



2026 ANNUAL ACTION PLAN

For Federal Department of Housing and Urban
Development funding sources:

- Community Development Block Grant (CDBG)
- Home Investment Partnership Program (HOME)

Office of Neighborhood Development Services (ONDS)
112 S 8th St
Yakima, WA 98901

Phone: (509) 575-6101
Email: ask.ONDS@yakimawa.gov



CITY OF YAKIMA NOTICE REQUESTING PUBLIC INPUT: 2026 Annual Action Plan

The City of Yakima's Office of Neighborhood Development Services (ONDS) is requesting public input regarding the 2026 Annual Action Plan for the City's use of Federal CDBG and HOME funds (budget summary included below). Input regarding affordable housing, community development and other current or proposed activities is encouraged. Low- and moderate-income persons and residents of low- and moderate-income areas of Yakima are strongly encouraged to participate. **ACCOMMODATIONS:** Those who do not speak English or who have physical, mental or developmental disabilities that may make it difficult for them to participate in public hearings may request assistance under the provisions of the Americans with Disabilities Act. Please contact ONDS at (509) 575-6101 or in person at 112 S. 8th St, Yakima, WA 98901 at least 7 days in advance of a public hearing for accommodation.

Public Hearings

The City will hold two public hearings to receive comments on the proposed 2026 Annual Action Plan. These public hearings will be held on Tuesday, July 21, 2026, and on Monday, August 3, 2026, at the City Hall Council Chambers (129 N 2nd St, Yakima, WA 98901); public hearings and the opportunity to comment will begin at 6 pm.

Written Comment Period

ONDS is also requesting public input on the 2026 Annual Action Plan via written comments. The written comment period extends from Thursday, July 2, 2026, to Monday, August 3, 2026. To be considered as public input, any and all written comments must be either mailed to ONDS at 112 S 8th St, Yakima, WA 98901, emailed to ask.ONDS@yakimawa.gov, or delivered to ONDS in person (see address above).

2026 Annual Action Plan Budget Summary

2026 Community Development Block Grant (CDBG) appropriation: \$958,587.00

2026 Home Investment Partnerships Program (HOME) appropriation: \$462,460.13

CATEGORY	CDBG Funds	HOME Funds	TOTALS
Planning & Administration	68,587.00	46,000.00	114,587.00
Housing	750,000.00	416,460.13	1,166,460.13
Public Services	140,000.00	0	140,000.00
TOTALS	\$958,587.00	\$462,460.13	\$1,421,047.13

Email: ask.ONDS@yakimawa.gov Phone: (509) 575-6101

In person: 112 S 8th St, Yakima, WA 98901 (Monday-Friday, 8:30 am-4:00 pm)

AVISO DE LA CIUDAD DE YAKIMA SOLICITANDO LA PARTICIPACIÓN DEL PÚBLICO: Plan de Acción Anual 2026

La Oficina de Servicios para el Desarrollo del Vecindario (“ONDS” por sus siglas en inglés) de la Ciudad de Yakima está solicitando la participación del público sobre el Plan de Acción Anual 2026 para el uso de los fondos Federales CDBG y HOME (resumen del presupuesto incluido más abajo). Se anima a dar opiniones sobre vivienda asequible, desarrollo comunitario, y otras actividades actuales o propuestas. Se anima especialmente a participar a las personas de ingresos bajos y moderados y a los residentes de áreas de ingresos bajos y moderados de Yakima. ACCESIBILIDAD: Aquellas personas que no hablen inglés o que tengan discapacidades físicas, mentales o del desarrollo que puedan dificultar su participación en audiencias públicas pueden solicitar asistencia según lo previsto por la Ley de Estadounidenses con Discapacidades. Por favor, contacte a ONDS al (509) 575-6101 o en persona en 112 S. 8th St, Yakima, WA 98901 al menos 7 días antes de una audiencia pública para solicitar ayuda.

Audiencias Públicas

La Ciudad llevará a cabo dos audiencias públicas para recibir comentarios sobre el Plan de Acción Anual propuesto para 2026. Estas audiencias públicas se llevarán a cabo el martes 21 de julio de 2026, y el lunes 3 de agosto de 2026, en la Sala del Consejo de la Ciudad de Yakima (129 N 2nd St, Yakima, WA 98901); las audiencias públicas y la oportunidad de comentar comenzarán a las 6:00 pm.

