. Sm. Related		6776	Total Renters		13726					
Total 215				238	0	238	0	238	0	238	0	##	0	Tot. Lg. Related		3665	Total Owners		6541			