

The City of Yakima
Office of Neighborhood
Development Services

Consolidated Annual Performance Evaluation Report for Year 2020 (CAPER)



For further information, contact:

The Office of Neighborhood Development Services 112 S. Eighth Street Yakima, WA 98901 509-575-6101

CR-05 - Goals and Outcomes

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

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Yakima continues to receive both Community Development Block Group (CDBG) funds and HOME Investment funds from HUD. Additionally the City received CDBG CV1 funds to prepare, prevent, and respond to the Covid 19 Pandemic.

The City continues to use the bulk of its CDBG funding to address "Single Family Rehabilitation" in the form of a "Senior/Disabled Emergency Repair Program" that assists qualified low to moderate income Senior and/or Disabled homeowners with emergency type repairs. These repairs include no heat, no power, no hot water, leaking pipes, leaking roof or other such emergency repairs. The Single Family Rehabilitation program also includes an Exterior Paint Program and a Wheel Chair Ramp program as funding and demand allow.

CDBG funds also assists two eligible activities in the Public Service category of National Objectives. The first is a funding of public service programs administered through the Henry Beauchamp Community Center for low to moderate income citizens. The second eligible activity is an emergency heating program that assists low to moderate income Senior/Disabled homeowners with a "Gap" heating assistance payment that brings them current with their heating bill in order to enable them to qualify for the local "LIHEP" program as administered through Opportunities Industrial Center of Washington (OIC).

CDBG funds were also used to support eligible activity of Code Compliance in order to enable the Yakima Code Department to further assist low to moderate income areas with the continued clean up efforts associated with Code Compliance through assisting the payroll of staff.

The HOME Investment funds continues to support local Community Housing Development Organizations (CHDO) such as Habitat for Humanity and Next Step Housing as well as other certified organizations, in purchasing vacant lots and constructing either Single Family dwellings or Multifamily dwellings. The Single family dwellings are then sold to qualified low to moderate income first time homebuyers, while the rental units in the Multi-family residential units are tracked for a set affordability period, inspected regularly and required to be rented to qualified low to moderate income individuals or families.

The CDBG CV1 funds provided grants to qualified micorenterpirse businesses affected by the Covid 19 Pandemic.

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)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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	1	100.00%	1	1	100.00%
CDBG-CV "Cares Act"	CDBG-CV	CDBG- CV: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
CDBG-CV "Cares Act"	CDBG-CV	CDBG- CV: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		0	0	
CDBG-CV "Cares Act"	CDBG-CV	CDBG- CV: \$	Businesses assisted	Businesses Assisted	40	31	77.50%	40	31	77.50%
Code Compliance	Non-Housing Community Development	CDBG:	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	100	682	682.00%	200	682	341.00%

Community Development Block Grant Administration	Non-Housing Community Development	CDBG:	Other	Other	1	0	0.00%	1	0	0.00%
Community Housing Development Organization	Affordable Housing	HOME:	Homeowner Housing Added	Household Housing Unit	2	2	100.00%	2	2	100.00%
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	0	0.00%			
First Time Homeownership Program	Affordable Housing	HOME:	Direct Financial Assistance to Homebuyers	Households Assisted	0	0		1	0	0.00%
New Construction	Affordable Housing	HOME:	Rental units constructed	Household Housing Unit	3	140	4,666.67%			
New Construction	Affordable Housing	HOME:	Homeowner Housing Added	Household Housing Unit	0	0		2	2	100.00%
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 Service	Non-Housing Community Development	CDBG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3500	3812	108.91%	3500	3812	108.91%
Single Family Rehabilitation Program	Affordable Housing	CDBG:	Homeowner Housing Rehabilitated	Household Housing Unit	80	76	95.00%	80	76	95.00%

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.

The City of Yakima assisted 76 low to moderate income Senior/Disabled homeowners with Emergency Repairs to their homes. This program assists elderly and or disabled homeowners to remain in their home as long as possible by making emergency repairs that might otherwise displace these citizens from their homes. The Wheel Chair ramp program as part of the Single Family Rehabilitation program also provides much needed "Accesibility" for Senior/Disabled homeowners through the use of CDBG funds.

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	74	13
Black or African American	1	0
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	1	0
Total	76	13
Hispanic	17	5
Not Hispanic	0	8

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

Narrative

The CDBG Single Family Rehabilitation program assisted 76 families with an average of \$5,400.73 spent per household with an average monthly income of \$1,655.41 per household.

The HOME program partnered with Habitat for Humanity in assisting two families achieve the American Dream of becoming homeowners. The HOME program also assisted with the New Construction of two multi-family rental unit projects for a total of 140 rental units combined.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made	Amount Expended					
		Available	During Program Year					
CDBG	public - federal	1,091,355	994,025					
HOME	public - federal	578,903	756,413					
Other	public - federal	1,221,209	233,670					

Table 3 - Resources Made Available

Narrative

The City of Yakima does not limit either CDBG or HOME Investment funds to any limited target area, but uses these funds to the best of it's ability to assist any and all low to moderate income applicants that qualify within the programs funded within the entire City Limits of Yakima.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Yakima does not limit either CDBG or HOME Investment funds to any limited target area, but uses these funds to the best of it's ability to assist any and all low to moderate income applicants that qualify within the programs funded within the entire City Limits of Yakima.

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.

CDBG funds are leveraged with partnerships with non-profits such as OIC of Washington in the continued operation of the Henry Beauchamp Center (formerly known as the South East Community Center) to provide community service programs to low and moderate income citizens.

HOME Investment funds are used in partnership with local Community Housing Development Organizations (CHDO)such as Habitat for Humanity, Next Step Housing and Catholic Charities Housing to construct affordable housing units for low to moderate income qualified renters and/or qualified first time homebuyers.

Fiscal Year Summary – HOME Match					
1. Excess match from prior Federal fiscal year	15,812,879				
2. Match contributed during current Federal fiscal year	2,601				
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,815,480				
4. Match liability for current Federal fiscal year	0				
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,815,480				

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	
Volunteer									
Hours	12/31/2020	0	0	0	0	2,601	0	2,601	

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 begin- ning 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 \$			
571,397	139,473	428,225	0	282,645			

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 Busin	ess Enterprises		White Non-
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Hispanic
Contracts						
Dollar						
Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contract	s					
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-Contract	S					
Number	0	0	0			
Dollar						

0 **Table 8 - Minority Business and Women Business Enterprises**

Amount

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

0

	Total		Minority Property Owners				
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	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	Total		Minority Prope	rty Enterprises		White Non-
Displaced		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	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	2	0
Number of Non-Homeless households to be		
provided affordable housing units	80	218
Number of Special-Needs households to be		
provided affordable housing units	10	0
Total	92	218

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	2	142
Number of households supported through		
Rehab of Existing Units	80	76
Number of households supported through		
Acquisition of Existing Units	0	0
Total	82	218

Table 12 – Number of Households Supported

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

2020 was a challenging year due to the COVID 19 pandemic. The City however continued to work with our partners and staff to meet our goals and objectives. Problems encountered in meeting goals are the rising costs of construction and the barriers cuased by the COVID 19 pandemic.

Goals are set with the lack of knowledge by entitlements as to availability of future funding in both the Five Year Consolidated Plan and individual Annual Action Plans. With the rising rehabilitiaton costs and

dwindelling entitlement amounts the City is no longer able to assist 100+ families as you can see this reporting period we assisted 76 families with our Single familiy Rehabilitation program. The City continues to address affordable housing with local partners and completed construction of two Single Family homes and 1 80 unit multifamily project with our qualified CHDO. As well as completion of a 60 unit multifamily project with another affordable housing partner.

Discuss how these outcomes will impact future annual action plans.

The surge of homelessness, rising costs, the need of affordable housing, the limited amount of CDBG and dwindling amount of HOME Investment funds does not keep up with the escalating need of affordable housing. Additionally the growing population of Senior/Disabled homeowners that continue to seek much needed emergency home repairs. Not only is the need growing for such services but the increasing cost of labor and material continues to out pace the allocations of both CDBG and HOME funds.

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	17	9
Low-income	43	3
Moderate-income	16	1
Total	76	13

Table 13 - Number of Households Served

Narrative Information

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 continues to struggle with increasing costs of living, construction and labor costs while our entitlement funds fail to keep pace. The City continues to us the majority of it's limited CDBG funds in assisting low to moderate income Senior/Disabled homeowners with emergency repairs in order to keep them in their homes and thus keeping this fragile populace from becoming displaced adding to the Homeless situation. The City Continues to partner with local ogranizations to assist with affodable housing projects to help reduces homelessness. The City of Yakima continues to work with the local Continuem of Care in assessing the numbers and needs of the unsheltered homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima continues to work with the local Continuem of Care, Neighborhood Health and Transform Yakima in providing temporary emergency shelters to assist the homeless through severe weather conditions as well as transitional and more permanent housing.

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 continues to work with local community partners to assist in Multi-Family unit projects. Community partner Next Step Housing completed construction of an 80 unit clean and sober housing complex that assists with housing and services to homeless families. As well as working with another affordable housing partner that completed a 60 unit project that provided low income and farmworker housing in Yakima. We continue to assist our local Housing Authority to construct a 41 unit Multi-Family project that will assist homeless veterans.

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 is working with local Community Housing Development Organizations, such as Next Step housing to develop a 80 unit Multi-family complex to assit the homeless and Habitat for Humanity to provided permanent housing for those families who are transitioning from supportive housing to permanent housing, thus providing more availability of homeless housing. The City also partnered with Vaughn Bay Construction to construct a 60 unit low income multfifamily project and has also partnered with the Yakima Housing Authority to contruct a 41 unit complex that will house Homeless veterans and their families.

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

Actions taken to address the needs of public housing

The Yakima Housing Authority (YHA) offers affordable housing through a variety of programs. Each program is designed to meet the need of our community.

- Housing for families; YHA offers two housing programs for low income families. The first is the family Housing/Low Rent Program which has a 150 units at scattered sites across Yakima. Rent is determined based on family income.
- The Housing Choice Vouchers-Section 8 program; Eligible families will 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. YHA has partnered with several not-for profit organizations which allow eligible tenants to receive assistance with health care, substance abuse and job training.
- Housing for Veterans; YHA offers a Section 8 voucher program specifically for Veterans who also qualify as homeless under the Veterans Affairs Supportaive Housing Program (VASH).
- Housing for Farmworkers; YHA owns and manages 172 units throughout Yakima County which
 are 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

The Yakima Housing Authority encourages resident involvement with programs like the Resident Advisory Board (RAB). The (RAB) provides the YHA and 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 making any significant amendment or modification to the Plan. In addition, Yakima Housing Authority is an active participant in crime free rental housin which allows our residents to be a part of

the local block watch and we participate every year, inviting 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 also works with Americorps VISTA Educational Project with the goal of every eligible resident signing up for the college bound scholarship.

YHA also administers the Family Self-Sufficiency (FFS) 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.

Actions taken to provide assistance to troubled PHAs

The Yakima Housing Authority is not desinated as "Troubled".

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)

The Yakima City Council is an elected body chosen by the citizens of Yakima and as a governing body is able to direct the Yakima City Manager as to manging changes, negative or otherwise concerning public policies that serve as barriers to affordable housing within the cities control concerning land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations and policies affecting the return on residential investment.

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

Due to the continued limitations of federal entitlements, the ability to take action to address ever growing obstacles to meet the need of underserved citizens continues to grow. The City of Yakima assists its citizens to the best of it's ability as directed by the Yakima City Council as the elected and governing body representing the citizens of Yakima through the programs described throughout this document. The Cities Annual Action Plan and Five Year Consolidated Plan as approved by HUD.

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

The Office of Neighborhood Development Services addresses Lead-Based paint hazards as required and oulined by HUD within it's individual programs.

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

The City of Yakima was able to assist 31 microenterpirses businesses so that they can continue to prosper during the Covid 19 pandemic, thus having the ability to continue to have employees. The City continues to strive to increase it's Economic Development avenues to increase available local jobs that pay reasonable living wages. The City continues to seek to establish new businesses as well as commercial manufacturing and agricultural opportunities to broaden the employment avenues available to its poverty-level families.

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

Institutional structure is expanded as needed and as funding allows.

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

The City continues to partner with both public and private housing agencies, such as Yakima Valley Habitat for Humanity, The Yakima Catholic Diocese Housing Services, Next Step Housing and the local Yakima Housing Authority to address affordable housing issues within the city limits of Yakima. The city also communicates with a large variety of social service agencies through several committees in which both a City Council member and/or staff attend.

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

Any impediments identified by the City of Yakima are addressed on an idividual basis and then addressed by either the individual City department with the expertise to do so, or assigned by the Yakima City Manager as directed by the elected governing body, the Yakima City Council.

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 is regularly monitored by both Region 10 HUD monitors and the Washington State Auditors Office as to program compliance and comprehensive planning requirements per mandated Federal HUD regulations. Both of these monitoring reports are available through HUD and the Washington State Auditors office through the "Public Disclosure Act".

The City of Yakima monitors all Subrecipeints and Developers per HUD regulations.

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.

As outlined in the City of Yakima's adopted "Citizen Participation Plan", a Fifteen day written comment period is conducted as advertised in both the Yakima Herald newspaper and the El Sol newspaper, along with two public meetings. Those meetings are held before the Yakima City Council and held in order to provide the public the opportunity to comment on the Consolidated Annual Performance Evaluation Report, as mandated by HUD. The City also posts the CAPER on the city's website so that it can be easily downloaded and reviewed.

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.

There are no program changes in the reporting year of 2020.

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

No

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

CR-50 - HOME 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 §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.

Due to the COVID 19 pandemic HUD issued a waiver for HOME onsite insections for 2020 and are extended through September 30, 2021. No HOME onsite insepctions where performed during this waiver period except for the new completed HOME projects in 2020.

Bicycle Apartments-80 unit multifamily project 10 monitored HOME units.

Stonewood-60 unit multifamily project 1 monitored HOME unit.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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 it's Grantees:

- ONDS assesses the results of it's 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. If the
 required steps were taken, the office of Neighborhood Development Services will determine

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 assist with the following projects;

- \$51,051-Bicycle Apartments completed 80 Unit Multifamily
- \$50,196-Stonewood Apartments completed 60 Unit Multifamily
- \$282,811.02-YHA Veterans Supportive Housing & Services (Chuck Austin Place) in progress 41 Unit Multifamily for Veterans

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

The City continues to work with housing partners to continue to bring more affordable housing to Yakima. Collectively we continue to work together to understand the need of affordable housing and how we can work together to assist with the barriers that we come across to be more affective in creation of affordable housing in Yakima.

Attachment

2020 HOME MATCH Report

		VOLUNTEER HOURS	1. Project No. 2. Date of 3. Cash or Other ID Control Mon. (non-Federal source	5. Excess match	4. Match liability	 Total match a 	2. Match contrib	 Excess match 	Part II Fiscal Year Summary	9. CITY YAKIMA	 Street Address of the Participating Jurisdiction 112 S 8TH ST 	Participant No. (assigned by HIID) 2. Name of the Participating Jurisdiction M2D-MC530203 CITY OF YAKIMA	Part I Participant Identification	
		12/31/2020	2. Date of Contribution	carried over to	Match liability for current Federal fiscal year	vailable for our	uted during cur	Excess match from prior Federal (iscal year	nmary		ipeting Juradiction	(HUD) 2 Name of CITY	tification	
			3. Cash (non-Federal sources)	Excess metch carried over to next Federal fiscal year (line 3 minus line 4)	deral fiscal year	Total match available for current Federal fiscal year (line 1+ line 2)	2. Match contributed during current Federal fiscal year (see Part III.9.)	leral fiscal year		7.		OF YAKIMA		
			4. Foregone Taxes, Fees, Charges	year (line 3 minus line		987 (line 1 + line 2)	aar (see Part III.9.)			7. State W/A		5		
page 1 of 4 pages			5. Appraised Land / Real Property	4)						8. Zlp Code 98901				
			6. Required Infrastructure											
		2,601	7. Site Preparation, Construction Materials, Donated labor				co.	69			4. Centact's Phone N	ARCHIE MATTHEWS		
form HI			8. Bond Financing	69	to.	cn	2,601	15,812,879			4. Contact's Phone Number (include area code) 509-575-5101	(person completing this report)	Federal Fiscal Year (yyyy)	Match Contributions for
form HUD-40107-A (12/84)		2,601	9. Total Match	15,815,480	0	15,815,480							2020 (YY)	

Ī			
			1. Project No. or Other ID
			2. Date of Contribution (mmed/yyy)
			3. Cash (non-Federal sources)
			4. Foregone Taxes, Fees, Charges
page 2 of 4 pages			5. Appraised Land / Real Property
			6. Required Infrastructure
			7. Site Preparation, Construction Materials, Donated labor
torn			0. Bund Financing
torm HUD-40107-A (12/54)			9. Total Match

FINAL Jan - Dec 2020 Home Match Report Data

					000					
							88			
	303									
										200
						230				
							33			
\$15,815,480		ward	New Carry Fo							
\$0		2020	Match Liability							
\$15,815,480		TOTAL	TOTAL							
\$15,812,879			Carry Forward							
\$2,601		crued	2020 Match Accrued	0.00	70					
			11	# of Volunteers	to#					
\$2,601		260	Second Second	Volunteer Hours		500				
	0	H	OTHER ACCRUED MATCH	OTHER AC						
\$0	\$0	\$0			\$0					
\$0	SO	SO								
REQUIRED	EXPENDED	FUNDS	LOAN	DESCRIP	PRICE	DATE				*
MATCH	\$ SONO	ONDS	LENDER	PROJECT	PURCHASE PROJECT LENDER	LOAN	ADDRESS	NAME	IDIS#	LOAN



The Habitat for Humanity

Work Site Hours Summary By Site

Class: All By Ascending Name From 1/1/2020 Through 12/31/2020

Name		Hours		
Hours Scheduled and/or U	infulfilled			
Office				
2,0	Volunteers	167.0		
	Office Total	167.0		
ReStore	5,000 13			
	Volunteers	1.216.8		
	ReStore Total	1,216.8		
Unspecified		12000000		
	Valunteers	106.0		
	Unspecified Total	106.0		
	Hours Actual Total	1,489.8		
Hours Actual				
1013 Pleasant Ave.				
1025 I reasont Ave.	Volunteers	134.8	he	
	1013 Pleasant Ave. Total	134.8	-14	
1019 Schoentrup Lane		1000		
Total Democrating Limit	Volunteers	122.8		
	1019 Schoentrup Lane Total	122.8		
1400 Ashbrook Way		0.000		
	Volunteers	101.2		
	1400 Ashbrook Way Total	101.2		
1416 W. Madison AVE	1.000,000,000,000,000,000			
	Volunteers	6.0		
	1416 W. Madison AVE Total	6.0		
303 E 3rd Street				
	Volunteers	74.3		
	303 E 3rd Street Total	74.3		
400 Dean Ave.				
	Volunteers	10.5		
	400 Dean Ave. Total	10.5		
410 Dean Ave				
	Volunteers	45.0		
	410 Dean Ave Total	45.0		
416 Dean Ave				
	Volunteers	215.5		
	416 Dean Ave Total	215.5		
704 N 20th Ave.			200	
	Volunteers	125.3	4	
	704 N 20th Ave. Total	125.3	ı	
Office				
	Volunteers	338.3		
	building houses in partnership with God's pe	rople		
fur 2, 2021 16:19	21 W Mead Ave, Ste 110 Yakima WA 989 (509) 453-8077		Page 1	of

Name		Hours	
	Office Total	338.3	
ReStore	Volunteers	1,419.7	
	ReStore Total	1,419.7	
Unspecified			
	Volunteers	283.8	
	Unspecified Total	283.8	
	Hours Actual Total	2,876.9	
	Grand Total Hours	4,366.7	

Mar 2, 2021 16:19

building houses in partnership with God's people 21 W Mead Ave, Ste 110 Yakima WA 98902 (509) 453-8077 ♦ Fax (509) 453-8190

Page 2 of 2

2020 MBE Report

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CriticPhysia Number of TLD Case Number of other Ches Replace of program. Inhalities, dealing and, one 2 - Driegatos/Traders 3 - Other As New of Council Forum City of Yakima, Naighborhood Davelorgesett Services Princy Act Notice The United States the survey of Hostong and Utten Development, Excluding Administration, perather and notice process requested in this form by state of Tale 12, United States Under, Season 1721 et seq. and regulation. It will not be disclosed on Docume Orders dated July 14, 1918, discourt to Minimiry Rustress Development Parts stall the developed by such Federal Against and the force ment of the restrict to the contribution of the development of parties in the description of the development of minimiry business conserving Montributions. The Department of the information of parties and executed for programs for the development of minimiry business enterprise conserving Montributions. Development. If the information of the development of the development of minimiry business enterprise conserving Montributions be described in the development of minimiry business enterprise conserving Montributions. The information is a second of the development of minimiry business enterprise conserving Montributions. Paths reprints backet for this collection of information is contrast in sortest in sortes, politifying the time for sortesing indications, searching coming the resumes, gathering and intituiting the data analysis, and complete the form unless it deployer currently each OME Control Number. Contract and Subcontract Activity description for United States Department of Heating and Other Development without your contests, except as required to partition by Law Govern-Project Owner/Developer-Spot and Balder Agency B 14 YOU STOOKS B-13-AXC530008 B-19-AK SOCIAL BUDGETHWAT-ST 8300653W-51-11 B-19-MC33000 B-19-MC53:009 B-19-MCS3front H-13-MC530008 B-19-WC55008 PRODUCEDRY -B-19-MC532008 B-19-MC530008 B-19-MC53000£ B-19-MC536008 \$115,797.34 Archie M. Mothews, ONDS Museum Account of Counts of Schoolse \$14,906.63 \$4,854.93 \$4,052,60 \$8,603,12 \$8,393.07 02/62/013 \$5,986.12 \$6,427.08 313,774-43 88,818,38 \$8,886,17 16 125'68 24 WT 17 \$8,317.31 2 - Sub-countried Roberts 5 - Rogerts 4 - Scoriose Type of Track Code (See below) A Type of Track Codes.

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0- Other Secretarios Basema Basistifface (Sec below) 35. (Same Number Gardeding Accordage 8 3 8 X 8 8 8 (508) 575-6101 Non-Consider Regulations (12) Nonlect NE (402 883 851 603306807 5000006807 200000000 22600000 903306857 2018/00/2004 81-123724 91-125724 91-125724 91-125724 91-125724 3 - Mates American 4 - Hop and American 5 - Addis Packly American 1 - White American 2 - Rhade Americans 6 - Hear is less 500 3 Td: Radal/Tabala Codes U.S. Department of Housing and Urban Development October 1, 2019 - March 31, 2020 28 Buily A&S General Corner. А+ Сотодасам Polar Boyung Polar Beating Pole Boding Poly Having Linden Ukedne Lindon Electric Poly Fosting Polis Heating Linden Electric 5: Pragram Codes (Complete for Housing and Public and Indian Housing programs only): Program Code (Not applicable for CPO programs).
 See explanation of Code at forcing of Page Hand representate for each program and a Name 1 - All formal, which by Schools 2- Red No Schools 1 - Section & Statement, Nativelli DA 1 - Second (Managers and) Check if Contractor/Subcontroctor Name and Address PO 30x 10025 NO lbs: 1061 PO Box 1061 PO Box 1061 9401 Mieras Rid 940 Winnes Rd 504 Arres Dr PO Box 1061 PO But 1061 PO Box 1961 Yolana, WA 9830 Location (City, Strie Zip, Code) OMB Approval No. 2577-5188 2 = Section 312 6 = SR, D. Held (Management) 7 = Parkin/Lank Handing 8 = Section 811 f. Dox Selected to 5:24 CfCar Yelcon Yakins Salah Salah Salah Sele Yakera 10 PS OMI Approvi No : 1500-0355 WA AW WA WA W.A ¥.4 82 N. W. PAGE #1 other 9990 Dean 98942 28,042 Clots 98042 28000

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Sep HUD-2516 [8/8]

2 = Discrete of research One Physic Market or IIID Cost Nather or other idealized and pagent, in Michigan, drafting act, etc. As Named Contact Person City of Yakima, Neighborhood Development Services Privacy And Notice - The United States Department of Finnergy and Other Development, Federal Bouning Administration, is authorized to solver the Internation reported in this form by visus of "Title 12, United States Costs, Season 170 at seq., and implificum It will not be absolved on the International States Department of Honorage and Other Development without your organism required on parameter that we have a few organisms of Honorage and Other Development without your organism required on parameter that we have a few organisms of Honorage and Other Development without your organism required on parameter that we have a few organisms of Honorage and Other Development without your organisms of the Cost of Example Oxford dred Day 3, 1883, discussible Missiny Business Davidspoore Foreschold by developed by each Federal Against and obtained between the development dispersion. The information is used by HUD to recover and evaluate MBE univides approximately for programs for the development of missing business enterprise societing Missing Davidspoor. The Days ment requires the information to provide guidance and eventually for programs of missing business enterprise societing Missing Business Davidspoor. If the information is not collected and the development of missing business enterprise societing Missing Business Davidspoor. If the Pable reporting further for this collection of information is extended in average is better per reporter, probability the time for severang industries, senseting extensing, gathering and distributing the data received, and complete provincing the collection of information. The information is extensively. HED may not collect this information, and you are not required to complete this form, unless it displays a contently valid GMB Contect Number. Gunnalinger OwnerDeedsperSpot satBuilde/Agency B-9-MC330008 D-19-NC530308 B-19-NX 530008 \$30,707,16 Archie M. Mathews, ONDS Manager Amond a Coded
of Salondari \$10,441,30 \$3,278.46 516,983.40 1 - New Construction 2 - Submarted Robets 5 - Repair 4 - Service Service Parties Sportfold To Type of Trade Codes: Besightly Beging Correct of Schoolseler Regions Resultate (See below)) - Topic Series S - Daniel Series 9 - Avid Segr. Approxi 1-Primare th Phene Nember (Indiana) Area (Indo) 3 3 3 500) 575-0101 Continues Menalization (ID) National X 23-0095 48 27-0695148 27-0695148 5 - Marko Aportana 4 - Hopana Amerikana 5 - Aportanaka Amerikana 1 - White American 2 - Black Agentons 4. Keporting Period Td: Racht/Dhoir Codes 2 2 \mathbb{Z} School and Market (D) Norther No. October 1, 2019 - March 31, 2020 3.8 A+Construction
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See Seferate of Colo Strangland (See Algeria)
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See Seferate of Colo Strangland (See Algeria) A+ Construction to Prayrum Cates (Camplete for Housing and Public and Indian Housing programs only): Name 1 - All Leaned, including Section 5 2- Familie Salvido 3 - Section & Pennanced, New HEDA 4 - Lean of Other ages, with Chekit Contractor Subcontrator Nation and Address
7) 514 N 215 St 514 N 2nd St \$14 N 25531 Sheet Desir V.W. Tourse, Location (City, State Zip Code) 5 - Scalan III2 o - HUCHAN Obsequence 7 - Public Facility Handing 2 - Scalan IIII 6. Day Substant to Facil Office Yakras Yelona Yakana 4/1/2020 OMB Approval No. 2512-0155 Mich W.W N.W WA 10088 10035 de

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2 - Project Views

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Seat BUD-2516 (8/38)

PAGE #2

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Francis Colors distributed 1, 1983, discs the Mixety Bisiness Development Plans shall be developed by each Petral Agency and the desearch phonor shall resolve in more types present dynamics. The definition is used by HUD to mention and collines MBE activities against the cool program activity and the development instantion is the development of the development of mixety business exceptible exceeding Mixety Business Development. The information is not collected HUD would not be the tradition in control MBE gent are evaluate MBE performance against three goals.

