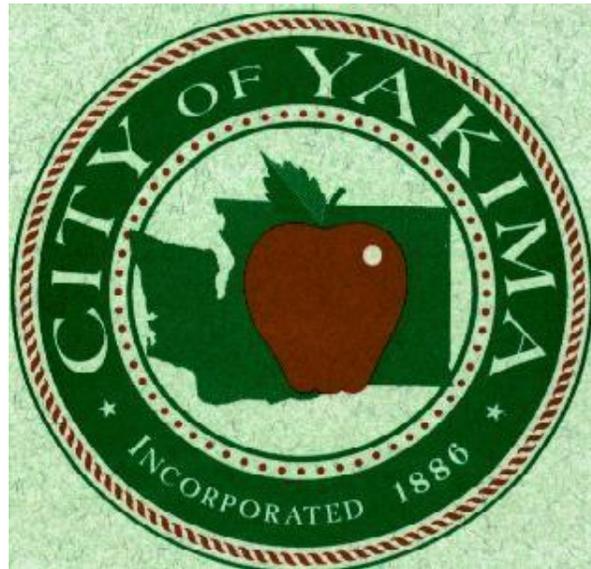


City of Yakima  
Office of Neighborhood Development Services  
Community Development Block Grant  
HOME Investment Partnership:

**DRAFT**

2018 Annual Action Plan



## **Executive Summary**

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

#### **1. Introduction**

As the annual recipient of federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds, the City of Yakima is required to engage in a careful planning process. This process involves a long-term five-year strategy, which is detailed in a document called the Consolidated Plan, and a subset of this document known as the Annual Action Plan. Each Action plan specifies the things the City will do during the coming year to implement those steps it feels will lead to the accomplishment of the goals set forth in the Consolidated Plan.

A key component of serving the needs of local residents is to meet with them, and listen to them as they express their thoughts. ONDS follows a Yakima City Council adopted "Citizen Participation Plan" as approved by HUD. This plan dictates how the Office of Neighborhood Development Services conducts citizen participation input meetings for both the Consolidated Plan and the Annual Action Plan. Information is collected from City residents and others in a variety of ways. There are regular surveys conducted of local citizens to ask about their needs and challenges. Meetings are held to provide the opportunity for people to speak. And as required by HUD City staff meet with other providers of services for low-income persons to hear about the things they feel are important. By the time the 2018 Action Plan is completed, City staff will have met with local residents on at least two occasions to share information on the possible activities and hear their ideas as is outlined in the HUD mandated "Citizen Participation Plan" as well as held a "Thirty Day Written Comment Period" on the proposed 2018 Annual Action Plan draft.

This document is the 2018 Annual Action Plan for the City of Yakima's 2015-2019 Consolidated Plan. The format and content of the document is largely dictated by the US Department of Housing and Urban Development (HUD) regulations. These regulations provide a framework that helps ensure that each dollar invested meets local priorities and complies with Federal law.

Congress implemented the CDBG program in order to provide assistance to communities such as Yakima as they work to provide various forms of assistance to low and moderate-income individuals and families. According to law, the CDBG program has three primary objectives; to benefit low and moderate income persons, to assist with problems relating to slum and blight, and to assist with urgent health and welfare needs. The program can thus provide assistance in a broad range of activities and services; but at least 70% of all funds must be spent on assisting people with issues related to low income.

The HOME program is of more recent origin. It can only assist low/moderate income persons with issues relating to housing. These services can range from new construction of single family or rental housing and down payment assistance to assistance with rents. While lacking the flexibility of the Block Grant program, the HOME program has provided valuable services to hundreds of families here in Yakima. By combining both programs under one strategy the City of Yakima has provided a broad-spectrum approach to helping the many local residents these programs serve.

## **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.

This information is contained in the "AP-38 Project Summary contained within this 2018 Annual Action Plan.

## **3. Evaluation of past performance**

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

The 2018 Annual Action Plan will be the fourth year of the 2015-2019 Consolidated Plan. The Annual Action Plans will report progress on addressing priority housing and non-housing community development needs each year from 2015-2019 as Yakima ONDS has annually reported progress for previous 2010-2014 Consolidated Plan.

A detailed breakdown report of prior year uses and performances has also been provided in the yearly Consolidated Annual Performance & Evaluation Report (CAPER) which is available at the City of Yakima's Office of Neighborhood Development Office or online at Yakima's webpage ([www.ci.yakimawa.gov](http://www.ci.yakimawa.gov))

## **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

To be determined at a later date.

## **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 determined at a later date.

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

To be determined at a later date.

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

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Yakima's Office of Neighborhood Development Services (ONDS) is the lead agency for preparing Yakima's Consolidated Plan and Annual Action Plans, and has been designated to be responsible for the planning, development, and implementation of its CDBG and HOME programs by the Yakima City Council.

**Consolidated Plan Public Contact Information**

Any questions or concerns about this Consolidated Plan should be directed to:

Archie M. Matthews

The Office of Neighborhood Development Services

112 S. 8th Street

Yakima, WA. 98902

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

Consultation for the Consolidated Plan includes the use of consultants generating statistical information needed to establish needs, gaps and barriers. ONDS consults with public and private agencies and citizens, including a Housing Advisory Committee composed of the Yakima Housing Authority, Yakima Valley Partners Habitat for Humanity, Office of Industrialization Center (OIC), as well as Yakima County, this is also known as the Community Development Advisory Board providing review and feedback.

### **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(I))**

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

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

### **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.**

The Yakima Valley Council of Governments (YVCOG) is the coordinator of the Yakima County Homeless Planning Policy Council Advisory Committee . The Yakima Valley Council of Governments is composed of a broad group of Yakima County public, non-profit, and private human services agencies including many of the groups listed above. YVCOG conducts regular meetings and agendas, updated the Yakima County Continuum of Care Plan, and organized the annual Point-In Time Homeless Persons Count. The City of Yakima continues to coordinate and assist YVCOG with it's efforts to assist persons at risk of homelessness and chronically homeless individuals and family.

The City of Yakima works with YVCOG to strategize, plan and assist with Emergency Winter Shelters for the Homeless on a year by year basis, in order to ensure safe, decent, emergency winter shelters that

are both suitable for the homeless but also suitable for the residents and businesses within those neighborhoods.

**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**

The City of Yakima has consulted with Yakima Valley Council of Governments (YVCOG) and other Continuum of Care providers through joint affordable housing committee meetings, through email as well as reviewing individual service provider websites. Yakima Valley Council of Governments (YVCOG) hold scheduled meetings as well as request input from agencies as well as citizens on a regular basis. The City of Yakima works in partnership with YVCOG throughout the Strategic Planning process for both Yakima County and the City of Yakima to develop program performance standards and evaluate and adjust outcomes and develop funding, policies and procedures for a wide variety of programs and fundings, including the administration of the 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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Catholic Charities Housing Services
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	ONDS conducted meetings of the Community Development Advisory Board providing review and feedback of which Catholic Charities Housing Services (CCHS) was an interegral part of. As in the past CCHS has assisted ONDS with developing housing market strategies as well as developing affordable housing projects within the City of Yakima for First Time Homebuyers, as well as affordable housing opportunities for low to moderate income Elderly and disabled.

2	<b>Agency/Group/Organization</b>	OIC OF WASHINGTON
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Education Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a member of the Community Development Advisory Board a member of OIC attended committee meetings and provided review and feedback of Housing needs, affordable housing, homeless issues, lead based paint strategy, as well as Market Analysis research and Economic Development Trends.
3	<b>Agency/Group/Organization</b>	YAKIMA VALLEY PARTNERS HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth  Homelessness Strategy  Non-Homeless Special Needs  Market Analysis  Economic Development  Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Yakima Valley Habitat for Humanity as a member of the Community Development Advisory Board attends committee meetings and provides review and feedback for a wide variety of Affordable Housing issues, Homeless needs and strategy as well as Anti-poverty Strategy.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>YAKIMA COUNTY</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing  Services - Housing  Services-Children  Services-Elderly Persons  Services-Persons with Disabilities  Services-Persons with HIV/AIDS  Services-Victims of Domestic Violence  Services-homeless  Services-Employment  Service-Fair Housing  Services - Victims  Other government - County</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meetings with the Yakima County in consultation about affordable housing and homelessness issues within the City of Yakima. Continued coordination in developing and maintaining affordable housing as well as continued cooperation in dealing with the Yakima Valley Council of Governments.
5	<b>Agency/Group/Organization</b>	Yakima Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy

<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Director Lowel Krueger is a member of the Community Development Advisory Board and attended meetings as well as consulted via telephone and email. The City of Yakima continues to work closely with the Yakima Housing Authority to develop and maintain affordable housing.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

No specific Agency was intentionally excluded from the consultation process as a 30 day written comment period will advertise and open to any citizen or agency to give additional written comment, plus two advertised Public Hearings to give ample opportunity for input from individuals, groups, departments and/or agencies.

**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?
Continuum of Care	Yakima County Council of Government	The City of Yakima works hand in hand with YVCOG in assisting the local community with a variety of programs and goals, such as affordable housing, Yakima County Economic Development and Assisting the Homeless
Yakima Urban Area Comprehensive Plan 2025	The City of Yakima Planning Dept.	The Urban Area Comprehensive Plan (UACP) was developed in accordance with the Growth Management Act (GMA) to address growth issues in the City of Yakima and adjacent Urban Growth Area. It represents the community's policy plan for growth over the next 20 years. It will assist the management of the City by providing policies to guide decision-making for growth, development and public services. Cities are required to update their plans every ten years. The original Yakima GMA Plan was adopted in 1997 and Planned through the year 2015 and has been updated and will carry the community forward through 2025

**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**

To be determined

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

After ten years of slow steady entitlement reduction from 2007 when the CDBG budget was \$1,210,374 and in 2017 was \$864,848 with 2007 HOME Investment dollars at \$632,684 and in 2017 at the reduced amount of \$372,030, we are expecting the 2018 program year to possibly be reduced even more.

These reductions are at the federal funding level and the City of Yakima is continually challenged to continue programs with reduced funds in order to continue to serve it's low to moderate income citizens to the best of it's ability.

Furthermore, any decision to change CDBG funding greater than 10% increase or decrease in any program funding line after the public comment period received by the City of Yakima ONDS will trigger an amendment as per the adopted citizen participation plan. Although any increase or decrease in funding directly attributed to the Federal Allocation will be added or subtracted to the largest funded program as currently funded through those federal entitlement allocations. (CDBG would be either added or subtracted from the Single Family Rehabilitation program and HOME funds would be added or subtracted from the New Construction program line. Any addition or subtraction to or from either of these program lines equaling more than 10% would trigger a substantial amendment to the Annual Action plan per the currently adopted Citizen Participation Plan.)

#### 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: \$		

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	864,848	63,070	307,779	1,235,697	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	372,030	94,300	1,608,518	2,074,848	0	

Table 5 - 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**

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

Currently there is no publically owned land or property under consideration for use that isn't already addressed in other parts of the plan.