Período de Comentarios Escritos

ONDS también está solicitando la opinión del público sobre el Plan de Acción Anual 2026 mediante comentarios escritos. El período de comentarios escritos se extiende desde el jueves 2 de julio de 2026 hasta el lunes 3 de agosto de 2026. Para ser considerados como opinión pública, todos los comentarios escritos deben enviarse por correo a ONDS en 112 S 8th St, Yakima, WA 98901, enviarse por correo electrónico a ask.ONDS@yakimawa.gov, o entregarse en persona a ONDS (ver dirección arriba).

Resumen del Presupuesto del Plan de Acción Anual 2026

Apropiación de 2026 Community Development Block Grant (CDBG): \$958,587.00

Apropiación de 2026 Home Investment Partnerships Program (HOME): \$462,460.13

CATEGORIA	Fondos CDBG	Fondos HOME	TOTALES
Planeación & Administración	68,587.00	46,000.00	114,587.00
Vivienda	750,000.00	416,460.13	1,166,460.13
Servicios Públicos	140,000.00	0	140,000.00
TOTALES	\$958,587.00	\$462,460.13	\$1,421,047.13

Información para Contactar a ONDS

Correo electrónico: ask.ONDS@yakimawa.gov Teléfono: (509) 575-6101

En persona: 112 S 8th St, Yakima, WA 98901 (Lunes-Viernes, 8:30 am-4:00 pm)

Para traducción del completo Plan de Acción Anual 2026 al español, favor de enviar un correo electrónico a ask.ONDS@yakimawa.gov, marcar a ONDS al (509) 575-6101, o ir en persona a 112 S 8th St a pedirla.

Executive Summary

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

1. Introduction

The City of Yakima qualifies to receive annual Community Development Block Grant (CDBG) and Home Investment Partnership Program (HOME) funding from the federal Department of Housing and Urban Development (HUD). In order to receive these CDBG and HOME funds, the City of Yakima must submit to HUD an Annual Action Plan that describes how the City plans to use the CDBG and HOME funds. The Annual Action Plan is based on the 5-Year Consolidated Plan (or Strategic Plan) that was completed in 2025 and covers Program Years 2025-2029. The Consolidated Plan was an assessment of the needs in the community, relating to housing, social and public services, public facilities and infrastructure. An analysis was made of populations that are most affected by the current housing stock, of the state of the economy, and of the ability to meet daily living needs. The Consolidated Plan then outlined priorities and goals to address those needs.

This year's Annual Action Plan provides an overview of the specific projects designed to meet the priorities and goals identified in the Consolidated Plan, outlining how the City plans to utilize CDBG and HOME funds for Program Year 2026 (PY 2026). PY 2026 will begin on October 1, 2026, and end on September 30, 2027. At the end of the program year, the City of Yakima will also write a Consolidated Annual Performance and Evaluation Report (CAPER) to report the progress towards each of the Consolidated Plan goals. These three documents (the 5-Year Consolidated Plan, the Annual Action Plan, and the CAPER) and the process of submitting them to HUD enables the residents of the City of Yakima, elected officials, and HUD to understand the needs in the Yakima community, provide input, measure progress, and evaluate investment in the community.

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.

Through consultation, the following strategies with subsequent goals and priorities have been identified:

Priority: Provide Decent Housing

- Create affordable homeownership opportunities for all income levels
- Assist with emergency home repairs to enable low/moderate income residents with minor home repair needs to sustain their homeownership

- Develop affordable rental housing for renters earning incomes between 0 and 60% of the HUD Area Median Family Income (HAMFI)
- Preserve existing affordable housing stock

Priority: Create A Suitable Living Environment

- Support public and supportive services for low- to moderate-income (LMI) Yakima residents
- Assist elderly & disabled homeowners with emergency home repairs to improve home accessibility and enable them to age in place
- Improve parks and recreation facilities for low-income communities and increase the accessibility of those facilities for persons with disabilities
- Support infrastructure improvements in distressed neighborhoods

Priority: Expand Opportunities for LMI Yakima Residents

- Increase coordination among service agencies across the Yakima Valley to improve services to low-income residents
- Provided expanded accessibility, infrastructure and facility improvements to increase connectivity and opportunities

3. Evaluation of past performance

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

The City of Yakima has a good performance record and regularly meets the performance standards established by HUD. The City has implemented programs funded through CDBG and HOME for decades and each year prepares its Consolidated Annual Performance and Evaluation Report (CAPER). Over that time, the City has made great strides to assist low-income households in the community.

