

The City of Yakima

Office of Neighborhood Development Services

DRAFT

Consolidated Annual Performance Evaluation
Report

For Year of 2017



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.

Each year the City of Yakima receives funding from the Federal Government for two entitlement programs; Community Development Block Grant (CDBG) funds and HOME Investment (HOME)funds.

The City of Yakima continues to use the bulk of it's CDBG funding to address "Single Family Rehabilitation" in the form of a "Senior/Disabled Emergency Home Repair Program" that assists qualified low to moderate income senior and/or disabled homeowners with emergency type repairs. This program encompasses repairs such as, no heat, no power, no hot water, leaking pipes, leaking roof or other such emergency repairs. The Single Family Rehabilitation program also includes a Wheel Chair Ramp program for qualified low to moderate Senior/Disabled homeowners as well.

CDBG funds also assist four 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 (formerly known as the South East Community Center). The second is a Landlord Tenant Hotline administered through the Office of Neighborhood Development Services to provide landlord/tenant advice as well as information material for both Landlords and Tenants explaining the Washington States Landlord/Tenant regulations in order to provide "Affirmatively Furthering Fair Housing" as required by HUD. The third eligible activity supported by CDBG through the Public Service is provided directly to low to moderate income homeowners through the Paint Out Graffiti program in addressing graffiti which directly affects lower income residential areas of Yakima. The fourth 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).

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.

HOME funds were used in 2016 and hereby reported within this CAPER, to rehabilitate twelve (12) existing Housing Authority multi-family apartment units that supply affordable housing to qualified low to moderate income tenants.

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 costs	Affordable Housing	HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
Code Compliance	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit						
Community Development Block Grant Administration		CDBG: \$	Other	Other	1	1	100.00%	1	1	100.00%
Community Housing Development Organization	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	2	6	300.00%	4	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	7	7	100.00%	7	115	1,642.86%

First Time Homeownership Program	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	1	2	200.00%	2	0	0.00%
New Construction	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	1	0	0.00%	2	0	0.00%
New Construction	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	1	1	100.00%	2	12	600.00%
New Construction	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	1	2	200.00%			
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%	1	0	0.00%
Public Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	3349	133.96%	6800	6988	102.76%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	4	1	25.00%	4	1	25.00%

Public Services	Non-Housing Community Development	CDBG: \$	Other	Other	7500	8752	116.69%	7500	655	8.73%
Single Family Rehabilitation Program	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	90	90.00%	90	76	84.44%

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.

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	0	87
Black or African American	0	4
Asian	0	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
Total	0	91
Hispanic	0	37
Not Hispanic	0	91

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

Narrative

76 families were assisted through the Single Family rehabilitation programs at an average spent per household \$2,735.81 with an average income per month of \$1,617.93

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	CDBG	1,234,527	762,746
HOME	HOME	2,064,820	479,651
HOPWA	HOPWA		
ESG	ESG		
Other	Other		

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY OF YAKIMA	100	100	100% of the allocation was spent within the geographic location (Yakima City Limits)

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. CDBG funds are also leveraged through a partnership with Rural Community Development Resources in providing Microenterprise assistance to both new and existing small businesses in conjunction with private bank financing.

HOME Investment funds are used in partnership with local Community Housing Development Organizations such as Habitat for Humanity to construct new single family residential homes sold to qualified first time homebuyers and/or other qualified CHDO's, as well as other local affordable housing developers and owners.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	15,696,186
2. Match contributed during current Federal fiscal year	42,973
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	15,739,159
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	15,739,159

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
HOME CHDO construction projects	12/31/2017	0	0	0	0	42,973	0	42,973

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 \$
0	0	0	0	0

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	10	0
Number of Non-Homeless households to be provided affordable housing units	90	88
Number of Special-Needs households to be provided affordable housing units	10	0
Total	110	88

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	30	0
Number of households supported through Rehab of Existing Units	90	88
Number of households supported through Acquisition of Existing Units	2	0
Total	122	88

Table 12 – Number of Households Supported

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

The difference between goals and outcomes and problems encountered in meeting these goals is the linear questions and reporting limitations set by HUD through its IDIS reporting modules; beginning at the Five Year Consolidated Plan stage and running through the Annual Action Plans and subsequent Consolidated Annual Performance Evaluation Reports.