## **Discussion**

## 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	2015	2019	Affordable Housing	CITY OF YAKIMA	Housing priority needs	CDBG: \$509,855	Homeowner Housing Rehabilitated: 90 Household Housing Unit
2	Community Development Block Grant Administration	2015	2019		CITY OF YAKIMA	Housing priority needs	CDBG: \$193,066	Other: 1 Other
3	Public Services	2015	2019	Non-Housing Community Development	CITY OF YAKIMA	Housing priority needs	CDBG: \$145,907	Public service activities other than Low/Moderate Income Housing Benefit: 7100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 4 Households Assisted Other: 7500 Other
4	Economic Development	2015	2019	Non-Housing Community Development	CITY OF YAKIMA		CDBG: \$25,000	Jobs created/retained: 7 Jobs
5	Administrative HOME costs	2015	2019	Affordable Housing	CITY OF YAKIMA	Housing priority needs	HOME: \$50,277	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	First Time Homeownership Program	2015	2019	Affordable Housing	CITY OF YAKIMA	Housing priority needs	HOME: \$100,000	Direct Financial Assistance to Homebuyers: 2 Households Assisted
7	Community Housing Development Organization	2015	2019	Affordable Housing	CITY OF YAKIMA	Housing priority needs	HOME: \$78,314	Homeowner Housing Added: 4 Household Housing Unit
8	New Construction	2015	2019	Affordable Housing	CITY OF YAKIMA	Housing priority needs	HOME: \$275,830	Homeowner Housing Added: 4 Household Housing Unit

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Single Family Rehabilitation Program
	<b>Goal Description</b>	<p>The Single Family Rehabilitation Program includes;</p> <ul style="list-style-type: none"> <li>• The Senior/Disabled Homeowner Emergency Repair Program</li> <li>• The Senior/Disabled Homeowner Wheel Chair Ramp Program</li> </ul> <p>The Senior/Disabled Exterior Paint Program (This program is subject to availability to qualified projects and funding year to year.)</p>
2	<b>Goal Name</b>	Community Development Block Grant Administration
	<b>Goal Description</b>	This program deals with the costs associated with the Administration of the Community Development Block Grant (CDBG) funds including personnel, equipment, and associated costs as per HUD regulations involving program administration.

3	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	<p>Public Service Programs assists with;</p> <ul style="list-style-type: none"> <li>• "Public Service Programs" administered through OIC of Washington in operating programs through the South East Community Center.</li> <li>• Graffiti Abatement</li> <li>• Senior/Disabled Energy Assistance</li> <li>• Landlord/Tenant Counseling</li> </ul>
4	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The Economic Development budget line is to assist with either "Job Creation and/or Job Retention" as per HUD Eligible Activities.
5	<b>Goal Name</b>	Administrative HOME costs
	<b>Goal Description</b>	HOME administrative costs are associated with the cost of administering the HOME Investment funds to include personnel, office equipment, etc. The HOME program allows for a maximum amount of 10% of the yearly total HOME Investment entitlement to be used for HOME administration.
6	<b>Goal Name</b>	First Time Homeownership Program
	<b>Goal Description</b>	The First-Time Homeownership program assists qualified low to moderate income first time homeowners with assistance in the form of a soft-second mortgage in conjunction with their first mortgage bank loan. Monthly payments may be set according to the payback affordability by the buyer and deferred until five years at which time their affordability will be reviewed until they are deemed to have the affordability to make payments on the soft second mortgage.

<b>7</b>	<b>Goal Name</b>	Community Housing Development Organization
	<b>Goal Description</b>	As per HUD eligible requirements, a minimum of 15% of an "Entitlements" HOME Investment funds must be used in supporting a Community Housing Development Organization (CHDO). This program assists local qualified CHDO's with the development, construction and/or assistance to qualified housing projects within the City of Yakima in assisting in the construction of affordable housing units.
<b>8</b>	<b>Goal Name</b>	New Construction
	<b>Goal Description</b>	As an eligible HOME Investment program, this program goal is to add new construction units as either single family residential dwellings or may be used in partnership with a Community Housing Development Organization (CHDO) in the construction of affordable apartment units or transitional housing units.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

### Projects

#	Project Name

Table 7 - Project Information

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

**AP-38 Project Summary**  
**Project Summary Information**

## **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**

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.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
CITY OF YAKIMA	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Low to Moderate income citizen's are located city wide and it is not the wish or design by the City of Yakima to directly or indirectly "steer" people of any race, creed, color or financial level, be it low to moderate or otherwise into any designated area, real or otherwise. Therefore, the programs are offered city wide, to qualified applicants.