Accomplishments in just the past five years include:

- Public service activities targeted to vulnerable populations
- Housing rehabilitation programs have assisted hundreds of low-income homeowners, primarily elderly and disabled, with emergency repairs to their homes, including accessibility, thereby sustaining homeownership, preserving housing stock, and preventing homelessness
- Public infrastructure improvements including sidewalk and accessibility improvements in low-income areas
- Enhancing of the City's coordination with regional partners and service providers

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

5. Summary of public comments

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

To be completed following the Public Hearings and the Written Comment Period...

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

To be completed following the Public Hearings and the Written Comment Period...

7. Summary

The City of Yakima plans to utilize HUD funding for Program Year 2026 to address vital needs in the community through strategic investments in housing and public services.

The Annual Action Plan provides the framework for improving neighborhoods, creating opportunities, and building livable communities for all residents.

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
CDBG Administrator		YAKIMA	Office of Neighborhood Development Services
HOME Administrator		YAKIMA	Office of Neighborhood Development Services

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Office of Neighborhood Development Services (ONDS)

112 S 8th St., Yakima, WA 98901

Office Hours: Monday-Friday, 8:30 am - 4 pm

Phone: (509) 575-6101

Email: ask.ONDS@yakimawa.gov

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

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

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?
<TYPE=[pivot_table] REPORT_GUID=[F8A8A9484AE2E53E242786A11F048B3B]>			

Table 2 – Agencies, groups, organizations who participated

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

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)

AP-12 Participation – 91.105, 91.200(c)

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

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)

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Yakima prioritized goals and objectives for using CDBG and HOME funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding opportunities.

The City of Yakima follows HUD guidelines and limits public services to no more than 15% and administration to 20% of the annual entitlement.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	958,587.00	30,000.00	88,045.48	1,076,632.48	3,800,000.00	Formula grants for housing and community development activities. Beneficiaries must have low- or moderate-income (up to 80% AMI), or reside in a low/moderate-income neighborhood.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	462,460.13	60,000.00	346,629.66	869,089.79	1,800,000.00	Formula grants to implement local housing strategies. Tenants served must be below 60% AMI; homeownership activities for households up to 80% AMI.

Table 1 - Expected Resources – Priority Table

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

U.S. Department of Housing and Urban Development's Notice CPD-97-03: HOME Program Match Guidance provides guidance on identifying eligible sources of match, calculating the value of matching contributions, determining the point at which a contribution may be recognized as match, and tracking matching obligations and contributions.

Projects with firm financial commitments, including leveraged dollars, will have priority over those with pending, tentative, or speculative commitments.

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

Publicly owned lands have not yet been identified to help address the needs of this plan. Yakima will continue to explore opportunities to access viable public lands whenever possible, helping to address critical needs identified in the 5-year Consolidated Plan.

Discussion

The City of Yakima assists subrecipients and developers in applying for other available funds and leveraging resources to implement community development and housing activities. The limited HOME funds that the City receives regularly provide gap financing for projects awarded Low-Income Housing Tax Credit or other federal and state funding to support affordable housing. Opportunities to leverage federal funds are explored with each proposed activity. Additional points will be awarded during application scoring to proposals that have identified match resources.

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	Administration and Planning	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Yakima Citywide	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$68,587.00 HOME: \$46,000.00	Other: 1 Other
2	Housing	2025	2029	Affordable Housing	Yakima Citywide	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$750,000.00 HOME: \$416,460.13	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Yakima Citywide	Create A Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: \$140,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Administration and Planning
	Goal Description	
2	Goal Name	Housing
	Goal Description	
3	Goal Name	Public Services
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Staff first reviews applications to ensure they meet all federal program requirements before evaluating them for selection and funding.

A risk analysis is completed for each activity prior to funding.

Projects

#	Project Name
1	P4: CDBG Single-Family Emergency Home Repair Program
2	P9: CDBG Public Services
3	P10: CDBG Administration
4	P13: HOME Administration
5	P14: HOME Community Housing Development Organization (CHDO) Program
6	P18: HOME New Construction
7	P25: HOME-ARP Program Administration

Table 3 - Project Information

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

Federal CDBG funds are intended to provide low-and moderate-income households with viable communities, including decent housing, a suitable living environment, and extended economic opportunities. Eligible activities include housing rehabilitation and preservation, homeownership opportunities, public services, community infrastructure improvements, planning, and administration.

