

2024 ANNUAL ACTION PLAN DRAFT

- COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
- HOME INVESTMENT PARTNERSHIP

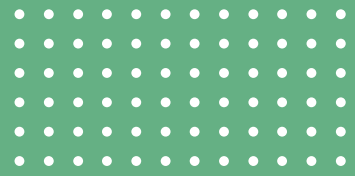


OFFICE OF NEIGHBORHOOD DEVELOPMENT SERVICES

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YAKIMA, WA 98901



Executive Summary

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

1. Introduction

The City of Yakima 2024 Annual Action Plan includes the strategies, goals, and objectives established in the FY 2020-2024 Consolidated Plan and is the basis for the annual funding application for the CDBG and HOME programs.

As we enter the Program Year 2024, the City of Yakima proudly celebrates its 49th year as a CDBG/HOME Entitlement community and its 14th year as a HOME Entitlement community. Moreover, the City of Yakima has been the recipient of various other HUD grants in recent years:

CDBG-CV: In a proactive response to the 2020 outbreak of COVID-19, the federal government passed the Coronavirus Aid, Relief, and Economic Security Supplement Act (CARES Act). The CARES Act provided supplemental CDBF-CV funding for grants to prevent, prepare for, and respond to Coronavirus. The City of Yakima, demonstrating its commitment to public health and safety, received two federal tranches of CDBG-CV, a total of \$1,221,209, and a State of Washington CDBG-CV program amount of \$213,181. Of \$1,434,390 total CDBG-CV funding, 91% has been spent to date. The City has one CDBG-CV project to complete in 2024: the HVAC air quality and flow project at the Washington Fruit Community Center.

HOME-ARP: The City of Yakima, driven by its commitment to social responsibility, was eligible for \$1,822,807 for HOME-ARP programs. On June 12, 2023, the City was notified by HUD that the HOME-ARP Allocation Plan has been accepted, and the City may proceed to announce and review funding applications. The City, in line with its dedication to addressing homelessness, preferred to fund housing for people experiencing homelessness or those at risk of homelessness. This will be a 2024 project. We submitted an amendment to the 2021 Annual Action Plan to facilitate the City of Yakima application.

Section 108 Loan Program: In 2019, the City of Yakima approved a HUD refinance of a hotel project in downtown Yakima (Hilton Garden Inn) which utilized a Section 108 Loan for \$2,417,000. The private party is fully responsible for the repayment of the Section 108 Loan. The City of Yakima CDBG entitlement and a Loan Loss Reserve Fund guarantee the loan. The City of Yakima has \$3,197,005 in available Section 108 borrowing authority. No project is proposed at this time.

2. Summarize the objectives and outcomes identified in the Plan

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

The "AP – 38 Project Summary" information details the objectives and outcomes identified for implementation in 2024 from the Consolidated Plan, 2020-2024. The primary goals include:

- In addition to the Consolidated Plan, HUD requires that cities receiving federal block grants take actions to "affirmatively further fair housing choice." The City of Yakima and the Yakima Housing Authority will collaborate on a joint plan and policy.
- Increase and preserve affordable housing for low-income households, senior residents, households with disabled persons, and other qualifying households by funding emergency repairs to single-family, owner-occupied housing units, primarily using CDBG funds.
- Assist in delivering community public service programs operated by local nonprofit organizations to low-income residents at the Henry Beauchamp Community Center using CDBG funds.
- Participate in constructing much-needed housing for low to moderate-income families with nonprofit organizations to leverage additional funding programs, primarily using HOME funds.
- Using HOME funds, support our Community Housing Development Organization (CHDO) in building housing for low-income households.
- Improve distressed neighborhood areas with code enforcement assistance, especially in the vicinity of schools, using CDBG.
- Using CDBG funds, invest in public infrastructure and facilities, especially in walk-to-school zones, to improve livability and safety.

3. Evaluation of past performance

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

The 2024 Annual Action Plan is the 5th year and final year of the Consolidated Plan, 2020-2024. Progress to date is reported in the 2023 Consolidated Annual Performance and Evaluation Report (CAPER). As reported in the CAPER, progress accomplished in 2023 toward implementing the goals of the Consolidated plan include:

- New housing units under construction using HOME funding: 86
- Single-family owner-occupied, emergency home repairs for low-income residents, seniors, and disabled using CDBG funds: 56
- Residential neighborhood code enforcement cases using CDBG funds: 313

City of Yakima housing reports can be found at the following sites:

<https://www.yakimawa.gov/services/planning/housing/>

<https://www.yakimawa.gov/services/neighborhood-development-services/>

4. Summary of Citizen Participation Process and Consultation Process

Summary from citizen participation section of the plan.

A 2024 Annual Action Plan review complies with the Citizen Participation Plan and includes these elements.

- Legal Ad was published on November 19, 2023, in the Yakima Herald-Republic (English) and November 17, 2023, in El Sol (Spanish), including publication verification. The legal ad provided the date, time, and location of public hearings; where the document may be obtained for review; methods/address of where to submit written comments or participate in a hearing; and specific dates of the public comment period.
- Two public hearings to receive comments, including November 21, 2023, and December 5, 2023, before the City Council.
- Thirty-day comment period opened on November 20, 2023, and closed on December 19, 2023.

The HOME-ARP Allocation Plan included an extensive Consultation Process in which the City of Yakima contacted 28 area agencies between February and March 2023 regarding the housing and service needs in the Yakima area. The HOME-ARP Consultation process results are directly relevant to the program design of the 2024 Annual Action Plan and are attached to this Action Plan.

5. Summary of public comments

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

There were no comments by residents.

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

There were comments be submitted that are not relevant or appropriate to include in the 2024 Annual Action Plan.

7. Summary

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

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

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

Agency Role	Name	Department/Agency
Consolidated Plan preparation CDBG and HOME Administration	City of Yakima, WA	Office of Neighborhood Development Services

Table 1 – Responsible Agencies

Narrative (optional)

The City of Yakima is responsible for administrating CDBG and HOME programs in compliance with HUD regulations and for the final Allocation of funds for program activities. The Office of Neighborhood Development Services is the lead agency in preparing the Consolidated Plan, the Annual Action Plans, and the CAPER. The Yakima City Council provides policy guidance to determine program goals.

Consolidated Plan Public Contact Information

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

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(l))

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

Addressing the lack of affordable housing remains a high priority for the City of Yakima. At the April 11, 2023, Yakima City Council Study Session with Homeless Service providers, the most common and pressing need stated to assist persons experiencing homelessness, as expressed by the providers, was the lack of affordable housing and the need for Permanent Supportive Housing. In June 2021, the City adopted a "Housing Action Plan, " providing policy direction and focus to encourage new housing production. The goal of at least 300 new housing units to be started yearly is necessary to meet anticipated population growth needs.

The City of Yakima 2020-2024 Consolidated Plan identifies housing affordability, especially for cost-burdened households, as the most critical priority in the community. The lack of affordable housing creates housing instability and increases the number of households at risk of homelessness. This is especially problematic for households including low to moderate-income seniors or disabled members. Preserving existing owner-occupied housing stock and installing critical safety repairs, including other emergency repairs, allows elderly and disabled persons to remain in their homes as long as possible.

To assist in the neighborhood preservation of low to moderate-income areas, the City of Yakima funds one Residential Code Enforcement Officer. This officer works with neighborhood residents to attain safe quality housing standards, advice on abating violations and other community safety issues.

The City of Yakima belongs to the Yakima County Continuum of Care (CoC) and participates in the "Balance of State" The City actively participates in the Yakima County Homeless Coalition, which conducts annual Point in Time (PIT) Counts and manages the 5-Year Plan to End Homelessness. As evidenced in the 2022 PIT Report, approximately 80% of the persons experiencing homelessness on the night of the PIT in Yakima County as living within the City of Yakima. As the central City in Yakima County, most of the human and social services are located in the City of Yakima.

The City coordinates with the Homeless Service providers, the Yakima County CoC, and the Yakima County Homeless Network members, a nonprofit organization of over 150 members who work together to address homelessness-related issues. The City of Yakima has a number of initiatives that provide direct services to those experiencing homelessness, including ownership of the land leased to "Camp Hope," a sanctioned encampment that provides emergency shelter with an average nightly census of 100 to 150 persons. However, these initiatives are NOT funded with CDBG or HOME funds.

HOME funds are available to various community partners for Permanent Supportive Housing for homeless people. Nearly all local affordable housing providers participate in Coordinated Entry. In fact, of the 54 housing units under construction by Yakima Housing Authority, 27 will be dedicated to formerly homeless people.

1. The Yakima County 5-Year Plan to End Homelessness: The YHC collaborates with area agencies to prepare and adopt the 5-Year Plan.

<https://www.yakimacounty.us/DocumentCenter/View/23705/Yakima-County-5-Year-Plan-to-Address-Homelessness-2019-2024?bidId=>

2. The 2022 Yakima County Point in Time may be accessed at the following location:

<https://www.yakimacounty.us/DocumentCenter/View/32263/Yakima-County-PIT-Report-2022-Final-8822?bidId=#:~:text=Since%202018%2C%20Yakima%20County%20has,the%20rest%20of%20the%20state>

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

The following information was collected via a survey of area housing and service agency providers in February 2023. This survey was used in the 2023 HOME-ARP Allocation Plan, submitted to HUD on March 27, 2023. The agency responses were excellent and informative about local community needs and services.

Because the survey was conducted close to developing the 2024 Annual Action Plan, the consultation information is being used as part of the plan.

Table 1 Consultation

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Yakima Housing Authority	Government Body, Public Housing Agency that provides the following services: Employment assistance, Development of Affordable Housing, Rental Assistance, Tenant-based rental assistance	Survey	<ul style="list-style-type: none"> Two areas of concern regarding affordable housing needs in Yakima pertain to the lack of available housing stock and adequate resources for case management to help families maintain housing stability. The best use of HOME-ARP funds would be prioritizing affordable housing development and supporting additional case management. Nonprofit housing providers struggle to maintain housing stability for some families needing additional case management. Many caseworkers have large caseloads that limit their ability to meet their client's needs, putting them at risk of losing their housing.
Yakima Valley Farm Workers Clinic	Nonprofit Entity that provides the following services: Case Management, Employment assistance, Educational Assistance, Rental Assistance, Tenant-based rental assistance	Survey	<ul style="list-style-type: none"> Health Care needs to address chronic problems, including-SUD/ MH and physical health Family housing for those in an emergency, lack of affordable housing in rural areas, and lack of emergency assist More options for rural areas also work and other social supports to have then earned the assistance. Subsidize current renters who have housing.
Catholic Charities Serving Central Washington	Nonprofit Entity that provides the following services: Development of affordable housing	Survey	<ul style="list-style-type: none"> The greatest need is affordable multifamily housing units providing permanent supportive housing to low-income households. We lack permanent affordable housing that

			<p>provides a longer-term solution and a stepping stone for individuals and families to stabilize their living situations.</p> <ul style="list-style-type: none"> • Funds should be used to leverage additional resources for long-term impact: additional units of permanent supportive housing that will help address the affordable housing and homelessness issues for years to come. • I don't think utilizing them as rental assistance is best. Rental Assistance (RA) is generally only available for one-time use and often does not leverage other funds. If used for RA, the best use would be for assistance with rapid re-housing of at-risk youth and young adults or assistance for domestic violence survivors for relocation and initial rental expenses (deposit and first/last month rent). • A portion of HOME ARP funds could be used for non-congregate shelters, which is a viable option but may be a more costly solution. • Utilizing these funds for capital to build additional units of permanent supportive housing is the highest and best use of these limited funds.
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<p>Yakima Valley Partners Habitat for Humanity</p>	<p>Nonprofit Entity that focuses on developing affordable housing</p>	<p>Survey</p>	<ul style="list-style-type: none"> • Our community needs additional housing units to provide adequate housing for people at every income level. • We see an even greater need in the "at-risk" categories as they have access to fewer resources and lack hope for meeting their housing needs, increasing their likelihood of homelessness. • We see a huge gap in the housing units for first-time buyers and low-income rentals. • Helping local affordable housing developers obtain buildable lots for our community would be a huge step forward. • Larger organizations are outbidding affordable housing developers with the capital to pay the infrastructure cost on larger lots. • There is a huge need for affordable rental options in our community. Offering rental assistance to participants with an incentive to move out of that market would be a key component to helping to create positive movement in this market. • We need a shelter that provides a safe, decent place to stabilize that incorporates access to case management. Funds could be used to develop a shelter/case management system that tracks participants and the services they are utilizing.
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<p>Homeless Network of Yakima County</p>	<p>Other organization that focuses on achievable strategies to move individuals and families experiencing homeless beyond shelter to permanent housing and self-sufficiency by looking at a comprehensive range of needs and developing the local capacity, through collaborative efforts, to meet these needs.</p>	<p>Survey</p>	<ul style="list-style-type: none"> • Lack of prevention and rapid rehousing options. We desperately need more affordable and permanent supportive housing. • We need permanent supportive housing for individuals who are chronically homeless. • We have too much investment in emergency shelters and nowhere for them to transition. These funds would be better spent preventing people from becoming homeless and helping build units and programs to transition to after-shelter.
<p>Justice Housing Yakima</p>	<p>Other Organization that focuses on developing permanent supportive housing for people experiencing chronic homelessness</p>	<p>Survey</p>	<ul style="list-style-type: none"> • We need affordable housing with support services. • Not enough PSH to move people out of shelters. • Assistance with land acquisition, covering utility hook-up expenses and predevelopment costs. • Needs to have support services available.
<p>Yakima Neighborhood Health Services</p>	<p>Homeless Service Provider - Provides the following services: Case Management, Moving cost assistance, Employment Assistance, Rental Assistance, Acquisitions/Development of non-congregate units, Tenant-based rental assistance, Emergency Shelter for homeless</p>	<p>Survey</p>	<ul style="list-style-type: none"> • We need safe, affordable housing in the lower valley, specifically for large families. • Operation costs (not support services) are also needed to oversee these projects adequately. • Supportive services are largely available, but the housing stock is not. Operations for housing maintenance and oversight are also needed. • Units for individuals and couples are needed. • Few landlords are currently accepting Fair Market Rent as acceptable rent. The market is so competitive that the programs we work with don't allow us to pay more than FMR, so rental assistance is challenging. • Many chronically homeless cannot tolerate congregate settings due to mental health conditions etc. Using motel units to separate individuals and families has effectively

			separated people. More use of motel vouchers allows service providers to engage these people individually. Medical respite care has also been very successful as an emergency shelter in isolating those with communicable conditions.
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Union Gospel Mission	Homeless Service Provider - Provides the following services: Case Management, Employment assistance, Educational assistance, Emergency Shelter for homeless, Residential Substance Use Treatment	Survey	<ul style="list-style-type: none"> • More family intervention, support, and counseling for families with Domestic Violence. More support for people to get SUD treatment. Financial assistance that is coupled with support for personal growth and empowerment. Homeless services specifically for medically needful individuals, nursing home-level care for homeless people • We need a nursing home for homeless persons. Yakima has never built a homeless shelter. • Offset defined development/permitting costs for affordable housing construction, making these projects more marketable to funders and builders. • Create capacity to expedite permitting/inspection for affordable housing construction greatly. • All evidence is that single working-age adults experiencing homelessness have overwhelming addiction and mental illness rates. Individual rooms for people using illegal drugs are simply a death sentence for many. Individual rooms only make sense for those with serious mental illness.
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YWCA of Yakima	Domestic Violence Service Provider that provides the following services: Case Management, Legal Services, Moving cost assistance, Employment assistance, Educational Assistance, Rental Assistance, Tenant based rental assistance	Survey	<ul style="list-style-type: none"> • For the last five years, YWCA Yakima has been unable to provide emergency domestic violence shelter to over 400 families each year on their first call for shelter. • In 2022, 432 families would be approximately 800-1000 women, children, and men fleeing domestic violence who needed safe shelter and had to wait a short time
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			<p>in a hotel or another secure location till we could find them shelter.</p> <ul style="list-style-type: none"> • With more and more families experiencing domestic violence or homelessness, there is not enough supportive housing that includes mental health and substance abuse services specifically for those in extreme need of that added support. • Yakima needs additional units in an affordable rental range and more landlords willing to participate in programs that don't require a lot of renovation to meet HUD standards. • Rental assistance can help bridge the gap between what a tenant can pay and what the landlord charges. YWCA regularly sees landlords requesting \$3,000-\$6,000 to enter a place. • YWCA has found that having the non-congregate style of emergency shelter is best for survivors of domestic violence and others experiencing homelessness. It reduces conflict among residents and helps folks develop a sense of home they can build on in preparation for their place in the community.
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<p>Camp Hope Yakima</p>	<p>Homeless Service Provider that provides the following services: Case Management, Employment assistance, Educational assistance, Acquisitions/Development of non-congregate units, Emergency Shelter for homeless</p>	<p>Survey</p>	<ul style="list-style-type: none"> • We need more transitional housing • Not enough emergency shelter beds at shelters. • Zero or low amount of family shelter available. • It's too complicated for landlords to apply for rental assistance. Renters aren't cooperative with the landlord. • Funds should be used for tiny home models, not hotels purchased by the same organizations.
<p>Yakima County - Veterans Program</p>	<p>Veteran's Service Provider that provides the following services: Case Management, Some emergent rental assistance</p>	<p>Survey</p>	<ul style="list-style-type: none"> • Regarding the Veteran population, I see a lack of mental health services and VA drug and alcohol abuse providers. • The most significant gap I see is the amount of affordable Housing in Yakima County. I have Veterans with HUD-VASH vouchers that cannot find a place due to cost in our area. • Another gap is transitional housing. In the past, we did have the Vet House that housed eight homeless Veterans for up to 2 years and provided intense case management. • Partner with other service providers to build more affordable housing throughout the county. • Provide some emergent relief to qualified Veterans. • Yakima County has multiple homeless shelters. I'm not sure that a non-congregated shelter will help some of the issues we see in Yakima today.

