

CITY OF YAKIMA

Office of Neighborhood Development Services



PROGRAM YEAR 2024

**Consolidated Annual
Performance Evaluation Report
(CAPER)**

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This Consolidated Annual Performance and Evaluation Report (CAPER) serves to inform the U.S. Department of Housing and Urban Development (HUD) and the Yakima community of the activities and accomplishments resulting from the investment of two federal sources of funds: Community Development Block Grant (CDBG) funds and Home Investment Partnership Program (HOME) funds. The City of Yakima receives and utilizes these funds on an annual basis. The City's 2024 Program Year ran from January 1, 2024, to September 30, 2025, to align with the federal fiscal year. During this 21-month Program Year 2024 (PY24), the City received a total of \$1,013,068.00 of CDBG funds and \$458,940.23 of HOME funds. The City also received \$784,333.16 in Program Income generated from previous activities such as home and business loans.

The City's 2024 Annual Action Plan specified 8 priorities for how these funds were to be used in the PY24, with a summary of each priority and related accomplishments contained below.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administrative HOME Investment costs	HOME Investment Administrative costs	HOME: \$	Other	Other	1	3	300.00%			
CDBG-CV "Cares Act"	CDBG-CV	CDBG-CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1				
CDBG-CV "Cares Act"	CDBG-CV	CDBG-CV: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
CDBG-CV "Cares Act"	CDBG-CV	CDBG-CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	602				
CDBG-CV "Cares Act"	CDBG-CV	CDBG-CV: \$	Businesses assisted	Businesses Assisted	40	53	132.50%			
Code Compliance	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	1273	1,273.00%	360	177	49.17%

Community Development Block Grant Administration	Non-Housing Community Development	CDBG: \$	Other	Other	1	3	300.00%			
Community Housing Development Organization	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	2	3	150.00%	1	0	0.00%
Economic Development	Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0				
First Time Homeownership Program	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	1	3	300.00%			
First Time Homeownership Program	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
New Construction	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	3	181	6,033.33%			
New Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		7700	10050	130.52%
Public Service	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	19737	563.91%	5800	0	0.00%
Single Family Rehabilitation Program	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	80	223	278.75%	100	142	142.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

1. Through our city-wide Single-Family Emergency Home Repair Program for low-income homeowners, the City has performed 142 different emergency housing repairs: 28 heater/air conditioning repairs, 29 heater/air conditioning full replacements, 10 roof repairs, 18 full roof replacements, 8 water heater replacements, 7

water service hookups, 23 plumbing repairs, 6 electrical repairs, 2 full bathroom remodels and 11 wheelchair ramp installations. This program is available to all low-income residents of Yakima who have owned their home for at least one year and live in it year-round. The average homeowner the City serves through this program makes less than \$19,000.00 per year in total income. A total of \$1,024,975.19 in CDBG funds was used through this program.

2. Through a partnership with a Community Housing Development Organization (CHDO), the City helps build housing for low-income City residents. This year, no funds have been expended yet but agreements were made with Habitat for Humanity, a certified CHDO, for the City to assist with the construction of 3 new homes for qualified families. An investment of \$87,500.00 is planned for each of those homes, resulting in a total investment of \$262,500.00 in HOME funds.

3. The City has assisted in new construction of low-income housing development through its partnership this Program Year with the completion of both phases of the Yakima Opportunity Housing development (now known as Casa Mariana). Casa Mariana is now a fully functional 32-unit housing development with low-income farmworkers. This PY24, the City dedicated \$192,829.09 in HOME funds to these projects. Also, a total of \$1.6 million of Covid-era HOME-ARP funds were used to assist in the construction of the 72-unit Casa de la Mora, also through partnership with Catholic Charities. The 25 HOME units sponsored through the City's involvement will be used for people who are experiencing homelessness, with a special focus on homeless youth. This project is still under construction but nearing completion.

4. The administration of the HOME program cost \$31,009.38 this PY24.

5. A total of \$75,000 of CDBG funds was planned to be used for Public Services this PY24, but due to limited staffing, this plan did not materialize.