The system for establishing the priority for the selection of these projects is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG and HOME programs
- Meeting the needs of low- and moderate-income residents
- Coordination and leveraging of resources
- Response to expressed community needs
- Sustainability and/or long-term impact, and
- The ability to demonstrate measurable progress and success.

The primary obstacles to meeting underserved needs are the limited resources available to address

identified priorities. When feasible, the City of Yakima will partner with other public agencies and nonprofit organizations to leverage resources and maximize outcomes in housing and community development. In the end, however, the need far exceeds the funding available from all sources combined.

AP-38 Project Summary
Project Summary Information

1	Project Name	P4: CDBG Single-Family Emergency Home Repair Program
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment
	Funding	CDBG: \$780,000.00
	Description	The Single-Family Emergency Home Repair program helps low-income homeowners with emergency repairs including HVAC, electrical, plumbing, roofing and accessibility.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	30 LMI households
	Location Description	City-wide
	Planned Activities	Program delivery, contractor direct costs, and indirect costs
2	Project Name	P9: CDBG Public Services
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Expand Opportunities for LMI Persons
	Funding	CDBG: \$140,000.00
	Description	Public services are an integral part of a comprehensive community development strategy. Public Service activities provide a wide range of activities that address needs in the community, provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address various individual needs and increase CDBG dollars by complementing other activities. The City of Yakima may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. In general, these services are provided by local non-profit partners.
	Target Date	9/30/2028

	Estimate the number and type of families that will benefit from the proposed activities	75 households
	Location Description	City-wide
	Planned Activities	Public Services targeting low- and moderate-income children, youth, seniors, and the unhoused.
3	Project Name	P10: CDBG Administration
	Target Area	
	Goals Supported	Administration and Planning
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: \$68,587.00
	Description	General Administrative funds will pay reasonable program administrative costs and indirect costs related to planning and executing CDBG-funded activities. Administering Federal funds and ensuring compliance is critical for utilizing Federal resources. Yakima is committed to using CDBG funding for administration to help continue growing an efficient, effective, and resourceful community development program. The City of Yakima may have administration and planning projects that include, but are not limited to the following: general management, oversight, and coordination; providing local officials and citizens with information about the CDBG program, preparing budgets and schedules, preparing reports and other HUD-required documents, program planning, public Information, monitoring program activities, fair Housing activities, and submission of applications for Federal Programs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	Administration and planning of CDBG funds.
4	Project Name	P13: HOME Administration
	Target Area	

	Goals Supported	Administration and Planning
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	:
	Description	General Administrative funds will pay reasonable program administrative costs and indirect costs related to planning and executing HOME-funded activities. Administering Federal funds and ensuring compliance is critical for utilizing Federal resources. Yakima is committed to using CDBG funding for administration to help continue growing an efficient, effective, and resourceful community development program. The City of Yakima may have administration and planning projects that include, but are not limited to the following: general management, oversight, and coordination; providing local officials and citizens with information about the CDBG program, preparing budgets and schedules, preparing reports and other HUD-required documents, program planning, public Information, monitoring program activities, fair Housing activities, and submission of applications for Federal Programs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Administration and planning of HOME programs and activities.
5	Project Name	P14: HOME Community Housing Development Organization (CHDO) Program
	Target Area	
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment
	Funding	:
	Description	Development of new rental or homeowner housing through HUD-certified Community Housing Development Organizations.
	Target Date	9/30/2028

	Estimate the number and type of families that will benefit from the proposed activities	1-2 households
	Location Description	City-wide
	Planned Activities	Development of new rental or homeowner housing through HUD-certified Community Housing Development Organizations.
6	Project Name	P18: HOME New Construction
	Target Area	
	Goals Supported	
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment
	Funding	:
	Description	New construction or rehabilitation of affordable rental or homeowner housing.
	Target Date	9/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	2-3 households
	Location Description	City-wide
	Planned Activities	New construction or rehabilitation of existing housing.
7	Project Name	P25: HOME-ARP Program Administration
	Target Area	
	Goals Supported	Administration and Planning
	Needs Addressed	Provide Decent Housing Create A Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	:
	Description	General program administration of the HOME-ARP program.
	Target Date	9/30/2028

	Estimate the number and type of families that will benefit from the proposed activities	25 households
	Location Description	N/A
	Planned Activities	Monitoring of the HOME-ARP assisted Casa de la Mora housing project.