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choos	0.4	Valiena	W) IIox 10525	M	Absolute Drain				153 534 209	Z.	-		\$3,958.48	B-20-XXX510008
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	1500	6. Doe Selected to Fall DDGs	ding (variable)	applicable for CPA creation ages of Pa programs code.	3. Program Code the applicable for CPD populars. See explanation of Code to bender of Fage Line a reparate of not for each pragram code.	n 30, 2020	ng Period April 1, 2020 - Sept 30, 2020	4. Beporting Period M. Agrif 1.2	Miding Area Code) (500) 575-6101	36 Place Number Coulding Area Code: (500) 575-6101		SMirager	Archie M. Mathews, ONDS Manager	Andrew of London Production
				Bount										
		Control	Constitution of the Parties	H										
		Description of the second		10 52967								1 Sevice	hood Developme	City of Yakona, Neighborhood Development Services
		2 Location (Clin. State Zan Ende)										tallet Agency	redoperos personal	Lindon Project Overall Bendager's person Builder's genry

HOME Monitoring

Office of Neighborhood Development Services HOME Assisted Rental Projects

33

Owner	Project Address	No. of Units	Affordability Period	Reporting Period	Inspections Requested	End of Affordability Period	Comments
Rose of Mary '06 Files	5301 Tieton Drive	40 total 9 monitored	\$400,000 / 20 Years	2009 Jan- Dec	Every 2 years 2014 2017 2023 2013 2019 2025 2015 2021 2027	2027	
Triumph Treatment (Riel House)'01 Files	600 Superior Lane	16 total 1 monitored	\$50,000 / 20 Years	2001 Apr-Mar	##73 ##3 ##	2021	20' no inspec comp due to COVID-19
YWCA '08 Files	818 W. Yakima Avc.	16 total 2 monitored	\$200,000/15 Years	2008 Apr-Mar	0.3	2023	See attached contract for utility allowance exempt. 20' no inspec due to COVID-19
Next Step Housing Pear Tree Place'07 Files	Power House Road	26 total 5 monitored	\$200,000 / 20 Years	2007 Oct-Sept	Every 2 Years 2011 2018 2024 2013 2020 2026 2015 2022 2027	2027	20' no inspec comp due to COVID-19
Catholic Charities Housing Services	1423 Karr Ave	3 total 1 monitored	\$71,344/20 Years	2016 Nov-Dec	Every 2 Years 2014 2024 2030 2036 2020 2026 2032 2022 2028 2034	2036	20: no inspec comp due to COVID-19
Pioneer Plaza (Yakima Housing Authority)		10 total 10 monitored	\$450,000/15 years	2017 Jan-Dec	Every 2 2023 2025	2032	See file various addresses
Spokane Housing Ventures/Mapleleaf	1205 N. 2 nd St	26 total 1 monitored	\$5,000/5 years		Every 2 years 2019 2021 2023	2023	
Vaughnbay/ Stonewood Apartments	1205 E. Spruce St	60 total 1 monitored	\$50,000/20 year		Every 2 Years 2020 2026 2032 2038 2022 2028 2034 2040 2024 2030 2036	2040	20' inspection completed-new construction.
Bicycle Apartments	118 N 50th Ave	80 total 10 monitored	\$1,000,000/ 20 years	2020 Nov - Sept	Every 2 Years 2020 2026 2032 2038 2022 2028 2034 2040 2024 2030 2036	2040	20' inspection completed-new construction.

Call and set-up appointment 2. Send letter confirming appointment 3. Go to appointment to do inspection and/or monitors



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Sendoes 112 South Bighth Street Yakima, Washington 98901 Phone (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 7/9/20 Time: 9:30 am Realton: Phone:

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER: Rental				
SELLER:				
PROPERTY ADDRESS: Stonewood	Apartments 120	5 E. Sp	ruce St.	
PROPERTY AGE: 0 Years Initial Insp	ection Apar	ment 3	09 / 2Bdrm	
SECTION ONE:				_
BUILDING EXTERIOR	10.00			
1.Condition of foundation		FAIL	COMMENTS	
2.Condition of roof	X	-	- Authorities	
3. Condition of stairs, mils, & poroties	X	-		
4.Condition of exterior surfaces	X			
(siding, soffit, etc)	^			
5.Condition of chimney	N/A			_
6.Condition of paint;				
a) cracking, scaling, or peeling	x	0		
b) chipping or loose	x	0		
c) adequately treated or covered	X	0		
SECTION TWO:			(
BUILDING SYSTEMS	I BACC	WA ***	COMPARATOR	
I.Heating equipment	PASS X	FAIL	COMMENTS	
2.Ventilstion/Cooling	î			
3. Water heater	X			
4.Rough plumbing	X			
5.Sewar	X			
5. Electrical service/Wiring	X			
7.Smake Detectors	X			
Substitution of the Control of the C	- 12			_
SECTION THREE:				
JVING ROOM	PASS	FATT	COMMENTS	
.Floor condition	X	PAIL	COMMENTS	_
2.Window condition	X			_
Door condition	X			_
Electrical fixtures	X			
Cuiling condition	X			
Wall condition	X			
Condition of paint:				
a) cracking, scaling, or peeling b) chipping or louse	X	п		
adequately treated or covered	X	п		
sy subduntry mested or powered	X			
TOWN TOWN				
SECTION FOUR:	- Dan bereit	es contrar		
Floor candition	PASS	FAIL	COMMENTS	
Window condition	X			
Deer condition	X			
Electrical fixtures	X			
Sink condition	X			
.Cabinet/Countertop conditions	X			
Ceiling condition	X			
Wall condition	X			
Condition of paint	X			
a) cracking, scaling, or neeling	x			
b) chipping or loose	x	0		
c) adequately treated or covered				

SECTION FIVE:

BATHROOM X2	PASS	FAIL	COMMENTS
1.Floor condition	X	A CHILL	COMMENTS
2. Window condition	X		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Celling condition	X		
8. Wall condition	X		
9.Condition of paint:	- 1		
a) cracking, scaling, or peeling	x		
b) chipping or loose	x x	-	
 adequately treated or covered 	×	2	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL.	COMMENTS
1.Floor condition	X	2.1122	COMMITTEE
2. Window condition	N/A		
3.Door condition	X		
4.Electrical fixtures/Ventilation	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint			
 a) cracking, scaling, or poeling 	X	0	
b) chipping or loose	X		
 adequately treated or covered 	X		

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL.	COMMENTS
1.Floor condition	X		Contraction
2. Window condition	X		
3.Deer condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately mested or covered	X X X	0 0 0	

SECTION EIGHT:

BEDROOM NO 2: location Child	PASS	FAIL	COMMENTS
1.Floor condition	X		
2. Window condition	X		
3.Door condition	X		
4. Electrical fixtures	X		
5.Cuiling condition	x		
6.Wall condition	X		
7.Condition of paint:			
a) cracking, scaling, or poeling	x		
b) chipping or loose	X		
 sdequately treated or covered 	X	п	

SECTION NINE:

BEDROOM NO 3: N/A	PASS	FAIL	COMMENTS
1.Flour condition	N/A	21111	CONSTRUCTO
2. Window condition	N/A		
3.Door condition	N/A		
4.Electrical fixtures	N/A		
5.Cailing condition	N/A		
6. Wall condition	N/A		
7.Cundition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered	N/A	0 0 0	