6. Several projects were planned under the umbrella of Public Facilities and Infrastructure. The HVAC system of the Washington Fruit Community Center was fully revamped along with a complete roof replacement, using a total investment of \$287,536.50 in Covid-era CDBG-CV funds. Also, \$546,322.11 of CDBG funds were put toward the Aquatic Center at the Martin Luther King Jr. Park construction project. The Aquatic Center is now operational, officially opening on June 19th, 2025. The neighborhood in which the Aquatic Center is located is 99% low-income (below 80% of the Area Median Income or AMI). Also, Sidewalks and Streetlights Programs are planned and ongoing but have not yet expended CDBG funds.

7. The Code Compliance program, using \$101,257.35 of CDBG funds, was able to close 177 cases in the 10 months that it was operational.

8. Administration of the CDBG program cost \$193,762.68 this PY24.

One priority we have for our low-income residents in Yakima is to help them stay in their homes, especially those who are elderly or disabled. Our Emergency Home Repair Program helps with emergency repairs that would otherwise leave them with no other option except living in unsafe conditions or finding somewhere else to live. Our average beneficiary of this program is around 30% of the Area Median Income (AMI), which means that our average applicant living alone makes less than \$19,000 a year, and our average couple that applies for the program is making less than \$22,000 a year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG	HOME
White	132	5
Black or African American	2	0
Asian	3	0
American Indian or American Native	5	0
Native Hawaiian or Other Pacific Islander	0	0
Total	142	5
Hispanic	43	5
Not Hispanic	99	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

There were no targeted populations in regard to race or ethnicity in our program year 2024. All projects and activities have benefited low-income persons regardless of race or ethnicity.

We promote our programs to all interested parties regardless of race or ethnic composition. As Yakima has a large Spanish-speaking population, we provide our services in Spanish if needed, including translation, interpretation, and coordination between the homeowners and contractors. Half of our staff at ONDS is bilingual and biliterate.

The CDBG and HOME programs require the City to report race and ethnic data for all individuals and families receiving a benefit during the program year from either funding source. During the program year, CDBG funds assisted 142 low-income households. The racial categories listed above only reflect the standard U.S. Office of Management and Budget (OMB) categories and do not reflect all racial categories that are tracked by subrecipients in compliance with the racial categories that HUD requires programs to track and people who do not identify with any the standard race selection. For example: White alone, non-Hispanic, Black/African American alone, non-Hispanic, Some Other Race alone, non-Hispanic, Multiracial, non-Hispanic, etc.

Many homeowners receiving assistance under the Single-Family Emergency Home Repair Program selected “Hispanic” and no other race. Because Hispanic is not considered a race by HUD for reporting purposes and the totals need to balance, beneficiaries who indicated "Hispanic only" were placed in the “White” category.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,033,698	1,866,317
HOME	public - federal	507,032	256,309

Table 3 - Resources Made Available

Narrative

Other funds expended during Program Year 2024 were the Covid-19 era grants, namely the CDBG-CV and HOME-ARP funds.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

Our Single-Family Emergency Home Repair Program is available to all low-income homeowners who live in the city limits and occupy their home year-round. There is specific geographic distribution of funds/investment for that program or any other program.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The \$1.6 million dollars of the HOME-ARP grant invested in the Casa de la Mora 72-unit housing development helped leverage additional investments of \$15.6 million of Low Income Housing Tax Credit (LIHTC) funds, \$8.5 of Housing Trust Fund dollars, and \$4.7 of local and other investments.

The \$546,322.11 invested in the construction of the Aquatic Center at the Martin Luther King Jr. Park helped leverage additional investments of nearly \$2.8 million in WA state funds, exactly \$3 million of Yakima County funds and over \$3 million of individual donations.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	15,847,544
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,847,544
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,847,544

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	0	0	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
515,438	0	0	0	515,438

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			

Dollar Amount	0	0	0
---------------	---	---	---

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	27	25
Number of Non-Homeless households to be provided affordable housing units	130	142
Number of Special-Needs households to be provided affordable housing units	60	0
Total	217	167

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	157	104
Number of households supported through Rehab of Existing Units	60	142
Number of households supported through Acquisition of Existing Units	0	0
Total	217	246

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Some years are "off" years for multi-family housing contruction/rehabilitation. In other words, not every year does the City have the opportunity to participate in projects of either new construction or rehabilitation for low-income housing, which means some years, such as this one, we may fall short of our goal. Hopefully an "off" year as far as projects go will mean a better year next year and surpassing expectations. In fact, we have two projects already in the works that would be good candidates for HOME investments in low-income housing this coming 2025 program year.