AP-50 Geographic Distribution – 91.220(f)

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

The projects in PY 2026 do not emphasize any one geographic area of Yakima. The City does not have a singular concentration of low- to moderate-income residents. Funds are generally dispersed out geographically to have the most significant impact.

While some projects and activities may focus on a low-to-moderate-income area (LMA), they are not part of a greater neighborhood plan.

Geographic Distribution

Target Area	Percentage of Funds
Yakima Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City did not identify a geographic target area as a basis for funding allocation priorities. Goals and projects are not limited to a specific area within the City.

Discussion

All projects funded with CDBG and HOME dollars support City of New Yakima residents. The projects listed in the 2026 Action Plan will benefit low- and moderate-income residents that live within the Yakima city limits.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Yakima understands that CDBG and HOME allocations alone will not provide all the affordable housing the City's residents need. The aim is to make the most of CDBG and HOME funds by using them as gap or leverage funding in coordination with other funding sources and targeting prevention.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	34
Special-Needs	0
Total	59

Table 6 - 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	4
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	34

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Yakima has identified a specific need for housing for homeless youth and has utilized its HOME-ARP funding to support the construction of the 73-unit "Casa de la Mora", developed by a certified local CHDO, Catholic Charities Housing Services serving Central Washington. 25 of the units are designated as HOME-assisted and will be monitored by the City for compliance for 15 years. These 25 units are targeted to benefit homeless youth, but are also available as needed to other unhoused and low-income residents who qualify.

The City has also created a RFP process for CDBG Public Services funding, to which Homeless Service providers can apply.

AP-60 Public Housing – 91.220(h)

Introduction

The Yakima Housing Authority (YHA) works to provide opportunities to people experiencing housing barriers while honoring their dignity and maintaining public trust.

YHA is building a stronger community through public housing, housing choice vouchers, affordable housing, and supportive services, serving families, individuals, people with disabilities, and senior citizens.

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

The City of Yakima maintains a close working relationship with YHA staff. We will continue to explore opportunities for further cooperation and coordination through PY 2026.

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

The PHA, Yakima Housing Authority (YHA), facilitates a Resident Advisory Board (RAB). The RAB provides input and review of plans, documents, upcoming YHA projects, and needs of the YHA resident communities. The board is reflective of the resident community and a vital partner with YHA staff.

YHA offers learning opportunities and programs, and facilitates community offerings to residents and voucher holders.

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

N/A

Discussion

The City of Yakima and the Yakima Housing Authority are active partners, consistently working together to improve outcomes for low-income Yakima residents.

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

Introduction

Yakima's homeless and special needs strategy operates in cooperation and coordination with the regional Continuum of Care (CoC) framework, directed by the Yakima County Homeless Coalition, which serves as the lead CoC agency for the area.

Supportive housing is an innovative and proven solution to some of the community's most vulnerable individuals. It combines affordable housing with services that help individuals facing the most complex challenges to live with stability, autonomy, and dignity. People in supportive housing live more stable and productive lives. Residents of supportive housing are linked to intensive case management and voluntary, life-improving services, such as healthcare, workforce development, and child welfare. Supportive housing is a type of permanent housing that has no time limit on residency.

Supportive housing improves:

- Housing stability
- Employment
- Mental and physical health
- School attendance
- Engagement with behavioral health services

Several populations of residents in Yakima would benefit from additional supportive housing. These include elderly persons, persons with disabilities, persons with behavioral health needs, or persons with HIV/AIDS and their families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of Yakima's Strategic Plan goals include continued involvement in the Yakima County Continuum of Care Plan as a City policy. The plan outlines the continuum of programs and services required to move a family or individual from homelessness to independent living and self-sufficiency. The Continuum of Care Plan guides ONDS' use of resources to reduce the number of homeless households by keeping as many senior and disabled homeowners as possible from becoming displaced through its Emergency Home Repair Program. The first priority of the Continuum of Care is to maintain existing resources that serve the needs of the homeless within the community, while the City of Yakima continues to concentrate on keeping its elderly, frail elderly and disabled homeowners housed in their own homes and from becoming homeless and adding to the Continuum of Care's burden.