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS		_
.Floor condition	X		- CONTRACTO		
Window condition	X				
.Door condition	X				
Electrical fixtures	X				
Ceiling condition	X				
Wall condition	X				
Condition of paint:					
a) cracking, scaling, or peeling	X	0			
b) chipping or loose	X				
c) adequately treated or covered	X	G.			
PECTON BY BY					
SECTION ELEVEN; OTHER ROOM; location	7.00	Latina			
Floor condition	PASS	FAIL	COMMENTS		
. Window condition	N/A				
.Door condition	N/A				
Electrical fixtures	N/A	_			
Ceiling condition	N/A N/A				_
.Wall condition	N/A				
Condition of paint:	NA	_			_
a) cracking, scaling, or paeling		п			
b) chipping or loose	-	0			
c) adequately treated or covered	0	n			
SECTION TWELVE:					
NTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS		
.Floor condition	X				
. Door condition	X				
Electrical fixtures	X				_
Ceiling condition	X				
.Wall condition	X				_
Condition of paint:					
a) cracking, scaling, or peeling	X	U			
b) chipping or loose	X				
c) adequately treated or covered	X				
SECTION THIRTEEN:					
	-				
NHABITABLE ROOMS: Electrical conditions	PASS	FAIL	COMMENTS		
Potentially hazardous features	N/A	HISOLO,	S. C.		
Condition of paint:	N/A				
a) cracking, scaling, or peeling					
b) chipping or lunse	-	D			
c) adequately treated or covered		0			
	1.0	U.			_
ECTION FOURTEEN:					
				PASS	FAR
SUMMARY	OF INSPECT	TON		X	PAH
(If failed Visual A	Stessment so	Spotte	n 15 on next page)		_
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ECTION FIFTEEN:					
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	Failed Visual Ass	sesament:		
ailed Inspection Section number:		1000000000		
valuation Results:				
Recommended Repairs Using Safe V				
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ailed Inspection Section number:				
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tecommended Repairs Using Safe V				
	Vark Practices:		 	



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Office of Neighborhood Development Services
112 South Eighth Street;
Yakima, Washington 98801
Phone (509) 575-6101 • Fax (509) 575-6176

Inspection Date: 11/17/2020 Time: 9:30 A.M. Realter: Crystal Plane:

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER:			
			W.
Apartment #: 102, 108, 115, 121, 204, 2	08 & 215 (1 Red	Ironm I	bath)
PROPERTY ADDRESS; Bicycle Apar			
	ruments 118 N 5	U" Ave	•
PROPERTY AGE: _0 Years			
SECTION ONE:			
BUILDING EXTERIOR	200	PAIL	1
1.Condition of foundation	X	PAIL	COMMENTS
2.Condition of roof	X	-	
3. Condition of stairs, rails, & porches	X		
4.Condition of exterior surfaces	x	-	
(siding, soffit, etc)	^	1	
5.Condition of chimney	N/A		
6.Condition of paint:	1.011		
 a) cracking, scaling, or peeling 	EX	a	
b) chipping or loose	COK.		
c) adequately treated or covered	08	0	
SECTION TWO:			
BUILDING SYSTEMS	D. CC	Lwis	
1 Hesting equipment		FAIL	COMMENTS
2. Ventilation/Cooling	X		
3. Water heater	X	-	
4. Rough plumbing	X		
Sewer	X		
6.Electrical service/Wiring	X		
7.Smoke Detectors	X		
	X		
SECTION THREE:			
JVING ROOM	Inte	-	
Floor condition		FAIL	COMMENTS
. Window condition	X		
Door condition	X		
Electrical fixtures	x	-	
.Ceiling condition	X		
i.Wall condition	X		
Condition of paint:	A		
a) cracking, scaling, or peeling	CX.		
b) chipping or loose	UX	0	
 adequately treated or covered 	UX	0	
	1 44		
SECTION FOUR:			
CITCHEN	DAGE	FAIL	COMMENTS
.Floor condition	X	FAIL	COMMENTS
.Window condition	X		
.Door condition	X		
Electrical fixtures	X		
Sink condition	X	-	
.Cabinet/Countertop conditions	X		
Colling condition		-	
Wall condition	X		
Condition of paint:	X		
Secretaria de Potiti.			
a) crapking, scaling, or paeling			
a) cracking, scaling, or peeling b) chipping or loose	CX	0	

SECTION FIVE:

BATHROOM	PASS	Pres	- Consession
LPlace condition		FAIL	COMMENTS
2.Window condition	X		210-210-210-210-210-210-210-210-210-210-
3.Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Ceiling condition	X		
8. Wall condition	X		
9.Condition of paint:	X		
a) cracking scaling or peeling b) chipping or loose	CX	п	
adequately treated or covered	ПX	0	
2 - Hard Homes of Coast IS	CIX	0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL.	COMMENTS
1.Floor condition	Y	1.112	COMMERCIA
2.Window condition	v		
3.Door condition	- A		-
4. Electrical fixtures/Ventilation	A		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
a) cracking scaling or pecling b) chipping or loose c) adequately treated or covered	CIX CIX	0 0	

SECTION SEVEN:

BEDROOM NO 1: location	D460	PARK	COMM
1.Flour condition	X	PAIL	COMM
2.Window condition	I A	-	
3.Door condition	X		
4.Eiectrical fixtures	X		
5.Ceiling condition	X		
6. Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	Ox.	20	
b) chipping or loase	ΠX	_	
 adequately treated or covered 	10000		
	tix	0	Marian San E

SECTION EIGHT:

BEDROOM NO 2: JoestionN/A	DASS	FAIL	CONCRETENDO
1.Floor condition	FASO	PAIL	COMMENTS
2.Window condition			
3 Door condition		-	
4.Electrical fixtures		-	
5.Ceiling condition			-
6. Wall condition			
7.Condition of paint:			
a) cracking, scaling, or peeling			
b) chipping or loose	n		
c) adequately treated or covered	n	0	
Transfer of Corpered	D	0	

SECTION NINE:

BEDROOM NO 3: location N/A	DAGE	PART.	COMMENTS
1.Floor condition	FASO	PAIL	COMMENTS
2.Window condition			
3.Door condition			
4 Electrical fixtures			
5.Ceiling condition			
6. Wall condition			
7. Condition of paint			
 a) cracking scaling, or peeling 	0		
b) chipping or loose	0		
 sdequately treated or covered 	10		

SECTION TEN:

DINING DOORS OF STREET	_		
DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
1.Floor condition	X		