### **Discussion**

The City of Yakima does not limit any CDBG or HOME Investment funding to any specific geographical area and all programs are designed to assist eligible applicants and funding within the entire city limits of Yakima as appropriate.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The main focus of the City of Yakima through ONDS in using both CDBG and HOME Investment funds is "Affordable housing". The Single Family Rehabilitation program is focused on rehabilitation of existing housing to enable the homeowners to continue to reside in their affordable housing, through the Senior/Disabled Emergency Home Repair Program to include; the Senior/Disabled Wheel Chair ramp program, the Exterior Paint Program, the Senior/Disabled Energy assistance program.

ONDS also supports and encourages Affordable housing through the use of HOME funds for; the First Time Homebuyers Program, the New Construction Program and the use of a minimum of 15% of yearly entitlement HOME funds in supporting Affordable housing through certified CHDO/s

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	90
Special-Needs	25
Total	115

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	4
Rehab of Existing Units	90
Acquisition of Existing Units	0
Total	94

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

## **Discussion**

Due to the reduced Federal Entitlement funds from HUD, the City of Yakima has cut a number of programs and continues to serve a very limited number of a growing number of Senior/Disabled homeowners with severe Emergency repairs such as; no heat, no power, no water, no sewer, deteriorated roofs that have become insurance concerns that may lead to cancellation.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Yakima continues to support the Yakima Housing Authority although indirectly. In the past the City of Yakima has supported specific facilities through various ways and even though budget restrictions severely limits the Cities participation in current projects, each request of the Housing Authority is reviewed individually and participation is given consideration through the Yakima City Council as are other funding requests.

The Office of Neighborhood Development as the local environmental representative for HUD projects has worked with the Yakima Housing Authority to enable projects to have the proper documentation to meet the HUD regulation criteria needed for those specific projects as requested by the Housing Authority.

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

The City of Yakima Office of Neighborhood Development Services expects to continue to partner and support the Yakima Housing Authority as our federal limited budget will allow. Specific projects and funding requests will be analyzed and give consideration by due process taking all consideration of the most beneficial use of entitlement funds.

ONDS also expects to continue to support the Yakima Housing Authority with environmental review and documentation as requested by the Yakima Housing Authority.

### **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 our Resident Advisory Board (RAB). The (RAB) provides the YHA and the residents with a forum for sharing information about the Agency's Annual Plan. RAB membership is comprised of individuals who reflect and represent the residents assisted by the 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, Yakima Housing Authority is an active participant in crime free rental housing which allows our residents to be a part of the local block watch and we participate every year, inviting our residents and local organizations, in the National Night Out.

The YHA also participates in the Yakima County Asset Building coalition and they are establishing a

partnership with YV-CAN for the Union Gap and Yakima area. YHA is also in the process of collaborating with the AmeriCorps VISTA Educational Project 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**

The Yakima Housing Authority continues to do an extraordinary job in assisting Yakima residents with decent, safe, affordable housing through its many diverse housing programs. The City of Yakima looks forward to continuing our partnership with the YHA to provide this type of housing to our citizens.

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

### **Introduction**

Yakima Valley Council of Governments (YVCOG) is the coordinator of the Yakima County 10-Year Homeless Housing Plan. Yakima Valley Council of Governments (YVCOG) is composed of a broad group of Yakima County public, non-profit, and private human service agencies. Yakima Valley Council of Governments (YVCOG) conducts regular meetings and agendas, updated the Yakima County Continuum of Care Plan, and organized annual Point-In-Time Homeless Persons Count.

The City of Yakima recognized homelessness as the most severe housing problem and therefore does its best in trying to keep the most at risk population to become homeless, in their existing homes using both the CDBG funds for the Single Family Rehabilitation programs. These programs are designed to help the high risk Elderly and Disabled with Emergency Rehabilitation, Wheel chair ramps, and Exterior Paint programs in hopes that this will continue to allow them to occupy their current affordable housing situations.

ONDS also strives to support affordable housing with its Home Ownership programs; The First Time Homeowner Program, the New Construction Program and the direct and indirect support of certified Community Housing Development Organization in creating new single family housing that is decent, safe and affordable. Thus either directly affecting 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 and thereby indirectly opening up another affordable rental or public housing unit for use by an otherwise homeless individual or family.

### **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 continues to support the Yakima County Continuum of Care Plan as a city policy. The first priority of the Continuum of Care is to maintain existing resources that serve the needs of the homeless within the community. The plan identifies new projects and services that fill critical gaps in prevention services, outreach, emergency and transitional housing, support services and long-term affordable housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Yakima continues to work with Yakima Valley Council of Governments (YVCOG) through the Continuum of Care in addressing emergency shelters and transitional housing opportunities on 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**

Due to the severely limited Federal funds received by the City of Yakima through reduced entitlements, the city is unable to address this particular need until additional funding becomes available.

**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 it's Senior/Disabled Emergency Home Repair program is often contacted by local hospital and nursing care facilities about Seniors and/or Disabled homeowners that need emergency repairs or wheel chair ramps to be allowed to return to their homes after being released from these care facilities.

## **Discussion**

Due to severely limited resources the City of Yakima continues to direct it's attention to assisting Senior/Disabled Homeowners through it's Emergency Home Repair programs to enable these frail elderly and disabled to remain in their homes and thereby not becoming homeless and adding to the Continuum of Care's burden with additional homelessness.



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

### **Introduction:**

The biggest barrier faced by the local entitlement jurisdiction is the past to present federal reduction of funds allocated by HUD to the City of Yakima for Affordable Housing. Not to mention the ever increasing amount of administration burden that far out weights the amount of funds that is actually used to assist those in need. Not to be misconstrued as the "Administration" cost that is held captive by the HUD designated maximum cap, but the reporting and recording burdens that are put in place that significantly increase the cost of every single project. To include the Monitoring, Reporting of projects as Eligible Activities, Outcomes and Performance Measures, Contractor Monitoring, Davis Bacon reporting, Section 3 reporting, Minority Monitoring Reports, as well as Individual Program reporting such as America Recovery and Reinvestment Act (ARRA) and Neighborhood Stabilization Program (NSP).

### **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 of Yakima continues to work with expanding economic development activities to bolster the local economy and spur building investment towards the construction of more affordable residential investments.

### **Discussion:**

The effective use of Federal allocations to the responsible local entities with a measured reserve of responsible recording and reporting is the only way of effectively reducing the barrier to affordable housing at the local level. Increasing the benefit to the low and moderate income workforce that has so effectively made our great county what it is, is the only way of increasing affordable housing and will not only effectively raise the entire Nations living standard, but also serve it well economically. Continuing to assist foreign countries with federal funds while reducing the federal allocations to entitlements has brought affordable housing to where it is presently, not to mention our countries ever decreasing popularity amongst other countries.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Yakima continues to assist its citizens with the use of Community Development Block Grant (CDBG) and HOME Investment funds to the best of its ability through the Office of Neighborhood Development Services by continuing to assist qualified low to moderate applicants with rehabilitation of their existing homes, providing new single family dwellings to qualified First Time Homeowners, assist the community with Painting Over Graffiti, Economic Development, Neighborhood development as well as stabilization with the use of volunteers and volunteer agencies in cleaning up and keeping our neighborhoods affordable and stable.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Yakima will continue to seek Federal funding as well as other available funding to overcome the lack of sufficient funds to address all the underserved needs.

The City of Yakima Office of Neighborhood development services continues to partner with many non-profits, local service organizations, other government and non-government agencies to assist in meeting underserved needs.

### **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 a wide variety of programs directed at maintaining affordable existing housing through Rehabilitation, as well as new single family dwellings through its homeownership programs.

The City of Yakima continues to partner with local affordable housing agencies.