In PY 2025, ONDS also rolled out an Request for Proposals (RFP) process whereby homeless service providers could apply for CDBG Public Services funds. This will continue in PY 2026.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima continues to work closely with Yakima Continuum of Care in addressing emergency shelters and transitional housing needs of homeless persons with technical assistance through its Planning Department and the Office of Neighborhood Development Services.

Involvement in committees and collaborative resource sharing are key components in assisting agencies and organizations in addressing the transitional housing needs of Yakima residents.

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

The City of Yakima will continue to invest the limited resources available to support housing development, including transitional and permanent supportive housing. HOME-ARP funds have been invested in activities that help secure stable, long term housing solutions for homeless Yakima residents, specifically 25 HOME-ARP assisted units in the 73-unit Casa de la Mora, developed by local certified CHDO, with an emphasis on housing homeless youth.

ONDS staff will continue to seek opportunities to partner with affordable housing organizations to support the critical needs of Yakima's homeless. It can be difficult to build our way out of a homelessness problem. Providing funding to housing that includes supportive services can help bridge the gap.

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.

Discharge coordination in Yakima and Yakima County is handled through the CORE (Community-Oriented Re-Entry) program. CORE is a team approach to re-entry and discharge planning with access to tenant-based housing assistance and mainstream services through the Yakima County Homeless Service Center.

Yakima County criminal justice, substance abuse and mental health systems have a Crisis Triage Center to coordinate services for people with mental health and/or substance abuse disorders who tend to cycle through the jail and the hospital emergency department. The CORE team members collaborate with Yakima County Homeless Services Center's rapid exit coordinator and housing specialist to provide housing solutions.

Washington State Department of Corrections Reentry programs offer various forms of support, including job training, educational opportunities, substance abuse treatment, and mental health services.

Coordinated Entry is the county-wide intake, prioritization, and referral system used to get resources to those with the highest need, regardless of where they are. Coordinated Entry takes a "no wrong door" policy by offering multiple Access Points across the community. Once an individual experiencing homelessness completes a Coordinated Entry intake at any of the county-wide Access Points, they will be eligible for services from a confidential network of providers.

Discussion

Regional Coordination: City of Yakima staff participates, when possible, in monthly CoC planning meetings, Point-in-Time counts, and coordinated funding strategies. The City's Programs will complement regional homeless services by providing prevention-focused interventions that reduce inflow into the homeless system.

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

Introduction:

Housing prices continue to rise, severely impacting the availability of affordable housing in the United States. According to Brian Montgomery, former Federal Housing Administration Commissioner and Assistant Secretary for Housing, constraints on housing not only reduce the supply of affordable housing but also increase the number of households that are cost-burdened, defined as those spending more than 30 percent of their income on rent.

Land-use policies and zoning regulations constrain the supply of affordable housing. Density limits, height restrictions, parking requirements, lengthy permitting and approval processes, and community opposition all contribute to increased housing prices.

Although federal policies play an important role in influencing the availability of affordable housing, according to Sturtevant, the supply of affordable housing depends less on federal policies than on local planning practices, policies, and community engagement. Many local planning procedures currently in place enable community opposition that stalls housing production. Reshaping local regulations allows jurisdictions to make a lasting impact on the supply of affordable housing.

HUD, PD&R Edge, *"Regulatory Barriers and Affordable Housing"*

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's Zoning Ordinance addresses specific zoning regulations that can assist in creating affordable housing. The City's Comprehensive Plan recognized the need to expand the supply of affordable housing units, and in compliance with state law, is expanding the possibility of Accessory Dwelling Units (ADUs) on existing lots. The City will work to encourage developers to assess opportunities for affordable housing. Repair and Rehabilitation programs that have produced good results will be continued to support the sustainability of the aging housing stock in the city, allowing families to stay in their homes and the elderly to age in place.

Discussion:

The City of Yakima seeks to foster an environment of opportunity, innovation, and sustainability in the housing market by planning for and supporting housing options that help increase opportunities for LMI residents.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Yakima is committed to improving and increasing access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. The City prioritized goals and objectives for using CDBG and HOME funding to strategically and effectively benefit low- and moderate-income residents by increasing access to decent housing and creating a suitable living environment while expanding economic opportunities for LMI persons.