<p>Northwest Justice Project (NJP.)</p>	<p>Publicly funded legal aid organization that addresses fair housing, civil rights, and the needs of persons with disabilities.</p>	<p>Virtual Discussion</p>	<ul style="list-style-type: none"> • Dedicate most of the funding to long-term supportive housing and find the correct partner. • Mobile homeowners are often an overlooked sector of the population. • How can we help people stay in their housing through long-term services? • We need a program where social workers can check in with them to be good tenants • Hoarding services, they need funds to assist with cleanup. • We need service for people experiencing mental health challenges. • We need more permanent supportive Housing or transitional Housing.
<p>Department of Commerce</p>	<p>CoC Balance of State</p>	<p>Virtual Discussion</p>	<ul style="list-style-type: none"> • There is a clear need to identify and establish relationships with landlords who will accept homeless populations - available units for the homeless. • Housing retention services are needed in communities, as well as more supply of affordable housing. • Mental health services - good social workers and counselors, housing counseling, and drug and alcohol dependencies, are all underfunded.

<p>Dispute Resolution Center</p>	<p>Other organization that provides professional mediation, facilitation, coaching, and conflict resolution services to all of the qualifying populations</p>	<p>Virtual Discussion</p>	<ul style="list-style-type: none"> • Yakima County needs housing brokers/navigators to connect residents with services. • A key group is "other populations" at greatest risk of housing instability. It is important to look at individual markers instead of demographics. A marker could be a major illness, job loss, marital status change, etc. • There is a shortage of affordable units • There needs to be better public education about the resources available and how to access them. • Case managers need to go to their clients' homes instead of having the clients go to the case manager's office. Services should be provided in the home.
<p>Central Washington Disability Resources</p>	<p>Nonprofit organization that addresses the needs of persons with disabilities.</p>	<p>Survey</p>	<ul style="list-style-type: none"> • Too few low-income housing options in safe areas. • Look to provide temporary housing options for people wanting to get long-term housing • There should be access to safe and clean, accessible camping areas.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency was excluded from this consultation.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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AP-12 Participation – 91.105, 91.200(c)

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

The City of Yakima follows a detailed Citizen Participation Plan approved by HUD. Residents are encouraged to submit comments and suggestions that address the broad issues of housing and services that assist low—to moderate-income households, the underserved, and non-English-speaking populations. Additionally, persons with disabilities or HIV/AIDS, persons who are homeless or at risk of being homeless, and residents of public housing are all invited to comment.

Notice of the 2024 Annual Action Plan Public Hearings and Comment period was published in the Yakima Herald (English format) on November 19, 2023, and in the El Sol (Spanish format) paper on November 17, 2023. The public legal Ads included the date, time, and place of the two public hearings and the locations where hard copies or digital copies of the 2023 Annual Action Plan are available. Notice of the document availability was emailed directly to stakeholders.

The public comment hearings were scheduled for November 21, 2023, and December 5, 2023, before the Yakima City Council at 6:00 PM. The required 30-day comment period, as advertised in the Legal Ad, was November 20 to December 19, 2023.

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Legal Ad in Newspaper(s) both English and Spanish versions	General Public Minority residents Non-English speaking populations	Published on November 19, 2023 Legal Ad describes how to provide comments and the comment period			https://www.yakimaherald.com/ https://www.yakimaherald.com/el-sol-promo/image_4372bef6-b34e-11eb-99a8-8fc308eb84e5.html
2	Publish online	Free distribution of Annual Action Plan, available to all who are interested	Accommodations are offered to those who cannot access the internet			https://www.yakimawa.gov/services/planning/housing/
3	Public Hearings	One hearing before City Council and one hearing before Planning Commission				

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall, resources in 2024 from the Consolidated Plan funds are expected to remain similar to recent years. The City of Yakima coordinates HUD's Consolidated Plan funds with other City resources, such as our General Fund and non-federal funding sources, to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

The use of the terms "carryforward" or "prior year" as it relates to resources or funds means that the City has funding from previously approved action plans and allocations that are still available for open or planned projects and/or activities. Some projects and activities are still open during this Annual Action Plan year and will incur expenses. The availability of prior year funding will be shown in the table below to reflect the City's intent to keep spending the funding from the previous action plans and to show how those funds are being spent.

The breakdown of the spending for projects/activities is discussed further under the "Projects" section of this plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin & Planning Economic Development Housing Public Infrastructure Public Services	\$1,013,068	\$17,565	\$1,418,395	\$2,452,075	0	Extended year of ConPlan. CDBG funds leverage local, state, and federal funds. The City can combine funding sources to provide the community with a broader range of services. The noted amounts are subject to the final award letter and availability of funds from HUD and any carryforward funds from prior years.
HOME	Public-federal	Acquisition Homebuyer assist. Homeowner rehab Multifamily new const Multifamily rental rehab New construction for home ownership	\$458,940	\$45,382	\$2,282,443	\$2,912,180	0	Extended year of ConPlan. HOME funds leverage local, state, and federal funds. The City can combine funding sources to provide the community with a broader range of services. . The noted amounts are subject to the final award letter and availability of funds from HUD and any carryforward funds from prior years.

HOME-ARP	Public-federal	Housing and services for those experiencing homelessness and those at risk, others			\$1,822,807	\$1,822,807		Prior Year Source - Carryforward Housing and services for those experiencing homelessness and, those at risk, others. In 2021, the City received funding for this program. An amendment to the 2021 Action Plan and the 2020-2024 Consolidate Plan was done to reflect the spending of these funds.
CDBG-CV	Public - federal				\$322,317	\$322,317		Prior Year Source— Carryforward. In 2020, the City received funding for this program. To reflect the spending of these funds, an amendment was made to the 2020 Action Plan and the 2020-2024 Consolidate Plan.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

The City of Yakima’s anticipated new allocation totals \$1,472,008, of which \$1,013,068 is a Community Development Block Grant (CDBG) and \$458,940 is a HOME Investment Partnership Grant (HOME). The City anticipates using its prior-year funds totaling \$3,829,299.58 for planned activities in 2024 and prior annual action plans. The City is anticipating using its award of \$1,822,807 in HOME-ARP funds and the

remaining of its CDBG-CV of \$321,949 for planned activities in 2024.

Additionally, the City of Yakima is partnering with Catholic Charities and Yakima Housing Authority to apply for CHIP Funding to add additional affordable housing units in the upcoming year.

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

If appropriate, describe public-owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

In 2022, the City of Yakima analyzed lands owned by the City to determine potential lands for surplus, especially for developing affordable housing by nonprofit partners. Several lots were declared surplus and sold for affordable housing projects, including 115 N 8th Street and 501 S 12th Street).

Additionally, the City of Yakima leases vacant land to a religious organization to operate "Camp Hope," a sanctioned encampment for persons experiencing homelessness.

These partnerships assist the local nonprofit housing and provider communities to develop much-needed housing by leveraging financial resources and land.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Single-Family Rehabilitation Program	2020	2024	Affordable Housing	Citywide	Housing Priority Needs	CDBG: \$141,891 (2024 EN) \$17,099 (2024 PI) \$315,671 (PYF) Total: \$477,708	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	First-Time Homeownership Program	2020	2024	Affordable Housing	Citywide	Housing Priority Needs	HOME: \$100,000 (PYF) Total: \$100,000	Direct Financial Assistance to Homebuyers: An estimated 10 Households Assisted
3	Community Housing Development Organization	2020	2024	Affordable Housing	Citywide	Housing Priority Needs	HOME: \$68,841 (2024 CHDO Set-Aside) \$18,659 (2024 PI) \$473,500 (PYF) Total: \$525,000	Homeowner Housing Added: 5 Household Housing Unit
4	New Construction	2020	2024	Affordable Housing	Citywide	Housing Priority Needs	HOME: \$344,205 (2024 EN) \$22,185 (2024 PI) \$1,279,570 (PYF) Total: \$1,645,960	TBA – New: based on projects selected through an RFP