Discuss how these outcomes will impact future annual action plans.

We have two projects already in the works that would be good candidates for HOME investments in low-income housing this coming 2025 program year. We will try to actively look for investment projects for the City's HOME funds, but also wait if needed for the following year if no applicable projects are available to partner with.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	55	1
Low-income	64	2
Moderate-income	23	2
Total	142	5

Table 13 – Number of Households Served

Narrative Information

Households served with CDBG funding are 80% or below the AMI. The Single-Family Emergency Home Repair Program was the only CDBG program in 2024 that the City of Yakima required information on household income, which required recipients to be under the HUD low-income limit by household size (less than 80% of Area Median Family Income).

HOME activities are the completion of both Phase 1 and Phase 2 of Yakima Opportunity Housing for low-income farmworker housing, which include 5 HOME units, available only to those under the 80% AMI limit as well. Anticipated in this category are the 25 HOME-ARP units under construction for homeless persons, preferred for homeless youth.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Yakima supports activities outlined in the Consolidated Plan to strengthen and coordinate efforts with housing, non-profit, and economic development. The City of Yakima belongs to the Yakima County Continuum of Care (CoC) and participates in the "Balance of State". The City actively participates in the Yakima County Homeless Coalition which conducts annual Point in Time (PIT) Counts, as well as manages the 5-Year Plan to End Homelessness.

The City of Yakima did not directly reach out to many unsheltered homeless persons or assess their needs in 2023 except through staff involvement with the Yakima County Continuum of Care, Yakima County's Human Services, and the annual Point in Time (PIT) count. As the central city in Yakima County, most of the human and social services are located in the City of Yakima.

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

HOME funds are available to various community partners for Permanent Supportive Housing for homeless people. Nearly all local affordable housing providers participate in Coordinated Entry. In fact, of the 54 housing units constructed in 2023 by the Yakima Housing Authority, 27 are dedicated to formerly homeless people (2 of those are City of Yakima HOME units).

The last Yakima County Point in Time may be accessed at the following location:

chrome-

extension://efaidnbmnnnibpcajpcgiclfindmkaj/https://www.yakimacounty.us/DocumentCenter/View/41422/2025-PIT-

Infographic?bidId=#:~:text=Every%20January%2C%20Yakima%20County%20conducts,the%20streets%20or%20in%20shelters.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima provides support for Camp Home and the Outreach teams from Yakima Neighborhood Health, as well as the Outreach team from Comprehensive Health, the Yakima Police Department Community Diversion Officers and the Clean City teams provide an array of very active outreach to those experiencing homelessness without the use of CDBG and HOME Program funds.

Through ONDS, the City provided \$1.6 million of HOME-ARP funds to help construct the 72-unit "Casa de la Mora" housing complex, with youth experiencing homelessness being the preferred beneficiaries of the City's

sponsored units. Construction is nearing completion. 25 of the units will be HOME units, under ONDS monitoring.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Yakima has used ARPA funds for the YWCA to support the remodeling of a former hospital office for a Domestic Violence victim housing project. The project will provide approximately 42 housing units for families and individuals.

The City is funding a shelter project with Rod's House, which has a 26-bed facility to assist youth and young adults experiencing homelessness between the ages of 17 and 24. In addition, the City provided ARPA funds to People for People to construct a food service facility to help low-income individuals and families who are homeless or avoid becoming homeless.

Through ONDS, the City provided \$1.6 million of HOME-ARP to help construct the 72-unit "Casa de la Mora" housing complex, with youth experiencing homelessness being the preferred beneficiaries of the City's sponsored units. Construction is nearing completion and 25 of the units will be City-monitored HOME units.

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 did not directly assist chronically homeless individuals and families or unaccompanied youth to make the transition to permanent housing and independent living in 2023 with CDBG and HOME resources, except through staff involvement with CAMP Hope, Comprehensive Health, the Homeless Network, and working Yakima County's Continuum of Care and Human Services. Through HOME funding allocated in previous program years, a non-profit community partner finished construction of housing for 16 families that were formerly homeless or at risk of being homeless (with an additional 16 units in Phase 2). Also, through previously-allocated HOME funding, the 54 units from Yakima Housing Authority (YHA) at the Fruitvale "Vale Square" project now provide rental housing affordable to families in need once completed.

In Program Year 2024, through ONDS, the City provided \$1.6 million of HOME-ARP to help construct the 72-unit "Casa de la Mora" housing complex, with youth experiencing homelessness being the preferred beneficiaries of the City's sponsored units. Construction is nearing completion and 25 of the units will be City-monitored HOME units.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Yakima Housing Authority (YHA) website summarizes the current programs operated by the YHA [<https://www.yakimahousing.org/>], which are summarized below:

- Housing for Families- The Family Housing/Low Rent Program has 150 units at scattered sites across Yakima. Rent is determined based on family income.
- Housing Choice Vouchers – Section 8 Program. Eligible families receive rental assistance and can rent from any landlord that accepts Section 8 vouchers. Unit size and maximum rent limits apply.
- Housing for the Homeless - YHA subsidizes 75 units located throughout Yakima County specifically set aside for individuals and families that qualify as homeless.
- Housing for Veterans - YHA offers a Section 8 Voucher Program specifically for Veterans who also qualify as homeless under the Veteran Affairs Supportive Housing Program (VASH).
- Housing for Farmworkers—YHA owns and manages 172 units throughout Yakima County set aside for farmworkers and their families. Reduced rents and rental assistance may be available.
- Housing for the Elderly - YHA owns and manages a 38-unit apartment building in Yakima for the elderly. In order to qualify for the one-bedroom units, the individual and his or her spouse must be 62 or older.
- Housing for the Disabled - YHA offers a Section 8 Voucher Program specifically for Non-Elderly Disabled Individuals through the NED Voucher Program.

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

YHA offers a variety of resident training and services to assist tenants in becoming more successful tenants, developing life skills, becoming involved in the management of the housing programs through Resident Advisory Boards (RAB), participating in Block Watches, joining a Self-sufficiency group, participating in a Family Escrow Account, and many other services.

Actions taken to provide assistance to troubled PHAs

The Yakima Housing Authority is operating well, and not designated as a troubled PHA; therefore no assistance is required.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

Through its zoning and land use regulations, the City of Yakima implemented a number of strategies for increasing the supply of affordable housing. These strategies include:

- Supporting planned rehabilitation/development of units that increase the options of housing densities and housing types (e.g., the conversion of the upper levels of existing commercial buildings to affordable rental units, tiny home village construction, etc.);
- Reduced Environmental Review under SEPA requirements;
- Streamlining permitting;
- Incentive zoning features, such as allowing accessory dwelling units; and
- Various other zoning measures.

The City of Yakima continues to participate in the “Connecting Housing to Infrastructure Program” (CHIP), a state-funded project that allows the city to pay for the water, sewer, and stormwater costs for four different developments. The City also continues to use diverted funds received under the Washington State Sales Tax Program for affordable housing initiatives.

The City Housing Action Plan can be viewed at:

(https://www.yakimawa.gov/services/planning/files/2021/08/Yakima-Housing-Action-Plan-FINAL-Plan_June-2021.pdf)

In addition, the City of Yakima encourages infill development and increased housing densities in areas where adequate public facilities and services (police, fire protection, schools, water, and sewer) are in place and can be easily provided. The City does not charge development fees like other comparable cities of the same size. The only growth limitation placed on the City is through the Growth Management Act.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The need for affordable housing, community development, and quality of life for low and moderate-income persons and neighborhoods is tremendous. The shrinking of funds serves as a significant obstacle to addressing the needs of underserved populations. While some barriers can be reduced through collaborative processes and increasing program efficiencies, the need will continue to outpace local revenues. While the City has programs in place to address a range of underserved needs, the amount of funding available for those programs is insufficient to produce outcomes that ensure the basic statutory goals of providing decent housing and suitable living environments. The City supports local non-profit agencies' efforts to meet underserved populations' needs. In addition, staff continues to assess and find ways to enhance programs or funding to assist lower-income persons.