Public services are an integral part of a comprehensive community development strategy. Public Service activities provide a wide range of activities that address needs in the community provided for the target population. Public services can strengthen communities by addressing the needs of specific populations. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities.

Public Facility and Neighborhood Improvements will focus on safe and accessible infrastructure essential to the quality of life and building communities that support stability. The City's CDBG funds are 100% directed toward activities that assist low- to moderate-income residents.

The City of Yakima is involved in several efforts to address the needs of the underserved and promote efforts to coordinate the many components related to housing, suitable living environments, and safer communities.

Actions planned to address obstacles to meeting underserved needs

The primary obstacle to meeting underserved needs is the lack of identified and available resources. To overcome this obstacle, the City will continue to pursue creative partnerships, both financially and structurally, to leverage available funds.

The City will continue to seek ways to expand its efforts to inform underserved residents about the financial and informational resources available through the CDBG and HOME programs.

Actions planned to foster and maintain affordable housing

The City of Yakima may utilize CDBG, HOME, and other available funding sources to promote the development of affordable housing units within the city. Specifically, the CDBG and HOME programs may provide monetary and non-monetary support for projects that increase the number of housing units available to low- to moderate-income households and maintain the units' affordability for a specified period into the future. In partnership with the Yakima Housing Authority, additional opportunities may be available. The City of Yakima supports owner-occupied emergency housing

rehabilitation and may support a homebuyer assistance programs, as well as other activities that enhance life skills to promote self-sufficiency.

Actions planned to reduce lead-based paint hazards

The U. S. Department of Housing and Urban Development issued Title X in 1992 to protect young children and families from lead-based paint hazards. The City of Yakima will take steps to ensure its regulations are in compliance. Program procedures and documents include additional steps for providing notification, identifying lead hazards, performing lead hazard reduction, using safe work practices, and achieving clearance.

As part of the environmental review process, all existing housing units that will be repaired or rehabilitated with HUD funds are screened, unless deemed exempt, for lead paint hazards if built before 1978. Once all work is completed, housing units are then re-evaluated and must pass a lead-based paint clearance test to ensure the mitigation efforts are effective.

Actions planned to reduce the number of poverty-level families

The City's plan includes, though is not limited to, these three components:

1. Support activities that increase accessibility, connectivity, and recreational opportunities, especially for low- to moderate-income residents.
2. Ensure that a wide variety of housing opportunities are available.
3. Provide supportive services to residents in poverty. These all support the City's goal of helping residents and families achieve self-sufficiency. Not all support will come from CDBG or HOME dollars, as leveraged money may be used for some initiatives. For those residents who cannot work (low-income frail elderly, persons with disabilities), the City's public housing authority and Housing Choice voucher providers are vital for those households to avoid homelessness.

Actions planned to develop institutional structure

City staff is responsible for developing and monitoring the 5-year Consolidated Plan, the Annual Action Plan, the year-end CAPER report, IDIS reporting process, and sub-recipient compliance monitoring. Staff will implement the priorities identified in the planning process, with assistance from other departments, stakeholders, partners, and subrecipients. They will conduct outreach and implementation activities related to Citizen Participation and Fair Housing.

When applicable and funding allows, City staff will attend relevant CDBG and HOME training to help create a broader institutional knowledge base of the CDBG and HOME programs.

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

The City of Yakima will continue actively encouraging coordination between public and private housing and social service agencies.

Continued efforts will be made to identify opportunities for service providers to expand their services where needed, while minimizing duplication of efforts.

Private businesses are also encouraged to participate in discussions relative to the housing and social service provider needs.

Continued coordinated planning efforts with the CoC to address critical needs throughout the area will be key to addressing the needs of Yakima residents.

Discussion:

The City of Yakima is committed to maintaining a robust, efficient, and compliant program that targets the needs of the most vulnerable community members.

Program Specific Requirements

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

Introduction:

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 that is available for use that is 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	88,045
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:	88,045

Other CDBG Requirements

1. The amount of urgent need 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.	100.00%

**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:

N/A

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

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:

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:

N/A

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The Casa de la Mora housing project and assisted through the City with HOME-ARP funds, has a

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HUD-approved preference for housing homeless youth, although other low-income residents and unhoused can also apply.