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	HOME Investment Administration	2020	2024	Administration	Citywide	Administration Priority	HOME: \$45,894 (2024 EN) \$4,538 (2024 PI) \$179,225 (PYF) total: \$229,657	General administration, management, and oversight of the program to ensure compliance.
6	Public Service	2020	2024	Non-Housing Community Development	Citywide	Community Needs	CDBG: \$75,000 (2024 EN)	Public service activities other than Benefit: 5800 Persons Assisted
7	Public Facilities & Infrastructure	2020	2024	Non-Housing Development	Targeted Area	Community Needs	CDBG: \$537,959 (2024 EN) \$762,041 (PFY) Total: \$1,300,00	*Street Lighting Project *Sidewalk Installation *Aquatic Center at MLK, Jr. Park
8	Code Compliance	2020	2024	Non-Housing Community Development	Targeted Area	Housing Priority Needs	CDBG: \$55,604 (2024 EN) \$32,396 (PYF) Total: \$88,000	Housing Code Enforcement/Foreclosed Property Care: 360 Household Housing Unit
10	Community Development Block Grant Administration	2020	2024	Administration	Citywide	Administration Priority	CDBG: \$202,614 (2024 EN) \$3,513 (2024 PI) Total: \$206,127	General administration, management, and oversight of the program to ensure compliance.
11	CDBG-CV		2024	Non-Housing Community Development	Citywide	Community Needs	CDBG-CV: \$272,087 (PYF)	Installation of Air Scrubbers on HVAC System – Washington Fruit Center
12	CDBG-CV		2024	Administration	Citywide	Administration Priority	CDBG-CV: \$50,230 (PYF)	General administration, management, and oversight of the program to ensure compliance.
13	HOME-ARP		2024	Affordable Housing	Citywide	Housing Priority Needs	HOME ARP: \$1,610,526 (PYF)	TBA – New: based on projects selected through an RFP

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	HOME-ARP		2024	Administration	Citywide	Administration Priority	HOME ARP: \$182,281 (PYF)	General administration, management, and oversight of the program to ensure compliance.

EN = Entitlement

PI – Program Income

PYF = Prior Year Funds

*New construction goal outcome is subject to a project(s) via a bid process.

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Single-Family Rehabilitation Program (formerly known as the Senior/Disabled Emergency Home Repair Program)
	Goal Description	To support the preservation of existing affordable homeownership through substantial rehabilitation of existing family units to ensure the availability of decent, accessible, safe, and affordable housing for extremely low, very low, and moderately low-income households in the City of Yakima.
2	Goal Name	First-Time Homeownership Program
	Goal Description	To provide direct financial assistance to first-time home buyers in the City of Yakima, thus expanding affordable homeownership opportunities.
3	Goal Name	Community Housing Development Organization (CHDO)
	Goal Description	To work with the development of affordable housing with a certified CHDO.
4	Goal Name	New Construction
	Goal Description	To increase affordable housing opportunities in the City of Yakima. These activities include but are not limited to homeowner and rental development, rehabilitation of existing single-family or multifamily units, and Community Housing Development Organization (CHDO) activities. Funds may also be used to demolish or remove substandard buildings to allow for the replacement and/or construction of new housing units to provide affordable housing for qualified low to moderate-income applicants
5	Goal Name	HOME Investment Administration
	Goal Description	To promote the efficient and effective use of federal funds. This may include but is not limited to: program administration and oversight, capacity building and training, program monitoring, prospective environmental reviews, and the development of housing, community, and functional plans.

6	Goal Name	Public Service
	Goal Description	To provide services to low- and moderate-income individuals and families in the City of Yakima. Services may include but are not limited to emergency food assistance, health and dental care, housing counseling, workforce development, emergency rent, and utility assistance, permanent supportive housing, and supportive services for special needs populations, including the homeless, elderly, mentally ill, victims of domestic violence, people affected by HIV, and people with disabilities.
7	Goal Name	Public Facilities & Infrastructure
	Goal Description	To improve the quality of life for low- and moderate-income residents of the City of Yakima through public facilities and infrastructure improvements. This may include but is not limited to: the construction or rehabilitation of public facilities (fire stations, libraries, recreation centers, and community facilities), public infrastructure (roads and sidewalks, water, wastewater, and stormwater systems), or parks and playgrounds.
8	Goal Name	Code Compliance
	Goal Description	To improve the physical environment of designated areas within the City of Yakima by ensuring compliance with local ordinances and regulations regarding health and housing codes, land use and zoning ordinances, sign standards, and uniform building and fire codes.
9	Goal Name	Community Development Block Grant Administration (CDBG)
	Goal Description	The funds used to support this priority are designed to promote the efficient and effective use of federal funds. This may include but is not limited to: program administration and oversight, capacity building and training, program monitoring, prospective environmental reviews, and the development of housing, community, and functional plans.
10	Goal Name	CDBG CV - CARES Act
	Goal Description	To provide activities that benefit low- and moderate-income persons by providing housing, permanent jobs, a public service, and access to new or significantly improved infrastructure. These activities include but are not limited to public services, housing-related projects, public improvements and facilities, and economic development activities.
11	Goal Name	CDBG CV CARES Act Administration
	Goal Description	To promote the efficient and effective use of federal funds. This may include but is not limited to: program administration and oversight, capacity building and training, program monitoring, prospective environmental reviews, and the development of housing, community, and functional plans.

12	Goal Name	HOME ARP
	Goal Description	To meet and provide housing and supportive service needs of our community's most vulnerable populations. Funding addresses the need for homelessness assistance and supportive services targeted to "qualifying populations," which are individuals or families that are: homeless, at risk of homelessness; fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; part of other populations where supportive services or assistance would prevent homelessness or housing instability; or veterans and their families meeting the criteria.
13	Goal Name	HOME ARP Administration
	Goal Description	To promote the efficient and effective use of federal funds. This may include but is not limited to: program administration and oversight, capacity building and training, program monitoring, prospective environmental reviews, and the development of housing, community, and functional plans.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The City of Yakima estimates that it will impact approximately 192 households that will meet affordable housing requirements as defined by HOME 91.215 (b) and 91.315 (b).

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Yakima is proposing the following projects for its 2023 Annual Action Plan.

Projects

#	Project Name
1	Single-Family Rehabilitation Program (P4)
2	First-Time Homeownership Program (P19)
3	Community Housing Development Organization (CHDO) (P14)
4	New Construction (P18)
5	HOME Investment Administration (P3)
6	Public Service (P9)
7	Public Facilities & Infrastructure: Streets & Sidewalks
8	Public Facilities & Infrastructure: Aquatic Center at Martin Luther King, Jr. Park
9	Code Compliance (P24)
10	Community Development Block Grant Administration (P10)
11	CDBG CV CAREs Act (P20)
12	CDBG CV CAREs Act Administration (P26)
13	HOME ARP
14	HOME ARP Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The intent of federal CDBG and HOME funds is to provide low- and moderate-income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration. The City of Yakima has identified its priorities throughout the plan with regard to allocating investment geographically. Allocation priorities are set by the City Council following a citizen participation process.

The City will base its selection of projects on the following criteria:

1. Meets the statutory requirements of the programs being administered.
2. Meets the needs of LMI residents.
3. Focuses on low-and moderate-income areas or neighborhoods.
4. Coordinates and leverages resources.
5. Responds to expressed needs.
6. Is sustainable and/or has a long-term impact.
7. Demonstrates measurable progress and success.

P-38 Project Summary

Project Summary Information

1	Project Name	Single-Family Rehabilitation Program (P4)
	Target Area	Citywide
	Goals Supported	Single-Family Rehabilitation Program
	Needs Addressed	Housing Priority Needs
	Funding	CDBG: \$477,708: \$141,891 (2024 EN); \$17,099 (2024 PI); \$318,717 (PYF)
	Description	Rehabilitation of existing family units to ensure the availability of decent, safe, and affordable housing for extremely low, very low, and moderately low-income households.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	100 households
	Location Description	Citywide. Qualified applicants will be determined throughout the year by application and within the City limits of Yakima.
Planned Activities	<p>Rehabilitation of homes in need of, but not limited to, repairs related to heating and cooling issues, water issues, electricity issues, roofing issues, and other potential repairs or emergencies deemed by the City administration. Installation of aluminum wheelchair ramps for qualified homeowners. Program funds will also be used for rehabilitation expenses in targeted neighborhoods that bring assisted units into compliance with building codes, including interim controls or abatement of alleviated lead-based paint hazards.</p> <p>National Objective: LMH-Low/Mod Housing Matrix Code: 14A-Rehab; Single-Unit Residential</p>	

2	Project Name	First-Time Homeownership Program (P19)
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Priority Needs
	Funding	HOME: \$100,000 (PYF)
	Description	This activity assists first-time homebuyers in purchasing a home within the City Limits.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated number of families/individuals: up to 10 Will benefit families/individuals who have low to moderately low income.
	Location Description	Citywide
	Planned Activities	To assist first-time homebuyers with obtaining a home.
3	Project Name	Community Housing Development Organization (CHDO) (P14)
	Target Area	Citywide
	Goals Supported	CHDO
	Needs Addressed	Housing Priority Needs
	Funding	HOME: \$525,000 (\$68,841 (2024 CHDO Set-Aside) \$18,659 (2024 PI); \$437,500 (PYF)
	Description	Working with Habitat for Humanity to build affordable homes in various locations within the City.
	Target Date	Start 2026- Completion 2025
	Estimate the number and type of families that will benefit from the proposed activities	6 new affordable housing.
	Location Description	Various locations within the City.
	Planned Activities	<ul style="list-style-type: none"> • construction of 6 new homes