All 2024 CDBG and HOME Funds were used to improve the quality of life for low-moderate-income persons in the City. The actions taken to address obstacles to meeting underserved needs:

- Provide affordable housing: Construction of affordable housing (rental and homeownership) and Down Payment Assistance Program

- Create a safe and accessible living environment: Continue to make available to lower-income homeowners through the Single-Family Rehabilitation and Code Compliance Programs
- Support public service programs to provide services to low- to moderate-income individuals and families
- Improving neighborhoods, parks, and infrastructure: Street Lighting, Sidewalks, & Community Facilities

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No housing rehabilitation projects contained any lead-based paint hazards. City staff responsible for the Single-Family Home Repair Program are trained and certified to conduct Risk Assessment and Lead-based Paint testing at all home repair project sites. City staff provide information concerning lead hazards to our housing repair beneficiaries as appropriate. We require subrecipients working on housing-related capital projects to comply with lead-based paint requirements and provide information to all tenants and homeowners impacted by their projects.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City has a strong relationship with local anti-poverty services and takes or gives referrals from such agencies. This is especially true with the Single-Family Emergency Home Repair Program with properties owned by mostly elderly, extremely-low to moderate-income, and disabled residents in which 142 households were assisted with repairs to help prevent them from becoming homeless or living in substandard conditions.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Yakima pursues various activities outlined in the 2020-2024 Consolidated pLan to strengthen and coordinate relationships with local partners to foster collaborative solutions. The City is a member of the Yakima Homeless Coalition (CoC) as well as the Yakima Homeless Network. All of the actions taken by the City in the management of HOME and CDBG funds are completed within program underwriting guidelines and best practices and address one or more goals identified in the Consolidated Plan. Coordination between public and private housing and social services agencies is an extremely important activity. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers. The City participates in the CoC and Homeless Network's local meetings, which comprise various housing and social services agencies. The collaboration of many local stakeholders provides better service to the underserved through many different projects and programs. Collaborating with these institutions is vital to overcoming any gaps in institutional structure and improving the effectiveness of coordination and efficiencies. The City will continue participation in the next plan year.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Yakima staff coordinates with various public and private housing and social service agencies through the citizen participation process during the planning, project proposal, and implementation stages of programs.

The City coordinates housing services through its investment, communication, and networking with funded and non-funded organizations. City staff sits on a number of committees to address affordable housing and coordinate, promote, and develop services for people experiencing homelessness. These efforts include the

Homelessness Network Partners.

There are also close working relationships with the Yakima Housing Authority and Yakima Catholic Charities Housing, which provide assistance in housing development activities and whose residents have benefited from public services delivered by the area's nonprofit agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The Yakima Housing Authority provides training and outreach to the tenants of its units. The City also refers inquiries, as appropriate, directly to Northwest Justice, a non-profit agency that assists residents, especially in land-tenant disputes. ONDS maintains flyers with fair housing information and resources on hand in both English and Spanish.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Yakima's Office of Neighborhood Development Services (ONDS) is responsible for ensuring progress toward achieving the goals as set forth in the Consolidated Plan and for ensuring that all subrecipients comply with all applicable federal, state and local laws and regulations. This includes maintaining affordability for low-income housing during the required timeframe. This was accomplished in the 2024 Program Year through both in-person inspections and "desk monitoring", or receiving via email the necessary information to determine housing affordability and proper income levels of beneficiaries. Moving forward, the City is continuing to develop inspection schedules, project checklists, documentation procedures, and legal review of standard contract templates.