"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, thus making any kind of "Predictions" five years into the future, by design, a measure of either true clairvoyance, mere happenstance or a clear miss as one takes a "Shot in the dark". Thus the prediction of goals will never be realized unless enormously lucky, skewed or severely limited at the very outset during the reporting series at the Five Year Consolidated Plan and thus carried through the individual Annual Action Plans and ultimately appearing as "Failure" or "Shortcomings" in the resulting Consolidated Annual Performance Report. (which ultimately allows the Federal Government to argue that performances are not what is expected and therefore budgets are reduced further.)

Discuss how these outcomes will impact future annual action plans.

As reporting is skewed by the difference of "imaginary predictions in relation to Five Year Plans and One-Year Goals" and the real life occurrence of reduced funding as applied to local housing through the continual rising cost of the local economy in relation to the construction industry, a conservative will limit the imagination of actually being able to accomplish affordable housing with an unknown and totally unreliable funding source as supplied through HUD by the Federal Government. Thus, goals will be significantly limited in the hopes that future goals will be closer and not give the public the perception that the "predicting entitlement" did not perform. In turn, this will eventually severely limit the Federal Government in using the perception that goals were not reached and therefore a state of non-performance is suggested and budgets reduced even more.

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	21	8
Low-income	26	4
Moderate-income	29	0
Total	76	12

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 dwindling federal entitlement funds and uses the majority of its severely 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 and adding to the Homeless situation. The City of Yakima continues to work with the Continuum of Care and the Conference of Government 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 Conference of Governments and Transform Yakima Together with temporary emergency shelters to assist the homeless through severe weather conditions, while more permanent solutions are sought.

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 Community Housing Development Organizations in Multi-family unit projects that include set aside units that are specifically made available to qualified homeless individuals

and families.

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 continues to work with Community Housing Development Organizations in Multi-family unit projects that include set aside units that are specifically made available to qualified homeless individuals and 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 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 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 173 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 in making any significant amendment or modification to the Plan. In addition, Yakima Housing Authority is an active participant in crime free rental housing which allows our residents to be a part of the local block watch and we participate every year, inviting our residents and local organizations, in the National Night Out.

The YHA also participates in the Yakima County Asset Building coalition and they are establishing a partnership with YV-CAN for the Union Gap and Yakima area. YHA is also in the process of collaboration with the AmeriCorps VISTA Educational Project with the goal of every eligible resident signing up for the college bound scholarship.

Lastly, YHA is administering the Family Self-Sufficiency (FSS) Program. This program enables families assisted through the HCV program to increase their earned income and reduce their dependency on welfare assistance and rental subsidies.

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 the governing body is able to direct the Yakima City Manager as to managing 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 reduction 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 continues to assist 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 continues to stride 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 it's 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 the Yakima Valley Habitat for Humanity, The Yakima Catholic Diocese Housing Services 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 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".

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 which are advertised at least 15 days prior to the scheduled meetings that 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.

Due to the limited Community Development Block Grant (CDBG) funds the City of Yakima has received in the past several years of significantly reduced allocations a number of long term worthwhile programs have been eliminated. The City of Ykaima continues to use the bulk of it's CDBG funds to assist to keep low to moderate Senior and/or Disabled homeowners in their homes and from becoming displaced and/or homeless due to the deterioration of their residences. Due to the limited funding and continued rising requests for assistance in these programs, the City is unable to assist in other areas of growing concern, such as expanding and assisting the homeless. It is the Cities objecting to continue to assist at risk elderly and disabled homeowners to remain in their homes and not become displaced and further add to the rising homeless numbers.

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.

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.