4	Project Name	New Construction (P18)
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Housing Priority Needs
	Funding	HOME: \$2,057,523 (\$344,205 (2024 EN); \$22,185 (2024 PI); \$1,279,570 (PYF))
	Description	The funds will be used to support increasing affordable housing opportunities within the City. These activities include but are not limited to homeowner and rental development.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	This number is undetermined. New applications will be accepted through an RFP process for new development. There are a number of projects currently active: Yakima Opportunity Housing Phase 1 (16 units), Yakima Opportunity Housing Phase 2/Genesis Housing Services (16 units), and YHA Fruitvale Housing (54units)
	Location Description	Citywide
	Planned Activities	<ul style="list-style-type: none"> • continuation of development for Fruitvale Housing – 54-unit Multifamily Housing • Continuation development for Phases 1 & 2 for Yakima Opportunity Housing/Genesis Housing Services – 32-unit Multifamily Housing • Development of new affordable housing options.
5	Project Name	HOME Investment Administration (P3)
	Target Area	NA
	Goals Supported	Administration
	Needs Addressed	Administration Priority
	Funding	HOME: \$229,657 (\$45,894 (2024 EN); \$4,538 (2024 PI); \$179,225 (PYF))
	Description	General administration, management, and oversight of Yakima's HOME Program.
	Target Date	12/31/2024

	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Administration of the HOME funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within the city limits of Yakima.
	Planned Activities	HOME funding will be provided to support administrative costs associated with carrying out the Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, the City up to 10% of that amount to address administrative expenses incurred through December 31 st .
6	Project Name	Public Service (P9)
	Target Area	Citywide
	Goals Supported	Community Needs
	Needs Addressed	Public Service
	Funding	CDBG: \$75,000 (2024 EN)
	Description	This program will provide community service programs through OIC and the Henry Beauchamp Community Center.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3,800 families with low to moderate income with various services targeted to youth.
	Location Description	Henry Beauchamp Community Center, 1211 S. 7 th Street, Yakima, WA 98901

	Planned Activities	<ul style="list-style-type: none"> • After-school tutoring, including literacy, math, and recreation for elementary through high school students. • Summer Enrichment Program for elementary and middle school youth. • "100 Jobs for 100 Kids," which this summer will provide summer employment educational opportunities to high school youth. • Computer Lab and STEM activities for elementary and middle school youth. <p>National Objective: LMC-Limited Clientele Matrix Code: 05D-Youth Services</p>
7	Project Name	Public Facilities & Infrastructure: Streets & Sidewalks
	Target Area	See Below
	Goals Supported	Public Facilities & Infrastructure Improvement
	Needs Addressed	Community Needs
	Funding	CDBG: \$300,000 (\$150,000 (2024 EN); \$150,000 (PYF))
	Description	This activity focuses on improving sidewalk and street lighting conditions in low- to moderate-income neighborhoods related to safety conditions for pedestrians, roadways, and schools within the targeted area.
	Target Date	2023/2024
	Estimate the number and type of families that will benefit from the proposed activities.	TBA. This activity will aid in improving the quality of life for those residents within the targeted area.
	Location Description	See Below.

Planned Activities

Street Lighting - Upgrading street lighting of both roadways and sidewalks is a priority of the City of Yakima. The project will upgrade existing street lights within a three to four-block radius of elementary schools. Most of the existing lighting consists of 40-watt LEDs intended for residential areas. However, increasing the wattage to 80 watts will significantly enhance the emission of light on roads and sidewalks, providing a safer environment. This will especially be beneficial for kids walking to school during the dark early morning hours of fall/winter. It will also provide additional lighting for afterschool activities and aid the patrol of the Yakima Police Department.

- Hoover Elementary School - Prasch Ave. to W. Mead Ave.
S. 7th Ave. to Landon Ave.
- Adams Elementary School - Beech St. to Rainer St.
6th St. to 15th St.
- Garfield Elementary School – Willow St. to Roosevelt St.
6th Ave. to Lewis Ave.
- Barge-Lincoln Elementary School - E. O St. to E. I St.
N. 2nd St. to N. 6th St.

Sidewalk Installation - There have been concerns regarding the safety of pedestrians along South 16th Avenue due to the lack of sidewalks along the west side of 16th Ave. 16th Avenue is classified as a principal arterial, defined as one of the highest traffic volume corridors serving both local and through traffic entering and leaving the City while providing access to the City's major activity centers. 16th Avenue has a traffic volume exceeding more than 15,000 Average Daily Traffic (ADT) units with a posted speed limit of 35 mph. Individuals must crossover 16th Avenue at unmarked areas to utilize the sidewalk network that exists on the east side of 16th Avenue. Once at the intersection of 16th Avenue and Washington Avenue, a signalized pedestrian crossing allows individuals to cross back over to the west side of 16th Avenue. Approximately 863 feet of sidewalk with ADA ramps are needed along the west side of S. 16th Avenue.

- S. 16th Sidewalk Installation - Tahoma St. to Washington Ave.

National Objective: LMA-Low/Mod Area Benefit

Matrix Code: 03K-Street Improvements/03L-Sidewalks

*New projects may get added

8	Project Name	Public Facilities & Infrastructure: Aquatic Center at Martin Luther King, Jr. Park
	Target Area	Southeast within the City
	Goals Supported	Public Facilities & Infrastructure
	Needs Addressed	Community Needs
	Funding	CDBG: \$1,000,000 (\$387,959 (2024 EN); \$612,401 (PYF)
	Description	The Aquatic Center at Martin Luther King Jr. Park is an \$11 million dollar project. A total of \$1 million dollars will be used over a 2-year period to add to the construction of the facility, equating to approximately 0.09% of the total cost. A total of \$10,000,000 was collected from fundraisers, donations, and other grants. CDBG Funds will be used for, but not limited to, recreation pool and infrastructure improvements (i.e., water lines, drainage, walk areas, etc.).
	Target Date	2023-2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 7,700 residents
	Location Description	The target area is S. 8 th Street in southeast Yakima. The area is predominately Hispanic and low-income. The area is densely populated, and the houses are small with backyards. The closest public pool is Franklin Park pool, which is 3 miles away and is difficult to access via public transportation, which is prohibitive to pool use. The location was chosen due to the high population density, and the public swimming pool was removed in the early 2000s due to the age of the facility and ongoing serious mechanical issues. Studies show that areas of high poverty and minorities have a higher rate of drownings, and many children do not know how to swim due to the lack of access to swimming lessons. This pool will provide swimming lessons for children.
Planned Activities	The project consists of a pool area for lap swimming, water exercise, and swim lessons; water sprays and zero-depth entries; large water slides; and restrooms, showers, and lockers. National Objective: LMA-Low/Mod Area Benefit Matrix Code: 03F-Parks, Recreational Facilities	

9	Project Name	Code Compliance (P24)
	Target Area	LMI Neighborhoods
	Goals Supported	Code Compliance
	Needs Addressed	Improve the health and safety of distressed neighborhoods and stabilize decline through enhanced code enforcement. Priority is placed on the areas within the one-half mile radius Walk to School zones of the Adams Elementary School, Hoover Elementary School, Ridgeview Elementary, Garfield Elementary, and Barge-Lincoln Elementary. The walk routes for these schools are within Census Tracts 2, 6, 12, and 15, which all have over 51% of the Census Block Groups exceeding 51% of Low to Moderate Income (LMI) households.
	Funding	CDBG: \$88,000 (\$55,604 (2024 EN); \$32,396 (PYF))
	Description	The investment in code enforcement in these neighborhood areas compliments the 5 sidewalk projects in these areas currently on the City of Yakima Transportation Improvement Plan (TIP) and refuse and clean-up projects funded by the Clean City Fund.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 320 LMI households will be directly assisted with this emphasis program.
	Location Description	The 2024 emphasis area for code enforcement is prioritized within the walk to elementary school neighborhoods (LMI neighborhoods).
Planned Activities	The salary of one Code Enforcement Officer from CDBG is necessary to conduct the code enforcement portion of this emphasis program. National Objective: LMA-Low/Mod Area Benefit Matrix Code: 15-Code Enforcement	
10	Project Name	Community Development Block Grant Administration (P10)
	Target Area	NA
	Goals Supported	Administration
	Needs Addressed	Administration Priority
	Funding	CDBG: \$206,127 (\$202,614 (2024 EN); \$3,513 (2024 PI))

	Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, which includes planning services for special studies, environmental clearance, compliance with all federal, state, and local laws and regulations, and fair housing activities.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	Administration of the CDBG Funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within the city limits of Yakima., WA 98901
	Planned Activities	CDBG funding will be provided to support administrative costs associated with carrying out the Action Plan Annual Goals and Priority needs. Should additional program income generated in this fiscal year be greater than projected, the Office of Neighborhood Development may apply up to 20% of that amount to address administrative expenses incurred through December 31 st . Any unspent CDBG Administrative funds at the end of the year will be used to cover CDBG expenditures. Matrix Code: 21A-General Program Administration (570.206)
3	Project Name	CDBG-CV CARES Act (P20)
	Target Area	Citywide
	Goals Supported	CDBG CV CARES
	Needs Addressed	Community Needs
	Funding	CDBG: \$272,087 (PYF)
	Description	Activities to benefit low- and moderate-income persons by providing housing, permanent jobs, public service, and access to new or significantly improved infrastructure. Activities include but are not limited to public services, housing-related projects, public improvements and facilities, and economic development. Because these funds are related to COVID-19, projects will focus on addressing and mitigating the negative impacts due to the pandemic. During this grant year, the City will continue updating its HVAC system at neighborhood centers by adding air scrubbers that will help purify the air of contaminants, which is necessary for reducing airborne particulates.