While the CAPER documents are not directly incorporated into the City of Yakima Comprehensive Planning requirements under the Planning Enabling Act and Growth Management (RCW 36.70A), the Consolidated Plan, Annual Action Plans and the Housing Action Plan are incorporated by reference into the 2040 City of Yakima Comprehensive Plan.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City will provide a 20-day comment period for citizens to review and comment on this year's Consolidated Annual Performance Evaluation Report (CAPER). This is longer than the 15-day minimum comment period required by HUD. This comment period has been announced online on the City's official website, and in printed format through both the English and Spanish main local newspaper (the Yakima Herald-Republic and Sol de Yakima respectively). On Tuesday, November 18, there will be a public presentation before the City Council of the CAPER accompanied by a Powerpoint presentation highlighting the CDBG and HOME investments and how they have been used. This presentation will include photos and videos of projects completed during the 2024 Program Year. Copies of the CAPER will be made available online and in printed form at the City Clerk's office at City Hall, as well as at the Office of Neighborhood Development Services (ONDS) at 112 S 8th St., Yakima, WA. Comments can be delivered online in written form or delivered in person at ONDS, and received in either English or Spanish. The comment period will open on Wednesday, November 19th, the day after the public presentation to the City Council, and will close on Monday, December 8. A

resolution will be brought before the City Council on Tuesday, December 9, approving the CAPER for submittal to HUD, including all the written comments that will have been received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

While there are a number of projects in process or delayed, there is no need to adjust program objectives or plans. We have found that the best investment of CDBG funds, as far as "bang for your buck", tends to be in homeowner-occupied homes.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

n/a.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The City of Yakima, through ONDS staff visits, performed on-site inspections and beneficiary income monitoring on the newly constructed Yakima Opportunity Housing (now called Casa Mariana with 5 HOME units), the Rose of Mary Terrace (housing for the elderly with 9 HOME units), and St Martin de Porres (housing for people with special-needs, with 2 HOME units). No issues were detected regarding housing conditions; all were in excellent shape.

There are 6 other housing developments that ONDS monitors that are still in the HOME period of affordability, the majority of which will be monitored in-person in the following Program Year 2025.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The following actions are taken by the City of Yakima Office of Neighborhood Development Services to evaluate the success of its Affirmative Fair Housing Marketing Policy and that of its Grantees:

- ONDS assesses the results of its affirmative Fair Housing Marketing Plan annually with a summary of "Good Faith Efforts" taken by its Grantees in the CAPER.
- ONDS assesses the information compiled in the manner described under Section V and Section VII above and evaluates the degree to which statutory and policy objectives were met.
- ONDS is open to the public and answers questions regarding housing options to all comers.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Program Income was used to cover the full investment in two new construction projects completed this Program Year: Yakima Opportunity Housing (Phase 1-\$143,000 investment) and Yakima Opportunity Housing (Phase 2-\$50,000 investment). Both phases are Catholic Charities Housing projects, a local nonprofit partner, and were constructed under the guidance of the Office of Rural and Farmworker Housing, also a local nonprofit developer.

Both phases are newly-constructed 16-unit multi-family housing for farmworkers making under the 80% Area Median Income (AMI). The City of Yakima did on-site monitoring of both the construction and the leasing up of 5 HOME units to applicable families this Program Year.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)
(STATES ONLY: Including the coordination of LIHTC with the development of affordable
housing). 24 CFR 91.320(j)**

The City continues to work with housing partners to bring more affordable housing to Yakima. Collectively, we continue to work together to understand the need for affordable housing and how we can assist with the barriers that we encounter to be more effective in creating affordable housing in Yakima.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0			
Total Section 3 Worker Hours	0	0			
Total Targeted Section 3 Worker Hours	0	0			

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0			
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0			
Direct, on-the job training (including apprenticeships).	0	0			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0			
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0			
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0			
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0			
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0			
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0			
Held one or more job fairs.	0	0			
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0			

Assisted residents with finding child care.	0	0			
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0			
Assisted residents to apply for, or attend vocational/technical training.	0	0			
Assisted residents to obtain financial literacy training and/or coaching.	0	0			
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0			
Provided or connected residents with training on computer use or online technologies.	0	0			
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0			
Other.	0	0			

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

N/A