	X	1			
3.Door condition	X	-			
4. Electrical fixtures	X	_			_
5.Cailing condition	X	1			_
6. Wall condition	X				_
7.Condition of paint: a) cracking, scaling, or peoling					_
b) chipping or loose	DX.	D.			
c) adequately treated or covered	EIX.	0			
-) agriduately desired of covered	DX.	C			
SECTION ELEVEN:					
THER ROOM; location N/A		-			
Floor condition	PASS	FAIL	COMMENTS		
2.Window condition	_				
Door condition		-			
Electrical fixtures					
Ceiling condition	_				
.Wall condition					
.Condition of paint:	-	-			
a) cracking, scaling, or pasting					
b) chinning or loose	0	<u>n</u>			
c) adequately treated or covered	n n	0			
	Lu	0			
ECTION TWELVE:					
NTRIES, HALLWAYS OR STAIRCASES:	Terror				
Floor condition	PASS	FAIL	COMMENTS		
Door condition	X		The state of the s		
Electrical fixtures	X				
Ceiling condition	X				
.Wall condition	X				
.Condition of paint:	X				
cracking, scaling, or peeling					
b) chipping or loose	ПX				
c) adequately treated or powered	OX.				
	TIX	0			
ECTION THIRTEEN:					
NHABITABLE ROOMS: N/A		-			
Electrical conditions	PASS	FAIL	COMMENTS		
Potentially hazardous features		-			
Condition of paint:					
a) cracking, scaling or positing		D			
cracking, scaling, or peeting chipping or loose	п				
cracking, scaling, or peeting chipping or loose	0	0 0			
s) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOURTEEN:	п	0	ION		
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a) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMM VISUAL ASSESSMENT OF DETER (If failed Visual Assessment of	ARY OF INS	SPECT	NT: see Section 15 on next	page)	FAIL
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a) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMM TSUAL ASSESSMENT OF DETER (If failed Visual Assessment of NSPECTOR SIGNATURE ECTION FIFTEEN: Failed Visual alled Inspection Section number:	ARY OF INS	PAIN Pain	VT: esee Soction 15 on next	x page)	
a) cracking, scaling, or peeting chipping or loose adequately treated or covered ECTION FOURTEEN: SUMM TSUAL ASSESSMENT OF DETER (If failed Visual Assessment of the control of the co	ARY OF INS	PAIN Pain	VT: esee Soction 15 on next	x page)	
a) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMM VISUAL ASSESSMENT OF DETER (If failed Visual Assessment of NSPECTOR SIGNATURE ECTION FIFTEEN:	ARY OF INS	PAIN Pain	VT: esee Soction 15 on next	x page)	
a) cracking, scaling, or peeting b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMM TISUAL ASSESSMENT OF DETER (If failed Visual Assessment of NSPECTOR SIGNATURE ECTION FIFTEEN: Failed Visual ailed Inspection Section number:	ARY OF INS	SPECT PAIN	VT: esee Soction 15 on next	x page)	

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Failed Inspection Section		Assessment of Deteriorate	d Paint:		
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Recommended Repairs	Using Safe Work Pract	ices:		=3	
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	Failed Visual A	Assessment of Deteriorate	d Dolan	-	
siled Inspection Section			ram;	J	
valuation Results;				_	
	100000000000000000000000000000000000000			 4	
ecommended Repairs l	Jsing Safe Work Practi	ces:		-	
				 -	



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT Office of Neighborhood Development Services 112 South Eighth Street: Yakima, Washington 98901 Phone (508) 575-6101 • Fax (509) 575-6176

Inspection Date: 11/17/2020 Time: 9:30A.M. Resitor: Crystal Phone:

HOUSING QUALITY STANDARDS, CODE REQUIREMENTS AND DETERIORATED PAINT VISUAL ASSESSMENT INSPECTION CHECKLIST

HOMEBUYER:			
Anostrone # 707 725 0 225 0 2	742 250 25		
Apartment #: 207, 225 & 325 (2 Bedroo			
PROPERTY ADDRESS: Bicycle Apar	tments 118 N 9	nth Ave	
	110111	AVE	<u>.</u>
PROPERTY AGE: _0Years			
SECTION ONE:			
BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1.Condition of foundation 2.Condition of roof	X		
2 Condition of root	X		
Cundition of stairs, rails, & porches Cundition of exterior surfaces	X		
(siding, soffit, etc)	X		
5.Condition of chimney	N/A	-	
6.Condition of paint:	NA		
a) cracking, scaling, or peeling	EX	0	
b) chipping or loose	EX	0.0	
 adequately treated or covered 	EX	0	
ANG DESCRIPTION OF THE PROPERTY OF THE PROPERT			
SECTION TWO:		anous re	
BUILDING SYSTEMS		FAIL	COMMENTS
1. Heating equipment 2. Ventilation/Cooling	X		
3. Water heater	X		And the second second
4. Rough plumbing	X		
5.Sewer	X		
6.Electrical service/Wiring	X		
7.Smoke Detectors	X		
Territorio Erenesioso	X		
SECTION THREE:			
LIVING ROOM	Laver		
L.Floor condition		FAIL.	COMMENTS
Window condition	X		TO THE PARTY OF TH
Door condition	X	-	
Electrical fixtures	X		
Ceiling condition	X		
5.Wall condition	X		
Condition of paint:			
s) cracking, scaling, or peeling	DX.	0	
b) chipping or loose	EDX.	0	
c) adequately treated or covered	nx	0	
200000000000000000000000000000000000000			
SECTION FOUR:			
GTCHEN Floor condition	PASS	FAIL	COMMENTS
. Window condition	X		The state of the s
.Door condition	X	_	
Electrical fixtures		-	
Sink condition	X	-	
Cobinet/Counterior conditions			
Ceiling condition	X		
Wall condition	X		
.Condition of paint:	Α.		
a) cracking, scaling, or peeling	ux		
b) chipping or loose	UX	0	
	1.44		
 adequately treated or covered 	DX	0	

SECT	TON	FIVE:

BATHROOM	DACC	TOATE	COLD
1.Floor condition	r Ass	FAIL	COMMENTS
2. Window condition	X X	-	
3.Door condition	X		
4. Electrical fixtures/Ventilation	X		
5. Toilet condition	X		
6. Wash basin/Laboratory conditions	X		
7. Tub or shower unit condition	X		
7. Ceiling condition	X		
B. Wall condition	X		
9.Condition of paint:	X		
a) cracking, scaling, or peeling			
b) chipping or loose	Cix	п	
c) adequately treated or covered	CX.	D	
and desired at entered	ПX	0	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL.	COMMENTS
1.Floor condition	Y		COMBILICATIO
2. Window candition	v		
3.Door condition	Y		
4.Electrical fixtures/Ventilation	2	-	
5.Ceiling condition	Ŷ		
6.Wall condition	A V		
7.Condition of paint:	A		
a) cracking, scaling, or peeling	mx		
b) chipping or loose	DX	0	
c) adequately treated or covered	EUX	0	

SECTION SEVEN:

BEDROOM NO 1: location	DACC	FAIL	COMMENTS
1.Floor condition	X	PAIL	COMMENTS
2. Window condition	- 0		
3.Door condition	A		
4. Electrical findures	A V		_
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	A		
 a) cracking, scaling, or peeling 	DX		
b) chipping or loose	UK	0	
 adequately treated or covered 	200	0	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	PAIL.	COMMEN
1.Place condition	Y		COMMENT
2.Window condition	X		
3.Door condition.	X		
4. Electrical fixtures	X		-
5.Ceiling condition	X	-	_
6. Wall condition	X	-	
7.Condition of paint	- 12		
a) cracking scaling, or peeling	- CX	n	
A second of the second	OX		
c) adequately treated or covered	CX	п	2

SECTION NINE:

BEDROOM NO 3: location	DACC	FAIL	COMMENTS
1.Floor condition	LAGO	PALL	COMMENTS
2.Window condition			
3.Door condition		-	
4.Electrical fixtures			
5.Ceiling condition			
6. Wall condition			
7.Condition of paint:			
 a) cracking, scaling, or peeling 	a	п	
 b) chipping or loose 	0		
 adequately treated or covered 		0	

SECTION TEN:

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS	
1.Floor condition	X		100	

Description features X			_			
Electrical fistures	Window condition Door condition	X	-			10
Condition X			-			
A Wall condition of paint a) crecking, scaling, or peeling b) chipping or convered Condition of paint Condition Condition						
Condition of paint O	Wall condition		-			
19) chapping or loose observed and a supplied of convered and a supplied of converged and a	Condition of paint:	-				
Secretion Consequence Co	 a) cracking, scaling, or peeling 	DX.	200			
SECTION FLEVEN: DTHER ROOM leastne NA PASS FAIL COMMENTS PASS PAIL COMMENTS PASS PA	b) chipping or loase	155500				
THER ROOM: Section NA FASS FAIL COMMENTS FASS FAIL COMMENTS FEOR condition Window condition Lescrical features Colling condition Lescrical features Colling condition Lescrical features Condition of paint: a) cracking saining or poeling b) chipping or loose colling condition ECTION TWELVE: NTRIES, HALLWAYS OR STAIRCANES: PASS FAIL COMMENTS FAIL COMMENTS PASS FAIL COMMENTS Comments Lescrical features Condition Condi	 sidequately treated or covered 					
THER ROOM: Section N/A FASS FAIL COMMENTS FOOT condition Window condition Door condition Exercised fictures Colling condition Exercised fictures Condition of paint: Condition of paint:	AND THE RESIDENCE OF THE PARTY				_	-
Window condition Door condition Wall condition RECTION TWELVE: RECTION TWELVE: NTRIES, HALLWAYS OR STAIRCASES: PASS FAIL COMMENTS PLOCE condition X Door condition Cumbins of paint D cracking, sating, or paint D Combins of paint D cracking, sating, or paint D Combins of paint D cracking, sating, or paint D Combins of paint D cracking sating, or	SECTION ELEVEN:					
Window condition Door condition Door condition Door condition Condition of paint: Section TWELVE: NTRIES, HALLWAYS OR STAIRCASES: PASS FAIL COMMENTS Floor condition Rection of paint: Section of paint: Condition of	THER ROOM: location N/A	PASS	FAIL	COMMENTS	_	_
Abort condition Description Descriptio			1	300000000000000000000000000000000000000		-
Electrical finitures Condition Wall condition Condition of pairs: Condition Cond						_
Celling condition						
Well condition of point: Condition of point:						
Condition of pairs: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered ECTION TWELVE: NTRIES, HALL WAYS OR STAIRCASES: PASS FAIL COMMENTS Flore condition Does condition Electrical fixtures Celling condition X Celling condition X V Wall condition Cundition of paint O cracking scaling, or peeling D) chipping or loose Condition of paint O cracking scaling, or peeling D) chipping or loose Condition of paint O cracking scaling, or peeling D) chipping or loose Condition of paint O cracking scaling, or peeling D) chipping or loose Condition of paint Condition C						
a) cracking, scaling, or posting behipping or loose of oblequately treated or covered of oblequately o						
BCTION TWELVE: NTRIES, HALLWAYS OR STAIRCASES; PASS FAIL, COMMENTS Place condition Electrical flutures Coeffing condition VA Does condition VA Condition of paint: O adaquately nested or covered ECTION THIRTEEN: NTRIBITABLE ROOMS: N/A Electrical condition ECTION THIRTEEN: NTRIBITABLE ROOMS: N/A Electrical condition Condition of paint: O caracking, scaling, or pealing D caracking, scaling, or pealing O caracking, scaling, or peal	a) cracking, scaling or position					
ECTION TWELVE: NTRIES, HALLWAYS OR STAIRCASES; PASS FAIL, COMMENTS Door condition	b) chipping or loose					
ECTION TWELVE: VTRIES, HALLWAYS OR STAIRCASES: Dass condition X Door condition X Claim generation Vall condition X Vall condition Vall con	adequately treated or covered					
TRIES, HALLWAYS OR STAIRCASES: Desc condition X	and an adverted	10	0			
TRIES, HALLWAYS OR STAIRCASES: Dec condition X Dec condition X Dec condition X Desc conditi						
TRIES, HALLWAYS OR STAIRCASES: Dec condition X Dec condition X Dec condition X Desc conditi	CTION TWELVE					
Electrical fixtures Celling condition Electrical fixtures Celling condition X Celling condition X Wall condition Condition of paint: Occasion of paint: Occasio	NTRIES, HALLWAYS OF STAIRCASES	10.00				
Door condition X	Floor condition		FAIL.	COMMENTS		
Celling condition	Door condition		-			
Celling condition Wall condition X Condition of paint: (a) cracking, staling, or pealing (b) chipping or lease (c) adequately reased or covered ECTION THIRTEEN: What Describe the state of the stall comments Electrical conditions Potentially hexactors features Condition of paint: (c) cracking staling, or pealing (c) cracking staling or loase (c) cracking staling or pealing (c) cracking staling						
Wall condition X Condition of paint: O cracking, scaling, or peeling Othipping or loanse Cation Thireen: NHABITABLE ROOMS: N/A Electrical conditions Pass Fail Comments Peccentially heardons features condition of paint: O cracking, scaling, or peeling O chipping or loanse O chipping or loanse O chipping or loanse O chipping or loanse Cation Fourteen: SUMMARY OF INSPECTION ISUAL ASSESSMENT OF DETERIORATED PAINT: (If failed Visual Assessment of Deteriorated Paint see Section 15 on next page) ASSECTION FIFTEEN: Failed Visual Assessment of Deteriorated Paint:	Celling condition					
Condition of paint: a) cracking, scaling, or pealing b) chipping or lease c) adequately treated or covered ECTION THIRTEEN: NIABITABLE ROOMS: N/A Electrical conditions Pecentially hexardous features Condition of paint: a) cracking, scaling, or pealing b) chipping or loose chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMMARY OF INSPECTION ISUAL ASSESSMENT OF DETERIORATED PAINT: (If failed Visual Assessment of Deteriorated Paint see Section 15 on next page) NSPECTOR SIGNATURE Failed Visual Assessment of Deteriorated Paint: iiled Inspection Section number:	Wall condition					
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b) chipping or lonse c) adequately treated or covered ECTION THIRTEEN: NHABITABLE ROOMS: N/A Electrical conditions Pocentially hezardous features Condition of paint: a) cracking, scaling, or peeling b) chipping or loose c) adequately treated or covered ECTION FOURTEEN: SUMMARY OF INSPECTION ISUAL ASSESSMENT OF DETERIORATED PAINT: (If failed Visual Assessment of Deteriorated Paint see Section 15 on next page) NSPECTOR SIGNATURE Failed Visual Assessment of Deteriorated Paint: Failed Visual Assessment of Deteriorated Paint: Failed Visual Assessment of Deteriorated Paint: Failed Inspection Section number:		ray.				
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(If failed Visual Assessment of Deteriorated Paint see Section 15 on next page) 11/17/2020 DATE ECTION FIFTEEN: Failed Visual Assessment of Deteriorated Paint: iiled Inspection Section number:	Potentially hezardous features Condition of paint: a) cracking, scaling, or pealing b) chipping or loose		n			
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