	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	Estimated to benefit 1,000 numbers of attendees to the center.
	Location Description	Washington Fruit Center is located at 602 N 4 th Street, Yakima, WA 98901.
	Planned Activities	<ul style="list-style-type: none"> Installation of HVAC Air Scrubbers at Washington Fruit Center <p>National Objective: LMA-Low/Mod Area Benefit Matrix Code: 03E-Neighborhood Facilities</p>
12	Project Name	CDBG CV CARES Act Administration (P26)
	Target Area	NA
	Goals Supported	Administration
	Needs Addressed	Administrative Priority
	Funding	HOME: \$50,230 (PYF)
	Description	Provide program management and oversight for the successful administration of federal, state, and local funded programs, which includes planning services for special studies, environmental clearance, compliance with all federal, state, and local laws and regulations, and fair housing activities.
	Target Date	12/31/2023 or until the project is completed
	Estimate the number and type of families that will benefit from the proposed activities	NA
	Location Description	The CDBG CV funds administration is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within the city limits of Yakima.
Planned Activities	<p>Oversight, management, and monitoring for CDBG CV Programs/Projects.</p> <ul style="list-style-type: none"> Matrix Code: 21A-General Program Administration (570.206) 	

13	Project Name	HOME ARP
	Target Area	Citywide
	Goals Supported	New Construction
	Needs Addressed	Housing Priority Needs
	Funding	HOME ARP: \$1,640,523 (PYF)
	Description	Funding addresses the need for homelessness assistance and supportive services targeted to ""qualifying populations,"" which are individuals or families that are: homeless, at risk of homelessness, fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; part of other populations where supportive services or assistance would prevent homelessness or housing instability; or veterans and their families meeting the criteria.
	Target Date	TBD
	Estimate the number and type of families that will benefit from the proposed activities	TBD. The number will be derived based on project(s) selected through an RFP Process.
	Location Description	To be determined but within the city limits of Yakima.
	Planned Activities	TBD. Activities will be derived based on project(s) selected through an RFP Process.
14	Project Name	HOME ARP Administration
	Target Area	NA
	Goals Supported	Administration
	Needs Addressed	Administrative Priority
	Funding	HOME ARP: \$182,281 (PYF)
	Description	General administration, management, and oversight of Yakima's HOME-ARP Program.
	Target Date	12/31/2023 or until the project(s) is completed.
	Estimate the number and type of families that will benefit from the proposed activities	NA.

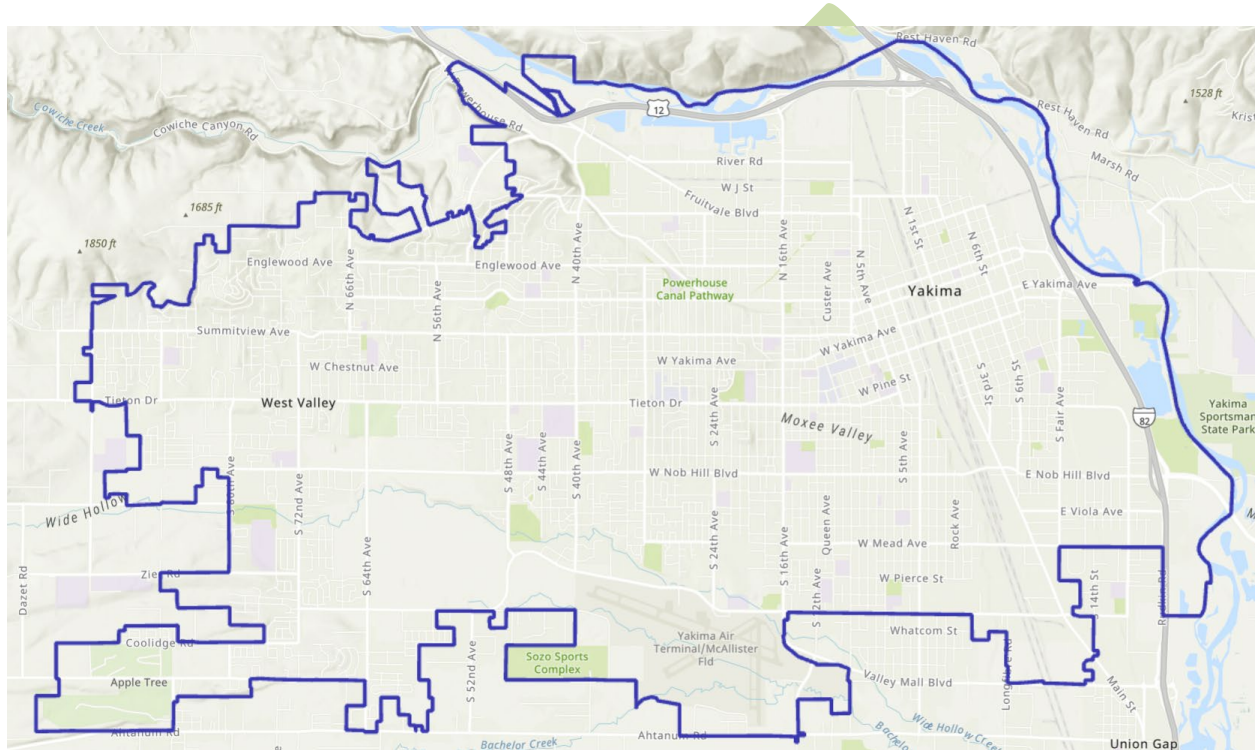
Location Description	Administration of the HOME ARP Funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street, Yakima, WA 98901
Planned Activities	HOME ARP funding will be provided to support administrative costs associated with carrying out the Action Plan Annual Goals and Priority needs.

DRAFT

P-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Yakima's HUD-funded programs are available to all residents, depending upon their income eligibility. Currently, the City does not designate certain areas as eligible for program focus. In the past, the City did have "Neighborhood Revitalization Strategy Areas" (NRSA). That program is no longer active in the City.



Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Not applicable

Discussion

No additional discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Yakima partners with the Yakima Housing Authority, Habitat for Humanity, Catholic Charities, Farmworker Housing, and other nonprofit and for-profit organizations to assist in projects that provide rental assistance, develop affordable rental, and construct homeowner housing units. The City operates the Single-Family Emergency Repair program, funded with CDBG funds. During the COVID-19 pandemic, the City of Yakima shifted some programs to respect not working on interior rehabilitation projects and supported exterior projects, like safety ramps or exterior paint. We have returned to address emergency safety needs inside of income-qualified owner-occupied homes.

HOME-funded projects are also accomplished by using our community partners primarily for the new construction of housing units.

One Year Goals for the Number of Households to be Supported	
Homeless	27
Non-Homeless	130
Special-Needs	60
Total	217

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	157
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	217

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

Discussion

HOME funds have been awarded to some significant projects for multifamily rental housing units under construction. Some of the units will be completed in 2023 and ready to occupy. Catholic Charities is currently working on the 32 units of the "Genesis Housing" (Yakima Opportunity Housing) project on North 16th Avenue. Phase 1, consisting of 16 family units of 2 and 3 bedrooms, will likely be complete in 2023. The Yakima Housing Authority is also under construction with the Fruitvale Project of 54 units. Those units may not be completed in 2023.

The City of Yakima anticipates the award of HOME-ARP funds in 2024 but has not started the NOFA yet.

The City of Yakima Single Family Repair program will continue in 2024. This program assists low to moderate-income households with emergency repairs and limited safety repairs. One significant outcome

of this program is the ability to keep senior citizens in their homes as long as they are safe. A projected 60 housing units may receive assistance through the repair program.

Habitat for Humanity is currently a Community Housing Development Organization (CHDO) for the City of Yakima. They expect to construct 6 new single-family homes to be sold to qualified low to moderate-income first-time homebuyers.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The City of Yakima chartered the Yakima Housing Authority (YHA) in 1977. The Housing Authority of the City of Yakima (YHA) is a corporate body created by Resolution No. D-1575 in 1977 by the City of Yakima. The City of Yakima created YHA per Washington State Revised Code Chapter 35.82. YHA was created to provide safe, decent, and sanitary housing for low- and moderate-income residents of the City of Yakima, Washington. YHA administers multiple US Department of Housing and Urban Development (HUD) programs that fund our key services. The City Council appoints board members to the Yakima Housing Authority.

The Office of Neighborhood Development Services (ONDS), as the local environmental representative for HUD projects, has worked with the YHA to assist in providing documentation to meet the HUD regulation criteria needed for those specific projects, as requested by the YHA.

Actions planned during the next year to address the needs to public housing

One of the joint projects between the City of Yakima and the Housing Authority will be to collaborate on developing a shared policy and cooperation on the goals of "Affirmative Furthering Fair Housing."

The City of Yakima continues to partner with and support the YHA. Specific projects and funding requests will be analyzed and considered in due process regarding the most beneficial use of entitlement funds. ONDS expects to continue supporting the YHA with environmental review and documentation as requested by the YHA.

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

The Yakima Housing Authority encourages resident involvement with programs like the Resident Advisory Board (RAB). The RAB provides the YHA and the residents with a forum for sharing information about the agency's Annual Action Plan. RAB membership comprises individuals who reflect and represent the residents assisted by the Public Housing Agency (PHA). The role of the RAB is to assist the PHA in developing the PHA Plan and in making any significant amendment or modification to the Plan. In addition, the Yakima Housing Authority is an active participant in crime-free rental housing, allowing residents to participate in the local block watch, which ONDS participates in every year, inviting the residents and local organizations to partake in National Night Out.

The YHA also participates in the Yakima County Asset Building Coalition, and they are establishing a partnership with YVOCAN for the Union Gap and Yakima area. YHA is also in the process of collaborating with the AmeriCorps VISTA Education Award with the goal of every eligible resident signing up for the College-Bound Scholarship.

Lastly, YHA is administering the Family Self-Sufficiency (FSS) Program. This program enables families assisted through the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The Yakima Housing Authority is not designated as "troubled."

Discussion

Through its many diverse housing programs, the Yakima Housing Authority provides residents with decent, safe, and affordable housing. The City of Yakima looks forward to continuing its partnership with the YHA to provide this type of housing to its residents.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Department of Commerce is the Collaborative Applicant for the Washington Balance of State Continuum of Care (BoS CoC). The BoS CoC's 34 small and medium-sized counties receive about \$8 million annually for 50 permanent and temporary housing projects funded by the Department of Housing and Urban Development Continuum of Care Program, including the City of Yakima, in which Yakima County is included.

The City of Yakima recognizes homelessness as the most severe housing problem and strives to prevent the most at-risk populations from becoming homeless by using CDBG funds for the Single-Family Rehabilitation Program. These programs are designated to help high-risk senior and disabled groups with emergency rehabilitation, wheelchair ramps, and exterior painting in the hopes that this will allow them to continue to occupy their current affordable housing units.

ONDS also strives to support affordable housing with its homeownership programs, the First Time Homeownership Program, the New Construction Program, and the direct and indirect support of certified Community Housing Development Organizations (CHDOs) in creating new single-family housing that is decent, safe, and affordable. This directly affects the homeless by giving them the opportunity to own their first home or by indirectly allowing someone in either a rental situation or a public housing situation to buy their first home, thereby indirectly allowing another affordable rental or public housing unit to be occupied by an otherwise homeless individual or family.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness including

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

The City of Yakima supports the Department of Commerce's Continuum of Care "5-Year Plan to End Homelessness." This Plan is a "Housing First" model. Continuum of Care's first priority is to maintain existing resources that serve 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.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima continues to work with many local agencies through Continuum of Care in addressing emergency shelters and transitional housing opportunities on an individual project basis.

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

Nonprofit partners of the City of Yakima are actively planning and constructing Permanent Supportive Housing (PSH, and, to a lesser degree, some Transitional Housing). For these projects, the City has used HOME funds and intends to offer funding from the HOME-ARP program for new construction of Permanent Supportive Housing, which will assist some of those experiencing homelessness. The City of Yakima continues working with partners to assist homeless individuals and families through our various programs.

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

The City of Yakima, through the Single-Family Emergency Home Repair Program, partners with various local agencies, including social service providers, hospital and nursing care facilities, the OIC Weatherization program, Veteran organizations, and other families with children, seniors, and/or disabled homeowners that are in need of emergency repairs or wheelchair ramps. Sometimes, these repairs must be installed before residents can return home after release from care facilities. Additionally, the City of Yakima utilizes partners and local resources to refer individuals to services that may be available to them.

Discussion

The City of Yakima continues to direct funding to assist income-qualified homeowners with the Emergency Home Repair Program to enable the elderly, frail, and disabled to remain in their homes and thereby not becoming homeless and adding to the Continuum of Care's burden with additional homelessness. The program has been expanded for emergency repair needs of income-qualified families with children for assistance since there were considerable unmet needs.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

In 2021, the City of Yakima adopted a Housing Action Plan, which provides strategies and guidance to promote new construction of housing and reduce barriers to affordable housing. Since 2021, the City has implemented significant regulatory amendments to streamline the review process and timelines. The City implemented density amendments to encourage infill of new housing units within existing neighborhoods (Missing Middle), allows housing in nearly every zoning district, except industrial areas, adopted a sales tax option that diverts a share of the state revenues to the City of Yakima to be dedicated to affordable housing, participated in a state program entitled Connecting Housing to Infrastructure Program (CHIP) which reimburses the cost of water, sewer and stormwater costs of new construction for affordable rental housing and other incentive programs.

Yakima's Comprehensive Plan identifies several areas affecting affordable housing development, 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 that the projected population increase can be accommodated with new housing construction available to all income groups.

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

The City has worked with various nonprofits to develop zoning, subdivision, and environmental review reforms that encourage new construction of various housing units. The Yakima Planning Commission (YPC) has worked toward changes to the Zoning Ordinance (YMC Title 15) and the Subdivision Ordinance (YMC Title 14) as they relate to the Implementation Strategies of the Housing Action Plan. Of the 37 implementation strategies, YPC has reviewed and set forth recommendations:

- Strategy #1 – Update city regulations to remove barriers to innovative housing types
- Strategy #7 – Create design standards for multifamily and mixed-use development
- Strategy #8 – Improve permitting and environmental process
- Strategy #14 – Revise parking standards in key areas
- Strategy #16 – Consider fee waivers or deferrals for affordable housing
- Strategy #22 – Address mobile home parks that are dilapidated
- Strategy #23 – Encourage micro-retail and flexible cultural design space
- Strategy #26 – Incentivize Senior Housing
- Strategy #28 – Minimize barriers to the development of housing serving multiple populations
- Strategy #32 – Incentivize backyard cottages and cottage housing

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

As discussed throughout the Consolidated Plan and elsewhere in this Annual Action Plan, the City of Yakima has a wide variety of programs directed at maintaining affordable existing housing through rehabilitation, new single-family dwellings through its homeownership program, and new construction of multifamily housing units. The City recognizes the importance and need for affordable housing as well as maintaining our current affordable housing.

The City of Yakima does not have a preference for the HOME Investment Program Entitlement Funds as it relates to rental housing for projects related to Permanent Supportive Housing.

Actions planned to address obstacles to meeting underserved needs

The City of Yakima continues to partner with local affordable housing agencies. The City offers qualified developers the opportunity to leverage HOME funds to make affordable housing projects possible. HOME funds are leveraged with Low-income Housing Tax credits, Washington State Housing Trust Fund dollars, Federal Home Loan Banks, grants and loans, and USDA. The City of Yakima HOME funds account for only a fraction of the cost of these affordable housing projects.

Actions planned to foster and maintain affordable housing

As discussed throughout the Consolidated Plan and elsewhere in this Annual Action Plan, the City of Yakima has various programs to maintain affordable existing housing through rehabilitation, new single-family dwellings through its homeownership program, and new construction of multifamily housing units. The City recognizes the importance and need for affordable housing and maintaining our current affordable housing.

The City of Yakima continues to partner with local affordable housing agencies. The City offers qualified developers the opportunity to leverage HOME funds to make affordable housing projects possible. HOME funds are leveraged with Low-income Housing Tax credits, Washington State Housing Trust Fund dollars, Federal Home Loan Banks, grants and loans, and USDA. The City of Yakima HOME funds account for only a fraction of the cost of these affordable housing projects.

