Executive Summary 91.220(b)

The Yakima County HOME Consortium will coordinate among its partner jurisdictions to expand affordable housing opportunities to low- and moderate-income households by initiating Year 5 activities to achieve the following 2010-2014 Consolidated Plan goals, strategies and objectives (specific Year 5 actions are described below under "Description of Activities").

Goal I: Revitalize neighborhoods through stabilization and the expansion of home ownership.

Strategy 1. Support local efforts to improve residential neighborhoods.

Objective 1.1. Provide assistance in the amount of $784,444 for a rehabilitation program that will provide assistance to households with incomes of 80% of area median or lower to rehabilitate existing family housing, bringing housing up to local health and safety codes and providing energy efficiency improvements. This amount includes a Year 4 Carryover of $371,577 and the estimated allocation of $412,863 in Year 5, FY 2014-2015.

Expected Outcomes: By the end of Year 5, the goal is a minimum of 16 single-family homes provided with rehabilitation, resulting in decent, safe, and sanitary housing.

Evaluation of Past Performance: Outcomes under Goal I – Objective 1.1 will be attained in Year 5. In Year 4, the Consortium revised the rehabilitation program developed in Year 1 for implementation during Years 4 and 5. Also, the lead agency for the Consortium was changed from Yakima County Human Services to Yakima County Public Services, to capitalize on Public Service’s greater capacity for monitoring, inspections, rehabilitation, and administration. The reorganization will increase efficiency and result in long-term cost savings. In the short term, it required reorganization and allowed for the hiring and training of a full-time program coordinator. While this reorganization may have hindered achievement of rehabilitation program goals in Year 4, in the long term it will increase the capacity and efficiency of the Consortium and its ability to achieve its goals.

During Year 4, a 41-unit affordable rental housing project constructed by the CHDO in the City of Grandview and containing five HOME Assisted Units received its Certificate of Completion and was 100% leased. Construction of four affordable single-family homes was completed in Year 4. A fifth home is under construction,
and a sixth home obtained permitting and is ready for construction. Both of these homes are expected to be constructed during Year 4, in spring 2014. Construction of a seventh home had previously been completed in Year 3. These homes had a geographic distribution of one home in each jurisdiction, with the exception that the Yakima HOME Board voted to build a second home in the City of Union Gap rather than one in the City of Mabton due to an existing Mabton moratorium on water and sewer hookups. In Year 4, required targets for rental housing and the CHDO set-aside were met and exceeded.

**Citizen Participation 91.220(b)**

Early in the planning process, the Consortium created a *Citizen Participation Plan for the Yakima County Consolidated Plan* to guide the citizen involvement process throughout the development of the Plan, as well as in the implementation and program evaluation phases in future years. The *Citizen Participation Plan* identifies how citizens can become involved through hearings on needs and proposed actions, commenting on proposed long-range and annual plans, and commenting on the Consortium’s performance in expanding affordable housing. A draft of the *Citizen Participation Plan* was published for comment on March 24, 2010. At the end of the comment period the Board adopted the Plan. Please see the *Citizen Participation Plan* in the Appendix of the *Consolidated Plan* for detailed information.

During the five-month process to develop the Plan, key organizations (both public and private) were consulted and local planning groups provided input on needs and proposed strategies. The planning process began in 2009 with discussions among potential participating jurisdictions to determine interest in developing a consortium that would administer a federally-funded HOME Program. Following initial meetings, the jurisdictions developed a structure and organizational framework to begin planning the design of the program. The first meeting of the HOME Consortium Board took place on March 15, 2010.

A notice was placed in the *Yakima Herald-Republic* on April 2, 2010 inviting the public to participate in an open Public Hearing. Held on April 13, 2010, the Hearing served to obtain citizen’s views on needs in the Consortium jurisdiction and to advise the public of the amount of funds available and the potential uses. Opportunities were provided for the public to comment and provide public testimony. County Commissioners were also present and participated in the proceedings.

Between April and June, consultants for the Consortium met with and interviewed representatives of key agencies and organizations representing the needs of low-and moderate-income populations to obtain their views on housing needs and potential solutions. At the same time, they and County staff researched a wide range of public documents and data to gather information on housing needs. Lastly, consultants met individually with representatives of each of the seven member jurisdictions to obtain their views on needs and potential activities.

In May and June, the Board formed a Technical Advisory Committee (TAC), composed of housing staff in each of the jurisdictions, to provide recommendations to the Board on technical aspects of the program design and operation.
Following the development of a Draft Consolidated Plan, an invitation for the public to comment on the Plan was published in the Yakima Herald-Republic on June 18, 2010 and the Del Sol (local Spanish language newspaper) on June 29, 2010. Copies of the Draft Consolidated Plan and the Consolidated Plan were made available at the City Halls of each of the partner jurisdictions, the County Offices, and each of the three local Public Housing Authorities.

In the June 18, 2010 issue of the Yakima Herald-Republic, the public was invited to participate and comment on the proposed activities of the Plan in a public hearing. This second hearing was held on July 13, 2010, with the County Commissioners present and participating in the process.

There were no comments made during the hearings and no comments were received on the draft plans.

Program Resources 91.220(c)(1) and (c)(2)

During Year 5 (FY 2014-2015), the following resources are anticipated to be available for preservation of existing single-family housing in the Consortium:

<table>
<thead>
<tr>
<th>HUD HOME Program Year 4 carryover</th>
<th>$371,577</th>
</tr>
</thead>
<tbody>
<tr>
<td>HUD HOME Program Year 5</td>
<td>$412,863</td>
</tr>
<tr>
<td>Total</td>
<td>$784,444</td>
</tr>
</tbody>
</table>

Year 5 HOME Program activities will be limited to the rehabilitation of existing housing for households at or below 80% of the area median income.

Annual Objectives 91.220(c)(3)

Goals and objectives to be carried out during the action plan period are indicated by placing a check in the following boxes.

<table>
<thead>
<tr>
<th>Objective Category Decent Housing Which includes:</th>
<th>Objective Category Expanded Economic Opportunities Which includes:</th>
<th>Objective Category Expanded Economic Opportunities Which includes:</th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ assisting homeless persons obtain affordable housing</td>
<td>☐ improving the safety and livability of neighborhoods</td>
<td>☐ job creation and retention</td>
</tr>
<tr>
<td>☐ assisting persons at risk of becoming homeless</td>
<td>☐ eliminating blighting influences and the deterioration of property and facilities</td>
<td>☐ establishment, stabilization and expansion of small businesses (including micro-businesses)</td>
</tr>
<tr>
<td>☒ retaining the affordable housing stock</td>
<td>☐ increasing the access to quality public and private facilities</td>
<td>☐ the provision of public services concerned with employment</td>
</tr>
<tr>
<td>☒ increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability</td>
<td>☐ reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods</td>
<td>☐ the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan</td>
</tr>
</tbody>
</table>
increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/ADOS) to live in dignity and independence

restoring and preserving properties of special historic, architectural, or aesthetic value

availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices

providing affordable housing that is accessible to job opportunities

conserving energy resources and use of renewable energy sources

access to capital and credit for development activities that promote the long-term economic social viability of the community

A summary of specific objectives that will be addressed during Year 5 is described under “Description of Activities.”

Description of Activities 91.220(d) and (e)

1. Provide assistance to administer rehabilitation program.

The Consortium will allocate $784,444 to rehabilitate a minimum of 16 single-family homes in the HOME Consortium area. The rehabilitated homes will be for households at or below 80% of the area median income.

Outcome measure:

Increase the sustainability of 16 single-family homes to benefit low- and moderate-income households, by providing rehabilitation activities that result in decent, safe, and sanitary housing.

Proposed 2012-13 HOME allocations in support of Year 5 activities:

<table>
<thead>
<tr>
<th>Neighborhood Revitalization</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Rehabilitation of Single-family Housing¹</td>
<td>$371,577</td>
</tr>
<tr>
<td>Rehabilitation of Single-family Housing – Year 5</td>
<td>$371,577</td>
</tr>
<tr>
<td>Administration</td>
<td>$41,286</td>
</tr>
<tr>
<td>Total</td>
<td>$784,444</td>
</tr>
</tbody>
</table>

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

Funds for Neighborhood Revitalization activities will be programmed based on a fair share formula that calculates the extent of households in poverty living in a partner jurisdiction as a percentage of the entire Consortium’s population living in poverty. It is the Consortium’s intent that the Neighborhood Revitalization activities be conducted in each of the communities based on an amount generally representing that community’s fair share.

Annual Affordable Housing Goals 91.220(g)

¹ Carryover allocation from Year 4 Rehabilitation program
The Annual Affordable Housing Goal for the Year 5 is the following:

**Goal I: Revitalize neighborhoods through stabilization and the expansion of home ownership.**

**Strategy 1. Support local efforts to improve residential neighborhoods.**

**Objective 1.1.** Provide assistance in the amount of $784,444 to develop a rehabilitation program that will provide assistance to households with incomes of 80% of area median or lower to rehabilitate existing family housing, bringing housing up to local health and safety codes and providing energy efficient improvements.

Goal I differs from the Consolidated Plan Goal I in that it does not include Strategy 2, “demolish derelict and substandard housing not suitable for rehabilitation and construct new single-family housing for low- and moderate-income households in existing neighborhoods.” Strategy 2 is not a part of Year 5 because targets for construction of new single-family housing have been met in Years 3 and 4, and funding reductions made it necessary to now focus the entire allocation on the rehabilitation of existing housing.

Consolidated Plan Goal II, “Expand affordable housing opportunities for lower income renter households,” also is not included in Year 5. Goal II is not a part of Year 5 because targets for construction of new rental housing have been met in Year 3, and funding reductions made it necessary to now focus the entire allocation on the rehabilitation of existing housing.

**Public Housing 91.220(h)**

There will be limited opportunities to help meet housing authority needs in Year 5, as activities will be focused on rehabilitation of single-family homeowner units.

**Homeless and Special Needs 91.220(i)**

In addition, planning for Year 6 activities will take place during Year 5, and could include consideration of producing new rental housing units accessible for homeless persons, persons at risk of homelessness, and others with special needs.

The Homeless Network of Yakima County is implementing the County-wide Ten Year Plan to End Homelessness, which includes activities to: prevent homelessness; expand homeless housing and services; and address the specific needs of homeless populations, including chronic homeless persons. The Network is actively seeking HUD McKinney-Vento resources annually to decrease homelessness.

2014-2015 Homeless Network of Yakima County Continuum of Care (CoC) policy priorities include:

- Strategic resource allocation
- Ending chronic homelessness
- Ending family homelessness (rapid rehousing)
- Removing barriers to HUD CoC resources
- Maximizing use of mainstream resources
• Building Public Housing Authority and philanthropic partnerships
• Serving Veterans and youth

**Barriers to Affordable Housing  91.220(j)**

The County is assessing the barriers to affordable housing. The County is currently seeking to re-establish the Affordable Housing Committee, which would comprise multiple service providers and members of the community who are associated with the development, management, and access to affordable housing in Yakima County. The committee would assist in determining gaps in the housing CoC and will make recommendations to the Executive Committee regarding how to best close those gaps in relation to the *Ten-Year Plan to End Homelessness in Yakima County*. To best make these recommendations, the committee will:

- Target engagement of stakeholders and investors of the for-profit housing industry.
- Develop a Landlord Support Program to provide engagement, incentives, and support.

**Other Actions  91.220(k)**

**Address Obstacles to Meeting Underserved Needs**

In Year 5, the most significant barrier to affordable housing will be a lack of funding for HOME Consortium activities due to a 39% cut in HOME funds on top of the 13% reduction in FY 2011. This barrier has resulted in the necessity of programming the entire allocation in Rehabilitation in Year 5 to meet the goals and objectives of the Consolidated Plan.

**Foster and Maintain Affordable Housing**

See “Barriers to Affordable Housing.”

**Lead Based Paint Hazards**

The Year 5 year activities are restricted to Rehabilitation. The rehabilitation program may include a focus on lead-based paint hazards.

**Reducing Poverty**

The Consortium anticipates that the rehabilitation of housing for households at or below 80% of the area median income will provide opportunities for more families to spend less on housing costs and to become more self-sufficient.

**Institutional Development and Improving Coordination**

Coordinating actions that will occur in Year 5 of the HOME Consortium will include:

- The Board of the Consortium and the Technical Advisory Committee will provide leadership to the programs, and County staff (as the Lead Agency) will provide technical and program management services.
During Year 5, the Consortium will continue to communicate with other Yakima County jurisdictions to determine their interest in expanding the areas covered by the Consortium.

During Year 5, the Consortium will continue ongoing discussions with Yakima County Public Services to improve the coordination and delivery of HOME projects.

PROGRAM SPECIFIC REQUIREMENTS

HOME 91.220(l)(2)

1. Guidelines for Resale or Recapture of HOME funds used for Homebuyers – NA: There is no resale of homes or recapture of HOME funds planned for Year 5.

2. Resale Provisions – NA: There is no resale of homes planned for Year 5.

3. HOME Tenant-Based Rental Assistance – NA: Will not be used in Year 5.

4. Other Forms of Investment – NA

5. Affirmative Marketing Plan for five or more HOME-assisted units – NA: There will be no home construction in Year 5.

6. Minority Outreach Program – To the maximum extent possible, the Consortium will ensure inclusion, in contract opportunities, of minorities and women – and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services. This inclusion will apply to all public and private contracts entered into by the participating jurisdiction for the purpose of facilitating the activities of the participating jurisdiction, and for providing affordable housing under the HOME program (or any other Federal housing law applicable to such jurisdiction).

7. Refinancing Existing Debt – NA: Multi-family rehabilitation is not planned in Year 5, so there will be no refinancing of existing debt for rehabilitating multi-family housing with HOME funds.

8. Monitoring of Program Activities – Beginning in the first year of the program, the Consortium implemented the Monitoring Plan outlined in the Consolidated Plan. The Lead Agency will be responsible for monitoring activities to assure they are implemented in compliance with Federal regulations. The Agency will also monitor progress Quarterly monitoring of progress, with reports to the Board. Program rehabilitation standards will include compliance with local codes and Lead Based Paint Hazards.