- The City of Yakima's Office of Neighborhood Development Services has a number of HOME assisted projects that are on a revolving inspection schedule. In 2017 Summerset Apartments at 711 W. Walnut Street as a federally HOME- assisted property funded through the city of Yakima, Office of Neighborhood Development Services is still in the affordability period (2003 thru 2018). As per HOME rules a on-site Housing Quality Standards inspection of two units is required every three (3) years. Two units were inspected and passed inspection with no listed deficiencies.
- Rose of Mary located at 5301 Tieton Drive, had nine HOME assisted units inspected with no deficiencies listed. The affordability period for Rose of Mary is 2009 through 2029 with inspections scheduled every two (2) years.

Each unit is inspected using "Housing Quality Standards, Code Requirements and Deteriorated Paint Visual Assessment Inspection Checklists.

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 to evaluate the success of its Affirmative Fair Housing Marketing Policy and that of its Grantees:

- The City of Yakima Assess the results of its affirmative Fair Housing Marketing Plan annually with a summary of "Good Faith efforts" taken by its Grantees in the CAPER.
- The City of Yakima 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 City of Ykaima will determine that good faith efforts

have, in fact, been made.

- To determine results, the city may examine whether specific groups in the city's service area applied for or owners of HOME-or-CHDO-funded units that were affirmatively marketed. If the city finds that specific groups are represented, particularly Hispanics, African Americans, Asians, American Indians, persons with disabilities, and women, the City will assume that the Marketing plan procedures were effective. If one or more groups are not represented within the context of existing neighborhood composition, the City will review its procedures to determine what changes, if any, might be made to make the affirmative marketing efforts more effective.
- The City of Yakima will take corrective action if it is determined that a Grantee has failed to carry out Affirmative Marketing efforts as required. If a Grantee continues to neglect responsibilities made incumbent by the terms of the HOME or CHDO Agreement, the City will consider taking action to rectify the problem with the Grantee.

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;

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

The City of Yakima partnered with the Yakima Housing Authority to rehabilitate ten (10) units of existing affordable multi-family housing. This partnership included the city's portion of HOME Investment program income in the amount of \$364,000 and resulted in assisting the following units and families with the following statistical make-up.

Unit 1

- Bedrooms – 4
- Median Income – 38%
- Hispanic/Latino
- Family Size - 7
- Family Type – 2 parent household

Unit 2

- Bedrooms – 5
- Median Income – 45%
- Hispanic/Latino
- Family Size - 6

- Family Type – 2 parent household

Unit 3

- Bedrooms – 3
- Median Income – 10%
- Hispanic/Latino
- Family Size – 7
- Family Type – 1 parent household

Unit 4

- Bedrooms – 2
- Median Income – 58%
- Hispanic/Latino
- Family Size – 3
- Family Type – 1 parent household

Unit 5

- Bedrooms – 2
- Median Income – 29%
- Hispanic/Latino
- Family Size – 4
- Family Type – 2 parent household

Unit 6

- Bedrooms – 2
- Median Income – 62%
- Hispanic/Latino
- Family Size - 4

- Family Type – 2 parent household

Unit 7

- Bedrooms – 2
- Median Income – 77%
- Hispanic/Latino
- Family Size - 4
- Family Type – 2 parent household

Unit 8

- Bedrooms – 3
- Median Income – 79%
- Hispanic/Latino
- Family Size – 5
- Family Type – 2 parent household

Unit 9

- Bedrooms – 2
- Median Income – 65%
- Family Size – 4
- Family Type – 2 parent household

Unit 10

- Bedrooms – 3
- Median Income – 28%
- Hispanic/Latino
- Family Size – 1
- Family Type – single non-elderly

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 of Yakima continues to work with the local Yakima Housing Authority, as well as qualified Community Housing Development Organizations (CHDO) in reviewing affordable housing needs in Yakima. The City of Yakima Partners with qualified CHDO's to construct affordable housing and sets aside the HUD required 15% of it's HOME entitlement for that endeavor, yet every year the need increases as does the amount of the cities monetary participation oftentimes far exceeding the 15% . Although HOME entitlement funds continue to shrink as the Federal Regulation of the program expands and administration costs associated with meeting those federal regulations continues to expand and grow.