The City of Yakima maintains our HOME investment in affordable housing projects through annual monitoring and compliance for compliance periods required by CFR 92.254.

Actions planned to reduce lead-based paint hazards

As discussed in the Five-Year Consolidated Plan, ONDS aligns all of its rehabilitation programs with the Washington State lead-based paint regulations and continues to presume any disturbed paint surfaces are "Possible lead hazards" and thus are treated according to the state's regulations and HUD's lead-based

paint policy.

ONDS has both certified supervisors and staff on hand to assess and address lead-based paint as well as hires certified state lead-based paint professionals to deal with all projects with potential lead-based paint disturbed surfaces.

Actions planned to reduce the number of poverty-level families

The City Council's strategic priorities are economic development and new jobs in the Yakima Valley. Nearly one-quarter of the County population lives below the federal poverty level. The City of Yakima actively works to retain employers in Yakima and attract new investments to broaden and diversify the economic base. Yakima County Development Authority (YCDA) provides significant Economic Development efforts for Yakima. With constrained City General Fund budgets, it has been difficult to devote city funds to economic development tasks. The City is working to restore more robust staffing for economic development and may utilize Section 108 funding capability in the future toward a community improvement project.

Actions planned to develop an institutional structure

The City of Yakima continues to work with existing agencies and departments within Yakima, consultants, and other governmental bodies outside Yakima to strengthen and enhance the current institutional structure. We will continue to seek partnerships with organizations and private enterprises to develop the institutional structure further.

Actions planned to enhance coordination between public and private housing and social service agencies

The City supports efforts by agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide technical assistance support for projects that meet a Housing and Community Development need as identified in the 2020-2024 Consolidated Plan and will assist organizations in applying for funds from other local, state, or federal resources within staff capacity.

Discussion:

Partnerships with other organizations are instrumental in continuing affordable housing within Yakima. The City of Yakima is a good steward of CDBG and HOME Investment funds and is stretching the dwindling resources to the best of its ability to serve the community.

The City of Yakima strives for affordable housing with the assistance of the community, neighborhoods, and partners in effectively using its entitlement funds.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

ONDS programs are designed to be application-driven and city-wide to enable the City of Yakima to help as many low to moderate-income applicants as possible within the entire city limits of Yakima. Therefore, the programs are offered city-wide to qualified applicants. Qualified applicants will be determined throughout the year by application and limited to within the City Limits of Yakima. Persons seeking assistance can find the information on the department's website at <https://www.yakimawa.gov/services/neighborhood-development-services/>, by contacting the office at 509-575-6101, or by visiting the office at 112 S 8th Street, Yakima WA, 98901.

For large projects, such as multifamily housing, the City of Yakima may issue an RFP to solicit qualified development organizations to apply for funding to assist with projects that meet the requirements.

The City of Yakima does not have a preference for the HOME Investment Program Entitlement Funds as it relates to rental housing for projects related to Permanent Supportive Housing.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income available for use and included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The number of urgent needs activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate-income. Specify the years covered that include this Annual Action Plan.	100%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City does not intend to use HOME funds for other forms of investment beyond those identified in 92.205.

- 2. A description of the guidelines that will be used for the resale or recapture of HOME funds when used for homebuyer activities, as required in 92.254, is as follows:**

The City of Yakima's policy employs both the recapture and resale options depending on the type of subsidy assistance provided. These options ensure that the City is able to recover all or a portion of the HOME investment amount provided to the homebuyer should the property cease to serve as the principal residence for the duration of the required affordability period (*suggested for approval by the Yakima City Council as adoption of the Annual Action Plan*).

HOME Subsidy is dispersed in the form of a "forgivable loan" and is subject to the guidelines of the applicable options noted under either recapture or resale. No monthly payments will be required from the homebuyer, regardless of which option is deployed.

Below is a summary of the guidelines. **PLEASE SEE THE POLICY IN THE CITY'S HOME PROGRAM MANUAL FOR FULL DETAILS OF THE GUIDELINES.**

RECAPTURE OPTION

The City of Yakima's recapture option is applicable to all homebuyer activities that use HUD HOME funds. The HOME funds may be used as either a direct homebuyer subsidy (DHS) or combined with a development subsidy. Recapture provisions cannot be used when a project receives only a development subsidy and is sold at fair market value because there is no direct HOME subsidy to recapture from the homebuyer. Instead, resale provisions must be used. The entire HOME investment amount shall be reduced by the City as determined on a pro-rata basis for the amount of time the homeowner owned and occupied the property measured against the entire affordability period (*See Table B*). This is known as a forgivable period. A portion of the HOME subsidy will be forgiven annually upon the anniversary of the closing/settlement date. For example, 1/5 (20%) of the HOME subsidy will be forgiven each year during a five-year affordability period on the anniversary of the closing date. The loan period will always match the affordability period.

The forgiveness term is not applicable, and repayment is immediately due in the event the borrower fails to comply with the principal residence requirement by either renting (unless an exception is made due to a military deployment) or permanently vacating the property during the affordability period.

The City shall determine the amount of the HOME investment funds to be recaptured using a **shared net proceeds basis**. The maximum recapture amount by the City will be equal to the HOME subsidy, multiplied by one minus the pro-rata basis percentage.

The City shall recapture any and all of the net proceeds. However, the City is never permitted to recapture more than what is available from the net proceeds of the sale.

Under this option, the amount subject to the affordability period includes:

- The amount provided directly to, or on behalf of, the homebuyer (including down payment, closing costs, and/or direct loan) PLUS
- Any HOME assistance that lowers the cost of the home below market price (i.e., the difference between the market value of the home and the actual sales price).

RESALE OPTION

The City shall require the use of a resale option only in the event that a development subsidy is used to make the property affordable. The recapture option will apply for properties where both a development and direct homebuyer subsidy are provided. The resale option requires the homeowner to sell the property to another low-income homebuyer if sold during the affordability period. This option requires the resale price to provide the original HOME-assisted owner with a fair return on investment and ensure the property will remain affordable to a reasonable range of low-income homebuyers, as defined below.

Please note that both definitions relate only to the resale option.

Fair return on investment. A fair return on investment includes the homebuyer's investment and any capital improvements. The value of capital improvements is defined as the actual, documented costs of permanent structural improvements or restoration of the property that enhances or increases the useful life of the property, such as a kitchen renovation, bathroom upgrades, etc. The actual costs of the capital improvements must be documented with receipts, canceled checks, or other documents acceptable to the City. The City shall consider a fair return on investment achieved when the original homebuyers receive from the sale a percentage return on investment based on the change in the Median Sales Price for the Yakima Metropolitan Statistical Area, as published periodically by HUD with the HOME Homeownership Value Limits.

Affordability to a reasonable range of low-income homebuyers. This affordability is determined by two conditions:

1. That which is affordable to a family earning between 60% and 80% of the Area Median Income (AMI) and below and
2. Who do not pay more than 30% of their gross income for Principal, Interest, Tax, and Insurance (PITI).

Resale requirements shall be imposed with the use of deed restrictions, covenants running with the land, and other mechanisms. The period of affordability specified in the mortgage will be the minimum period for the project.

In addition to the homebuyer receiving a fair return on investment and based on the remaining affordability period for the property, the housing must continue as affordable to LMI potential homebuyers. If the resale price of the home is not affordable to subsequent homebuyers, the City of Yakima may be required to provide additional assistance to that homebuyer².

Period of Affordability Under Resale Provisions. Under resale, §92.254(a)(5)(i) of the HOME rule states that the period of affordability is based on the total amount of HOME funds invested in the housing. In other words, the total HOME funds expended for the unit determines the applicable affordability period. Any HOME program income used to assist the project is included when determining the period of affordability under a resale provision².

Period of Affordability Under Recapture Provisions. For HOME-assisted homebuyer units under the recapture option, the period of affordability is based upon the direct HOME subsidy provided to the homebuyer that enabled the homebuyer to purchase the unit. Any HOME program income used to provide direct assistance to the homebuyer is included when determining the period of affordability.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Yakima's policy employs both the recapture and resale options depending on the type of subsidy assistance provided. These options ensure that the City is able to recover all or a portion of the HOME investment amount provided to the homebuyer should the property cease to serve as the principal residence for the duration of the required affordability period (*subject to approval by Yakima City Council with the adoption of the 2023 Annual Action Plan*).

HOME Subsidy is dispersed in the form of a "forgivable loan" and is subject to the guidelines of the applicable options noted under either recapture or resale. No monthly payments will be required from the homebuyer, regardless of which option is deployed.

Below is a summary of the guidelines. **PLEASE SEE THE POLICY IN THE CITY'S HOME PROGRAM MANUAL FOR FULL DETAILS OF THE GUIDELINES.**

SEE THE ABOVE DETAILED RESPONSE IN #2, HOMEBUYER ACTIVITIES.

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

The City of Yakima does not intend to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

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