### **Actions planned to reduce lead-based paint hazards**

As discussed in the Five Year Consolidated Plan, the City of Yakima Office of Neighborhood Development Services aligns all 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 states regulations and HUD's lead based paint policy.

ONDS has both certifies supervisors and staff on hand to assess and address lead based paint as well as

hires certified state lead based paint professionals in dealing with all projects with potential lead based paint disturbed surfaces.

### **Actions planned to reduce the number of poverty-level families**

The City of Yakima continues to address Economic Development opportunities to bring more businesses and jobs to Yakima that pay decent living wages, as well as encourage growth and development of existing opportunities to assist poverty level families. See the Economic Development portion of the plan for more information.

### **Actions planned to develop institutional structure**

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

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

The City of Yakima through the Office of Neighborhood Development Services will continue to coordinate with Public and private housing and social service agencies through committee meetings and consultation to coordinate services to the Yakima citizens.

### **Discussion:**

The City of Yakima Office of Neighborhood Development Services has served it's community for approximately 40 years through its vast a varied programs administering all kinds of federal and state funds over the years towards the betterment of our community and the focus on affordable housing.

Partnerships with other organizations have been instrumental in continuing affordable housing within Yakima with every agency struggling with funding from the past several years of economic struggle. The City of Yakima has been focused on being a good steward of both CDBG and HOME Investment funds and stretching those dwindling resources to the best of our ability in serving our community.

The city of Yakima continues to strive for affordable housing with the assistance of the community, neighborhoods and partners in effectively using our entitlement funds.

## Program Specific Requirements

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

#### Introduction:

Due to the limited HUD funding, the City of Yakima expends every dollar as effectively and efficiently as possible to benefit its citizens within its ONDS programs as per HUD's requirements. This means that any program income, float-funded activities or section 108 loan guarantee funds are infused within appropriate programs and the funding utilized as per HUD regulations concerning Eligible Activities to meet HUD approved National Objectives.

#### 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	63,000
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
<b>Total Program Income:</b>	<b>63,000</b>

#### 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%

**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:

Both "Non-Federal" and HOPE 3 funding sources are other forms of investment being used as needed beyond those identified in Section 92.205.

The City of Yakima also uses Volunteer hours as accumulated Federal Match on HOME Investment projects.

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:

1. 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:

When the City of Yakima makes a loan of HOME funds, that loan is secured by a promissory note and deed of trust. Within those documents is language that specifies the disposition of funds in the event of a sale.

The City of Yakima uses the "Full Recapture" provision in the following manner;

If the Homebuyer decides to sell, rent or dispose of the property at any time before the expiration of the affordability period "Full Recapture" provision goes into effect, and in the even of sale, foreclosure, will trigger repayment of the entire HOME direct subsidy loan amount (Recapture).

The Recapture amount is based on net proceeds from the voluntary sale or foreclosure. The net proceeds of a sale are the sales price minus non-Home loan repayments and any closing costs.

As per regulation 92.545 (ii)(A) says in establishing the PJ's recapture requirements, the PJ is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any.

The net proceeds are the sales price minus superior loan repayment (other than the direct subsidy HOME runds) and any closing costs. Furthermore, if there are no net proceeds- the amount to be recaptured would be zero given that the City of Yakima may not recapture more than the amount of net proceeds. If the net proceeds are some portion but do not fully equal your HOME direct subsidy investment amount that would be the amount to recapture. To clarify, the recapture amount is based on the direct HOME subsidy as per HUD requirements.

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:
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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:
  1. 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 currently has no plans for refinancing any existing debt secured by multifamily housing that is rehabilitated with HOME funds. If such actions are decided by the Yakima City Council, an amendment of the Consolidated Plan will be sought and the required refinancing guidelines will be defined at that time as part of the Amendment.

The City of Yakima chooses to use the Overall Benefit in the following manner- As a consecutive period of "One Year, used to determine that a minimum overall benefit of 100% of CDBG funds is used to benefit persons of low and moderate income.

The year specified is this Annual Action Plan of 2018