Attachment

2017 HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

Part I Participant Identification

1. Participant No. (assigned by PHUD)	2. Name of the Participating Jurisdiction	3. Federal Fiscal Year (YYYY)
M11-MCS030203	CITY OF YAKIMA	2017
4. Street Address of the Participating Jurisdiction		
112 S 8TH STREET		
5. City	7. State	8. Zip Code
YAKIMA		
9. Name of Contact (person completing this report)		
ARCHIE MATTHEWS		
A. Contact's Phone Number (include area code)		
509-575-8101		

1. Excess match from prior Federal fiscal year

1. Excess match from prior Federal fiscal year	\$	15,696,186.	
2. Match contributed during current Federal fiscal year (see Part II, 5.)	\$	42,973.	
3. Total match available for current Federal fiscal year (line 1 + line 2)	\$		15,739,159.
4. Match liability for current Federal fiscal year	\$		0
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)	\$		15,739,159.

1. Project No. of Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal source)	4. Forfeiture Taxes, Fees, Charges	5. Appraised and Real Property	6. Reimbursed Infrastructure	7. Site Preparation, Construction Materials, Donated Labor	8. Bond Financing	9. Total Match
VOLUNTEER HOURS	12/31/2017							

[illegible]

Form HUD-40107-A (12/94)

Public reporting burden for this collection of information is estimated to average 46 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Washington Headquarters Service, Paperwork Project (0172-0047), Washington, DC 20503.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be made available to the public in accordance with the Freedom of Information Act, and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APY and must be filed out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APY on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capably building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "financial distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe financial distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate in the jurisdiction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the CMIS System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PJ" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PJ, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. (§92.102)

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. (§92.503(b))

- Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]
2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
 3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment; the jurisdiction provides to a project. Therefore, if repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
 4. **Forgone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, forgone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the pre-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]
 5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
 6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
 7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(b)]
 8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond amount from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.
 9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.
- Ineligible forms of match include:**
1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
 2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
 3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects [§92.220(b)(3)]
 4. Sweat equity [§92.220(b)(4)]
 5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
 6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
 7. Administrative costs

[illegible]

Volunteer Job
608 S Naches Ave

Edit Delete Clone

RELATED	DETAILS	ACTIVITY
Volunteer Job Name	608 S Naches Ave	
Number of Shifts	90	Activity Timeline Expand All
Record Type	Construction Job	Next Steps More Steps
Number of Volunteers	345	No next steps. To get things moving, add a task or set up a meeting.
Campaign	Construction Volunteers	Past Activity
# of Volunteers Still Needed	587	No past activity. Past meetings and tasks marked as done show up here. More Past Activity
Display on Website		
Number of Completed Hours	2,509.00	
Ages Permitted	18 & up	
Volunteer Website Time Zone	America/Los_Angeles	
Job URL	Link (http://www.wakimahabitat.org/volunteer/jobs/608S000000Ks00g)	
Description	We build Wed-Sat 8-4 pm No experience needed, just a willing attitude and eagerness to learn! 75% of volunteers build out homes to enable our Partner Families with a no or low-interest loan. Thank you for helping to build homes, relationships, and a better community. If you have any questions or would like to schedule a group of 4 or more people email Nikias Bardo MacNamara at nbardo@wakimahabitat.org (mailto:nbardo@wakimahabitat.org) or call 509-453-8077 Thank you so much Bruce Hunter Project Manager 208-681-0582	
Location		
Location Information	From S 1st Street go east on E Beech Street and proceed down past 4th Street to Naches Ave. Turn South on Naches Ave. Property is on the east side of Naches street. Localize Street 608 S Naches Ave Location City	

<https://na48.lightning.force.com/one/one.app#/sObject/0050H00000Ks00gUAF/view>

2/1/2018

506 East R Street | Salesforce

Search Volunteer Jobs and more

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Campaigns

Recording Donations

Volunteer Job
506 East R Street

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RELATED

DETAILS

Volunteer Job Name

506 East R Street

Number of Shifts

81

Record Type

Construction Job

Number of Volunteers

241

Campaign

[Construction Volunteers](#)

of Volunteers Still Needed

362

Display on Website

Number of Completed Hours

1,686.25

Age Permitted

16 & up

Volunteer Website Time Zone

America/Los_Angeles

Job URL

<https://www.yakimahabitat.org/volunteer-listings?jobid=a0S0H00000KWB2x>

Description

We Build TUE-FRI 8:00 - 3:00 pm in the city of Yakima
 Site Supervisor is David Reader 509-854-2824
 Please arrive 5 minutes early to check in and be ready for the safety meeting.
 No experience necessary, just need a willing heart and an eagerness to learn!
 Our homes are built 85% by volunteers to minimize cost to our homeowners. Your time with us is a huge contribution to the families, neighborhoods, and communities we build in.
 If you would like to schedule a group of 4 or more people email Niklas Barde MacNamara at nbarde@yakimahabitat.org or call 509-453-8077.
 Thank you so much for your help.

David Reader

Site Supervisor

509-833-8486

Location

Location Information

Location Street

506 East R Street

Location City

<https://na16.lightning.force.com/onekna.app?hObject=a0S0H00000KWB2xUAH/view>

ACTIVITY

Activity Timeline

T C

Expand All

Next Steps

More Steps

No next steps. To get things moving, add a task or set up a meeting

Past Activity

No past activity. Past meetings and tasks marked as done show up here.

More Past Activity

1st Aug 2017		2nd Aug 2017		3rd Aug 2017		4th Aug 2017		5th Aug 2017		6th Aug 2017		7th Aug 2017		8th Aug 2017		9th Aug 2017		10th Aug 2017		11th Aug 2017		12th Aug 2017		13th Aug 2017		14th Aug 2017		15th Aug 2017		16th Aug 2017		17th Aug 2017		18th Aug 2017		19th Aug 2017		20th Aug 2017		21st Aug 2017		22nd Aug 2017		23rd Aug 2017		24th Aug 2017		25th Aug 2017		26th Aug 2017		27th Aug 2017		28th Aug 2017		29th Aug 2017		30th Aug 2017		31st Aug 2017		1st Sep 2017		2nd Sep 2017		3rd Sep 2017		4th Sep 2017		5th Sep 2017		6th Sep 2017		7th Sep 2017		8th Sep 2017		9th Sep 2017		10th Sep 2017		11th Sep 2017		12th Sep 2017		13th Sep 2017		14th Sep 2017		15th Sep 2017		16th Sep 2017		17th Sep 2017		18th Sep 2017		19th Sep 2017		20th Sep 2017		21st Sep 2017		22nd Sep 2017		23rd Sep 2017		24th Sep 2017		25th Sep 2017		26th Sep 2017		27th Sep 2017		28th Sep 2017		29th Sep 2017		30th Sep 2017		1st Oct 2017		2nd Oct 2017		3rd Oct 2017		4th Oct 2017		5th Oct 2017		6th Oct 2017		7th Oct 2017		8th 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2017 HOME Performance Inspection Reports



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: 1/11/2018
Time: 10:00 PM
Realtor: Sylvia
Phone:

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

HOME BUYER: _____

Apartment #: 110, 206, 209, 210, 211, 307, 310, 309 & 314 (1 Bedroom) _____

PROPERTY ADDRESS: 5401 W. Walnut, Rose of Mary

PROPERTY AGE: 10 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	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

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	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	X		
a) cracking, scaling, or peeling	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	X		
a) cracking, scaling, or peeling	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

SECTION NINE:

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2. Window condition	X		
3. Door condition	X		
4. Electrical fixtures	X		
5. Ceiling condition	X		
6. Wall condition	X		
7. Condition of paint:	X		
a) cracking, scaling, or peeling	UX	U	
b) chipping or loose	UX	U	
c) adequately treated or covered	UX	U	

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			
b) chipping or loose			
c) adequately treated or covered			

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:	X		
a) cracking, scaling, or peeling	UX	U	
b) chipping or loose	UX	U	
c) adequately treated or covered	UX	U	

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			
b) chipping or loose			
c) adequately treated or covered			

SECTION FOURTEEN:

SUMMARY OF INSPECTION

VISUAL ASSESSMENT OF DETERIORATED PAINT:	PASS	FAIL
(If failed Visual Assessment of Deteriorated Paint see Section 15 on next page)	X	

INSPECTOR SIGNATURE

1/11/2018

DATE

SECTION FIFTEEN:

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: 12/18/2017
Time: 1 P.M.
Realtor: Connie Cleary
Phone: 248-0633

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

HOMEBUYER: _____

Apartment #: 103 (1 Bedroom) _____

PROPERTY ADDRESS: 711 W Walnut St.

PROPERTY AGE: ?? _____

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	☐	
b) chipping or loose	☐ X	☐	
c) adequately treated or covered	☐ X	☐	

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:	X		
a) cracking, scaling, or peeling	☐ X	☐	
b) chipping or loose	☐ X	☐	
c) adequately treated or covered	☐ X	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	X		
a) cracking, scaling, or peeling	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	X		
a) cracking, scaling, or peeling	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

SECTION NINE:

2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	OX	☐	
b) chipping or loose	OX	☐	
c) adequately treated or covered	LX	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	X		
a) cracking, scaling, or peeling	OX	☐	
b) chipping or loose	OX	☐	
c) adequately treated or covered	LX	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

SECTION FOURTEEN:

SUMMARY OF INSPECTION

	PASS	FAIL
VISUAL ASSESSMENT OF DETERIORATED PAINT:	X	

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


INSPECTOR SIGNATURE

12/18/2017
DATE



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: 12/18/2017
Time: 1 P.M.
Realtor: Connie Cleary
Phone:

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

HOMEBUYER: _____

Apartment #: 216 (2 Bedroom) _____

PROPERTY ADDRESS: 711 W Walnut St _____

PROPERTY AGE: ??? _____

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	☐	
b) chipping or loose	☐ X	☐	
c) adequately treated or covered	☐ X	☐	

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	☐	
b) chipping or loose	☐ X	☐	
c) adequately treated or covered	☐ X	☐	

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	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

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:	X		
a) cracking, scaling, or peeling	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

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:	X		
a) cracking, scaling, or peeling	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

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:	X		
a) cracking, scaling, or peeling	☒	☐	
b) chipping or loose	☒	☐	
c) adequately treated or covered	☒	☐	

SECTION NINE:

BEDROOM NO 3: location	PASS	FAIL	COMMENTS
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2.Window condition	X		
3.Door condition	X		
4.Electrical fixtures	X		
5.Ceiling condition	X		
6.Wall condition	X		
7.Condition of paint:	X		
a) cracking, scaling, or peeling	☐ X	☐ U	
b) chipping or loose	☐ X	☐ U	
c) adequately treated or covered	☐ X	☐ U	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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:	x		
a) cracking, scaling, or peeling	☐ X	☐	
b) chipping or loose	☐ X	☐	
c) adequately treated or covered	☐ X	☐	

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	☐	☐	
b) chipping or loose	☐	☐	
c) adequately treated or covered	☐	☐	

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)


INSPECTOR SIGNATURE

12/18/2017
DATE

Public notices

February 8, 2018

Noticias Legales

**Ciudad de Yakima**
Office of Neighborhood Development
Services
(ONDS)

**Equal Housing
Opportunity**

**PETICIÓN PARA COMENTARIOS PÚBLICOS Y
REUNIONES DE OPINIONES PÚBLICAS**

La Ciudad de Yakima, Oficina de Servicios de Desarrollo de los Vecindarios (ONDS siglas en inglés) estará proveyendo un "bosquejo" del **Reporte de Evaluación y Desarrollo Anual consolidado 2017** para la revisión pública y abrirá un período de quince días (15) para comentarios escritos que comienza el 12 de febrero, 2018 y dura hasta el 26 de febrero, 2018. Todas las opiniones deben ser enviadas al Gerente ONDS Archie M. Matthews en Neighborhood Development Services, 112 S. 8th Street, Yakima, WA 98901.

Este Reporte de Evaluación y Desarrollo Anual Consolidado es un resumen del trabajo y los logros en la Ciudad de Yakima del Bloque de Subvenciones para el Desarrollo Comunitario (CDBG siglas en inglés) y Programas Sociedad de Inversiones HOME fundado por el Departamento de la Vivienda y Desarrollo Urbano de los E.U. (HUD) para el año fiscal 2017. Los fondos para estos programas son administrados por Office of Neighborhood Development Services (Oficina de Servicios de Desarrollo de los Vecindarios ONDS).

Copias del Reporte de Evaluación y Desarrollo Anual Consolidado el "Bosquejo" de del Reporte de Evaluación estarán disponibles comenzando el lunes, 12 de febrero, 2018, en las siguientes localidades:

City Clerks Office, City Hall, 129 N. 2nd Street, Yakima, WA 98901
Neighborhood Development Services, 112 S. 8th Street, Yakima, WA 98901

Las "Audiencias de Opiniones Públicas" están programadas para el 20 de febrero, 2018 a las 6:30 p.m. en el Yakima City Hall localizado en 129 N. 2nd Street, Yakima, Washington 98901, en la City Council Chambers. La segunda reunión de comentarios está programada para el 20 de marzo, 2018 a las 6:30 p.m. en el Yakima City Hall, en la City Council Chambers. Para información adicional, contacte a Office of Neighborhood Development Services en 112 South 8th Street o llame a nuestra oficina al (509) 575-6101.

Ciudadanos de bajos y moderados ingresos que vivan dentro de los límites de la ciudad de Yakima se les invita especialmente a que asistan. Las peticiones para asistencia bajo las provisiones de la Ley Americana con Discapacidades, traducciones al español u otros servicios, pueden ser hechos anticipadamente llamando o contactando a ONDS en la dirección arriba mencionada.

(781642) February 8 and March 8, 2018

February 4, 2018

Public Legal Notices



City of Yakima
Office of Neighborhood Development
Services
(ONDS)

Public Legal Notices



EQUAL HOUSING
OPPORTUNITY

REQUEST FOR PUBLIC COMMENT AND PUBLIC INPUT MEETINGS

The City of Yakima, Office of Neighborhood Development Services will provide a "Draft" of the **2017 Consolidated Annual Performance and Evaluation Report (CAPER)** for public review and an open fifteen (15) written comment period beginning February 12, 2018 through February 26, 2018. All written comments must be sent to ONDS Manager Archie M. Matthews at Neighborhood Development Services, 112 S. 8th Street, Yakima, WA 98901.

This Consolidated Annual Performance and Evaluation Report is a summary of performance and accomplishments on the City of Yakima's Community Development Block Grant (CDBG) and HOME Investment Partnership programs funded by the U. S. Department of Housing and Urban Development (HUD) for fiscal year 2017. The funds expended on these programs are administered by the Office of Neighborhood Development Services.

Copies of the Consolidated Annual Performance and Evaluation Report "Draft" will be available starting Monday, February 12, 2018, at the following locations:

City Clerk's Office, City Hall, 129 N. 2nd Street, Yakima, WA 98901
Neighborhood Development Services, 112 S. 8th Street, Yakima, WA 98901

Two "Public Input Meetings" are scheduled for February 20, 2018 at 6:30 p.m. at the Yakima City Hall located at 129 N. 2nd Street, Yakima, Washington 98901, in the City Council Chambers. The second input meeting is scheduled for March 20, 2018 at 6:30 p.m. at Yakima City Hall, in the City Council Chambers. For additional information, contact the Office of Neighborhood Development Services at 112 South 8th Street or call our office at (509) 678-6101.

Low and Moderate income citizens living within the Yakima City limits are encouraged to attend. Request for assistance under the provisions of the Americans with Disabilities Act, Spanish translation, or other services, can be made in advance by calling or contacting the ONDS Manager Archie M. Matthews at the above address.

(791640) February 4 and March 4, 2018