

DRAFT

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
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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 Multi-family 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 micorenterprise 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 Available	Amount Expended 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 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 \$
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 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	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 caused 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 rehabilitation costs and

dwindling 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 family 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 use the majority of its 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 organizations to assist with affordable housing projects to help reduce homelessness. The City of Yakima continues to work with the local Continuum 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 Continuum 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 assist the homeless and Habitat for Humanity to provide 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 multifamily project and has also partnered with the Yakima Housing Authority to construct 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 Supportive 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 housing 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 designated 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 making 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 outlined 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 microenterprises 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 individual 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 Subrecipients 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 inspections for 2020 and are extended through September 30, 2021. No HOME onsite inspections were 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 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. 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 effective in creation of affordable housing in Yakima.

Attachment

2020 HOME MATCH Report

Yakima Valley Partners
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 Unfulfilled	
<i>Office</i>	
Volunteers	167.0
<i>Office Total</i>	167.0
<i>ReStore</i>	
Volunteers	1,216.8
<i>ReStore Total</i>	1,216.8
<i>Unspecified</i>	
Volunteers	106.0
<i>Unspecified Total</i>	106.0
<i>Hours Actual Total</i>	1,489.8
Hours Actual	
<i>1013 Pleasant Ave.</i>	
Volunteers	134.8
<i>1013 Pleasant Ave. Total</i>	134.8
<i>1019 Schoentrup Lane</i>	
Volunteers	122.8
<i>1019 Schoentrup Lane Total</i>	122.8
<i>1400 Ashbrook Way</i>	
Volunteers	101.2
<i>1400 Ashbrook Way Total</i>	101.2
<i>1416 W. Madison AVE</i>	
Volunteers	8.0
<i>1416 W. Madison AVE Total</i>	6.0
<i>303 E 3rd Street</i>	
Volunteers	74.3
<i>303 E 3rd Street Total</i>	74.3
<i>400 Dean Ave.</i>	
Volunteers	10.5
<i>400 Dean Ave. Total</i>	10.5
<i>410 Dean Ave</i>	
Volunteers	45.0
<i>410 Dean Ave Total</i>	45.0
<i>416 Dean Ave</i>	
Volunteers	215.5
<i>416 Dean Ave Total</i>	215.5
<i>704 N 20th Ave.</i>	
Volunteers	125.3
<i>704 N 20th Ave. Total</i>	125.3
<i>Office</i>	
Volunteers	338.3

building houses in partnership with God's people

Mar 2, 2021 16:19

21 W Mead Ave, Ste 110 Yakima WA 98902
 (509) 453-8077 ♦ Fax (509) 453-8190

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<i>Name</i>		<i>Hours</i>
	<i>Office Total</i>	338.3
<i>ReStore</i>	Volunteers	1,418.7
	<i>ReStore Total</i>	1,419.7
<i>Unspecified</i>	Volunteers	283.8
	<i>Unspecified Total</i>	283.8
	<i>Hours Actual Total</i>	2,876.9
	<i>Grand Total Hours</i>	4,366.7

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**Office of Neighborhood Development Services
HOME Assisted Rental Projects
2020**

Owner	Project Address	No. of Units	HOME Funds & Affordability Period	Start Date/ 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 2011-2017-2023 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	Every 3 Years 2011-2017 2014-2020	2021	20' no inspect comp due to COVID-19
YWCA '08 Files	818 W. Yakima Ave.	16 total 2 monitored	\$200,000/ 15 Years	2008 Apr-Mar	Every 2 years 2012-2018 2014-2020 2016-2022	2023	See attached contract for utility allowance exempt. 20' no inspect 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 inspect 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 2018-2024-2030-2036 2020-2026-2032 2022-2028-2034	2036	20' no inspect comp due to COVID-19
Pioneer Plaza (Yakima Housing Authority)		10 total 10 monitored	\$450,000/15 years	2017 Jan-Dec	Every 2 Years 2019-2023-2029-2032 2021-2025-2031	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	
Vaughnby/ 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 50 th 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.

Notes: Verification of Income/Rent is to be done annually (We send them the form with income and rent updates, and they return filled out)
 Inspections are done according to year ex: Every 2-3 years (I will go out and do the inspections when needed)
 1. Call and set-up appointment 2. Send letter confirming appointment 3. Go to appointment to do inspection and/or monitors

HOME Monitoring



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

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

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

HOMEBUYER: Rental
 SELLER:
 PROPERTY ADDRESS: Stonewood Apartments 1205 E. Spruce St.
 PROPERTY AGE: 0 Years Initial Inspection Apartment 309 / 2Bdrm

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1. Heating equipment	X		
2. Ventilation/Cooling	X		
3. Water heater	X		
4. Rough plumbing	X		
5. Sewer	X		
6. Electrical service/Wiring	X		
7. Smoke Detectors	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM X2	PASS	FAIL	COMMENTS
1. Floor condition	X		
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. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1. Floor condition	X		
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 peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location Master	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

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. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: N/A	PASS	FAIL	COMMENTS
1. Floor condition	N/A		
2. Window condition	N/A		
3. Door condition	N/A		
4. Electrical fixtures	N/A		
5. Ceiling condition	N/A		
6. Wall condition	N/A		
7. Condition of paint:	N/A		
a) cracking, scaling, or peeling		<input type="checkbox"/>	
b) chipping or loose		<input type="checkbox"/>	
c) adequately treated or covered		<input type="checkbox"/>	

SECTION TEN:

DINING ROOM OR DINING AREA	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM; location	PASS	FAIL	COMMENTS
1. Floor condition	N/A		
2. Window condition	N/A		
3. Door condition	N/A		
4. Electrical fixtures	N/A		
5. Ceiling condition	N/A		
6. Wall condition	N/A		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	X	<input type="checkbox"/>	
b) chipping or loose	X	<input type="checkbox"/>	
c) adequately treated or covered	X	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS:	PASS	FAIL	COMMENTS
1. Electrical conditions	N/A		
2. Potentially hazardous features	N/A		
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION	PASS	FAIL
(If failed Visual Assessment see Section 15 on next page)	X	



 INSPECTOR SIGNATURE

7/9/20

 DATE

SECTION FIFTEEN:

Failed Visual Assessment:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment:

Failed Inspection Section number:
Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment:

Failed Inspection Section number:
Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____



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

Inspection Date: 11/17/2020
 Time: 9:30 A.M.
 Realtor: Crystal
 Plume:

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

HOMEBUYER: _____

Apartment #: 102, 108, 115, 121, 204, 208 & 215 (1 Bedroom 1 bath)

PROPERTY ADDRESS: Bicycle Apartments 118 N 50th Ave.

PROPERTY AGE: 0 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1. Heating equipment	X		
2. Ventilation/Cooling	X		
3. Water heater	X		
4. Rough plumbing	X		
5. Sewer	X		
6. Electrical service/Wiring	X		
7. Smoke Detectors	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Couastation conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
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. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
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 peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location			
	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location N/A			
	PASS	FAIL	COMMENTS
1. Floor condition			
2. Window condition			
3. Door condition			
4. Electrical fixtures			
5. Ceiling condition			
6. Wall condition			
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location N/A			
	PASS	FAIL	COMMENTS
1. Floor condition			
2. Window condition			
3. Door condition			
4. Electrical fixtures			
5. Ceiling condition			
6. Wall condition			
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: location N/A	PASS	FAIL	COMMENTS
1. Floor condition			
2. Window condition			
3. Door condition			
4. Electrical fixtures			
5. Ceiling condition			
6. Wall condition			
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION THIRTEEN:

UNHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
1. Electrical conditions			
2. Potentially hazardous features			
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION

VISUAL ASSESSMENT OF DETERIORATED PAINT:	PASS	FAIL
	X	

(If failed Visual Assessment of Deteriorated Paint see Section 15 on next page)

[Signature]
INSPECTOR SIGNATURE

11/17/2020
DATE

SECTION FIFTEEN:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____



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

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

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

HOME BUYER: _____
 Apartment #: 207, 225 & 325 (2 Bedroom / 1 Bath) _____
 PROPERTY ADDRESS: Bicycle Apartments 118 N. 50th Ave.
 PROPERTY AGE: 0 Years

SECTION ONE:

BUILDING EXTERIOR	PASS	FAIL	COMMENTS
1. Condition of foundation	X		
2. Condition of roof	X		
3. Condition of stairs, rails, & porches	X		
4. Condition of exterior surfaces (siding, soffit, etc)	X		
5. Condition of chimney	N/A		
6. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION TWO:

BUILDING SYSTEMS	PASS	FAIL	COMMENTS
1. Heating equipment	X		
2. Ventilation/Cooling	X		
3. Water heater	X		
4. Rough plumbing	X		
5. Sewer	X		
6. Electrical service/Wiring	X		
7. Smoke Detectors	X		

SECTION THREE:

LIVING ROOM	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION FOUR:

KITCHEN	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Sink condition	X		
6. Cabinet/Countertop conditions	X		
7. Ceiling condition	X		
8. Wall condition	X		
9. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION FIVE:

BATHROOM	PASS	FAIL	COMMENTS
1.Floor condition	X		
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. Ceiling condition	X		
8.Wall condition	X		
9.Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION SIX:

LAUNDRY ROOM/UTILITY ROOM:	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
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 peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION SEVEN:

BEDROOM NO 1: location	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION EIGHT:

BEDROOM NO 2: location	PASS	FAIL	COMMENTS
1.Floor condition	X		
2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
1.Floor condition			
2.Window condition			
3.Door condition			
4.Electrical fixtures			
5.Ceiling condition			
6.Wall condition			
7.Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TEN:

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

2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION ELEVEN:

OTHER ROOM: location: N/A	PASS	FAIL	COMMENTS
1. Floor condition			
2. Window condition			
3. Door condition			
4. Electrical fixtures			
5. Ceiling condition			
6. Wall condition			
7. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION TWELVE:

ENTRIES, HALLWAYS OR STAIRCASES:	PASS	FAIL	COMMENTS
1. Floor condition	X		
2. Door condition	X		
3. Electrical fixtures	X		
4. Ceiling condition	X		
5. Wall condition	X		
6. Condition of paint:			
a) cracking, scaling, or peeling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SECTION THIRTEEN:

UNINHABITABLE ROOMS: N/A	PASS	FAIL	COMMENTS
1. Electrical conditions			
2. Potentially hazardous features			
3. Condition of paint:			
a) cracking, scaling, or peeling	<input type="checkbox"/>	<input type="checkbox"/>	
b) chipping or loose	<input type="checkbox"/>	<input type="checkbox"/>	
c) adequately treated or covered	<input type="checkbox"/>	<input type="checkbox"/>	

SECTION FOURTEEN:

SUMMARY OF INSPECTION

VISUAL ASSESSMENT OF DETERIORATED PAINT:	PASS X	FAIL
---	-----------	------

(If failed Visual Assessment of Deteriorated Paint see Section 15 on next page)



 INSPECTOR SIGNATURE

11/17/2020

 DATE

SECTION FIFTEEN:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results: _____

Recommended Repairs Using Safe Work Practices: _____

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:

Failed Visual Assessment of Deteriorated Paint:

Failed Inspection Section number:

Evaluation Results:

Recommended Repairs Using Safe Work Practices:
