

AGENDA YAKIMA CITY COUNCIL June 15, 2021 Virtual via Zoom

5:30 p.m. Regular meeting 6 p.m. public hearings -- conducted via Zoom, live streamed at https://www.yakimawa.gov/council/live-stream/ and telecast live on Y-PAC, Spectrum Cable Channel 194 or you may call in to listen by dialing 1-253-215-8782 or 1-971-247-1195. When prompted for the meeting ID enter 955 6668 2413#. When prompted for the participant ID enter #. When prompted for the meeting password enter 541418#. Oral comments shall be arranged in advance of the meeting at www.yakimawa.gov and must be received by 3 PM the day of the meeting. The request for oral comments must include your full name, city of residence, email address, phone number you will be calling from and the agenda topic you will address. Please note, the information you provide may be subject to disclosure pursuant to Washington State's Public Record Act, chapter 42.56 RCW. Due to potential connectivity issues, we strongly encourage public comments be emailed to ccouncil2@yakimawa.gov

1. Roll Call

2. Open Discussion for the Good of the Order

- A. Proclamations
 - i. Juneteenth Freedom Week proclamation
- B. Presentations / Recognitions / Introductions
 - i. Retirement recognition of Joe Rosenlund, Streets & Traffic Operations Division Manager, for 12 years of service
 - ii. Presentation on Lean process improvement project for Procurement Card program (P-Cards)
 - iii. Water/Irrigation Division Drinking Water 2020 Water Quality Report

3. Council Reports

- A. Lodging Tax Advisory Committee Report
- B. Discussion of Councilmember Funk's draft American Rescue Plan Project Proposal to address Mental Health Challenges in Yakima
- C. Discussion of amendment to the City Council Rules of Procedures for consideration of letters requesting letters of support
- D. Discussion regarding the City Council Rules of Procedures for appointing Council members to outside boards
- 4. Consent Agenda

Items listed are considered routine by the City Council and will be enacted by one motion without discussion. A Council member may request to remove an item from the Consent Agenda and, if approved, it will be placed on the regular agenda for discussion and consideration.

- A. Approval of minutes from the June 1, 2021 City Council regular meeting, June 8, 2021 City Council study session and June 9, 2021 City Council special meeting
- B. Approve payment of disbursements for the period May 1 31, 2021.
- C. May 2021 Investment Transactions Report
- D. Resolution authorizing an agreement with Ken Leingang Excavating, Inc. for 41st Avenue Fire Flow Improvements and Waterline Replacement on S. 1st Street and Mead Avenue
- E. Resolution authorizing a one year lease agreement with the Tower, LLC to provide office space to house the Capitol Theatre staff
- F. Resolution adopting the Yakima Housing Action Plan

5. Public Comment

Community members are invited to address items listed on the meeting agenda. There will be 35 minutes allotted for public comment with two and a half (2.5) minutes per speaker in order to allow as much opportunity as possible for audience participation. Written communication and e-mail messages are strongly encouraged.

PUBLIC HEARINGS

- 6. Public hearing and Ordinance amending the City of Yakima Municipal Code Section 5.99.040 Tourism Promotion Charge to add an additional tourism promotion charge of two dollars per night of lodging stay
- Public input meeting to consider citizen comments on the proposed Draft 2021 Annual Action Plan for Community Development Block Grant (CDBG), HOME Fund Programs, and Cares Act CDBG-CV3 funds
- 8. Public hearing to consider: A) Resolution adopting the Six-Year Transportation Improvement Program for the period of 2022 through 2027, and to amend the Transportation Systems Plan 2040; and B) Resolution amending the Yakima Urban Area Comprehensive Plan Capital Facilities Element

DEPARTMENT ITEMS

- 9. Resolution authorizing an agreement with OIC of Washington for \$75,000.00 of CDBG funding for youth programming and services at the Henry Beauchamp Community Center
- 10. Resolution authorizing an agreement with the Parks & Recreation Division of the City of Yakima for \$50,000.00 of CDBG funding for youth programming and services at the Washington Fruit and Produce Community Center
- 11. Regional Fire Authority (RFA) presentation
- 12. Request for authorization to purchase police vehicles

13. Other Business

14. Adjournment

The next meeting will be a City Council study session on June 22, 2021, at 5:00 p.m. at City Hall

15. Council General Information

A. Council General Information

- B. Update on Utility Account Balances
- C. 2021 Clean City 1st Quarter Report
- D. Code Administration Division Report Monthly Building Permits Issued May 2021
- E. Yakima River Basin Integrated Water Resource Management Plan May 2021 Project Activity Update

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.

A Council packet is available for review at the City Clerk's Office and on-line at www.yakimawa.gov. The City provides special accommodations, such as hearing devices, wheelchair space or language interpreters, for City meetings. Anyone needing special assistance please contact the City Clerk's office at (509) 575-6037 at least two business days prior to the meeting. All meetings are live streamed on the City of Yakima website at www.yakimawa.gov and telecast live on Y-PAC, Spectrum Cable Channel 194.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON AGENDA STATEMENT

Item No. A.i. For Meeting of: June 15, 2021

ITEM TITLE:Juneteenth Freedom Week proclamationSUBMITTED BY:Cally Price, Assistant to the City Manager

SUMMARY EXPLANATION:

Reesha Cosby, Yakima County NAACP President, to accept.

ITEM BUDGETED: STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

	Description	Upload Date
D	Juneteenth Freedom Week proclamation	6/9/2021

Type Cover Memo

CITY OF YAKIMA PROCLAMATION

WHEREAS, 2021 is the 156th year of Juneteenth Freedom Day, a Nationally recognized day which celebrates the rich culture, legacy, and heritage of African Americans in the state of Washington; and

WHEREAS, Juneteenth is the oldest known celebration commemorating the abolition of slavery in the United States; dating back to June 19, 1865 when union soldiers led by Major General Gordon Granger arrived in Galveston, Texas with news that the Civil War was ended, freeing all of the enslaved, giving all African Americans in America an absolute equality of personal rights and rights of property; and

WHEREAS, the Yakima County National Association for the Advancement of Colored People (NAACP) is to ensure a society in which all individuals have equal rights without discrimination based on race; and

WHEREAS, we implore the City of Yakima to ensure the symbolic events of 1865 are not forgotten in the state of Washington and encourage all residents to recognize and honor the significance of Juneteenth festivities; and

WHEREAS, on May 13, 2021, Governor Jay Inslee officially declared Juneteenth an official holiday in the state of Washington.

NOW, THEREFORE, I, Patricia Byers, Mayor of the City of Yakima and on behalf of the Yakima City Council, do hereby proclaim the week of June 14 through June 20, 2021 as

"Juneteenth Freedom Week"

throughout the city of Yakima.

Dated this 15th day of June, 2021

Patricia Byers, Mayor



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON AGENDA STATEMENT

Item No. B.i. For Meeting of: June 15, 2021

ITEM TITLE:Retirement recognition of Joe Rosenlund, Streets & Traffic
Operations Division Manager, for 12 years of service

SUBMITTED BY: Scott Schafer, Public Works Director

SUMMARY EXPLANATION:

ITEM BUDGETED: STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. B.ii. For Meeting of: June 15, 2021

ITEM TITLE: Presentation on Lean process improvement project for Procurement Card program (P-Cards)

SUBMITTED BY: Maria Mayhue, Purchasing Manager

SUMMARY EXPLANATION:

The State Auditors Office was asked by Kimberly Domine', Financial Services Manager, to train a small project team consisting of City employees in several departments who are key members in the monthly P-Card process from making purchases to submitting records, financial auditing, and bank payments.

The SAO provided a Lean Specialist to train this project team over the course of several sessions on Lean effectiveness and efficiency principles and methodology while facilitating the teamwork needed across many departments to achieve the recommended targets.

This presentation will include a summary of our process, the proposed improvements considered and implemented, and the benefits realized for the city.

ITEM BUDGETED:NASTRATEGIC PRIORITY:Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

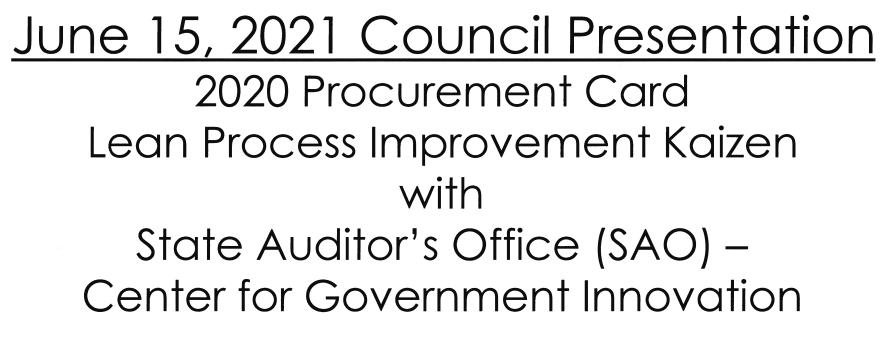
Description

Upload Date

Type Presentation

Handout for Presentation on Lean Process Improvement 6/1/2021





WITH RESULTING PROPOSALS

Introduction

SAO Lean Specialist was asked by Kimberly Domine⁷, Financial Services Manager, to train a small project team consisting of City employees who are key members processing P-Card submission, financial auditing, and bank payment. SAO Lean Specialist was asked to train this project team on Lean principles and methodology while facilitating their work to achieve the targets listed on the P-Card Kaizen Charter Document.



Targets

Ensure Policy supports best practices

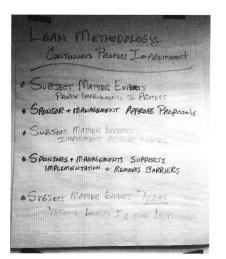
- Ensure all expenses are properly supported, reviewed, and approved by auditing officer prior to any payment being made as required by state law (RCW 42.24.080)
- Effectively decrease processing time
- Make credit card payments by the deadline that maximizes our rebate

Lean Methodology

"Lean is a methodology applied to process improvements for all kinds of work – from manufacturing to services industries. Lean for government helps break down complex processes into individual steps. This leads to innovative, new ways of making existing work more efficient, customer-focused and change more empowering for staff."

Lean Methodology – Continuous Process Improvement steps:

- Subject matter experts propose improvements to process
- Sponsor and management approve proposals
- Subject matter experts implement approved changes
- Sponsors and management support implementation and remove barriers
- Subject matter expert TEAMS continue looking for more improvements



The Team

Team members for this project included Teresa Borgman (Finance), Ann Northrup (Finance), Jeanne Thompson (Finance), Alejandra Rodriguez (ITS), Stephanie Hubert (YPD), Maria Mayhue (Purchasing) with Kimberly Domine' (Finance) acting as project Sponsor. A special event was created at the mid-point of the kaizen which invited key supervisors and management team members from across City departments to join the kaizen team to learn about Lean methodology, hear the team's current thinking and provide input they would like to see included in the final proposals. The team captured a few key points during that event from the 8 people who attended.

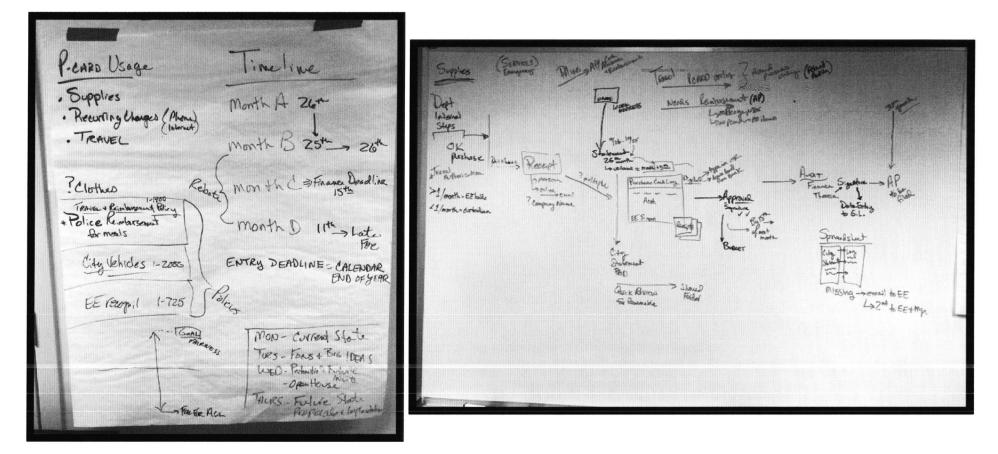


Interesting Facts

- At the time of our Lean exercise, there were 311 Cardholders in the City
- ▶ 109 of those Cardholders had transactions in December
- General Fund receives rebate dollars for paying statements early - \$37,854 in 2019
- Police and ITS have administrative department leads which has greatly improved processing accuracy and timing
- WA State Auditors base their audits on what is written in our City Policy as well as WA State RCW
- P-Cards are used for supplies, recurring charges (phone/internet), and travel

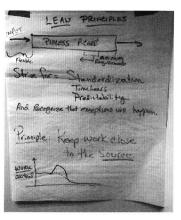


P-Card Transaction Timeline



Lean Principles to Remember

- Standardization
 - Providing clarity for employees and consistency for measuring metrics
 - Achieving the highest level of efficiency at final processing happens when the input received is in a standardized format on a predictable timeline.
- ► Eliminate Waste
 - Over-Processing = requiring multiple approvers slows down the process when only card-holder and a final approver is required for the Finance Department. Right-sizing the approvals needed.
 - Defects (aka not getting what I expected or require) = eliminating (or at least reducing) rework done in Finance allows work to be done faster and provides time for staff to focus on other priorities.
 - Non-utilization of talent = waste can multiply if staff members are taken away from other value-added work because they are spending time in wasted activities such as tracking down information that should have been supplied on first submission and/or putting Finance in a position to track down information that is more clearly known by the Department (keeping work close to the Source)
 - Waiting = missed submission deadlines delays work being completed and impacts the opportunity for maximizing bank monetary rebate



Lean Principles to Remember

System Thinking

- P-Cards are one process in the larger City management system. When P-Card processing is delayed, then also General Ledger updates are delayed and subsequently there is a delay in management team visibility to spent money and current budget status.
- Systems, not silos all departments and all employees should be viewed as a part of the City rather than looking upon their work as an isolated department and prioritizing work only important for their departmental needs.

Keep Work Close to the Source

- When work is done close to the originator, accuracy is improved and the answers are at hand so work can be done quickly. When process steps downstream need to collect information from work done upstream, time lag and lack of detailed understanding reduces accuracy and takes much longer making connections and interruption communications between multiple staff members to complete the work.
- Supporting work close to source in the departments requires that upstream requirements be clear and understandable to those involved in the process steps. It is important for upstream requirements to be communicated on the minimum required needs first and foremost, with helpful or desired needs requested at the appropriate level.

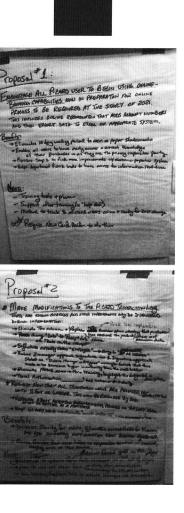
- 1. Encourage Cardholders to use online bank capabilities to review & submit monthly card submittal
- 2. Department approvers are responsible to know policy, purpose of purchase, and accuracy of submittal to Finance
- 3. Transaction log modified to remove tax document and add statement attesting that product/services received
- 4. Reducing number of approvers on transaction log yet still following MLA
- 5. Any receipt/purchase that is beyond "usual purchase" for that Cardholder requires explanation attached
- 6. Refer to OFM Rates for Travel Plans (GSA)
- Monthly submission to Finance is 10th of month and if Cardholder is out of office, they need to plan ahead to get submittal in early or have back-up
- 8. We know Police & Fire have special circumstances and might need separate Policy waivers TBD



Some changes we are PROPOSING :
Endourage Cand holders to use online-bank Capabrilles to review + Submit mouthly Cano Sobarma
DEPT APPROVERS ARE RESPONSIBLE TO KNOW POLICY, POTPOSE OF PARCHOSE, AND ACCURACY OF SUBMITTAL TO FINANCE.
TRANSACTION LOG MODIFIED TO REMOVE TAX LOLOW N AND ADD "ATTEST THAT PRODUCT/SERVICES RECEIVED"
LOG + yet shill Silvering MLA
Ang Recept/Richose that is beyond "usual purchase" FOR THAT CARD HADER REDURRES EXPLANATION ATTACH
L' REFER TO DEMI KATES FOR TRAVEL PLANS
MONTHLY SUBMISSION TO FRANKE IS 10th of MONTHL AND IF CARD HOLDER IS ANTOFORTHE, THEY NEED TO PLAN ANGAD TO SET SUBMITTING BARK OF MITE BACK-UP
We KNOW POWER + FIRE HAVE SPECIAL CIRCUMSTANCES AND MICHT NEED SEPARATE POLUY WANVERS TBD?

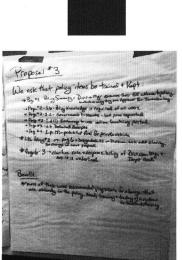
Proposals

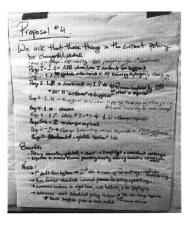
- Proposal #1: Encourage all P-Card purchasers to use the processing capabilities of online banking NOW to manage their monthly card reconciliation and create submission documentation in preparation for that methodology and format to become required at the start of 2021. Online reconciliation includes adding Account Numbers and Descriptions to the individual purchase lines prior to exporting data to excel or the other appropriate system.
- Proposal #2: Make modifications and updates to the Transaction Log Form.



Proposals

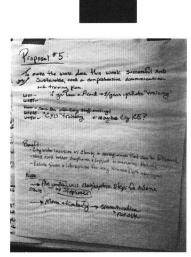
- Proposal #3: We believe that several elements of the current policy are best practices and align with City goals, but are not currently being followed by everyone. Therefore, we ask that these items be retained and reboosted by managers in their departments and highlighted in P-card training.
- Proposal #4: In complement to Proposal #3, there are several elements we ask to be modified, deleted, and/or added to the current P-Card Policy.

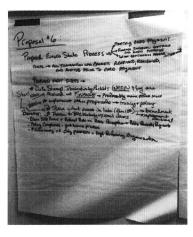




Proposals

- Proposal #5: To make the work done this week valuable, successfully rolled-out, and sustainable longer term, we need a training program and communication plan. Suggestions include an annual-update-training, utilize ICE and CYU, and offer to join departmental staff meeting.
- Proposal #6: Proposed Future State for the P-Card Process. Ideal would be: All Transaction Log Packets Completed Accurately by the Department (following their defined standard preparation process), Received in Finance, and Audited Prior to Paying the Monthly Bank Statement.





P-Card Policy Updates

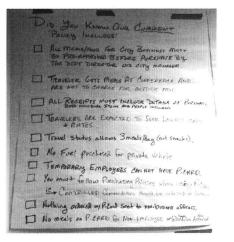
- Delegation of Authority and Authorized Use Streamlined definitions
- <u>Policy Knowledge</u> Cardholders and Final Approvers commit to review and follow Policy, including updates
- Transaction Logs due to Finance by 10th of the month
- <u>Exceptions</u> Must be occasional, documented, promptly communicated, and preapproved whenever possible
- ▶ <u>Tipping</u> Guidance simplified
- Prohibited Uses Updated section clarifies appropriate uses for P-Card
- Fraud Prevention Improved reminders and clarified procedure
- Transaction Log Simplified review and approval
- <u>Online Access</u> Cardholders encouraged to access statements online as soon as they become available





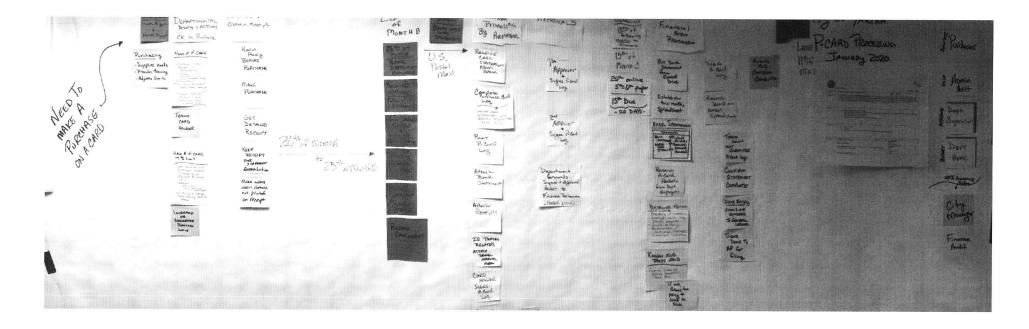
Training for Cardholders – Key Points

- All meals/food for city business must be pre-approved before purchase by the Department Director or City Manager
- If a traveler gets meals included with a conference, they are not to charge for outside food during those meals
- All receipts must include details of purchase, both individual items and people included
- Travelers are expected to seek lowest fare & rates
- Travel status allows 3 meals/day (not snacks)
- ▶ No fuel purchased for private vehicle
- Temporary employees may not have a P-Card
- ▶ You must follow Purchasing Policies when using P-Card
- Nothing ordered with a P-card should be sent to a non-business address
- ▶ No meals on P-Card for non-employees without Director's pre-approval





Lean = More Than Just Post-it Notes



Benefits of the Lean Exercise

- Reduced processing time
- Improved compliance with internal controls
- ► The new streamlined process is working for our P-Card program users



Any Questions?

*CONTENT CREDIT TO DEBRA HENTZ, LEAN SPECIALIST, CENTER FOR GOVERNMENT INNOVATION –

OFFICE OF THE WASHINGTON STATE AUDITOR PAT MCCARTHY



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. B.iii. For Meeting of: June 15, 2021

ITEM TITLE:	Water/Irrigation Division Drinking Water 2020 Water Quality Report
SUBMITTED BY:	Scott Schafer, Director of Public Works David Brown, Assistant Director of Public Works, 509.575.6204

SUMMARY EXPLANATION:

Presentation on Drinking Water 2020 Water Quality Report

ITEM BUDGETED:	NA
STRATEGIC PRIORITY:	Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Accept Report

ATTACHMENTS:

Desc	cription
_	

D Presentation

Report

Upload Date 5/24/2021

5/24/2021

Type Presentation Backup Material

Yakima City Council

June 15, 2021

David Brown Assistant Director of Public Works



Inside this issue:

1

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- Introduction and source water education
- Summary tables, pt.1 and **2** glossary with definitions
- Summary tables, pt. 2 and a **3** link to a COVID-19 info page.
- Lead and Copper Rule sample results table

City Of Yakima Water production for 2020

Naches River WTP	3.538 Billion
Airport Well	78.6 Million
Kissel Well	112.1 Million
Kiwanis Well	.005 Million
Gardner Well	12.6 Million

2020 WATER QUALITY REPORT

Naches River Water Treatment Plant

The City of Yakima is once again pleased to present our annual report on water quality. In addition to the results of our major testing programs, we hope this pamphlet will inform you about your tap water and inspire confidence that the water we all rely on is of the highest quality possible. In pursuit of that goal the Water/Irrigation Division staff is committed to around-the-clock vigilance and service, and we are proud to announce that your tap water meets and exceeds all state and federal requirements.

WHERE YOUR WATER COMES FROM

The Naches River supplies most of Yakima's drinking water. Our diversion is located along Hwy 12 and supplies the Naches River Water Treatment Plant at Rowe Hill. After treatment, water flows by gravity along the highway into town. During times of heavy runoff or when the Plant requires downtime maintenance, we can draw upon our 4 wells. They are located at Kiwanis Park, Kissel Park, Gardner Park, and Yakima Airport. These wells draw from the Ellensburg Aquifer and are also tested regularly.





Every year we take hundreds of samples and analyze them for disinfection byproducts, synthetic and volatile organics, biological, radiological, and inorganic contaminants. The tables below show the most important and frequently requested results for 2020. If you have you can call the Water Quality Specialist at 509-576-6477.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and any questions about these tests or if you would like to know about a substance not listed here potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Microbial C	ontaminants	5 Total Coliform I	amples from the distribution syste Rule (TCR). Coliforms are environn f coliforms in the water may indica	nentally ubiquitous bacteria tha	t live in the ground.
Name	Units	MCL	MCLG Number dete	cted Range low/high	Violation?
Total Coliform	Sample	>5%	0 0	0—100%	No
Disinfection a Disinfection B		the naturally oc	oroducts (DBP's) are formed when curring organic matter (NOM) to fo divided into two main groups: Tril	orm potentially harmful compou	ınds. These
Name	Units	MCL / MRDL	Range	2020 Average	Violation?
Chlorine	mg/L	4.0	0.05-1.45	0.98	No
TTHM's	ppb	80	8.9—85.6	57.9	No
HAA5's	ppb	60	16.2—41.3	37.1	No
Turbidity			neasure of the "cloudiness" of wat turbidity are generally attributed t		
Name	Units	MCL	2020 Average	Range low/high	Violation?
Turbidity	NTU	TT	0.02	0.01-0.07	No

Glossary for Tables

< = less than

MCL = Maximum Contaminant Level, the highest level of a contaminant allowed in drinking water.

MCLG = Maximum Contaminant Level Goal, the level of contaminant below which there is no known or expected health risk.

mg/L = milligrams per liter. Equal to ppm.

MRDL = Maximum Residual Disinfectant Level, the highest level of a disinfectant allowed in drinking water.

MRDLG = Maximum Residual Disinfectant Level Goal, the level of drinking water disinfectant below which there is no known or expected health risk.

NTU = Nephelometric Turbidity Unit.

ppm = part per million

ppb = part per billion

TT = Treatment Technique, a required process intended to reduce the level of a contaminant.

Fluoride			after a ref	ferendum vote in 2001. For	r more informatior	health. Fluoridation in Yaki n about water system fluori Documents/Pubs/160-021_I	idation, please visit
Name	U	nits	MCL	MCLG	2020 Average	e Range	Violation?
Fluoride	p	pm	4.0	2.0	0.67	0.33-1.15	No
Primary Standards National Primary Drinking Water Regulation primary standards are legally enforceable standards to apply to public water systems. There are more primary standards not included here because they were present in undetectable amounts.							
Name	Units	MCL	MCLG	Amount detected	Violation?	Sourc	ce
Arsenic	ppm	0.01	0	0.00041	No	Erosion of natural deposit	ts, industrial waste.
Barium	ppm	2	2	0.00922	No	Erosion of natural deposit	ts, industrial waste.
Chromium	ppm	0.1	0.1	<0.0001	No	Erosion of natural deposit	ts, industrial waste.
Nitrate	ppm	10	10	<0.05	No	Erosion of natural deposition sewage, and faulty septic	
Nitrite	ppm	1	1	<0.05	No	Erosion of natural deposit sewage, and faulty septic	
							-,

Secondary Standards

Secondary standards are non-enforceable guidelines regulating contaminants that may have cosmetic or aesthetic effects, such as taste, odor, or staining.

Name	Units	MCL	Amount detected	Name	Units	MCL	Amount Detected
Calcium	mg/L	-	9.03	Manganese	mg/L	0.05	0.00017
Chloride	mg/L	250	4.88	Turbidity	mg/L	_	<0.1
Color	units	15	<4	Silver	mg/L	0.1	<0.0001
Conductivity	µmhos/cm	700	106	Sodium	mg/L	_	6.14
Hardness	mg/L	_	30.6	Sulfate	mg/L	250	2.93
Iron	mg/L	0.3	<0.0097	Total Dissolved Solids	mg/L	500	46.0
Magnesium	mg/L	_	1.96	Zinc	mg/L	5	0.002

Questions, Concerns about Covid 19?

We at the City of Yakima strive to provide safe and healthy drinking water at all times. The following is a link to the Wa. Dept. of Health page with facts about Covid and Drinking Water. https://www.doh.wa.gov/Portals/1/Docume

nts/1600/coronavirus/DrinkingWater.pdf

Water and Health

Some people may be more vulnerable to certain chemical compounds and substances in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA and the Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

About Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Yakima is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure to lead by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800) 426-4791, or http://www2.epa.gov/lead

Lead and Copper Rule Revery three years the City of Yakima is required to analyze water samples from homes determined by the EPA to be most susceptible to lead and copper leaching from pipes and plumbing components. The City of Yakima is very pleased to present the 2018 results of all these analyses here, as it is the most recent data that we have. The element abbreviation for lead is Pb, and copper is Cu. All values are mg/L, or PPM. The Rule sets an Action Level (AL) for lead at 0.015 mg/L and 1.3 mg/L for copper. As you can see, all of these locations from throughout our service area show very low to essentially undetectable amounts of these harmful metals.

	Site 1	Site 3	Site 6	Site 7	Site 8	Site 9	Site 10
Pb	0.00019	0.00022	<0.0001	0.0003	0.00093	0.0005	0.000167
Cu	0.0677	0.0403	0.0367	0.0371	0.0380	0.1000	0.0655
	Site 11	Site 12	Site 13	Site 16	Site 17	Site 18	Site 19
Pb	0.00013	0.00010	0.00013	0.00022	0.00018	0.00029	<0.0001
Cu	0.1140	0.0486	0.0417	0.0571	0.0970	0.0690	0.0334
	Site 20	Site 22	Site 23	Site 25	Site 28	Site 29	Site 30
Pb	0.0006	0.0006	0.0001	0.00055	0.0004	0.0004	0.0001
Cu	0.0528	0.1400	0.0403	0.0845	0.0762	0.0238	0.0367
	Site 31	Site 35	Site 39	Site 40	Site 48	Site 49	Site 60
Pb	0.00012	0.00032	0.00167	0.00012	0.0003	0.0008	0.0001
Cu	0.0266	0.0436	0.0692	0.0564	0.0403	0.0352	0.0329
	Site 61	Site 62	Site 69				
Pb	0.00042	0.00016	0.0002				
Cu	0.0418	0.0658	0.0821				

Questions, Comments, Concerns?

The City of Yakima welcomes your input! The City Council meets on the first and third Tuesday of each month at City Hall Council Chambers. You are encouraged to attend. If you would like to schedule a tour of the Naches River Water Treatment Plant, please call 575-6177. If you would like to talk about this report please call 576-6477.



A big THANK YOU! to all 31 residents that participated in 2018. We will again be testing for Lead and copper in the summer of 2021. We look forward to your continued support. We couldn't do it without your cooperation.

Questions



Inside this issue:

1

Introduction and source	
water education	

Summary tables, pt.1 and	2
glossary with definitions	

- Summary tables, pt. 2 and a **3** link to a Covid 19 info page.
- Lead and Copper Rule sample results table .

City Of Yakima Water production for 2020

Naches River WTP	3.538 Billio
Airport Well	78.6 Millio
Kissel Well	112.1 Millio
Kiwanis Well	.005 Millio
Gardner Well	12.6 Millio

2020 WATER QUALITY REPORT

Naches River Water Treatment Plant

The City of Yakima is once again pleased to present our annual report on water quality. In addition to the results of our major testing programs, we hope this pamphlet will inform you about your tap water and inspire confidence that the water we all rely on is of the highest quality possible. In pursuit of that goal the Water/Irrigation Division staff is committed to around-the-clock vigilance and service, and we are proud to announce that your tap water meets and exceeds all state and federal requirements.

WHERE YOUR WATER COMES FROM

The Naches River supplies most of Yakima's drinking water. Our diversion is located along Hwy 12 and supplies the Naches River Water Treatment Plant at Rowe Hill. After treatment, water flows by gravity along the highway into town. During times of heavy runoff or when the Plant requires downtime maintenance, we can draw upon our 4 wells. They are located at Kiwanis Park, Kissel Park, Gardner Park, and Yakima Airport. These wells draw from the Ellensburg Aquifer and are also tested regularly.





Every year we take hundreds of samples and analyze them for disinfection byproducts, synthetic and volatile organics, biological, radiological, and inorganic contaminants. The tables below show the most important and frequently requested results for 2020. If you have any questions about these tests or if you would like to know about a substance not listed here you can call the Water Quality Specialist at 509-576-6477.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

Name	Linite	MCI	MCLC Number detected	Danga law/hi-h	Violation?	
Name Total Coliform	Units Sample	MCL >5%	MCLG Number detected	Range low/high	Violation? No	< = less than MCL = Maximum Contaminant Level, the highest level of contaminant allowed in drinking water.
Disinfection a Disinfection I		the naturally occu	oducts (DBP's) are formed when the ch Irring organic matter (NOM) to form pc Id into two main groups: Trihalomethar	MCLG = Maximum Contaminant Level Goal, the level of contaminant below which there is no known or expecte health risk. mg/L = milligrams per liter. Equal to ppm.		
Name	Units	MCL / MRDL	Range	2020 Average	Violation?	- MRDL = Maximum Residual Disinfectant Level, the high
		4.0	0.05-1.45	0.98	No	level of a disinfectant allowed in drinking water.
Chlorine	mg/L	4.0				
Chlorine TTHM's	ppb	80	8.9—85.6	57.9	No	MRDLG = Maximum Residual Disinfectant Level Goal, th level of drinking water disinfectant below which there i
			8.9—85.6 16.2—41.3	57.9 37.1	No No	level of drinking water disinfectant below which there in no known or expected health risk.
TTHM's HAA5's	ppb	80 60 Turbidity is a me		37.1 gh turbidity can indicate po	No por water quality.	level of drinking water disinfectant below which there i
TTHM's	ppb	80 60 Turbidity is a me	16.2—41.3 easure of the "cloudiness" of water. Hi irbidity are generally attributed to soil r	37.1 gh turbidity can indicate po	No por water quality.	level of drinking water disinfectant below which there is no known or expected health risk. NTU = Nephelometric Turbidity Unit. ppm = part per million

Fluoride

Name

Fluoride

Primary Standards

Units

ppm

MCL

4.0

Fluoride is added to drinking water to improve dental health. Fluoridation in Yakima began in 2004 after a referendum vote in 2001. For more information about water system fluoridation, please visit the DOH website: http://www.doh.wa.gov/Portals/1/Documents/Pubs/160-021_Fluoridate_Facts.pdf

Range

0.33 - 1.15

Violation?

No

2020 Average

0.67

National Primary Drinking Water Regulation primary standards are legally enforceable standards that

apply to public water systems. There are more primary standards not included here because they

Questions, Concerns about Covid 19?

We at the City of Yakima strive to provide safe and healthy drinking water at all times. The following is a link to the Wa. Dept. of Health page with facts about Covid and Drinking Water. https://www.doh.wa.gov/ Portals/1/Documents/1600/coronavirus/ DrinkingWater.pdf

Name	Units	MCL	MCLG	Amount detected	Violation?	Source
Arsenic	ppm	0.01	0	0.00041	No	Erosion of natural deposits, industrial waste.
Barium	ppm	2	2	0.00922	No	Erosion of natural deposits, industrial waste.
Chromium	ppm	0.1	0.1	<0.0001	No	Erosion of natural deposits, industrial waste.
Nitrate	ppm	10	10	<0.05	No	Erosion of natural deposits, fertilizer runoff, sewage, and faulty septic systems.
Nitrite	ppm	1	1	<0.05	No	Erosion of natural deposits, fertilizer runoff, sewage, and faulty septic systems.
Thallium	ppm	0.002	0.0005	0.00027	No	Industrial waste.

MCLG

2.0

were present in undetectable amounts.

Water and Health

Some people may be more vulnerable to certain chemical compounds and substances in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA and the Center for Disease Control guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and other microbial contaminants are available from the Safe Drinking Water Hotline (800 -426-4791).

Second<u>ary Standards</u>

Secondary standards are non-enforceable guidelines regulating contaminants that may have cosmetic or aesthetic effects, such as taste, odor, or staining.

Name	Units	MCL	Amount detected	Name	Units	MCL	Amount De- tected
Calcium	mg/L	_	9.03	Manganese	mg/L	0.05	0.00017
Chloride	mg/L	250	4.88	Turbidity	mg/L	_	<0.1
Color	units	15	<4	Silver	mg/L	0.1	<0.0001
Conductivity	µmhos/cm	700	106	Sodium	mg/L	_	6.14
Hardness	mg/L	_	30.6	Sulfate	mg/L	250	2.93
Iron	mg/L	0.3	<0.0097	Total Dissolved Solids	mg/L	500	46.0
Magnesium	mg/L	—	1.96	Zinc	mg/L	5	0.002

About Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The City of Yakima is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure to lead by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (800) 426-4791, or http://www2.epa.gov/lead

Every three years the City of Yakima is required to analyze water samples from homes determined by the EPA to be most susceptible to lead and copper leaching from pipes and plumbing components. The City of Yakima is very pleased to present the 2018 results of all these analyses here, as it is the most recent data that we have. The element abbreviation for lead is Pb, and copper is Cu. All values are mg/L, or PPM. The Rule sets an Action Level (AL) for lead at 0.015 mg/L and 1.3 mg/L for copper. As you can see, all of these locations from throughout our service area show very low to essentially undetectable amounts of these harmful metals.

	pper reare	throughout our		very low to essent	any unaccetable		
	Site 1	Site 3	Site 6	Site 7	Site 8	Site 9	Site 10
Pb	0.00019	0.00022	<0.0001	0.0003	0.00093	0.0005	0.000167
Cu	0.0677	0.0403	0.0367	0.0371	0.0380	0.1000	0.0655
	Site 11	Site 12	Site 13	Site 16	Site 17	Site 18	Site 19
Pb	0.00013	0.00010	0.00013	0.00022	0.00018	0.00029	<0.0001
Cu	0.1140	0.0486	0.0417	0.0571	0.0970	0.0690	0.0334
	Site 20	Site 22	Site 23	Site 25	Site 28	Site 29	Site 30
Pb	0.0006	0.0006	0.0001	0.00055	0.0004	0.0004	0.0001
Cu	0.0528	0.1400	0.0403	0.0845	0.0762	0.0238	0.0367
	Site 31	Site 35	Site 39	Site 40	Site 48	Site 49	Site 60
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Cu	0.0266	0.0436	0.0692	0.0564	0.0403	0.0352	0.0329
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Lead and

Copper Rule



A big THANK YOU! to all 31 residents that participated in 2018. We will again be testing for Lead and copper in the summer of 2021. We look forward to your continued support. We couldn't do it without your cooperation.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 3.A. For Meeting of: June 15, 2021

ITEM TITLE:	Lodging Tax Advisory Committee Report		
SUBMITTED BY:	Patricia Byers, Committee Chair		
	Steve Groom, Finance Director		

SUMMARY EXPLANATION:

The Lodging Tax Advisory Committee (LTAC) met on May 10, 2021 via zoom. Staff provided a revenue update and each of the committee members provided updates regarding the recent lodging and tourism activities. The committee also reviewed the 2022 Lodging Tax Grant application process. The application is posted on the City website under City Council, Boards and Commissions, Lodging Tax Advisory Committee.

At the next meeting, City staff will provide updated revenue forecasts, scheduled debt payments, and operating budget obligations before the committee reviews final applications. Council will review applications during the budget study session.

The Committee meets next in late July or early August, allowing more months of lodging tax revenues to become known before formulating a balanced recommendation, which will allow time for the RCW-required 45-day window of communication prior to budget adoption.

ITEM BUDGETED:

NA

STRATEGIC PRIORITY:

Economic Development

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 3.B. For Meeting of: June 15, 2021

ITEM TITLE:Discussion of Councilmember Funk's draft American Rescue PlanProject Proposal to address Mental Health Challenges in Yakima

SUBMITTED BY: Robert Harrison, City Manager

SUMMARY EXPLANATION:

At the June 1, 2021 Council meeting, staff was directed to add this issue to the June 15 agenda.

ITEM BUDGETED: STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Description

proposal

Upload Date 6/2/2021

Type Cover Memo

American Rescue Plan Project Proposal for Mental Health Challenges in Yakima

Kay Funk, MD June 1st, 2021

Specific Problems

- "Dumping" of a homeless man who already had trespass orders and outstanding warrants
- Death of Tiffany Eubanks and other incidents with impaired and/or intoxicated individuals
- Persistent Camping and problem behavior on Naches Parkway
- The new requirement that individuals in possession of a controlled substance must be offered diversion to substance use disorder assessment and treatment services at least twice will require increased longitudinal record keeping

Background Problems which often result in cross-over of criminal justice and mental health issues

- ACEs, dysfunctional parenting, trauma, PTSD
- Criminal behavior, eg domestic violence, theft, assault, driving while intoxicated
- Possession, sale, and use of illegal intoxicants (stimulants cause more problems)
- Addiction/Substance Use Disorder w/ legal substances, eg alcohol, MJ, prescription drugs, computer games
- Cognitive disability eg developmental delay, encephalopathy, brain injury
- Mental health detention criteria (danger to self or others, grave disability) with inadequate resources for detention
- Incompetence for self-care (eg dementia) which does not meet criteria for detention

Program

- Staff a "human services" department for the City of Yakima. This will allow the City to manage homeless funds. This individual will also manage liaison to Medication Assistance Treatment (MAT) for Substance Use Disorder in City Jail.
- Financially support additional Crisis Response Mental Health Professionals to provide needed 24/7 coverage and additional YPD patrol coverage
- MAT for Substance Use Disorder in City Jail and referrals to follow-up
- Yakima Fire Department to consider purchase and staffing of 2 paramedic-led emergency response vehicles
- Home detention options

Funding Opportunities/References

American Rescue Plan Provides More Relief to Local Governments. Eric Lowell. Municipal Research News. Spring 2021.

https://mrsc.org/Home/Stay-Informed/MRSC-Insight/March-2021/American-Rescue-Plan-Provides-Relief.aspx

"ARPA funds can be used by local governments:

• To respond to the public health emergency caused by COVID-19...

The ARPA legislation is over six hundred pages long, and this article only covers areas most pertinent to local governments. Also included in ARPA are several other potential grant opportunities for local governments. Your agency may want to pursue funding available in these areas, such as:

- Block grants for community mental health services (Section 2701)
- Block grants for prevention and treatment of substance abuse (Section 2702)
- Grants for local substance use disorder services (Section 2706)
- Grants for local behavioral health needs (Section 2707)
- Homelessness assistance and supportive services (Section 3205)"

Legislature agrees on approach to address Blake

https://wacities.org/advocacy/News/advocacy-news/2021/04/26/legislature-agrees-on-approachto-address-em-blake-em

"The legislation requires law enforcement officers who encounter an individual in possession of a controlled substance to offer a diversion to seek substance use disorder assessment and treatment services. The first two interactions by law enforcement must result in such a diversion. Further contacts allow the officer to offer diversion but does not mandate that the officer do so. If an officer arrests and pursues a misdemeanor charge, the prosecutor is not required to prosecute. The prosecutor may offer diversion or move forward with a charge.

The Washington State Health Care Authority (HCA) is charged with establishing a recovery services advisory committee to create a substance use recovery services plan. The purpose of the plan is to implement measures to assist those with a substance use disorder in accessing outreach, treatment, and recovery support services that are low-barrier, person-centered, informed by people with lived experience, and culturally and linguistically appropriate. Additionally, the committee must make recommendations regarding the appropriate criminal legal system response, if any, to possession of controlled substances. It must also make recommendations regarding the collection and reporting of data that identifies the number of people law enforcement officers and prosecutors engage with regarding drug possession, and the design of a mechanism for referring people with a substance use disorder, or who display problematic behaviors resulting from substance use, to supportive services. A final plan is due to the Legislature by December 1, 2022.

The HCA will also establish several other plans and programs, including:

- A comprehensive statewide substance misuse prevention plan. As a part of this plan, the HCA must administer a competitive grant process for existing local community efforts to prevent substance misuse. The plan must be completed by January 1, 2024.
- A grant program to provide treatment for low-income individuals with substance use disorder who are not eligible for Medicaid. Grant distribution must begin by March 1, 2022.
- A grant-based homeless outreach stabilization transition program. Grant distribution must begin by March 1, 2022.

- Funding for behavioral health administration services organizations to establish recovery navigator programs. These programs will provide community-based outreach, intake, assessment, connection to services, and, as needed, long-term intensive case management and recovery coaching services to individuals with substance use disorders.
- An expanded recovery support services program that increases regional access to recovery services for substance use disorder such as housing, employment training, recovery coaching, and legal support.

By July 1, 2022, the Criminal Justice Training Commission must develop new training for law enforcement officers on how to manage interactions with people they encounter with substance use disorders, including referral to treatment and recovery services. The training will be incorporated into the curriculum at the Basic Law Enforcement Academy.

In addition to the \$83.5 million in the state's budget to help the state and counties manage the legal impacts of the Blake decision, **SB 5476** includes another \$88.4 million to help establish the new programs outlined above. Of that \$88.4 million, \$4.5 million will go to the Administrative Office of the Courts to help enhance municipal and district therapeutic courts. There are no direct appropriations to cities to offset the costs of diversion and prosecution."



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 3.C. For Meeting of: June 15, 2021

ITEM TITLE: Discussion of amendment to the City Council Rules of Procedures for consideration of letters requesting letters of support

SUBMITTED BY: Robert Harrison, City Manager

SUMMARY EXPLANATION:

At the June 1, 2021 City Council meeting, staff was directed to add this issue to the June 15, 2021 Council agenda.

ITEM BUDGETED:

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

Description

Funk proposal

Upload Date 6/4/2021

Type Cover Memo

"Letters of Support" - Yakima City Council procedure

This is an amendment to Yakima City Council procedures, intended to create an orderly process by which local groups can request that the City Council provide a "letter of support" for a project or action. Such letters are usually requested to document Council support of an "ask" to an outside agency, often an application for project funding.

City Councilmembers and the City Manager may request to have the subject placed on the agenda of the next business meeting for discussion. If addition to the agenda is approved, the full letter and all supporting documents must be given to the City Clerk before the Thursday prior to the next business meeting. This allows inclusion of the letter and documents in the agenda packet for the next business meeting.

If the city staff anticipates that the requested support will be controversial or otherwise problematic, staff documents should also be prepared and in the agenda packet.

This procedure makes it impossible to approve an item in less than two weeks. If there is an urgent need for expedited approval, it is the responsibility of the local group to provide justification for urgent action which includes:

- Documentation of the deadline, and when that deadline was announced
- A full "Letter of Support", or a draft with a request for editing from City staff
- A specific reference to how the project furthers established City priorities
- This list is not exhaustive and more details may be requested

Letters of Support approved by vote of the Council are to be signed, "on behalf (or on the authority of) the Yakima City Council, and can be signed by any or all Council Members.

I envision staff creating a "Google Form" or similar-format application which can be typed and submitted online. I don't think that there is a need for a "secure"/"wet" signature, as that can be done later.

I would like to see requests for Letters of Support and Proclamations and their supporting documents kept together in an electronic file, and open for review, during the entire process from start to finish.

I'm open to editing. Kay Funk, MD 5/27/2021



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 3.D. For Meeting of: June 15, 2021

ITEM TITLE: Discussion regarding the City Council Rules of Procedures for appointing Council members to outside boards

SUBMITTED BY: Robert Harrison, City Manager

SUMMARY EXPLANATION:

At the June 1, 2021 City Council meeting, staff was directed to add this topic to the June 15, 2021 agenda. Attached is a listing of assignments to boards and committees as provided to Council at the February 4, 2020 Council meeting.

ITEM BUDGETED: STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

	Description	Upload Date	Туре
D	Funk proposal	6/11/2021	Cover Memo
۵	Boards and Commissions	6/10/2021	Cover Memo
D	Yakcorps agreement	6/16/2021	Cover Memo

From Councilmember Kay Funk

City Council Rules of Procedure

A. Organization

4. Duties of the Mayor

It shall be the general duty of the Mayor as Chair of the Council:

(a) To take the chair every day precisely at the hour for which the meeting of the Council has been called or to which the Council may have adjourned and immediately to call the Council to order and proceed with the daily order of business.

(b) To announce the business before the Council in the order in which it is to be acted upon.

(c) To receive and submit in the proper manner all motions and propositions presented by the members of the Council.

(d) To put to vote all questions which are properly moved, or which necessarily arise in the course of proceedings, and to announce the result thereof.

(e) To inform the Council when necessary, or when referred to for that purpose, on any point of order or practice. In the course of the discharge of this duty she/he shall have the right to call upon the City Attorney or any member of the Legal Department for advice.

(f) To authenticate by his/her signature when necessary, or when directed by the Council, all the ordinances and resolutions, and all the acts, orders and 3 proceedings of the Council, and entries in the official record of the Council when the same have been approved by it.

(g) To maintain order at the meetings of the Council, for which purpose she/he shall have the right to call upon the Chief of Police and any and all other officers of the Police Department for assistance.

(h) In accordance with our City Charter, the Mayor has no executive authority. All appointments to represent the City of Yakima and the Yakima City Council to outside groups are full Council decisions. There will be an exception when state statute requires representation from the Mayor.

CITY OF YAKIMA COUNCIL COMMITTEES

(meeting dates, locations, and times subject to change)

As of 1/22/20

Nominating Committee (members rotate quarterly)	As needed	
Ad Hoc Downtown Master Plan Workgroup	2 nd Monday every month 10:00 @ City Hall 2 nd Floor CR	Hill White Byers
GRIT Steering Committee	1 st Tues. every other month 4:30 p.m. @ City Hall CM CR	Rep Rep Rep

Yakima City Council Appointees to Other Boards, Committees, Commissions, Task Forces, etc.

Yakima Valley Tourism Board of Directors (ex-officio)	4 th Wed Every other month Jan, March, May, July, Sept, Nov 12:00 @ Convention Center	White (Alt) Byers
Hotel/Motel Commission/TPA (ex-officio) (Council member position required per ordinance)	3 rd Tues every other month Feb, April, June, Aug, Oct, Dec 8:30 am – Convention Center	White (Alt) Byers
Lodging Tax Advisory Committee (Mayor or designated Council member per resolution) (by state statute – council member serves as chair)	Qtrly 3 rd Thurs Feb, May, Aug, Nov 10:00 – Location Varies	White (Alt) Byers
Capitol Theatre Board (ex-officio)	4 th Mon every month 12:00 @ Capitol Theatre Admin.	Lund (Alt) Cousens
Choose Yakima Valley (YCDA) (ex-officio)	3 rd Thurs every month 4:00 at YCDA/New Vision	Cousens (Alt) Funk
Yakima Chamber of Commerce Board (ex-officio)	2 nd Tues every month 11:30 @ Chamber of Commerce	Byers (Alt) Funk
Supporting Investments in Economic Diversification Board (SIED) (per YCDA, position traditionally held by Mayor)	Qtrly 3 rd Thurs. Jan, April, July, Oct 10:00 @ New Vision	Byers (Alt) White
Yakima Police Athletic League	3 rd Wed every other month 12:00 @ WA Fruit Com. Center	Funk (Alt) Cousens
Yakima Valley Conference of Governments (YVCOG) Executive Board	3 rd Mon every month 3 rd Wed in Jan, and Feb. 1:30 @ YVCOG Office	Hill (Alt) Cousens

Yakima Valley Conference of Governments (YVCOG) General Membership	3 rd Wed. @ 6:00 pm Date and location varies	Hill (Alt) Cousens
Yakima Valley OIC	3 rd Wed every month 12:00 @ OIC	Macias (Alt) Funk
Yakima Regional Clean Air Board (position required per RCW)	2 nd Thur every month 2:00 in Council Chambers	Hill (Alt) Cousens
Yakima County Board of Health (invitation for city rep – term expiration 2020 per Health District)	Last Wed every month 8:30 @ Health District	Funk
Yakima County Solid Waste Advisory Committee	As needed	Funk
Local Emergency Planning Committee (LEPC) (Directed by Congressional action in 1986) (Per WAC, state or local official)	As needed	Funk
Yakima County EMS Trauma Care Council (Chief Markham attends) (Elected official position) (Electeds rotate voting and alternate positions yearly)	Every other month 1:30 @ EMS Office	Funk (elected alt.)
Yakima Basin Fish & Wildlife Recovery Board (Dave Brown is also on the board) (bylaws require an elected official)	Varies	Rep (Alt)
Yakima Basin Joint Board (Dave Brown is also on the board)	Varies	Hill (Alt)

Optional – Council representation not required but requested

TRANS-Action	Every other month at 2:00 Location varies	Hill
Sports Commission	Qtrly 4 th Tuesday @ 11:30 Location varies	White (Alt) Cousens
Morelia Sister City Committee	1 st Fri every month 8:00 @ City Hall 2nd Floor CR	Macias (Alt) Cousens
Seniors Inc. Board (Ken Wilkinson is alternate)	2 nd Thurs every month 1:00 @ Harman Center	Hill
Homeless Network	4 th Thurs every month 10:00 am	Lund
Yakima County Homeless Coalition Executive Committee (Council member has to be appointed by Exec Committee)	1 st Wed. every month 3:00 @ YNHS Don Hinman Boa	Lund rd Room
Homeless Network of Yakima County ACI Core Team	2 nd Tue. Every month 3:00 @ YNHS Paddock Room	Lund
Yakima Valley Museum	3 rd Wed every month	Hill

5:00 @ Museum

<u>City Advisory Boards, Committees, and Commissions</u> <u>City Council Appoints to</u>

Arts Commission (liaison req'd per ordinance)	3 rd Wed quarterly 3:30 @ City Hall 2 nd Floor CR	Lund (Alt) Macias	
Parks & Recreation Commission (Optional)	2 nd Wed every month 5:30 in Council Chambers	Macias (Alt) Funk	
Yakima Planning Commission (Optional)	2 nd & 4 th Wed every month 3:00 in Council Chambers	Funk (Alt) Cousens	
Historic Preservation Commission (Optional)	4 th Wed every month 5:30 in Council Chambers	Liaison (Alt)	
Henry Beauchamp Community Center (Optional)	5 th Tue quarterly 12:00 at HBCC	Byers (Alt) Macias	
Bike/Ped Committee (Optional)	2 nd Wed every month 10:00 at City Hall 2 nd Floor CR	Liaison (Alt)	
Tree City USA Board (Optional)	1 st Mon every month 5:00 in Council Chambers	Liaison (Alt)	
Community Integration Committee (Optional)	2 nd Mon every month 5:30 in Council Chambers	Hill (Alt) Lund	

Filled by Mayor (or Mayor's Designee)

Yakama Nation Community Contribution Committee (Mayor required per Governor's MOU)	• • •	Annually	Byers (Alt) Cousens
Fire Relief & Pension Board		2 nd Mon every month	Byers
(Mayor or designee per RCW 41.16.020)		9:00 at City Hall 1 st Floor CR	(Alt) Hill
Board of Volunteer Firefighters (Mayor or designee per RCW 41.16.020)		As needed	Byers (Alt) Hill
Police Relief & Pension Board		2 nd Mon every month	Byers
(Mayor or designee per RCW 41.20.010)		8:30 at City Hall 1 st Floor CR	(Alt) Hill
Board of Volunteer Police (Mayor or designee per RCW 41.20.010)		As needed	Byers (Alt) Hill
911 Administration Board		Twice per year	Funk
(Deputy Chief Reid attends) (bylaws require mayor)		9:00 @ SunComm	(Alt) Byers
Yakima County Emergency Medical		-Quarterly-	-Funk
Services (EMS) Admin Board		-9:00 @ EMS Office	(Alt) Byers

Yakima City Council does not currently have a position on this board

Yakima County Emergency Management (EMEB) Executive Board (current bylaws state one county commissioner and 4 mayors)

Quarterly 9:30 @ EMS Office Funk (Alt) Byers

State Boards, Committees, Commissions, etc.

InterLocal Agreement

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For the Establishment of the

Yakima Consortium for Regional Public Safety

(YAKCORPS)

(June 2010)

YAKCORPS InterLocal Agreement

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Addendum:

- A Public Safety Systems Project Implementation Costs and Funding
- **B** Consortium Annual Assessments Allocation of On-going Costs
- C Contingent Purchase Agreement with Spillman Technologies, Inc., and Attachments

YAKIMA CONSORTIUM for

REGIONAL PUBLIC SAFETY

WHEREAS this Agreement is made and first entered into by and among the undersigned governmental jurisdictions; and

WHEREAS the members and the residents of Yakima County would benefit both in terms of efficiency and economy from a consortium for Public Safety services for Yakima County and the participating cities, and fire protection districts within Yakima County; and

WHEREAS the undersigned governmental jurisdictions have a goal of establishing and maintaining a Consortium, to be hereafter known as the "Yakima Consortium for Regional Public Safety (YAKCORPS)"; and

WHEREAS this Agreement and the activities described herein below are authorized by the provisions and terms of the "InterLocal Cooperation Act" pursuant to RCW 39.34 et seq.; and

WHEREAS the establishment of the YAKCORPS will provide improved public safety within the boundaries of the consolidated service area of the participating jurisdictions, together with such other jurisdictions; and

WHEREAS the establishment and maintenance of YAKCORPS will provide substantial benefit to the citizens of the participating governmental jurisdictions and the public in general; and

WHEREAS the participating jurisdictions desire to expressly state the powers held by YAKCORPS pursuant to RCW 39.34.030(3)(b); and

WHEREAS the participating jurisdictions expressly state that YAKCORPS is authorized to acquire, hold and dispose of property pursuant to RCW 39.34.030(4)(b); and

WHEREAS YAKCORPS is funded by the methods described herein.

NOW THEREFORE, it is hereby agreed and covenanted among the undersigned as follows:

ARTICLE 1 – Consortium Purpose

A. The purpose of this Agreement is to establish the Yakima Consortium for Regional Public Safety (YAKCORPS) to provide public safety services for its' members, thereby benefiting them in terms of efficiency, economy, improved tools, improved coordination of data and/or improving the members' ability to better protect and serve the citizens of Yakima County.

B YAKCORPS shall serve as a liaison to develop and promote communication, understanding and cooperation among the YAKCORPS members and participants on matters common to the parties and/or affecting the public served by the participants in the Consortium and help ensure the coordination and sharing of integrated public safety information among members and participants.

C. YAKCORPS may provide technical and professional services to aid the administration and operations of member jurisdiction's and participants' regional, integrated public safety systems in a manner that provides greater expertise, lower costs, improved services to its' members / participants and/or better communications between its' members / participants. Such services may include, but are not limited to, the acquisition, enhancement, replacement, operations, maintenance and performance of regionalized public safety technology systems.

D. Further, YAKCORPS may provide technical and professional assistance on public safety related subjects of mutual concern and interest to the members when requested to do so and approved by a majority of the Executive Board.

ARTICLE 2 – Creation

YAKCORPS is hereby created as a consolidated public safety services consortium, which is a public agency. The parties hereto each assign to such agency the responsibility for public safety services to achieve the purposes provided in Article 1. Such agency shall be and is hereby created as a separate legal entity as is authorized by RCW 39.34.030(3)b.

ARTICLE 3 – <u>Definitions</u>

A. As used in this Agreement, the following words and phrases shall have the following meanings:

- 1. "Consortium" and "YAKCORPS" shall mean the entity that consists of and represents the entire group of Members to this Agreement.
- 2. The "County" shall mean the administrative and governing body headed by the Board of County Commissioners, and "Yakima County" shall mean the geographic area over which the County Commissioners exercise jurisdiction.
- 3. "Lower Valley City/Town" shall mean any one of the following cities or towns: Grandview, Granger, Harrah, Mabton, Wapato, Sunnyside, Toppenish or Zillah.
- 4. "Lower Valley Fire District" shall mean any one of the following fire districts: Lower Valley No.5 or Glade No.7.
- 5. "Member(s)" and "Participating Member(s)" shall mean those governmental agencies / jurisdictions within Yakima County represented by the signatories to this Agreement and such other Yakima County governmental entities as may become signatories or otherwise become members in the future; but excluding any signatory agency who has since withdrawn from or whose membership has been terminated by the Consortium, per Articles 18 and 20 herein and who has not subsequently re-joined the Consortium, per Article 18 herein.
- 6. "Non-Member agency or Jurisdiction" shall mean any agency or jurisdiction that is eligible to join the Consortium as a member, per Article 4 herein, but is not a current member thereof.

- 7. "Participant" shall mean any/all Participating Agencies, as defined in #8 below, and Participating Members, as defined in #5 above
- 8. "Participating Agency" shall mean an agency(s) who participates in the utilization of and/or payment for some or all portions of the public safety systems but who are not members of the Consortium.
- 9 "Public Safety" shall include any or all of the following activities: 911 call taking; dispatch of law enforcement, firefighting and/or ambulance services; law enforcement; fire fighting; prosecuting attorneys; incarceration (e.g.: jail and Department of Corrections), probation and the technology and other services that support these functions.
- 10. "Public Safety Systems" shall mean, the Software and/or Hardware required to support the County-wide Regional Public Safety Systems as identified in Article 12 herein and as may be included in the vendor contracts included as Addendums hereto, or as such may be modified from time to time.
- 11. "Services" shall mean the performance of duties/activities, and/or the operation and maintenance of software, hardware and other equipment utilized to enhance public safety for the participating members.
- 12. "Upper Valley City/Town" shall mean any one of the following cities or towns: Moxee, Naches, Selah, Tieton, Union Gap or Yakima.
- "Upper Valley Fire District(s)" shall mean any one of the following fire districts: Cowiche/Tieton - No.1; Selah - No.2; Naches - No.3; East Valley - No.4; Gleed -No.6; Naches Heights - No.9; Fruitvale - No.10; Broadway - No.11; West Valley -No.12 or Nile/Cliffdell - No.14.

ARTICLE 4 – General Membership

A. General membership in the Consortium shall be composed of all member agencies. Representatives from all members are welcome to attend any meeting of the General Membership, the Executive Board, the Operations Board, the Operating Committees and any/all other meetings of the Consortium that may occur.

B. Eligible Entities: All local, public safety related governmental agencies / jurisdictions whose governing body is located within the geographic boundaries of Yakima County are eligible to become a Member of the Consortium, subject to proper authorization by that governing body, as evidenced by reference to the motion and vote in the minutes of said agency / jurisdiction and by the signature of the highest ranking official of said agency/jurisdiction on this InterLocal Agreement or the then current InterLocal Agreement. Additionally, all requests for membership after the effective date of this InterLocal Agreement will be subject to the eligibility requirements noted above and as included in Article 18 herein, and to all additional criteria, if any, as may be required by the Executive Board. Such additional criteria, if any, will be at the sole discretion of the Executive Board and addressed on a case by case basis.

C. Modifications and/or amendments to the text of the Interlocal Agreement shall required a 2/3 majority vote of the Governing Bodies of the Members (i.e.: of the General Membership);

however, the Executive Board has authority to authorize and approve modifications / amendments to the Addendums to this Interlocal Agreement.

ARTICLE 5 – General Membership Board

A. The affairs of YAKCORPS shall be governed by a General Membership Board composed of one representative from each participating member. Such representative shall be the highest-ranking elected member of the jurisdiction or his/her designee, who shall be an elected official. Each Board member shall have an equal vote and voice in all Board decisions.

- B. The Functions of the General Membership Board shall include:
 - 1. Establish rules and policies for the General Membership Board's operation and regulation of its affairs.
 - 2. Monitor the performance of the Executive Board and take appropriate action when deemed necessary by the Board. Any member of the Board may request the full General Membership Board to review a decision of the Executive Board.
 - 3. The general Membership Board, by a two-thirds (2/3) majority vote of its members present at a properly authorized and noticed meeting of the Board, may overturn any decision or action of the Executive Board.

C. The General Membership Board shall meet only as necessary, but at least annually and at the request of any member of the General or Executive Board.

- 1. All materials of regular and special meetings shall be prepared in packets and distributed to all Board Members at least ten (10) days in advance of the meeting date.
- 2. The minutes of each General Membership Board meeting shall be prepared and distributed to each Board Member not more than fifteen (15) days after the date of the meeting. A quorum shall consist of a majority of those present at a properly noticed, scheduled meeting.
- 3. No action is deemed taken by the Board unless the matter was subject to a proper motion, which was approved by a majority of the Board present at a properly noticed meeting and recorded as such in the approved minutes of the meeting.

D. Unless otherwise agreed to by a majority of the Board, Robert's Revised Rules of Order shall govern all procedural matters relating to the business of the General Membership Board.

All regular meetings shall include the following:

- 1. Approval of the minutes of the previous meeting
- 2. Reports from the Chairperson
- 3. Reports from the Executive Board
- 4. Reports from the Operations Board
- 5. Reports of any member, as requested
- 6. Old Business

7 New Business

E. Members will serve without compensation, but are entitled to reimbursement for necessary and reasonable expenses actually incurred in the performance of their duties as members of the Board. Board members shall not be reimbursed for normal and customary expenses incurred in the performance of their duties as Board members, such as mileage to and from Board meetings, cost of meals and the like. Reimbursable expenditures must have been pre-authorized by the General Membership Board or have been included in the currently authorized annual budget for reimbursement from the Consortium.

Members, officers and agents of the Board shall conduct themselves in a professional manner and in accordance with Chapter 42.23 of the Revised Code of Washington, Code of Ethics for Municipal Officers.

F. The General Membership Board shall maintain a written record of its proceedings that is available for public inspection. The Board shall record in the record the "aye" and "nay" vote count on all matters coming before the General Membership Board at any regular or special meeting. All documents, records and accounts maintained by the Board are subject to (1) the Public Records Act, RCW 42.56 et seq., relating to public inspection at all reasonable times and (2) the Washington State Preservation and Destruction of Public Records act, RCW 40.14 et seq...

ARTICLE 6 – <u>Executive Board</u>

A. The Executive Board shall have the full authority and power of the General Membership Board to make decisions regarding the affairs of YAKCORPS on a routine basis.

B. The Executive Board shall be chosen from the General Membership Board. The Executive Board shall be composed of the following seven (7) member representatives, so long as the agency / jurisdiction remains a member of the Consortium:

- 1. One County Commissioner from Yakima County
- 2. The Mayor of the City of Yakima
- 3 One Mayor from an Upper Valley City (excluding City of Yakima)
- 4. The Mayor of the largest populated Lower Valley City
- 5. One Mayor from a Lower Valley City (excluding the largest populated City)
- 6. One Commissioner from an upper valley Fire District
- 7. One Commissioner from a lower valley Fire District

All Board Members not specifically identified in "B", above, shall be selected by a majority vote of the entities to be represented by the chosen Board Member. Any Board Member may appoint a designee to act on their behalf. The designee shall be an elected official from the same jurisdiction(s) as the Board member he/she is representing.

C. The Functions of the Executive Board shall include:

- 2. Approve YAKCORPS annual budget, subject to the provisions of Article 12 of this Agreement;
 - i. Review and authorize the total annual assessment amount(s) for inclusion in the proposed budget and allocated among the members;
- 3. Establish policies for expenditures of budgeted items for YAKCORPS;
- 4. Approve or disapprove unbudgeted expenditures upon receiving recommendations of the Operations Board;
- 5 Resolve disputes that may arise between the members of the Operations Board and any other issues not resolved by the Operations Board;
- 6. Evaluate and determine the priority of public safety services the Consortium shall offer to members, and determine the price and other terms and conditions for and effects of providing such services, and advise all members of such;
- 7. Authorize professional services to assist the Consortium in order to address financial, legal or other technical matters necessary to carry out the functions of the Consortium;
- 8. Hire employees and/or contractors as necessary.
- 9. Approve contracts between YAKCORPS and its members, vendors, or other parties for materials, services and other business needs of YAKCORPS, including approval of any modifications or amendments to the agreements contained in the Addendums to this Interlocal Agreement, but excluding amendments to the text of the Interlocal Agreement, which requires a 2/3 majority vote of the General Membership,
- 10. Approve agreements with federal, state or local governmental agencies;
- 11. Approve the acquisition of real or personal property, or any interest therein, whether by purchase, lease, receipt by gifts, grants, or any/all other legal conveyance;
- 12. Ensure the General Membership Board is apprised of all proposed changes to policies, significant operating practices and contracts for services, including proposed changes to existing software and hardware;
- 13. Provide recommendations to the governing bodies of participating members regarding YAKCORPS business issues that may come before such bodies;
- 14. Provide annually, a report to the General Membership Board on the status of YAKCORPS. Said report shall include, at a minimum, a detailed list of the current years' revenues, expenditures; list of all assets and outstanding debt or other liabilities as of December 31st of preceding year and of any significant changes therein from the preceding year to the date of the report; status of all projects/programs included in the current year's annual budget or carried over from a previous year's budget, and any/all projects in progress; and status of all awarded grants and of all grant applications/requests outstanding;
- 15. The Executive Board may also perform other duties and responsibilities as may be authorized by the General Membership Board from time to time.

D. A quorum, or majority vote, of the Executive Board shall consist of a majority of the voting members, or their designee, present at a properly noticed meeting,

E. A Chair and a Vice-Chair, and such other officers as the majority of the Board may authorize, shall be elected by a majority of the Executive Board, to serve as an officer of the Executive Board. The term of each office shall be one year;

- 1. The Board shall elect the Chair and Vice-Chair for the subsequent year no less than thirty (30) days prior to the end of the current officers' term of office.
- 2. The Chair elected by the Executive Board shall serve as the Chair of the General Membership Board during his/her term of office
- F. The duties of the Executive Board Chair shall be as follows:
 - 1. <u>Chair</u>: The Chair shall oversee all administrative functions of the Board and shall preside at all meetings of the Board. The Chair, or in the event of the Chairperson's absence or disability, the Vice Chair, or in the event of the Vice-Chairperson's absence or disability, the Temporary Chair, may sign and execute, on behalf of the "Board", lease agreements, contracts and other instruments previously authorized by the Board, and generally shall perform all duties incident to the office of Chair and such other duties as may from time to time be assigned to such office by the Board.

The Chair shall maintain a book of minutes of all meetings of the members, recording therein the time and place of holding, whether regular or special, and, if special, how authorized, the notice thereof given, and the proceedings thereat; see that all notices are duly given in accordance with the provisions of this Agreement or as may be amended from time to time, and as required by law; act as custodian of the records; exhibit at all reasonable times to any member, upon written request, the minutes of the proceedings of the members of the Board; attest to the official signatures of the other officers of the Board. All such records and minutes shall be retained for as long as is required by Washington State records retention requirements.

Signature of the Chair will not be sufficient to bind the Board unless said signature is first authorized by and on behalf of said Board at a meeting held pursuant to lawful notice with a quorum present.

At least ten (10) days prior to the end of their term of office, the Chair shall submit written notice to the Consortium's Fiscal Agent of the names and effective dates of the subsequent year's Chair and Vice-Chair, and any other officials who may hold elected office on the Executive Board. The Fiscal Agent is not authorized to act upon the authorization of the newly elected officials without such written notice nor prior to the effective date of their term of office. Additionally, the Fiscal Agent is not authorized to act upon the signature of the current year's elected officials after the end of their term.

2. <u>Vice-Chair</u> At the request of the Chair or in the event of the Chair's absence or disability, the Vice-Chair shall perform all duties of the Chair, and when so acting shall have all the powers of, and be subject to all restraints upon the Chair. In

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addition, the Vice-Chair shall perform such other duties as may from time to time be assigned to that office by the Board or Chair.

3. <u>Temporary Chair</u>: A Temporary Chairperson may be appointed by the Board, by a majority vote of the members present at a properly authorized and noticed meeting of the Board, if both the Chair and the Vice-Chair are absent or otherwise unable to perform their duties and responsibilities during their term of office.

G. The Executive Board shall meet regularly, but no less than quarterly. All materials of regular and special meetings shall be prepared in packets and distributed to all Executive Board members at least five (5) days in advance of the meeting date. Minutes shall be prepared of each meeting and shall be approved at the next Board meeting. All such meeting notes shall be distributed to any/all YAKCORP Member(s), upon such member's request or as soon as available, whether approved by the Board or not. All meeting minutes shall be marked "Draft" until approved by the Board;

H. The Chair, his/her designee, or a majority of the Board, may call for an executive session of the Board for discussion of matters protected under RCW 42.30.110, executive sessions. Such sessions shall comply with the criteria as set forth in the statute;

I. The Chair shall establish an agenda for each meeting, which shall be distributed with the packet of meeting materials, and shall oversee the preparation and distribution of meeting materials and meeting notes;

J. No action will be deemed to have been taken by the Board unless the matter had been subject to a proper motion, which was approved by a majority of the Board present at a properly noticed meeting and recorded as such in the approved minutes of the meeting.

K. Unless otherwise agreed to by a majority of the Board, Robert's Revised Rules of Order shall govern all procedural matters relating to the business of the Executive Board.

- L. All regular meetings shall include the following:
 - 1. Approval of the minutes of the previous meeting
 - 2. Reports from the Chair
 - 3. Reports from the Executive Board
 - 4. Reports from the Operations Board
 - 5. Reports of any member
 - 6. Old Business
 - 7. New Business

M. Members will serve without compensation, but are entitled to reimbursement for necessary and reasonable expenses incurred on behalf of the Board if such expenses were preauthorized and approved for reimbursement by the Board. Board members shall not be reimbursed for normal and customary expenses incurred in the performance of their duties as members of the Board, such as mileage to and from Board meetings, cost of meals and the like. Members, officers and agents of the Board shall conduct themselves in a professional manner and in accordance with Chapter 42.23 of the Revised Code of Washington, Code of Ethics for Municipal Officers

N. The Executive Board shall maintain a written record of its proceedings that is available for public inspection The Executive Board shall record in the record the "aye" and "nay" vote count on all matters coming before the Executive Board at any regular or special meeting. All documents, records and accounts maintained by the Board are subject to (1) the Public Records Act, RCW 42.56 et seq., relating to public inspection at all reasonable times and (2) the Washington State Preservation and Destruction of Public Records, RCW 40 14 et. seq.

ARTICLE 7 – Legal and Other Professional Assistance

The member agencies / jurisdictions may agree to furnish legal, financial or other professional assistance. The Executive Board may contract with a participating member(s) for professional services. If these services are not available within the necessary time and/or cost, the Executive Board may contract with a third party vendor for these services.

ARTICLE 8 – Operations Board

A. The Operations Board shall have the authority and responsibility to govern the day-to-day operations and activities of YAKCORPS, and to establish such operating practices and procedures as are necessary to responsibly, efficiently, effectively and with proper care carry out those operations and activities.

- B. The Functions of the Operations Board shall be as follows:
 - 1. Establish rules, policies, procedures, practices and/or guidelines for the operations of the Operations Board and any Operating Committees;
 - Develop operating practices, procedures, guidelines and codification standards, or customization requirements if needed, for the operation, maintenance of the public safety software systems;
 - 3. Establish priorities and timelines for the development, enhancement and/ or replacement of YAKCORPS' public safety hardware and software computer systems and for the utilization and operation thereof;
 - a. Steering Committee: The Technology Directors for the County and for the City of Yakima and the Operations Board shall serve as the Steering Committee for computer software and hardware implementation projects; providing oversight and direction to the project manager and the project team.
 - 4. Prepare YAKCORP's annual operating and capital budgets, with input and assistance from the Operating Committees, and forward such to the Executive Board for their review and approval;
 - 5. Monitor expenditures throughout the year and ensure YAKCORPS operates within the authorized budget levels; forward all recommendations for unbudgeted expenditures and/or reallocation of budgeted funds to the Executive Board for approval;
 - 6. Resolve disputes regarding YAKCORPS' business operations; or forward such to the Executive Board for resolution;

- 7. Any decision of the Operations Board may be over-turned by a majority vote of the Executive Board;
- C. The Operations Board shall be comprised of the following eleven (11) members:
 - 1. Sheriff Yakima County
 - 2. Police Chief City of Yakima
 - 3. Police Chief of an Upper Valley City/Town, excluding the City of Yakima
 - 4. Police Chief of a Lower Valley City/Town
 - 5. Fire Chief City of Yakima
 - 6. Fire Representative of Yakima County Fire District #5
 - 7. Fire Representative of an upper valley Fire District/Dept, excluding City of Yakima
 - 8. Fire Representative of a lower valley Fire District/Dept
 - 9. Department of Corrections (DOC) Yakima County Director
 - 10. Prosecuting Attorney Representative from Yakima County or the City of Yakima
 - 11. 911 Director

D. Each Board member shall have an equal vote in all Board decisions. All Board Members not specifically identified in "C", above, shall be selected by a majority vote of the entities represented by each Board Member.

E. Any Board member may designate a representative to attend meetings in that member's place. While so designated, the representative shall assume all rights and responsibilities of a full member. The designee must be from the same jurisdiction(s) as the Board member he/she is representing.

F. The Board shall determine the time and place of its regular business meetings and shall meet as frequently as the Board deems necessary, but shall meet no less than once per calendar quarter.

G. A quorum shall consist of those members present at a properly authorized and noticed business meeting.

H. The Operations Board shall elect a Chair and a Vice-Chair from its members, by a majority vote of the Board. The Chair and Vice-Chair shall serve a one-year term. The Board shall elect the Chair and Vice-Chair for the subsequent year no less than thirty (30) days prior to the end of the current officers' regular term of office.

I. The Chair, and in the absence of or at the request of the Chair, the Vice-Chair, shall have the following authority and responsibility:

- 1. To call special meetings of the Board, as appropriate;
- 2. To preside at regular and special meetings of the Board;
- 3. To appoint Operating Committees, as needed;

4. To meet with the Executive Board and attend their meetings and to keep that Board apprised of the actions of the Operations Board and significant issues facing, or likely to be facing, YAKCORPS and/or its members.

J. The Chair, or any two (2) Board members, may call a special meeting of the Board. All special meetings shall require a minimum of seven (7) business days, and a maximum of forty five (45) business days, advance notice to each Board member; such notice must be in writing and the meeting purpose must be included is such notice.

K. At least ten (10) days prior to the end of their term of office, the Chair, or in his/her absence the Vice-Chair, shall submit written notice to the Consortium's Fiscal Agent of the names and effective dates of the subsequent year's Chair and Vice-Chair of the Operations Board. The Fiscal Agent is not authorized to act upon the authorization of the newly elected officials without such written notice nor prior to the effective date of their term of office. Additionally, the Fiscal Agent is not authorized to act upon the signature of the current year's elected officials after the end of their term.

L. Unless otherwise agreed to by a majority of the Board, Robert's Revised Rules of Order shall govern all procedural matters relating to the business of the Operations Board.

- M. All regular meetings shall include the following:
 - 1. Approval of the minutes of the previous meeting
 - 2. Reports from the Chairperson
 - 3. Reports from Operating Committees
 - 4. Reports from other Committees or any member, as requested
 - 5. Old Business
 - 6. New Business

N. All materials for regular meetings and minutes from the prior meeting shall be prepared in packets and distributed to all Board members, and any/all members upon their request, at least five (5) business days prior to the date of the next meeting.

O. No action is deemed to have been taken by the Operations Board unless the matter was the subject of proper motion, which has been approved by a majority of those Board members present at a properly noticed meeting, and as provided in the minutes.

P. Members will serve without compensation, but are entitled to reimbursement for necessary and reasonable expenses incurred on behalf of the Board if such expenses were preauthorized and approved for reimbursement by the Board. Board members shall not be reimbursed for normal and customary expenses incurred in the performance of their duties as members of the Board, such as mileage to and from Board meetings, cost of meals and the like.

Q. Members, officers and agents of the Board shall conduct themselves in a professional manner and in accordance with Chapter 42.23 of the Revised Code of Washington, Code of Ethics for Municipal Officers

R. The Operations Board shall maintain a written record of its proceedings that is available for public inspection. The Board shall record in the record the "aye" and "nay" vote count on all

matters coming before the Operations Board at any regular or special meeting. All documents, records and accounts maintained by the Board are subject to (1) the Public Records Act, RCW 42.56 et seq., relating to public inspection at all reasonable times and (2) Washington State Preservation and Destruction of Public Records, RCW 40.14 et. seq..

ARTICLE 9 - Operating Committees

A. The Operations Board shall establish the following standing seven (7) Committees to conduct the day-to-day business of YAKCORPS:

- 1. Public Safety Dispatch / Mobile Data Fire
- 2. Public Safety Dispatch / Mobile Data Law
- 3. Public Safety Records Fire
- 4. Public Safety Records Law
- 5. Jails and Corrections
- 6. Prosecutors
- 7. Public Safety Technology
- B. The Functions of the Operating Committees shall be as follows:
 - 1. Responsibile for establishment of operating practices, procedures, and utilization of the systems relative to the Committee's functional area of responsibility;
 - 2. Establish Codification and other general operating standards by which the system(s) will be designed and operated;
 - 3. Coordinate and work jointly as needed, with the other Operating Committees to ensure the best overall utilization of the system(s) while maintaining necessary security features, accesses and data confidentiality;
 - Evaluate and provide recommendations to the Operations Board regarding system changes, codification and/or customization proposals, as needed. Recommendations to the Operations Board should be made jointly with other Operating Committees, as applicable;
 - 5. Provide user and technical updates and recommendations to the Operations Board regarding system utilization and status and recommendations for system enhancements, updates and/or replacements;
 - 6. During significant computer software and/or hardware implementation / installation projects, Operating Committees may function as Subject matter Experts for the project or the Operations Board may establish special project teams to the project for its duration; once the software / hardware is implemented and operating in the production environment in a satisfactory manner, the Operating Committees will incorporate this new technology into their Committees, as appropriate.

C. The members of the Consortium's Public Safety Technology Committee shall include, at a minimum, the head of the Information Technology Departments for Yakima County and for the City of Yakima, or their designees, and other subject matter experts whom they, or the Operations Board, may assign at their discretion.

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D. The Operations Board shall appoint members to all Operating Committees by majority vote of the Board. Committee members shall consist primarily of key operating and/or technical personnel from the associated functional area of member agencies (i.e.: 911/dispatch, mobile data, law records, fire, prosecutors and jail).

E. All Operating Committees shall report to the Operations Board; Committees are advisory only bodies to the Operations Board, unless specifically authorized by the Operations Board to act in their behalf. The Public Safety Technology Committee shall also act as an advisory body to the Executive Board

F. Operating Committees shall meet as frequently as they deem necessary and shall provide an update of their status and activities to the Operations Board at least quarterly.

G. To assist in conducting YAKCORPS business, the Operations Board may create additional standing and/or Ad-hoc Committees, as may be deemed necessary from time to time, by a majority vote of the Board. Such additional Committees may be created for a specified period of time, for a specified purpose, or may serve indefinitely at the pleasure of the Operations Board.

H. Each Operating Committee shall elect a Chairman from their Committee membership, by majority vote of the Committee.

I. Any disagreements within and/or between the Operating Committees that are not satisfactorily resolved by the Committee members will be forwarded to the Operations Board for resolution. In the event that the Operations Board is unable to reach a satisfactory resolution the matter will be forwarded to the Executive Board for review and final determination.

ARTICLE 10 – Consortium Resources and Expenditures

- A. Funding sources for the operation of the Consortium shall include the following:
 - 1. Revenue derived from the Annual Assessment to member agencies. Such assessment shall be calculated by applying the then current year's approved annual budget amount to the agreed upon cost allocation methodology, as described in Attachment "B", attached and incorporated hereto by reference, or as may be amended by the Executive Board from time to time;
 - 2. Revenue derived from fees or charges to Members for additional services over and above those included in the Annual Assessment, as defined in Section A.1., above, whether contracted or otherwise, if any. Any such special service provided by the Consortium would be at the request of the individual member and must be pre-authorized by the Executive Board.
 - 3. Revenue derived from fees or charges for services to non-Member public safety agencies, whether contracted or otherwise, if any;
 - 4. Revenue derived from grants, donations or other gifts, if any;
 - 5. Proceeds derived from loans or other borrowings, if any;
 - 6. Other legally authorized revenues as may be approved by the Executive Board from time to time.

- B. Expenditures of the Consortium shall be limited to the following:
 - Expenditures for purchase of, reimbursement for and/or payments for materials, supplies, software and related licenses, hardware and related licenses, equipment, professional and administrative services, repair and/or maintenance contracts on Consortium assets, contracts for operation and maintenance support of vendor software/hardware, preparation and distribution of meeting materials, publication of meeting notices and related costs, and other reasonable or incidental costs related to the business, operations and professional stewardship of the Consortium.
 - 2. Other expenditures as may be authorized by a majority vote of the Executive Board from time to time.

C. All revenues and expenditures of the Consortium shall require proper authorization prior to accepting revenue, incurring a liability, or paying for an expenditure, as follows:

- The Chair of the Executive Board is authorized to approve acceptance of funding from grants, donations, loans, member assessments, contract payments or any and all other funding sources if such revenue has previously been authorized by the Executive Board or if the Board approves, by majority vote of the members present at a properly notice meeting, the acceptance of such revenue/funding. If such revenue is included in the annual budget, it is deemed authorized by the Executive Board.
- 2. The Chair of the Operations Board is authorized to approve payments for equipment, software, materials, professional services, contract payments and the like that have been pre-authorized by the Executive Board and included in the approved budget.
- 3. All proposed purchases, expenditures and contracts not pre-authorized by the Executive Board or not included in the approved budget must be submitted to the Executive Board for approval prior to incurring any obligation for the purchase, expenditure or contract. Such approval will be evidenced by a majority vote of the Board members present at the meeting where the vote took place.

Before a vote may be taken to authorize unbudgeted and/or unauthorized work or contracts, written notice must be given to all members of the General Membership Board, the Executive Board and the Operations Board that such a vote will be taken at the next meeting of the Executive Board. Such notice must be given at least ten (10) days prior to the meeting at which the vote will be taken.

Pre-authorization of Expenditure Exception: in the event of an emergency, as defined in Article 11, the Chair of the Operations Board and the Service Provider Director are authorized to take steps necessary to prevent system failure or repair system functionality without prior expenditure authorization, as defined and authorized in Article 11 herein.

D. The financial operation of the Consortium shall be subject to all applicable Federal and State statutes and other regulatory bodies governing legal, financial, accounting, budgeting, auditing and financial statement / reporting requirements.

A. The City of Yakima shall act as the fiscal agent for YAKCORPS. All YAKCORPS funds shall be deposited with and disbursed by the Yakima City Treasurer's office, pursuant to vouchers approved by (1) the Chair of the Executive Board or authorized designee, or (2) the Chair of the Operations Board, or authorized designee, if such expenditure is authorized within the approved budget, or by (3) the Consortium's Technology Services Provider, for expenditures less than \$7,500, if such expenditure is authorized within the approved budget and if the Service Provider is also an employee of a Consortium Member.

B. Emergency Situations: However, not withstanding the above, in the case of an emergency, the Service Provider Director and/or the Chair of the Operations Board is/are authorized to purchase materials, equipment and professional services for the purpose of (1) preventing an imminent system failure that would cause an emergency situation for one or more members of the Consortium, or (2) restoring the public safety systems to an operational status during an emergency situation. The Consortium will be fully liable for the actions and purchases of the Service Provider Director and the Operations Board Chair during an emergency situation.

- For the purposes of this Interlocal Agreement, a system emergency shall mean an actual or imminent failure of the Consortium's system the nature of which could jeopardize the security or confidentiality of system information and/or cause critical elements of the Consortium's system to stop functioning properly and thereby jeopardize the safety and security of citizens, public safety employees or their property.
- 2. It is intended that the Consortium's systems shall include those systems owned and operated by, or on behalf of, the Consortium including software and server hardware and as defined in Article 15, herein. It is further intended that the Consortium's systems do not include systems, services and/or hardware that may be necessary for the proper operation of the Consortium systems, but are not owned / operated by the Consortium, such as the communications network, jurisdictions' individual workstations and the like.

ARTICLE 12 – Annual Budget

Under the direction of the Operations Board

A. Under the direction of the Operations Board, an annual budget shall be prepared and presented to the Executive Board and to the General Membership Board. The Consortium's fiscal year shall be the calendar year, and shall end on December 31st of each year. An annual budget shall be prepared for each fiscal year and shall include:

 Revenues - A detailed list of projected revenue from each revenue source, including: recommended assessments of each member agency, a detailed list of each budgeted contract for service from the Consortium and related revenues; a detailed list of each budgeted contract for services to the Consortium; a detailed list of individual budgeted grants, donations and any/all other revenue sources.

The annual assessment may include: (1) annual vendor software operation and maintenance support costs, (2) authorized technology service provider costs, (3) authorized system hardware replacement costs, (4) Consortium liability premium

costs and (5) other costs that may be authorized by the Executive Board from time to time.

- 2. Expenditures A detailed list of all anticipated expenditures; including, but not limited to; planned software and/or hardware purchases or replacements; 3rd party (vendor) support service costs; internal consortium support costs; annual consortium insurance costs, and detailed list of any/all other expenditures greater than \$5,000; other items less than \$5,000 may be aggregated so long as the sum of all aggregated amounts does not exceed \$10,000.
- 3. The proposed budget shall also include the work plan for the budget year, including: an explanation of planned / projected and budgeted expenditures; replacement cycles for major hardware devices and software, if applicable; changes in costs of vendor maintenance agreements; new, or modifications to, existing external service agreements; overview of Consortium provided service agreements and details of any significant planned changes in the operations of the Consortium's public safety systems and/or operations.
- 4. Any and all other data or information that the Operations Board believes may be of significant interest or benefit to the General Membership Board or the Executive Board in their review and consideration of the annual budget recommendation.

B. May 31st Deadline: The Operations Board will present their proposed annual budget to the Executive Board no later than May 31st of each year for the subsequent calendar year.

C. June 30th Deadline: The Executive Board shall forward the proposed budget and related work plan, including their proposed adjustments or modifications thereto, if any, to each member of the General Membership Board for their review no later than June 30th.

D. July 31st Deadline: Each member jurisdiction shall submit, in writing, any objections, concerns and/or change requests regarding the proposed budget, if any, to the Executive Board no later than July 31st.

1. The governing body of any member jurisdiction may request a special meeting of the Executive Board to further discuss and/or refine the proposed budget. Such request shall be in writing and submitted to the Chairman of the Executive Board, no later than July 31st.

E. August 31st Deadline: The Executive Board shall address concerns or objections submitted by member agencies, if any, and shall hold a special meeting to discuss the budget, as they deem appropriate or if requested in writing by a member agency. If a special meeting is to be held, the Chairman of the Executive Board shall schedule, and provide proper notice of such special meeting, which shall be held no later than August 31st.

F. If the Executive Board receives no written notice of objection to or request for a meeting regarding the proposed annual budget by July 31st, the Executive Board may assume that the governing bodies of the member jurisdictions do not object to the proposed revenue and expenditure budget or to the related work plan.

G. September 15th Deadline: The Executive Board shall approve the annual budget for a given year no later than September 15th of the year prior to the budget year.

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H. Once authorized by the Executive Board, and within five (5) days of such authorization, the budget shall be submitted to the governing body of each Consortium member and to the Chairman of the General Membership and Operations Boards and to the Chairman of each Operating Committee. The chairman of each Board / Committee shall distribute a copy of the budget to each member of his/her Board/Committee.

I. If agreement between a member agency and the Executive Board regarding the subsequent year's annual budget is not reached, the member agency may choose to terminate their-participation-in-the Consortium by stating so in writing. Such notice of termination shall be provided in writing, signed by the highest elected official of the member agency, and submitted to the Chairman of the Executive Board within fifteen (15) business days of receipt of the Executive Board's approved annual budget.

Not withstanding the above, termination by a member agency shall not relieve that member, or any other member, of responsibility for meeting financial and other obligations outstanding at the time of termination.

J. Once the annual budget is approved by the Executive Board, the member assessments included in the approved budget shall become a legally binding debt of each member agency, owing to the Consortium.

K. Each member agency shall pay their annual assessment to the Consortium's Fiscal Agent in two equal semi-annual installments. Payments are to be made on or before February 1st, and August 1st of each calendar year for that year's assessment.

ARTICLE 13 – Insurance

YAKCORPS shall obtain and maintain commercial general liability insurance; auto liability for any owned vehicles; public officials liability (directors & officers liability); and property insurance covering all equipment owned by YAKCORPS with a value greater than \$10,000 or greater than an amount deemed, by the Executive Board, to be a reasonable and cost effective insurance deductible amount. The insurance carriers, level of coverage, deductible and other significant coverage issues shall be as approved by the majority of the Executive Board. Each member entity will be listed as an additional insured under the commercial general liability insurance policy for YAKCORPS. YAKCORPS shall additionally obtain and maintain other insurance policies as may be required by applicable law or majority vote of the Executive Board.

ARTICLE 14 – Consortium's Authority

A. YAKCORPS may enter into contracts or agreements with governmental agencies, vendors, contractors, consultants or other third party entities and with member agencies as deemed necessary and approved by the Executive Board to carry out the purposes and functions of the Consortium; including, but not limited to, providing technical services, administration, planning, support and/or conducting studies of problems of mutual concern

B. The Consortium may receive grants and gifts in furtherance of its programs and business purpose;

C. The Chairman of the Operations Board is authorized to execute contracts and other agreements with third-parties and member agencies; however, all such contracts and

agreements must first be approved by a majority of the Executive Board at a scheduled meeting and included in the approved annual budget.

D. YAKCORPS shall have authority to acquire (by purchase, lease or otherwise) own, operate (directly or by contract), maintain, equip, reequip, and repair real and personal assets necessary to carry out the business of the Consortium.

E. YAKCORPS shall have the same legal rights and authority as each individual member to enforce the financial, legal and other obligations of the members to the Consortium, including, but not limited to, the right to pursue all legal avenues for the payment of annual assessments and other amounts owing to the Consortium by a member and to collect from that member all legal and other expenses the Consortium incurred in the collection thereof.

ARTICLE 15 – Integrated Public Safety Systems Project (IPSS)

A. Integrated Public Safety System Project (IPSS): upon execution of this InterLocal Agreement, members agree to immediately commence the implementation of integrated public safety systems as defined in the City of Yakima's RFP #10809P, dated March 19, 2008 and as may have been modified by the IPSS Project team and/or vendor agreements thereafter. This project shall be known as the Integrated Public Safety System Project or "IPSS:

For purposes of defining the scope of work and the related costs to be included in the Β. implementation phase of the Integrated Public Safety Systems Project, the members acknowledge and agree the scope and funding shall include the following: (1) vendor's computer software and related costs as included in the Contingent Purchase Agreement. Licensing Agreement and Support Agreement with Spillman Technologies Inc. dated December 22, 2009 and as modified herein in Addendum "C" and its related Attachments, (2) vendor's computer software and related costs and licensing and support agreements as may be included in agreements with the vendor(s) of the prosecuting attorney's systems, as may be executed by the Executive Board of the Consortium in the future, (3) the software licensing and implementation costs as included in Addendum "A" of this Agreement, (4) conversion of member's existing systems to the new public safety systems, such work and costs shall include the costs of the necessary interfaces to existing systems, costs to upgrade agency specific hardware to be compatible with the new vendor systems, and, as may be authorized by the Operations Board during implementation, the costs to convert a limited amount of member's existing data, (5) the server and other related hardware, if any, necessary to run and operate the software systems for the Consortium as a whole, (6) cost of a project manager to coordinate and oversee the implementation of the systems for all members, and (7) other incidental and customary costs that may arise during the implementation of the systems, if authorized by the Executive Board.

C. Addendums: Addendum "A" – Public Safety Systems Project – Implementation Costs and Funding; Addendum "B: - Consortium Annual Assessments – Allocation of On-going Costs, and Addendum "C" – Contingent Purchase Agreement with Spillman Technologies, Inc., and the related Attachments, are all included in this Interlocal Agreement herein, by reference.

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ARTICLE 16 – Technology Services Provider

A. The Consortium shall contract with a Service Provider for software and hardware maintenance and operations support for the public safety systems implemented as part of the Integrated Public Safety Systems Project (IPSS), as described in Article 15 herein. These services shall include: vendor network administration; database administration; operation and maintenance of system server(s); acting as technology expert on behalf of the members and as the primary point of contact between the member agencies and the vendor's support personnel to address system-wide questions and resolve problems; provide user training, as needed; coordinate implementation of vendor software updates; and other functions that may be deemed appropriate by the Executive Board from time to time.

B. The Consortium's Technology Services Provider will not be responsible for the operation or maintenance of member's workstation hardware, mobile units, or any public safety software/hardware other than that included in Article 15 herein, if any.

C. The members agree and authorize the Yakima County Information Technology Department to function as the Technology Services Provider immediately upon implementation of the new public safety systems, as defined in Article 15, herein. Members further authorize the Executive Board to change the Technology Service Provider and/or the services provided by the Technology Services Provider as they deem appropriate, from time to time.

D. In the event that the Executive Board authorizes another party to perform the tasks of the Technology Services Provider for the Consortium, the governing body of Yakima County and Yakima County's Information Technology Department agree to fully cooperate with the Executive and Operations Boards and the newly authorized Services Provider in transitioning their duties and responsibilities to the new Service Provider, including but not limited to, the physical transfer of the Consortium's servers and other hardware and software to a new location, if so requested by the Executive Board and to, in good faith, provide the technical expertise to assist in the transfer as may be needed to ensure a safe, secure and smooth transition and as may be requested by the Executive Board.

E. All reasonable and customary expenses incurred by the Consortium, the existing Service Provider and the new Service Provider to accomplish the safe and secure transfer of the Consortium's software and hardware and the technical expertise to operate the software and hardware to the new Service Provider shall be paid by the Consortium, unless otherwise agreed to by the parties. All expenses incurred by the existing or new Service Provider must be pre-approved by the Executive Board or reimbursement may be denied.

ARTICLE 17 – Member Responsibilities

A. The governing body of each member agency acknowledges and agrees that, upon execution of this Agreement, YAKCORPS shall step into the position of "Customer" as defined in the Contingent Purchase Agreement dated December 22, 2009 between Yakima County, the Customer, and Spillman Technologies, Inc and as modified herein and included as Addendum "C". Additionally, YAKCORPS shall be responsible to fulfill all obligations of the "Customer" as required in stated Contingent Purchase Agreement.

- B. The governing body of each member agency / jurisdiction:
 - Acknowledges awareness and acceptance of the Request for Proposal (RFP) #10809-P, dated March 19, 2008, and included herein by reference, for countywide public safety computer systems;
 - 2. Agrees to abide by the requirements, terms and conditions of any/all Federal grant funding accepted by YAKCORPS' Executive Board;
 - 3. Acknowledges the value and importance of this system and are committed to seeing it come together. Further, the County and the City of Yakima realize the critical nature of this project to the point of committing to funding any capital cost shortfall needed to see the project to fruition.
 - 4. Acknowledges that the ongoing support and maintenance costs of the systems will be borne by all members;
 - 5. Agrees to abide by the requirements, terms and conditions of all grants or other agency's whose funding is accepted by YAKCORPS' Executive Board;
 - 6. Agrees that a full year's assessment shall be owed and payable by each agency for each full or partial year that the agency is a member of the Consortium, unless otherwise agreed to by a two-thirds (2/3) majority vote of the Executive Board;
 - 7. Agrees that no member or participating agency shall be entitled to a refund, in whole or in part, of any annual assessment the member or participating agency may have paid to the Consortium for replacement funding of existing equipment or for any other purpose.
 - 8. Agrees to comply with all current and future Federal and State Public Safety Technology requirements in all manners that have, or could reasonably be expected to have, an impact on the public safety systems governed by the Consortium.
 - 9. Agrees to pay the full amount of any and all financial obligations assessed upon member as a condition(s) of withdrawal from the Consortium, the termination of their membership, or expulsion from the Consortium as provided in Articles 18, 20 and 21 herein. Additionally, the governing body of the member agency / jurisdiction agrees to pay all reasonable and customary costs incurred by the consortium, if any, in an effort to enforce such payment by the member.
 - 10. Agrees to abide by all the terms and conditions of this Agreement;

C. The governing body of each member agency is responsible to ensure that all requirements of the Consortium are carried out as intended and agreed to herein and as are authorized from time to time by the General Membership Board, the Executive Board and the Operations Board, including, but not limited to the following:

- 1. All properly authorized and approved annual Member Assessments shall be paid to the Consortium's Fiscal Agent by the due date;
- 2. Members acknowledge that data contained within the public safety systems operated and maintained by the Consortium is confidential, and members shall ensure that physical, electronic and procedural safeguards and controls are implemented and maintained within the member agency, and between member agencies, to ensure that all confidential information is secure and to prevent unauthorized access to or use of such information by unauthorized individuals;

- 3. If a member has reason to believe that any confidential information has or may become known by unauthorized persons, whether or not employed by that member agency, the member shall immediately notify the Chairs of the Executive Board and the Operations Board
- 4. Members agree to utilize all systems operated and maintained by the Consortium only in the manner intended. Further, all members agree to follow and utilize only the codification standards as established and approved by the Operations Board, including, but not limited to, the codes established within the system(s) to identify each individual member agency, each type of criminal offense, type of booking in the jails, type of arraignment, and the like.

ARTICLE 18 – Duration of Agreement

A. The initial term of this Agreement is for a period of five (5) years from the date hereof and thereafter is automatically extended for consecutive three (3) year periods. Any party seeking modifications to the Agreement shall provide written notice of such to the Chairman of the Executive Board by June 1st of the year prior to the end of the then current extension period. Notice in writing is required and time is of the essence in giving notice.

B. Within 30 days of receipt of a written notice of a modification request by a member agency, the Executive Board shall notify all members of the General Membership Board and shall schedule a meeting of the Executive Board to discuss the requested modifications to the Agreement.

C. All member agencies shall work in good faith to agree to retain the existing Agreement or execute a new or revised InterLocal Agreement prior to the last effective date of the current extension period.

D. If a majority of the governing bodys do not approve a new or revised Agreement by the end of the current extension period, the existing Agreement will become effective for another three (3) year period, unless subsequently modified by a majority vote of the governing body's of the member jurisdictions.

E. If a majority of the governing bodys of the member jurisdictions adopt a new or revised Agreement it shall become effective 30 days after the date such majority approval was attained, or on the effective date stated therein, whichever comes later.

The member jurisdictions whose governing bodys do not adopt the new or revised Agreement by its' effective date shall continue participation in the Consortium until the existing Agreement expires, at which time their membership in and the benefits of the Consortium shall terminate.

F. Termination of membership from the Consortium does not eliminate the member jurisdiction's previous legal or financial responsibilities to YAKCORPS.

G. Should the governing body of a non-member agency / jurisdiction request to join, or rejoin, the Consortium, whether or not such non-member agency was previously a member of the Consortium, all of the following criteria must be met: (1) the governing body of the requesting agency / jurisdiction must approve the InterLocal Agreement in effect at that time; (2) the General Membership Board must approve, by a majority vote of the members present at a properly authorized and noticed meeting, the membership request, and (3) the requesting

agency / jurisdiction must accept the terms and conditions, if any, for joining the Consortium as may be required by the Executive Board. Such terms and conditions may include, but are not limited to, a "buy-in" amount to be paid by the agency to cover the agency's proportionate share of Consortium's assets and/or liabilities or to cover any costs/expenses incurred by the Consortium on the agency / jurisdiction's behalf caused by such agency / jurisdictions previous termination, expulsion, or other withdrawal from the Consortium. The Executive Board will determine such terms and conditions, if any, at their discretion and on a case by case basis.

ARTICLE 19 – Dispute Resolution

A. Any controversy or dispute between the parties regarding the application or interpretation of this Agreement is subject to resolution by the following procedures:

- 1. Initial review by the Executive Board to facilitate prompt resolution through agreement.
- 2. If the initial review does not achieve resolution, the Executive Board Chair shall appoint a committee with members from the Executive Board and the General Membership Board with authority to facilitate resolution through agreement.
- 3. If the matter is not resolved through the work of the committee, the committee will make a report to the Executive Board and the Executive Board shall refer the matter to the General Membership Board for final and binding resolution, by a majority vote of the Board Members present at a properly authorized and noticed meeting of the Board.

ARTICLE 20 - Member's Withdrawal or Expulsion from Consortium

A. In addition to termination of a member as provided for in Article 18, a member agency and/or jurisdiction may withdraw from the Consortium by providing notice of intent to the Executive Board no later than September 15th of any given year to be effective on January 1st of the subsequent year. Such notice must be in writing and time is of the essence in giving notice.

B. Upon proper written notice of intent to withdraw from the Consortium by a member, the Executive Board shall determine the conditions under which the Member may withdraw, including, but not limited to: (1) assessment of outstanding payments, if any, due from the Member to the Consortium, (2) assessment of assets or liabilities, if any, due to/from the Member from/to the Consortium. Such conditions shall be communicated in writing to the governing body of the member agency / jurisdiction within sixty (60) days of receipt of members notice to withdraw.

C. Members agree that upon their withdrawal, or expulsion, from the Consortium they are <u>not</u> entitled to, nor will they receive any refund or reimbursement of costs for any amounts the member may have paid into the Consortium for: (1) proration of annual assessment costs/payments; (2) funds paid into a reserve or dedicated account for the purpose of replacing hardware in the future or (3) the purchase of assets still in use, or intended for future use, by the Consortium. The member will not, however, be responsible for any future payments towards the hardware replacement fund, unless such expenditure related to a long-term contract or bond that was previously authorized by the Consortium and the authorization for that liability specifically stated that all members at that time would be responsible for their proportionate share of that liability until it is paid in full.

ARTICLE 21 – Default

A. Any of the events shall constitute a "default" by the offending member(s) under this Agreement:

- 1. Member fails to pay the Fiscal Agent all, or any part thereof, of a properly authorized and approved assessment when due, and such failure has not been corrected within fifteen (15) business days after written notification has been given to the governing body of the member agency;
- 2. Member improperly utilizes and/or maintains the system(s) coding structure as approved by the Executive Board and/or the Operations Board;
- 3. Member's use of information maintained within the system(s) operated and maintained by YAKCORPS in an illegal or unethical manner;
- 4. Member's failure to ensure that physical, electronic and procedural safeguards and controls are implemented and maintained within the members' agency(s), and between member agencies sufficient to safeguard confidential information and to prevent access by unauthorized individuals;
- 5. Member's failure to utilize all systems operated and maintained by the Consortium only in the manner intended or member's failure to follow and utilize only the codification standards as established and approved by the Operations Board;
- 6. Failure to maintain compliance with all Federal and State Public Safety technology requirements in all manners that have, or could reasonably be expected to have, an impact on the public safety systems governed by the Consortium; including, but not limited to: federal Criminal Justice Information Systems (CJIS) and Washington Criminal Information Center WACIC);
- 7. Member's failure to perform any other obligation set forth in this Agreement if such failure has not been corrected within thirty (30) days after YAKCORPS has given written notice of such failure to the governing body of the member agency;

B. The Executive Board shall review the circumstances of any default and determine by majority vote the appropriate action(s) to be taken in response to the default, which may include any one or more of the following:

- 1. Technical and/or professional assistance to facilitate resolution of the underlying problems causing the default;
- 2. Restrictions on participation in the Consortium for a specific period of time preceding resolution; and/or
- 3. Expulsion from the Consortium.

ARTICLE 22 – Dissolution of Consortium

A. Dissolution of the consortium shall take place through either one of the following two procedures:

- 1. The Executive Board shall formulate and approve, by a majority vote of its' members, a recommendation for dissolution and shall forward it to the General Membership Board and to the governing bodies' of all member agencies / jurisdictions. No less than sixty (60) days and no more than one hundred and eighty (180) days after such recommendation is forwarded to the governing bodies of all member agencies / jurisdictions, the General Membership Board shall approve, by a two-thirds majority vote of the then current members, the recommendation of dissolution.
- 2. The General Membership Board shall formulate a recommendation for dissolution and shall forward it to the governing bodies' of all member agencies / jurisdictions. No less than sixty (60) days and no more than one hundred and eighty (180) days after such recommendation is forwarded to the governing bodies of all member agencies / jurisdictions, the General Membership Board approves, by a two-thirds majority vote of the then current members, the recommendation of dissolution.

B. Dissolution shall not take effect until the Executive Board has completed the wrap up of the Consortium's duties and obligations, set forth in a final report and submitted to the General Membership Board and to the governing bodies of all member agencies / jurisdictions. The wrap up shall include resolution of any outstanding liabilities, disposition of assets, final accounting and resolution of all legal, financial and regulatory requirements.

- C. Disposition of property and assets shall take place as follows:
 - 1. Actual identifiable personal property contributed in total by one member for the benefit of the Consortium shall be returned to the member agency / jurisdiction that contributed it, if possible and fiscally reasonable to do so and if contributing member desires the items return.
 - 2. New personal property / real property purchased in the name of YAKCORPS shall be partitioned on an equitable basis to the current members based upon a pro-rated share of contributions from the current members as determined in the current, or last utilized if no current calculation exists, annual cost allocation calculation. A then current member shall have the option of purchasing any real/personal property from YAKCORPS in the event of dissolution of the Consortium, by approval of the Executive Board, at its current fair market value. In the event that more than one member of the Consortium is interested in purchasing the property at fair market value, the Consortium shall sell the property at auction or by sealed bid to the highest bidder above the minimum price of fair market value. The Executive Board shall use their best judgment to determine the current fair market value of personal property.

In the event that real property is not sold to a member-entity, the parties agree that the subject property(s) shall be sold for its current fair-market value; in either case, the Executive Board shall determine the fair-market value of real property from the Yakima County Assessor's Office, and/or an independent third party

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appraisal from a licensed realtor or real estate appraiser, or if these sources are not cost effective, the Board shall, in good faith, use their best judgment to determine the fair market value of the asset.

- 3. Any remaining funds or assets after payment of all debts and liabilities shall be returned to each then current member based upon the members' proportionate share of the total members' current annual cost allocations, or the most recent allocation if a current allocation is not available.
- D. Resolution of any outstanding liabilities shall take place as follows:
 - 1. All funds received by the Consortium from the sale of assets shall be utilized first to pay debts / liabilities of the Consortium;
 - 2. All current members of the Consortium shall share resolution of any outstanding liabilities of the Consortium.
 - 3. The Executive Board shall prepare a final accounting for any outstanding liabilities of the Consortium and provide a copy to the General Membership Board.
 - 4. The Executive Board shall adopt the final accounting after considering any comments submitted by the General Membership Board.

ARTICLE 23 – Indemnification

Each member shall have responsibility for and assume the risk of liability for its own wrongful and/or negligent acts or omissions, or those of its elected officials, officers, agents, employees or volunteers to the extent that liability exists, and agrees to defend, indemnify and hold harmless the other members from any such liability.

ARTICLE 24 – Non-Discrimination

The parties shall not discriminate in violation of any applicable federal, state and/or local law or regulation on the basis of age, sex, race, creed, religion, color, national origin, marital status, disability, honorably discharged veteran or military status, pregnancy, sexual orientation and any other classification protected under federal, state or local law. This provision shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, layoff, or termination, rates of pay or other forms of compensation, selection for training and the provision of services under this Agreement.

ARTICLE 25 – The Americans with Disabilities Act

The parties shall comply with the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101 et seq. (ADA) and its implementing regulations and Washington State's antidiscrimination law as contained in RCW Chapter 49.60 and its implementing regulations with regard to the activities and services provided pursuant to this Agreement. The ADA provides comprehensive civil rights to individuals with disabilities in the area of employment, public accommodations, public transportation, state and local government services and telecommunications.

ARTICLE 26 – <u>No Conflict of Interest</u>

The members covenant that neither they nor their employees have any interest and shall not hereafter acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of this Agreement. The parties further covenant they will not hire anyone or any entity having such a conflict of interest during the performance of this Agreement.

ARTICLE 27– Severability

If any part, paragraph, section or provision of this Agreement is adjudged to be invalid by any court of competent jurisdiction; such adjudication shall not affect the validity of any remaining section, part or provision of this Agreement.

ARTICLE 28 – Execution

This Agreement or Amendments hereto, shall be executed on behalf of each member pursuant to an appropriate Motion, Resolution or Ordinance of the governing body of each member. This Agreement or any Amendment thereto, shall be deemed adopted upon the date the governing body of the last member agency authorized the appropriate Motion, Resolution or Ordinance.

This Agreement may be executed in two or more counterparts, and each such counterpart shall be deemed to be an original instrument. All such counterparts together will constitute one and the same Agreement.

ARTICLE 29 – <u>Hold Harmless</u>

The parties to the Agreement shall defend, indemnify and save one another harmless from any and all claims arising out of the performance of this Agreement, except to the extent that the harm complained of arises from the sole negligence of one of the participating members. Any loss or liability resulting from the negligent acts errors or omissions of the General Membership Board, the Executive Board, the Operations Board or the Operating Committees, while acting within the scope of their authority under this Agreement, shall be borne by YAKCORPS exclusively.

ARTICLE 30 – <u>Amendments</u>

This Agreement is subject to amendment, modification or replacement by the Governing Bodies of the then current members. Additionally, the Addendums to this Agreement are subject to amendment, modification or replacement by the Executive Board.

A. Recommendations for amendments to this Agreement shall require a two-thirds (2/3) majority vote of the members present at any properly authorized and noticed regular or special meeting of the General Membership Board. A requested amendment, modification or replacement of this Agreement shall be forwarded to the General Membership Board and the Executive Board a minimum of ten (10) calendar days prior to a scheduled meeting at which a vote on such amendment, modification or replacement is to take place.

B. Within ten (10) business days of approval by the General Membership Board, the Chair of the Executive Board shall forward the recommended amendment, modification or replacement to this Agreement to the governing body of each member jurisdiction for review and approval.

C. Each member jurisdiction shall bring all recommended amendments, modifications or a replacement to the Agreement before its' governing body within forty-five (45) days of receipt of such from the Executive Board. Approval by at least two-thirds of the legislative bodies of member jurisdictions is required to authorize any amendment, modification or replacement to this Agreement.

D. Any member agency's governing body that did not approve the amendment within the required timeframe above, may withdraw from the Consortium by providing written notice to the Executive Board within ninety (90) days of receipt of the approved amendment, modification or replacement Agreement from the Executive Board. The member agency's withdrawal shall be effective immediately upon receipt by the Executive Board or simultaneously with the effective date of the approved amendment, modification or replacement Agreement, if later than the notice receipt date by the Executive Board. The provisions of Article 20.B and C shall apply to any such withdrawal by a member. Should a member agency's governing body not approve the amendment and not withdraw from the Consortium as provided herein, said member agency shall be deemed to have waived any objection to the amendment, modification or replacement Agreement.

E. Addendums to this Agreement are subject to amendments, modifications or replacement by a two-thirds (2/3) majority vote of the members of the Executive Board present at a properly authorized and noticed meeting of that Board.

ARTICLE 31 – Entire Agreement

This document, including the Addendums attached hereto, encompasses the entire Agreement of the members. No understanding or amendment, addendum or addition to this agreement shall be effective unless made in writing and approved by a majority vote at a properly scheduled and noticed meeting of the Executive Board.

ARTICLE 32 – Signatures

Each party to this Agreement shall sign a signature page in a form required by law to constitute valid execution. Each signature page shall be titled "Yakima Consortium for Regional Public Safety's InterLocal AGREEMENT SIGNATURE PAGE" FOR (NAME OF ENTITY)".

ARTICLE 33 – Filing of Agreement

Upon execution hereof, this Agreement shall be filed with the City Clerk of the respective participating members, the Yakima County Auditor, and such other governmental agencies as may be provided by law.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.A. For Meeting of: June 15, 2021

ITEM TITLE:Approval of minutes from the June 1, 2021 City Council regular
meeting, June 8, 2021 City Council study session and June 9,
2021 City Council special meeting

SUBMITTED BY: Sonya Claar Tee, City Clerk

SUMMARY EXPLANATION:

See attached.

ITEM BUDGETED: STRATEGIC PRIORITY:

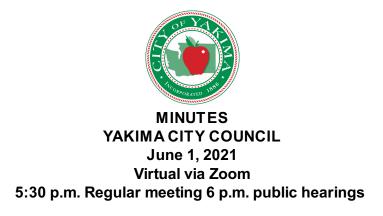
APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Approve minutes.

ATTACHMENTS:

Description	Upload Date	Туре
6-1	6/7/2021	Cover Memo
6-8	6/10/2021	Cover Memo
6-9	6/10/2021	Cover Memo
	6-1 6-8	6-1 6/7/2021 6-8 6/10/2021



1. Roll Call

Council: Mayor Patricia Byers, presiding, Assistant Mayor Holly Cousens (present at 5:54 p.m.) and Councilmembers Kay Funk, Brad Hill, Soneya Lund and Eliana Macias

Staff: City Manager Robert Harrison, City Attorney Sara Watkins and City Clerk Sonya Claar Tee

Absent: Councilmember Jason White

2. Open Discussion for the Good of the Order

A. Presentations / Recognitions / Introductions
 i. Recognition of Public Safety Dispatcher Dawna Davis for 27 years of service

Chief Markham and Stacey Garcia, Public Safety Assistant Communications Manager, recognized Public Safety Dispatcher Dawna Davis for 27 years of service to the City of Yakima.

B. Appointments to Boards, Commissions and Council Committees

i. Appointment to the Henry Beauchamp Community Center Advisory Board, Arts Commission, Tree City USA, Parks and Recreation Commission and Public Facilities District

Councilmember Hill stated the Council Nominating Committee makes the following recommendations for appointment:

- Henry Beauchamp Advisory Committee: reappoint James Parks; appoint: Rev. Trimble, Sy Ruiz, Berenice Ponce and Wilma Beauchamp
- Arts Commission: reappoint James Ward Morris; confirm appointment of Capitol Theatre's representative Valerie Woerner and Larson Gallery's representative David Lynx
- Tree City USA: reappoint Lance Forsee; appoint: John Tolonen

- Parks & Recreation Commission: reappoint Brynn Johnson and Rod Bryant; appoint Norma Cody
- Public Facilities District: reappoint David Heinl and Ryan Beckett and appoint: Maureen Adkison

MOTION: Hill moved and Macias seconded that Council approve the recommendations for appointment and reappointment to the boards and committees from the last Council Nominating Committee meeting. The motion carried by unanimous vote, Cousens and White absent.

3. Council Reports

None.

4. Consent Agenda

Mayor Byers referred to the items placed on the Consent Agenda, questioning whether there were any additions or deletions from Council members present. Item 4L was removed from the consent agenda. The City Clerk read the Consent Agenda items, including resolutions and ordinances, by title. (Items on the Consent Agenda are handled under one motion without further discussion—see motion directly below.)

MOTION: Lund moved and Hill seconded to approve the consent agenda. The motion carried by unanimous vote, Cousens and White absent.

- A. Approval of Council Nominating Committee minutes from May 17, 2021
- B. Approval of minutes from the May 18, 2021 City Council regular meeting and May 25, 2021 study session.
- C. Resolution relating to business regulation; stating the intent of the City Council to set the date of June 15, 2021 for a public hearing to consider modification of YMC 5.99 of the City of Yakima Municipal Code (hereafter "Tourism Promotion Area" or "TPA")

RESOLUTION NO. R-2021-071, A RESOLUTION relating to business regulation; stating the intent of the City Council to set the date of June 15, 2021 for a public hearing to consider modification of YMC 5.99 of the City of Yakima Municipal Code (hereafter "Tourism Promotion Area" or "TPA").

D. Resolution setting the time and place for a hearing on June 15, 2021 to review and adopt the Six-year Transportation Improvement Program and amend the Capital Facilities Element of the Yakima Urban Area Comprehensive Plan for the period of 2022 - 2027

RESOLUTION NO. R-2021-072, A RESOLUTION setting the time and place for a hearing on June 15th, 2021 at the City Council meeting via ZOOM to review and adopt the Six-year Transportation Improvement Program and amend the Capital Facilities Element of the Yakima Urban Area Comprehensive Plan for the period of 2022-2027.

E. Resolution awarding bid and authorizing agreements with Granite Construction, HBQ Inc., and Herke Rock for purchase and delivery of rock for the Nelson Dam Project **RESOLUTION NO. R-2021-073, A RESOLUTION** awarding Bid 12107 and authorizing agreements with Granite Construction, HBQ Inc, and Herke Rock for purchase and delivery of Boulders and Rock per specification.

F. Resolution authorizing an Agreement with Total Site Services, LLC for the Waterline Replacement on East Viola Avenue

RESOLUTION NO. R-2021-074, A RESOLUTION authorizing an Agreement with Total Site Services, LLC for Project No. AC2503 East Viola Avenue, Waterline Replacement.

G. Resolution authorizing a contract with M. Sevigny Construction for the Capitol Theatre Egress Stairs Replacement Project

RESOLUTION NO. R-2021-075, A RESOLUTION authorizing a contract with M Sevigny Construction for the Capitol Theatre Egress Stairs Replacement Project.

H. Resolution authorizing Supplement 4 to contract 2016-109 with Landau Associates, Inc. for construction oversight of the Municipal Solid Waste and Woody Debris Removal project

RESOLUTION NO. R-2021-076, A RESOLUTION authorizing Supplement 4 to the Professional Services Agreement with Landau Associates, Inc. (LAI) to conduct additional tasks in the construction oversight of the Municipal Solid Waste and Woody Debris Removal project (City project 2529).

I. Resolution authorizing application for the 2021 OJJDP Comprehensive Youth Violence Prevention and Reduction Program grant and take all steps necessary to complete and submit the grant application

RESOLUTION NO. R-2021-077, A RESOLUTION authorizing application for the 2021 OJJDP Comprehensive Youth Violence Prevention and Reduction Program grant and take all steps necessary to complete and submit the grant application.

J. Resolution authorizing the displaying of the Pride flag outside of City Hall through June 30, 2021

RESOLUTION NO. R-2021-078, A RESOLUTION authorizing the displaying of the Pride flag outside of City Hall through June 30, 2021

K. Resolution ratifying the extension of an existing Agreement with the Yakima Area Arboretum

RESOLUTION NO. R-2021-079, A RESOLUTION ratifying the City Manager's execution of an extension to the existing Operations and Maintenance Agreement with the Yakima Area Arboretum

- L. This item was removed from the consent agenda
- M. Ordinance amending the 2021 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balance within the Capitol Theatre's Capital Fund for expenditure during 2021 for capital expenditures (Second Reading)

ORDINANCE NO. 2021-010, AN ORDINANCE amending the 2021 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balances within various funds for expenditure during 2021 for various purposes described in the attached Schedule.

Items Removed from the Consent Agenda

A. Resolution supporting the Fossil Fuel Non-Proliferation Treaty and committing the City of Yakima to take a SAFE Cities climate change stand

Mayor Byers shared her concern about global agendas taking things out of control of local communities.

MOTION: Byers moved to place the City of Yakima's involvement in the SAFE program to an advisory vote. The motion died for lack of a second.

MOTION: Hill moved and Funk seconded to adopt the resolution. After discussion, the motion carried by a 5-1 vote, Byers voting no, White absent.

RESOLUTION NO. R-2021-080, A RESOLUTION supporting the Fossil Fuel Non-Proliferation Treaty and committing the City of Yakima to take a SAFE Cities climate change stand

5. Public Comment

6.

Richard Milhorn, city resident, discussed street racing and asked Council to take whatever steps are necessary to eliminate the racing.

Rick Dieker, city resident, shared his concern about the resolution for a SAFE cities climate change stand and requested Council conduct additional research on this issue.



Planning Manager Joseph Calhoun introduced the hearing.

Mayor Byers opened the public hearing. Jake Mayson, city resident, spoke in support of the plan. With no one else calling in to speak, the Mayor closed the hearing.

Councilmember Funk shared her disappointment that the plan didn't create specific action items.

MOTION: Cousens moved and Macias seconded to direct staff to bring back a resolution adopting the Housing Action Plan. The motion carried by unanimous vote, White absent.

DEPARTMENT ITEMS

7. 2021 State Legislative Session review and update on Congressionally Directed Spending appropriation requests

Randy Beehler, Communications & Public Affairs Director, provided an update on the legislative session actions and on Congressionally Directed Spending appropriation requests.

8. Recommendations related to various City owned properties for housing purposes

Joan Davenport, Community Development Director, provided details of a strategy, next steps and a timeline for proceeding with the various City-owned property sites that could provide opportunities for new housing developments. Councilmember Funk stated she would like to see a modification to the report with infill properties requiring higher density housing. City Manager Harrison stated they will look at that as part of the evaluation process with the broker.

MOTION: Hill moved and Cousens seconded to adopt the report. The motion carried by unanimous vote, White absent.

9. Discuss street racing report

Captain Boyle reported on street racing. Councilmember Funk shared her interest in forensic evidence for prosecution. Captain Boyle stated there are cameras that do photo enforced speeding/red lights; however, there are regulations associated with that and the tickets are written to the vehicle, which does not hold the driver accountable.

Councilmember Lund stated she spoke with the Chief of Police in Fife, where they passed an ordinance relating to impounding vehicles used in street racing. After Council discussion,

MOTION: Lund moved and Hill seconded to direct staff to develop an ordinance based on the City of Fife's model to combat street racing. The motion carried by unanimous vote, White absent.

10. Other Business

Councilmember Hill asked what steps the City is taking to address the equipment issues as reported by the Fire union. City Manager Harrison commented that the City is continuing to invest in equipment currently owned and is anticipating utilizing lost revenue from the American Rescue Plan to obtain two fire engines; however, this will depend on a better definition of lost revenue. He added the City is also looking at additional adjustments to the 2022 budget and starting an equipment replacement fund of \$1 million per year.

Councilmember Hill stated as the Yakima Valley Conference of Governments representative for the Council he represents the will of the Council and is troubled by the governance crisis at the Health District. He shared his concerns with the upcoming vote for the Health Officer and how Mayor Byers will weigh in. Mayor Byers reported she has received many emails about the candidates and is open to hearing from Council. Council members discussed the process and Councilmember Funk shared her thoughts on the candidates.

MOTION: Funk moved and Macias seconded to add to the June 15 agenda a conversation about City Council Rules of Procedures for appointing Council members to outside boards. The motion carried by unanimous vote, White absent.

MOTION: Funk moved and Lund seconded to place on the June 15 agenda discussion of amendment of City Council Rules of Procedures for consideration of letters requesting support. The motion carried by unanimous vote, White absent.

MOTION: Funk moved and Lund seconded that we add to the June 15 agenda discussion of a proposal that she drafted for an American Rescue Plan Project Proposal to address Mental Health Challenges in Yakima. The motion carried by unanimous vote, White absent.

11. Adjournment

MOTION: Cousens moved and Lund seconded to adjourn to the a City Council study session on June 8, 2021, at 5:00 p.m. at City Hall. The motion carried by unanimous vote,

CERTIFICATION READ AND CERTIFIED ACCURATE BY

COUNCIL MEMBER

DATE

COUNCIL MEMBER

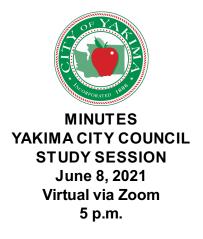
DATE

ATTEST:

CITY CLERK

MAYOR

DRAFT



1. Roll Call

Council: Mayor Patricia Byers, presiding, Assistant Mayor Holly Cousens and Councilmembers Kay Funk, Soneya Lund and Eliana Macias (present at 5:25 p.m.)

Staff: City Manager Robert Harrison and City Clerk Sonya Claar Tee

Absent: Councilmember Brad Hill (excused), Councilmember Jason White

2. Public comment (allow 15 minutes)

None.

3. Discussion with the Community Integration Committee

Mayor Byers reported Councilmember Hill has a work conflict and Councilmember Lund needs to leave the meeting at 6 p.m. Assistant Mayor Cousens shared the history on why the Committee was created and how she believes Council has failed to provide tasks for the Community Integration Committee (CIC). She questioned if the CIC is still needed, and if so, perhaps Council could revisit new bylaws for the Committee.

CIC Chair Rocio Carrion and members Sandra Aguilar and Chad Stover reported the CIC would like communication with Council regarding an ongoing list of topics and issues going on in Yakima. They discussed the Committee's duties and responsibilities and stated the City needs more communication on equity and diversity. The members spoke about the importance of utilizing an equity lens and agreed the bylaws could be amended.

Councilmember Lund noted a lot of the City's focus is on infrastructure, roads and planning, and those need to be seen through an equitable lens. She and Councilmember Macias would like to see a CIC member on the Planning Commission and a routine report from the CIC on a monthly or quarterly basis. Councilmember Funk shared her concern with affordable and segregated housing and imagines that would be an interesting topic for the CIC. Assistant Mayor Cousens reminded the group that the City had an equity study completed a couple of years ago.

City Manager Harrison suggested the CIC revisit the Government Alliance on Race and Equity (GARE) training though the International City Manager's Association, which would be a

community conversation around race and equity rather than focusing on decision makers. Mayor Byers stated she has heard several suggestions and would like Council to have a future conversation on how to avail ourselves of what the CIC has to offer.

4. Special Events and Insurance Requirements

Colleda Monick, Community Development Specialist, provided a presentation on special events. Ryan Bleek, Senior Assistant City Attorney, and Payne West representative Jeff Widdows discussed the insurance aspect of special events. Mr. Bleek strongly encouraged the City not to relax any of the insurance requirements due to risk to the City.

Assistant Mayor Cousens reported she and Mayor Byers will continue meeting on this issue and bring back additional information for Council review.

5. Adjournment

MOTION: Cousens moved and Macias seconded to adjourn to a City Council special meeting on June 9, 2021, at noon virtually via Zoom. The motion carried by unanimous vote, Hill and White absent. The meeting adjourned at 6:05 p.m.

CERTIFICATI		
READ AND CI	ERTIFIED ACCURATE	ΒΥ
		COUNCIL MEMBER DATE
ATTEST:	Ur	COUNCIL MEMBER DATE
	CITY CLERK	MAYOR



1. Roll Call

Present: Mayor Patricia Byers and Councilmembers Kay Funk and Brad Hill

Due to an expected quorum of Councilmembers in attendance, the celebration was noticed as a special City Council meeting; however, as a quorum was not reached at the time of the meeting, the special meeting of the full City Council was cancelled and the event proceeded with its scheduled agenda.

2. Chamber of Commerce State of the City

Councilmembers in attendance participated in the Chamber of Commerce State of the City meeting.

3. Adjournment The meeting concluded at 12:05 p.m.

CERTIFICATION

READ AND CERTIFIED ACCURATE BY	
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COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE

ATTEST:

CITY CLERK

MAYOR



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.B. For Meeting of: June 15, 2021

ITEM TITLE:Approve payment of disbursements for the period May 1 – 31, 2021.SUBMITTED BY:Steve Groom, Director of Finance and Budget

SUMMARY EXPLANATION:

RCW 42.24 governs the process for audit and review of payroll and claims payments for the City. RCW 42.24.180 requires the review and approval of all payments at a regularly scheduled public meeting on a monthly basis. The State Budgeting, Accounting and Reporting Systems (BARS) Manual outlines the following format for approval by the City Council.

REPORT OF DISBURSEMENTS:

The following amounts were budgeted and sufficient funds were available to cover these payments:

Electronic payments - Key Bank	#483 - 487	\$	1,116,600.11
Electronic payments - US Bank	#12049 - 12081	\$ 3	30,825,905.25
Electronic Purchasing Card	May 2021	\$	165,128.86
Accounts Payable Checks	#174804 - 175464	\$	9,823,948.62
Payroll Account Checks	#400742 - 401508	\$	307,858.65
Payroll Account Checks - Cayenta	#5137 - 5157	\$	120,363.62

Background and description of this process is attached.

ITEM BUDGETED:	NA
STRATEGIC PRIORITY:	Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Approve disbursements.

ATTACHMENTS:

Description

Background and Description

Type Backup Material



Disbursement Approval Process

Payment of claims and payroll are submitted monthly for review and approval by City Council. The payments listed in the schedule cover all claims and payroll payments during the month prior to the date of the Council meeting. Support documentation and further details are available from the Finance Division.

Internal Controls. The City's internal controls include certification of the validity of all payments by the appropriate department prior to submission for payment. The Finance Department has processes and controls in place to ensure review and validation of vouchers and authorization of payments by Finance, Accounts Payable, and Payroll staff. Processes are in place to empower Department Directors and the City Manager to have budgetary control over their responsible areas. The Director of Finance and Budget regularly reviews processes to ensure appropriate internal controls are in place and submits annually to an independent audit.

Governing Statutes. RCW 42.24 governs the process for audit and review of payroll and claims payments for the City. RCW 42.24.180 requires the review and approval of all payments at a regularly scheduled public meeting on a monthly basis.

RCW 42.24.080 requires that all claims presented against the City by persons furnishing materials, rendering services, or performing labor must be certified by the appropriate official to ensure that the materials have been furnished, the services rendered, or the labor performed as described, and that the claims are just, due, and unpaid obligations against the City.

RCW 42.24.180 allows expedited processing of the payment of claims when certain conditions have been met. The statute allows the issuance of warrants or checks in payment of claims before the legislative body has acted to approve the claims when:

- (1) the appropriate officers have furnished official bonds;
- (2) the legislative body has adopted policies that implement effective internal control;
- (3) the legislative body has provided for review of the documentation supporting the claims within a month of issuance; and
- (4) that if claims are disapproved, they shall be recognized as receivables and diligently pursued.

The City meets all these conditions.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.C. For Meeting of: June 15, 2021

ITEM TITLE:May 2021 Investment Transactions ReportSUBMITTED BY:Steve Groom, Director of Finance and Budget

SUMMARY EXPLANATION:

This monthly Investment Transactions Report is in compliance with RCW 35.39.032 which requires *"The responsible official or committee shall make a monthly report of all investment transactions to the city legislative authority"*. A complete Treasury report is provided to City Council quarterly that provides a complete position listing with further analysis, economic outlook and strategy updates. Each investment is in full compliance with the City's Investment Policy, State Statues and the City's Municipal Code.

ITEM BUDGETED:	NA
STRATEGIC PRIORITY:	Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Review only. Submitted for routine transparency and accountability.

ATTACHMENTS: Description

Upload Date

Type Cover Memo

May investment report



TO: Mayor and City Council

FROM: Steve Groom, Finance Director

RE: May 2021 Investment Transactions

The investment transactions for May 2021 were:

Matured:

• none

Called:

• none

Purchased:

• \$2,000,000 US Treasury to mature July 31, 2024

The investment purchase in May fills a maturity gap in a shortened (3-year maturity horizon, instead of 5-year pre-COVID) ladder to minimize reinvestment risk subject to rates at any one point in time and hedging against further decreasing rate exposure.

In 2020, the city had several callable maturities called, the proceeds of which were put in the LGIP state pool. Reinvesting those maturities has been spread over several months in order to spread the reinvestment risk, the risk of reinvesting at prevailing rates during any one time.

During the current market volatility, the range of investment options for 1- to 3- year maturities during May fluctuated slightly, as the 1-year Treasury yield ranged between 0.04% to 0.06%. The 3-year area of the yield curve hovered between 0.29% and 0.35%. The LGIP 30-day yield was 0.09 at 5/1 and 0.07% at 5/31.

This monthly report of all investment transactions complies with RCW 35.39.032 ("The responsible official or committee shall make a monthly report of all investment transactions to the city legislative authority").



Committee Review of Investment Rationale

Date: May 18, 2021

Investment # 2021-1563 is a 3-year US Treasury (UST), face value \$2,000,000, maturing July 31, 2024, 2.125% coupon at 105-20 to yield 0.351%. This trade settles May 19, 2021 with Wedbush Securities, US Bank Safekeeping, reducing our elevated LGIP position caused by maturities called during 2020.

Liquidity: At April 30th, month-end, Key Bank checking account balance was \$4.8 million (target minimum is \$3 Million), US Bank checking balance was \$6.8 million and investment portfolio was \$38.0 million (target is \$64 million for Treasuries, Corporates and Agencies). Current LGIP balance was \$45.9 million (target minimum is \$5 million).

Safety: This purchase is a debt issue of the Federal government, equivalent to Aaa/AA+ rating by Moody's and S&P.

Yield. Yield is 0.35%. This investment is 27 basis points over LGIP, seeking to protect yield in an uncertain environment. LGIP's yield is expected to stay level over the next year. Comparable yields are:

LGIP current 30-day yield	0.080712%	www.secureaccess.wa.gov
3-year corporate	Unavailable in AA	Treasury.gov
3-year Agency	0.3500%	Broker daily runs

Callability. This investment is not callable (a bullet).

Mar OC

Diversification. This purchase brings this issuer to 10.8% of total portfolio.

This purchase adds a maturity date previously not covered to city's laddered portfolio.

Outlook. The yield curve is currently low and flat; the 1-year Treasury at 0.04%, the 2-year at 0.16% the 3-year at 0.34%, and the 5-year at 0.84%. The Federal Reserve Bank has been keeping rates low with uncertainty of a 2022 rate hike increasing. By filling maturity gaps in a shortened 3-year ladder, we minimize reinvestment risk subject to rates at any one point in time and hedging against further decreasing rate LGIP exposure.

Investment Committee review:

Finance Director:

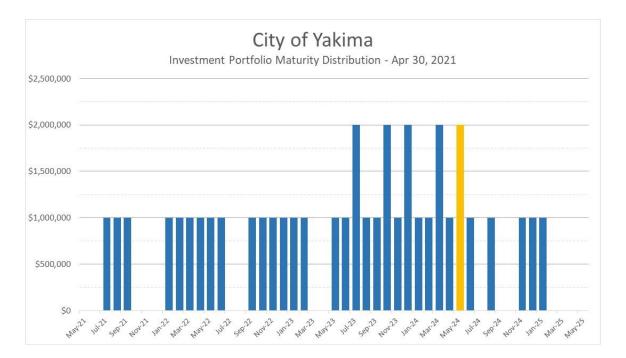
City Manager:

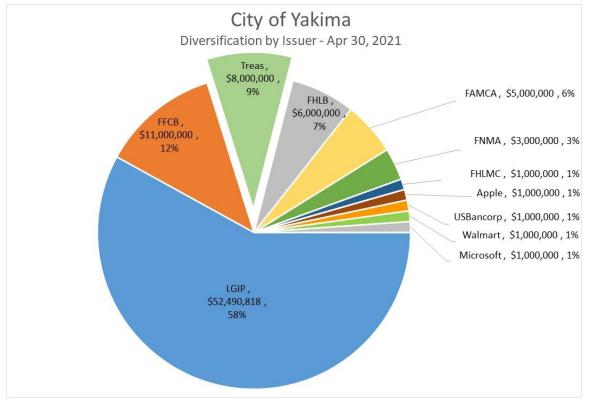
Date Date

FINANCE



Prior to COVID, a 5-year ladder was employed, making the portfolio stable, predictable and forecastable. Due to sub-1% rates, purchases are now shortened to fill maturity gaps in a 3-year ladder to avoid locking in lower rates longer. At \$2m per month, the current goal is to ladder out \$60M fairly evenly.





4



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.D. For Meeting of: June 15, 2021

ITEM TITLE:	Resolution authorizing an agreement with Ken Leingang Excavating, Inc. for 41st Avenue Fire Flow Improvements and Waterline Replacement on S. 1st Street and Mead Avenue
SUBMITTED BY:	Scott Schafer, Director of Public Works David Brown, Assistant Director of Public Works Mike Shane, Water/Irrigation Engineer, 509-576-6480

SUMMARY EXPLANATION:

This project replaces the undersized waterline near the S. 1st Street and Mead Ave. intersection with a new 12 inch ductile iron waterline and installs a new 12 inch water line on Avalanche to improve fire flow near 41st Avenue. The project will improve water quality and increases flow which improves delivery and enhances fire flow.

City staff used the State bidding process to advertise for competitive bids; selecting Ken Leingang Excavating, Inc. as the low bidder with the bid of \$815,764. The Agreement has been attached for City Council review in an amount not to exceed \$814,764. The projects are funded by a low interest Public Works Trust Fund Loan.

ITEM BUDGETED:	Yes
STRATEGIC PRIORITY:	Neighborhood and Community Building
APPROVED FOR SUBMITTAL BY	THE CITY MANAGER

RECOMMENDATION:

Adopt Resolution

ATTACHMENTS:

	Description
D	Resolution

Contract

Upload Date 6/3/2021 6/3/2021

Type Resolution Contract

RESOLUTION NO. R-2021-____

A RESOLUTION authorizing an agreement with Ken Leingang Excavating, Inc. for Project Nos. AC2504 and AC2537 41st Ave fire flow Improvements and waterline replacement on S. 1st St and Mead.

WHEREAS, the City of Yakima owns, operates, and maintains the Domestic Water Supply and Distribution System in accordance with applicable Federal, State and Local regulations; and

WHEREAS, fire flow should be improved in the 41st Ave, and Avalanche and undersized waterlines on S. 1st Street and Mead Avenue sometimes results in lower flow recommended; and

WHEREAS, under City Contract No. 2018-048 and Task Order 2020-02 and 03, the City entered into an agreement with HLA Engineering and Land Surveying, Inc. to prepare the plans and contract documents for 41st Ave fire flow Improvements and waterline replacement on S. 1st St and Mead; and

WHEREAS, the City of Yakima Water/Irrigation Division requires construction services for the waterline replacement; and

WHEREAS, the City of Yakima used the procedure established by the State of Washington for competitively bidding projects; and

WHEREAS, Ken Leingang Excavating, Inc. submitted the low bid and has the ability to perform the contract specified work; and

WHEREAS, the project is funded by a low interest loan from Washington State Public Works Trust Fund; and

WHEREAS, the City Council finds that it is in the best interest of the City of Yakima and its residents to enter into a contract with Ken Leingang Excavating, Inc. to perform the work detailed in the contract documents for 41st Ave fire flow Improvements and waterline replacement on S. 1st St and Mead; now, therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The City Manager is hereby authorized to execute the attached contract with Ken Leingang Excavating, Inc., in the amount of Eight Hundred Fifteen Thousand Seven Hundred Sixty Four Dollars (\$815,764) for 41st Ave fire flow Improvements and waterline replacement on S. 1st St and Mead.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

THIS AGREEMENT, made and entered in triplicate, this _____ day of _____, 20___, by and between the City of Yakima , hereinafter called the Owner, and <u>Ken Leingang Excavating, Inc.</u> a Washington Corporation, hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials, labor and equipment for THE BID AMOUNT OF: \$ <u>814,764.34</u>, for Avalanche Avenue and East Mead Avenue Waterline Improvements, CITY OF YAKIMA WATER PROJECT NO. AC2504 & NO. AC2537, all in accordance with, and as described in the attached plans and specifications and the 2021 Standard Specifications for Road, Bridge, and Municipal Construction which are by this reference incorporated herein and made a part hereof, and shall perform any alterations in or additions to the work provided under this contract and every part thereof.

Work shall start within ten (10) days after the Notice to Proceed and shall be completed in **forty-five (45)** working days. If work has not commenced within the ten (10) days after the notice to proceed, the first chargeable working day shall be the eleventh (11th) working day after the date on which the City issues the Notice to Proceed.

If said work is not completed within the time specified, the Contractor agrees to pay to the Owner the sum specified in the Standard Specifications for each day said work remains uncompleted after expiration of the specified time, as liquidated damages.

The Contractors shall provide and bear the expense of all equipment; work and labor of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in this contract and every part thereof, except such as are mentioned in the specifications to be furnished by the City of Yakima.

II. The City of Yakima hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same according to the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices hereto attached, at the time and in the manner and upon the conditions provided for in this contract.

III. INDEMNIFICATION. The Contractor shall defend, indemnify, and hold harmless the City, its officers, elected officials, employees and agents from and against all claims, causes of action, damages, losses, and expenses of any kind or nature whatsoever, including but not limited to, attorney's fees and court costs, arising out of, relating to, or resulting from The Contractor's performance or non-performance of the services, duties and obligations required of it under this Agreement.

IV. The Contractor for himself, and for his heirs, executors, administrators, successors, and assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

V. It is further provided that no liability shall attach to the City of Yakima by reason of entering into this contract, except as expressly provided herein.

IN WITNESS, WHEREOF the parties hereto have caused this agreement to be executed the day and year first herein above written.

Counte	ersigned: CITY O	F YAKIMA		CONTRACTOR		
this	day of	20		, Contractor	a	Corporation
			By:			
Attact	City Manager					
Attest:				(Print Name)		
	City Clerk					
			Its:	(Describert Oseran etc.)		
			Address:	(President, Owner, etc.)		



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.E. For Meeting of: June 15, 2021

ITEM TITLE:Resolution authorizing a one year lease agreement with the Tower,
LLC to provide office space to house the Capitol Theatre staff

SUBMITTED BY: Bob Harrison, City Manager

SUMMARY EXPLANATION:

The City leases space from The Tower, LLC in the downtown Tower Building to provide office space for the Capitol Theatre staff members. This is the same space the Capitol Theatre staff has been leasing since August 2013. This Agreement is for one year and will be reevaluated in 2022.

ITEM BUDGETED:

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt resolution.

ATTACHMENTS:

	Description	Upload Date
D	Capitol Theatre Office Space Lease Resolution	6/8/2021
D	Capitol Theatre Office Lease Extension	6/8/2021

Type Cover Memo Cover Memo

RESOLUTION NO. R-2021-

A RESOLUTION authorizing a Lease Agreement with The Tower, LLC to provide office space to house the Capitol Theatre staff

WHEREAS, the Capitol Theatre is owned by the City of Yakima and is operated on the City's behalf by the Capitol Theatre Board of Directors; and

WHEREAS, the Capitol Theatre Board hires and employs staff members to provide the day to day operations of the Theatre; and

WHEREAS, the City leases space from The Tower, LLC in the downtown Tower Building to provide office space for the Capitol Theatre staff; and

WHEREAS, the City and The Tower, LLC have agreed upon a reduced lease space within the Tower Building that will adequately house the Capitol Theatre staff and also reduce the cost of leased space on behalf of the Theatre; and

WHEREAS, the new lease, attached hereto and incorporated herein by this reference will replace the previous agreement, and will allow the staff to remain in the premises they previously occupied; and

WHEREAS, the City Council finds it to be in the best interest of the City to enter into the attached Lease Agreement to provide for office space necessary and appropriate to the needs of the Capitol Theatre staff; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The City Manager of the City of Yakima is hereby authorized and directed to execute the attached and incorporated Lease Agreement with The Tower, LLC for office space to house the Capitol Theatre staff in the Tower Building in downtown Yakima.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

TOWER SECOND LEASE EXTENSION AGREEMENT

This Agreement is made and entered into this 28^{th} day of June, 2021 by and between:

THE TOWER, LLC, a Washington Limited Liability Company, as Landlord and THE CITY OF YAKIMA, (CAPITOL THEATRE ADMINISTRATIVE OFFICES), a Washington Municipality, as Tenant

The Parties are Landlord and Tenant respectively under that certain Lease dated April 30, 2015 in which Landlord leased to Tenant and Tenant leased from Landlord Suite 777 in the Tower Building in Yakima Washington for a term of three (3) years commencing August 1, 2015. The term of the said Lease was to expire July 31, 2018, but was extended by a Lease Extension Agreement dated May 17, 2018 for an additional three (3) years (the First Extension Term). Said Lease as Extended is hereby incorporated herein and made a part hereof, the same as though set forth in full, and will hereafter be referred to as the 2015 Lease as Extended. The Parties have reached agreement on an additional extension of the term of the 2015 Lease as Extended and now desire to evidence that agreement as follows:

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained in the said 2015 Lease as Extended and this Second Lease Extension Agreement, it is hereby agreed by and between the parties that said Lease will be amended hereto as follows:

- 1. Section 1.7 of the Basic Lease Provisions, Term Termination Date is amended to read: The Lease termination date is July 31, 2022.
- Section 1.8 of the Basic Lease Provisions, Base Rent is amended to add the following: The Base Rent for the period from August 1, 2021 to July 31, 2022 shall be THREE THOUSAND EIGHT HUNDRED EIGHTY-EIGHT AND 20/100THS DOLLARS (\$3,888.20) PER MONTH, payable monthly in advance on or before the first day of each calendar month.
- 3. Section 4.2 of the Office Building Lease, Adjustment to Rent, is no longer applicable as of July 31, 2021.

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4. All other terms, covenants and conditions of said 2015 Lease as Extended shall continue in full force and effect throughout the Second Extension Term.

THE TOWER, LLC JEM Tower, Inc. By: **General Manager** CITY OF YAKIMA

Joseph R. Morrier, Sr.

LANDLORD

TENANT

STATE OF WASHINGTON)) SS. COUNTY OF YAKIMA

LANDLORD'S ACKNOWLEDGMENT

I certify that I know or have satisfactory evidence that JOSEPH R. MORRIER signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the President of JEM TOWER, INC. (as the General Manager of THE TOWER, LLC) to be the free and voluntary act of JEM TOWER, INC. in its capacity as General Manager of THE TOWER, LLC for the uses and purposes mentioned in the instrument.

NO. 107265 (Sealer Stamp) STATE OF WASHINGTON)) SS.

Notary Public in and for the State of Washington, residing at A My appointment expires:

COUNTY OF YAKIMA

TENANT'S ACKNOWLEDGEMENT

certify satisfactory evidence that know have that or signed this instrument on oath stated he/she was authorized to execute the instrument and acknowledged it as the of the City of Yakima to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

i:\shared\legal assistant\forms\tower\second lease extension agreement capitol theatre 2021.doc 5/27/2021

²

DATED: _____

(Seal or Stamp)

 π^{μ}

Notary Public in and for the State of Washington, residing at ______ My appointment expires: _____

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BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 4.F. For Meeting of: June 15, 2021

ITEM TITLE:	Resolution adopting the Yakima Housing Action Plan
SUBMITTED BY:	Joseph Calhoun, Planning Manager, 509-575-6042
	Joan Davenport, AICP, Community Development Director

SUMMARY EXPLANATION:

At the June 1, 2021 Public Hearing, Council voted to approve the Housing Action Plan and directed staff to draft a Resolution consistent with Council action. The attached Resolution formally adopts the Housing Action Plan.

ITEM BUDGETED:	NA
STRATEGIC PRIORITY:	Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt Resolution

ATTACHMENTS:

Description

D ResolutionD Exhibit A - Housing Action Plan

Upload Date 6/2/2021 6/2/2021

Type Resolution Exhibit

RESOLUTION NO. R-2021-

A RESOLUTION approving the City of Yakima Housing Action Plan

WHEREAS, The City of Yakima was awarded a grant from the Washington State Department of Commerce to develop a Housing Action Plan (hereafter 'Plan') compliant with House Bill 1923 (R-2019-118); and

WHEREAS, the purpose of the Plan (Exhibit "A") is to create a set of concrete steps to meet local housing needs; and

WHEREAS, the Plan went through a public process which included public engagement through a Technical Advisory Committee, public survey, interviews with local housing developers, meetings with the Community Integration Committee, press releases, social media and other outreach efforts; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on April 8, 2021 (SEPA#007-20); and

WHEREAS, on April 28, 2021, the Yakima Planning Commission held an openrecord public hearing to consider the proposed Plan, hear testimony from the public, and provide a recommendation to the City Council; and

WHEREAS, on May 6, 2021, the Yakima Planning Commission issued its written recommendation for approval of the proposed City of Yakima Housing Action Plan; and

WHEREAS, at an Open Record Public Hearing on June 1, 2021 the Yakima City Council voted to approve the City of Yakima Housing Action Plan, consistent with the Planning Commission's recommendation; and

WHEREAS, the City of Yakima has complied with the substantive, procedural, and notice requirements associated with SEPA, the Growth Management Act, and the Yakima Municipal Code for; and

WHEREAS, the Yakima City Council finds that it is in the best interest of the City of Yakima, and its residents, to approve the City of Yakima Housing Action Plan; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

Section 1. Incorporation of Recitals. The above recitals are hereby incorporated into this resolution.

Section 2. Incorporation of the Planning Commission's Recommendation and Conditions of Approval. The Planning Commission's Recommendation is hereby adopted and ratified by the Yakima City Council as its decision and approval of the Plan herein. A copy of the Recommendation is attached hereto as Exhibit "B" and fully incorporated herein by this reference.

Section 3. Findings. The Yakima City Council adopts the findings of the Planning Commission as its own findings herein, and further finds that the requirements of the Washington State Department of Commerce Grant have been met.

Section 4. Approval. The Yakima City Council, after reviewing all the evidence and the Yakima Planning Commission's Recommendation, hereby approves and adopts the City of Yakima Housing Action Plan.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

Exhibit "A"

Housing Action Plan

Exhibit "B"





Planning Division Joseph Calhoun, Manager 129 North Second Street, 2nd Floor, Yakima, WA 98901 ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL CITY OF YAKIMA HOUSING ACTION PLAN

April 28, 2021

WHEREAS, The City of Yakima was awarded a grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP) compliant with House Bill 1923 (R-2019-118); and

WHEREAS, the purpose of the HAP is to create a set of concrete steps to meet local housing needs; and

WHEREAS, the HAP process included public engagement through a Technical Advisory Committee, public survey, interviews with local housing developers, meetings with the Community Integration Committee, press releases, social media, and other outreach efforts; and

WHEREAS, SEPA Environmental review was completed with a Determination of No significance issued on April 8, 2021 which was not appealed; and

WHEREAS, On April 14, 2021 the City of Yakima Planning Commission held a study session on the HAP; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on April 28, 2021 to hear testimony from the public, consider the Housing Action Plan, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Yakima City Council:

APPLICATION # SEPA#007-20 APPLICANT: City of Yakima PROJECT LOCATION: City-Wide

City of Yakima Planning Division City-Wide

FINDINGS OF FACT

- The Planning Commission adopts the findings of fact from the staff report and staff report supplement, attached hereto as Exhibit A and Exhibit B, respectively.
- In addition to the above-listed Exhibits, the Planning Commission enters the following findings of fact based on testimony provided and subsequent discussion during the public hearing:

Public Testimony excerpt from the meeting minutes:

Brian Hedengren – 1813 Mayhan Ave, Richland WA, but noted he was in the process of moving to the Yakima Valley. Question about available land – most of the undeveloped land is privately held. Are there ways to promote opening land for development? Calhoun answered that the primary way that undeveloped land is addressed is through strategy 1 – Update city regulations to remove barriers to innovative housing types. This strategy, along with past updates to the zoning ordinance, will provide more opportunities for vacant lands to be developed. Question about agricultural use in city limits – farmland vs. land for development. Calhoun answered that farmland in the city is allowed to remain in production. All currently farmed areas are zoned for some kind of use, whether residential, commercial or industrial. The farmland can continue as long as the property owner desires, and future projects will be dependent on the underlying zoning district.

Corey Baldwin – 012304 181st Dr, Snohomish, WA. Mr. Baldwin represents Shelter Resources, Inc. which is an affordable housing developer/operator. Recently purchased Englewood Gardens in Yakima, a senior housing community. Financing for affordable housing is very competitive in WA. Wants to make sure that RFP's are timed with application cycles such as housing trust fund or housing finance commission. Most resources in recent years have gone to the Seattle area, the rest of the state needs an equitable share of resources.

3. YPC Discussion excerpt from the meeting minutes:

Wallace closed the public testimony portion of the hearing and opened for commissioner testimony. Place stated she liked the proposed changes to the plan. She discussed the sales tax portion of the RCW that goes to the vote of the people. Would like to encourage the City Council to put it on the ballot. Hughes-Mickel asked about land capacity. Calhoun explained that the HNA and 2040 comp plan identified that there is more than sufficient land capacity to meet the population projection and annual average housing goal of 295 dwelling units. Hughes-Mickel asked about criteria for determining priorities. Calhoun stated that priorities were ranked by the TAC and also based upon feedback received during the survey and other public engagement activities. The priorities will follow the priority 1, 2, and 3 from a timing standpoint, but there are also short-, medium- and longterm timelines. There will be some overlap of priority 1, 2, and 3 strategies due to the timeframe in which to implement them. Rose discussed infrastructure, such as sewer, water, and roads. Need to make sure that everyone who will be working with utility projects, that the City watches how they are developed, and new ideas for financing. We do have a latecomer's agreement but it could be revisited. Opportunities for public/private projects. Need to makes sure that fire code is considered for development such as tiny homes. Calhoun mentioned that the latecomer's agreement is mentioned in strategy 2, and discusses updates. Also, related to setbacks, current processes go through a joint review and Codes provides comments related to setbacks and fire code considerations. Wallace asked about the edits recommended in the staff report. Calhoun noted that those would be included in the YPC recommendation.

CONCLUSIONS

 The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of our Department of Commerce Grant. 2. Comments received during the public comment period and at the public hearing have been considered in the final recommendation.

3. SEPA Environmental Review was completed.

MOTION

It was moved and seconded: "Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft housing action plan be forwarded to the Yakima City Council with a recommendation for approval." Motion carried unanimously.

RECOMMENDATION TO CITY COUNCIL The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed City of Yakima Housing Action Plan.

SIGNED this (Q day of May 2021.

Lisa Wallace, Vice-Chair By:

Yakima Planning Commission

Exhibit "A"



DEPARTMENT OF COMMUNITY DEVELOPMENT Joan Davenport, AICP, Director Planning Division Joseph Calhoun, Manager 129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

City of Yakima Planning Division Recommendation Housing Action Plan

TO: City of Yakima Planning Commission FROM: Joseph Calhoun, Planning Manager SUBJECT: Housing Action Plan FOR MEETING OF: April 28, 2021 FILE NUMBER: SEPA#007-20 TO: FROM:

Yakima Planning Commission (YPC) consideration and public hearing of a Housing Action Plan (HAP)

Findings of Fact:

Background The HAP is funded through a \$100,000 grant from the Washington State Department of Commerce. The City of Yakima contracted with BERK as our consultant for this process.

Environmental Review (SEPA) The City of Yakima issued a Determination of Nonsignificance on April 8, 2021.

Public Notice and Relevant Documents	
Introduction to City Council	
Needs Assessment	
Policy Evaluation	
Survey Results	
Draft Strategy Characterization	
Notice of Application and Public Hearing	
Legal Ad	
Draft HAP	

Date December 5, 2019 April 2020 October 2020 December 9, 2020 December 9, 2020 December 11, 2020 April 8, 2021 April 8, 2021 April 8, 2021

- Plan Objectives

 The Housing Action Plan's six objectives are:

 1. Encourage diverse housing development within existing neighborhoods.

 2. Create and preserve affordable homes.

 3. Create homeownership opportunities for low- and moderate- income households.

 4. Support housing options that meet the diverse needs of older adults.

 5. Address the needs of those struggling with homelessness.

 6. Protect against displacement and poor housing conditions.

RCW 36.70A.600(2)(a-q) Analysis (2) A city planning pursuant to RCW <u>36.70A.040</u> may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies Yakima Shine A 2015 1994 aimed at the for-profit single-family home market. A housing action plan may utilize data compiled pursuant to RCW <u>36.70A.610</u>. The housing action plan should: (a) Quantify existing and projected housing needs for all income levels, including

extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;

Staff Response: Satisfied. See Introduction and Developing the HAP Chapters, and Appendix B - Housing Needs Assessment.

(b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection; Staff Response: Satisfied. See Objectives and Strategies Chapter.

(c) Analyze population and employment trends, with documentation of projections; Staff Response: Satisfied, See Technical Analyses in Developing the HAP Chapter, and Appendix B - Housing Needs Assessment.

(d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment; Staff Response: Satisfied. See Appendix E – Displacement Risk Analysis and several

priority strategies.

(e) Review and evaluate the current housing element adopted pursuant to RCW <u>36.70A.070</u>, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions:

Staff Response: Satisfied. See Appendix C – Policy and Regulatory Review

(f) Provide for participation and input from community members, community groups, local builders, local realitors, nonport housing advocates, and local religious groups, and Staff Response: Satisfied, See Community Input section in Developing the HAP Chapter and Appendix A - Community Engagement.

(g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.

Staff Response: Satisfied. See Objectives and Strategies, Implementation, and Monitoring Chapters.

Public Comment Prior to developing this report, the following public comments were received.

1) Lee Murdock provided comments on April 22, 2021 which are included in the packet. The comment letter includes several questions and comments, some of which are included in the packet. the edits section below.

Edits from Public Review Draft The following edits are proposed to be made to the Public Review/Planning Commission Recommended Draft. Note, this does not include formatting errors which will be corrected for the Final Draft presented to Council.

1. Page 1: Introduction

Page 2

I

Additional language on the relationship of the HAP to other plans

The Housing Action Plan is a five-year strategy that supports and guides city actions and existing long-range planning, including the 2024 update of the City of Yakima's 2040 Comprehensive Plan, <u>The HAP is intended to supplement and inform existing documents</u>. including but not limited to:

City of Yakima Equity Study Analysis

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- City of Yakima Comprehensive Plan 2040: Housing and Land Use Elements
- City of Yakima Consolidated Plan 2015-2019
- Yakima County 5-Year Plan to Address Homelessness 2019-2024
- Yakima County Farmworker Housing Action Plan 2011-2016

2. Page 3: Developing the HAP

Developing the HAP The Housing Action Plan was developed between March 2020 and February 20202021. The HAP benefited from the expertise and guidance of a Technical Advisory Committee (TAC); interviews with stakeholders; and a communitywide survey (which captured 531 responses).

3. Page 11: Objectives and Strategies

Objectives and Strategies re-ordered for consistency with Page 1

Six objectives were identified for the HAP based on a synthesis of the findings of the technical Analyses and stakeholder and community engagement: A. Affordability: Create and preserve affordable homes. Housing Supply: Encourage diverse

housing development within existing neighborhoods.

Bill Housing used by the second second research to the second sec

households

D. Older Adult Options: Support housing options that meet the diverse needs of older adults. E. Stability: Address the needs of those struggling with homelessness. F. Anti-Displacement: Protect against displacement and poor housing conditions.

4. Page 11 Objectives and Strategies

Add clarifying text on City/Partner Lead.

City Lead: Priority Strategies where the City is identified as the lead will be implemented by the City of Yakima. This will include, but not be limited to, review and modification to ordinances (zoning, subdivision, environmental review, etc.); review and modification of the Comprehensive Plan 2040; and analysis and modification of city policy for city-owned property, code references with the superstantiant of the comprehensive for the comprehensive references with the superstantiant of the comprehensive for the comprehensive for the comprehensive for the comprehensive for the comprehensive references with the superstantiant of the comprehensive for t enforcement, utility connections, permit review, fee structures, etc.

Partner Lead: Priority Strategies where Partner is identified as lead will be implemented by a variety of local partners with City support as available. It is anticipated that local partners will be able to point to Partner-Lead strategies in the HAP when seeking support for grant funding. developing projects, and implementing their programs.

 Page 13: Strategy 1. Update city regulations to remove barriers to innovative housing types.

Add clarifying text and additional examples.

1. Update city regulations to remove barriers to innovative housing types.

Description. Most housing in the City of Yakima is single-family (65% of all housing inventory) or multifamily of three or more units (22% of all housing inventory). Supporting innovative housing types and arrangements will more fully meet the needs and preferences of Yakima's community members. For example, community engagement revealed that many Yakima residents seek multigenerational, senior, and more affordable housing opportunities that these types of innovative housing can facilitate. There are a wide variety of housing types that help reduce housing costs and fit into a small-town character. Each is defined below.

Tiny homes are small dwelling units on a foundation or on a carriage with wheels with between 150-400 square feet of habitable floor area. They are affordable compared with traditional site-built homes. They may be located on their own lot, serve as an accessory dwelling unit, or be located in a village arrangement in a manufactured home or RV park. Their small size and cottage like nature make them compatible in single-family areas on their own lot or as an accessory dwelling unit. They may offer temporary or long-term housing for seasonal workers such as in a manufactured home or RV park.

Senate Bill (SB) 5383, passed in May 2019, legally permitted tiny houses as permanent dwellings in Washington State; as a result, the State Building Council adopted International Residential Code standards that apply to tiny houses, effective in November 2020. SB 5383 also expanded RCW 58.17.040(5) of the subdivision statute to allow the creation of tiny houses villages such as through a binding site plan and stops cities from prohibiting tiny houses in manufactured/mobile home parks. House Bill (HB) 1085, passed in 2018, also allows local jurisdictions to remove minimum unit size limitations on detached houses.

- Microhomes are small dwellings in a multifamily style. There are two types: Congregate housing "sleeping rooms" are often in the 140-200 square-foot range and may include private bathrooms and kitchenettes. Shared facilities include kitchens, gathering areas, and other common amenities for residents. A small efficiency dwelling unit (SEDU) is a very small studio apartment including a complete kitchen and bathroom. Typically, the units will be as small as 220 square feet of total floor space, as compared to 300 square foct for the smallest typical conventional studio apartments. Microhomes are more affordable apartment units, and could be located in commercial, mixed-use, and high-density multifamily zones.
- Modular homes are structures that are built offsite, then transported to a permanent site. They differ from manufactured or mobile homes in that modular homes are constructed to meet the same state, regional, or local building codes as site-built homes, while manufactured homes adhere to national HUD code standards.

Co-op housing is a form of shared housing in which a cooperative corporation owns housing, and residents own stock shares in the corporation and participate in governance of the cooperative.10 Shared property, usually including a common house, is part of what defines this type of housing. These spaces allow residents to gather for shared meals, activities, and celebrations as well as the collaborative work required to care for the spaces.

 Multi-generational homes are designed to provide space for multiple generations living together under one roof, with each generation benefiting from their own separate space and privacy. The design of the home is similar to a single-family residence in outward appearance with an interior layout designed around common areas with separate spaces for the different family groups.

Other related dwelling unit types include cottages – a cluster of small dwelling units, generally less than 1,200 square feet, around a common open space – and zero-lot line development, which allows a zero or minimal setback normally required within a particular zone thus promoting efficient use of buildable land. Zero-lot line development is common with townhouse developments and may also be designed as an attached single-family home.

The City of Yakima has made several changes recently to encourage the above housing types. Tiny houses on an individual lot are currently treated the same as a regular single-family home. The City has also updated its definition of multifamily development to include any residential use where three or more dwellings are on the same lot. This can be 3+ tiny homes, a duplex and a tiny home, or other combinations. A new manufactured home can be placed anywhere a singlefamily home can locate, consistent with state law. However, process and level of review for these housing types can be improved. For example, to build a tiny home on a new smaller single lot (smaller than the city's current minimum lot size requirement of 6,000 SF) one must go through a Planned Development process. Streamlining and simplifying the review process for smaller housing types can further support encourage these housing types.

Gaps Addressed. Yakima needs to create housing units at a rate of 295 units annually through 2040. Housing like tiny homes and modular housing is often less expensive to develop than traditional, single-family homes. These cost savings could help encourage and facilitate the development of more housing that can also be more attainable for households with lower incomes. This housing is often also more suitable for small households, for whom Yakima currently has a shortage of housing options. Cooperative housing can provide a more affordable opportunity for homeownership than traditional single-family homeership. Yakima, like many communities in Washington, also has a shortage of farmworker housing. Innovative housing types can provide farmworkers with high-quality housing that meets local codes, but at a lower cost to developers.

Considerations. Additional options to encourage tiny homes, micro housing, cottage homes, multi-generational homes and others include:

- Allowing for different <u>zoning/density</u> options for tiny house integration, including tiny house clusters or villages — designed in a manner similar to cottage housing clustersto incorporate the above-listed housing types.
- Density/massing and review process: Consider allowing a higher number of units than typical for the zone, due to the smaller home size or where legacy pesticides are

present. Some density increase is essential because the units are smaller and usually more expensive to build on a cost/square feet basis. Consider applying a maximum floor area ratio limit or an across the board allowed density for tiny houses, for instance one tiny house per 1,200 square foot of lot area. <u>Consider reduced development standards</u> such as lot coverage and setbacks for multi-generational homes.

 Design elements. Provide design standards in a manner similar to cottage housing clusters: Consider providing design standards for both common open spaces and semiprivate open spaces for individual cottages. Permit construction of a shared community building to provide a space for gathering and sharing tools. | Play close attention to how parking can/should be integrated with tiny house clusters increased density.

Example Communities

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- Cohousing: Haystack Heights in Spokane is an intergenerational village that is close to downtown with clustered townhouses and flats to maximize efficiency, interaction, and green space. Designed to include 39 units spread out among four buildings, the development includes spaces to share skills and facilities.
- Page 22: Strategy 6. Incentivize landlords to improve the quality and maintenance of housing.

Add additional language regarding the landlord mitigation fund.

Example-Communitiess

Through its low-income weatherization program Pacific Power partners with local agencies to
provide free weatherization services to income-qualifying homeowners and renters living in
single-family homes, mobile homes or apartments. Based on the home's needs, a variety of
measures can be installed to lower electric bills while keeping homes comfortable.

The Colorado Landlord Incentive Program/Landlords Opening Doors program offers
participating landlords' reimbursement for short-term vacancies and minor unit repairs when
they rent units to a low-income renter with a housing voucher. To be eligible, a landlord must
participate in the Landlord Recruitment Campaign. The threshold for repairs is up to \$300 and
not more than \$1,000.

In 2018, the Washington State Landlord Mitigation Law (RCW 43.31.605) became effective to provide landlords with an incentive and added security to work with tenants receiving rental assistance. The program offers such incentives as reimbursement for reguired move-in upgrades, up to 14 days rent loss and reimbursement for damages caused by a tenant.

7. Page 28: Strategy 10. Add more permanent supportive housing.

Add clarifying language on potential partners.

Considerations. Communities are almost never able to provide permanent supportive housing for all households that need it; need outstrips supply, and many individuals who need permanent supportive housing will not receive the service. Coordination is also key to success. The City should coordinate with the local lead agency providers/developers forof homelessness

services to ensure that any plans for permanent supportive housing are consistent with the countywide plan for homelessness services.

Example Programs • Yakima Neighborhood Health Services offers permanent, supportive housing though a program called Master Lease. The program is based on relationships with local landlords who lease with the program to house those experiencing homelessness. Once housed, clients receive regular case management from trained staff who <u>support the</u> <u>participant's decision-making in their help thom make the right decisions to continue the</u> path to self-sufficiency. Through the recently completed Rhonda D. Hauff Resource Center (<u>RDH</u>), Yakima Neighborhood Health Services also offers temporary <u>and permanent supportive</u> housing for up to 37 people and provides case managers who connect residents to <u>health care, mental</u> <u>health services</u>, <u>legal alde, employment, and other basic needs-such as health, long-term</u>

Page 29: Strategy 11. Coordinate seasonal farmworker housing as severe-winter shelters.

Add clarifying language to focus on city-limits rather than county, and change "coordinate" to "support" as the city will not be the lead in this effort.

GoordinateSupport seasonal farmworker housing as severe-winter shelters.

Considerations. The majority of publicly funded seasonal farmworker beds located in Yakima County are located outside the city of Yakima, so such a program would likely require regional ecerdinationity of Yakima is a desirable location for farmworker housing due to its central location and proximity to services. However, farmworker housing is usually not at full capacity during the winter months. Farmworker housing facilities that receive public (state or federal) funds for construction or operations may be restricted in who they can serve. Advocacy with the legislature to remove these requirements will be needed. For example, the Department of Revenue's (DOR) policy is that any use other than farmworker housing during the winter in the first five years would make a property ineligible for the sales tax exemption provided for farmworker housing.

9. Page 32: Strategy 13. Continue to support education programs on homeownership.

Simplifying language to be more generalized.

Description. Many residents have needs for housing support programs that extend beyond mere production of units. First-time homeowners, especially these who are new to the country, or face barriers like peor credit, face several barriers to own homes, such as little or poor credit. Homeowner education helps residents prepare for the process of purchasing a home and the challenges of being a new homeowner. The City of Yakima's Office of Neighborhood Development Services (ONDS) currently works with Habitat for Humanity to educate through "certified" first time homebuyer classes, counsel credit, and assist to secure financial assistance. Continued support for this program is necessary.

10. Page 33: Strategy 14. Revise parking standards in key areas.

Minor change – City should be Lead, not Partner for this strategy

11. Page 39: Strategy 17. Give grants/loans to directly support small businesses.

Add mixed-use aspect to tie the strategy to housing.

Description. Support small businesses and cultural anchors in mixed-use buildings to help them invest in their space and keep up with rent.

Gaps Addressed. This strategy helps with affordable housing in the community by supporting small businesses and helping them to make rent costs. <u>Vacant commercial space in a mixed-</u> use building may result in higher rents for residential tenants.

Considerations. Economic development programs can help to support small businesses. Restrictions on city funds can make it difficult for local governments to support small businesses. Instead, communities are using federal and private funds that do not have the same strict restrictions on use of general city funds to support rent and operating costs for small businesses. Community lenders can help to meet small businesses' needs, and the City could help to connect businesses with these lenders.

12. Page 46: Strategy 23. Encourage micro-retail and flexible cultural space design

General Comment - consider combining with Strategy 17

13. Page 63: Implementation

The Yakima County Homeless Coalition and Homeless Network of Yakima County will be added as potential partners to strategies where Stability is the Objective.

14. Page 76: Monitoring

Adding additional clarifying language

Monitoring

1

In order to monitor the results of HAP actions in comparison to the 2040 Comp Plan goal of constructing an average of 295 dwelling units/vear, Tthe city intends to monitor and evaluate HAP implementation and outcomes on a regular basis. Performance monitoring will show whether HAP actions are achieving the desired results. This will allow the city to be flexible and agile to any refinements to actions that may be necessary and focus limited public dollars on actions that are most effective. Key indicators based on results from the Housing Needs Assessment will be used to monitor performance.

Key Indicators

The following key indicators were selected to reflect the overall desired outcomes of this Housing Action Plan. These indicators reflect success over the long-term, rather than easy wins in the one- to two-year timeframe. Indicators are intended to capture important pieces of the larger puzzle that is a healthy, equitable housing market. Importantly, an adjustment in strategy is needed if Yakima is not making progress with these indicators.

 Key Indicator 1: Annual production rate of ADU, duplex, townhome, smaller multifamily (49 units or less), and multifamily units overall. This reflects the goal of increasing the mix of housing choices in Yakima.

- Key Indicator 2: Monitor and track the units built for seniors. This reflects the goal of increasing housing affordable to the city's older residents.
- Key Indicator 3: Cost-burden of residents and the share of residents with low- and moderate-incomes in the city. This reflects the goal of increasing housing affordable to the city's low-and moderate-income residents.

Conclusions

- The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of our Department of Commerce Grant.
 Comments received during the public comment period have been addressed.
 SEPA Environmental Review was completed.

<u>Staff Recommendation</u> The City of Yakima Planning Division recommends that the YPC hold the required public hearing, take public input, revise the draft(s) as necessary, and forward the Planning Commission's recommendation to the Yakima City Council for further consideration.

SUGGESTED MOTIONS:

Approval: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft ordinance be forwarded to the Yakima City Council with a recommendation for approval.

Approval with modifications: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the findings of fact and draft ordinance, to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission approve the modified findings and ordinance, and order that the modified draft ordinance be forwarded to the Yakima City Council with a recommendation for approval recommendation for approval.

Denial:

Denia: Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the findings of fact and order that the findings be modified to include the following reasons for denial, and order that the draft ordinance be forwarded to the Yakima City Council with a recommendation for denial.

Exhibit "B"



DEPARTMENT OF COMMUNITY DEVELOPMENT Joan Davenport, AICP, Director Planning Division Joseph Calhoun, Manager 129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

City of Yakima Planning Division Recommendation Housing Action Plan

TO: FROM: SUBJECT: FOR MEETING OF: FILE NUMBER:

City of Yakima Planning Commission Joseph Calhoun, Planning Manager Housing Action Plan April 28, 2021 SEPA#007-20

Yakima Planning Commission (YPC) consideration and public hearing of a Housing Action Plan (HAP)

Supplemental Findings

This document is intended to supplement the Staff Report delivered in the April 23, 2021 packet, and includes additional comments and analysis received prior to the April 28, 2021 public hearing.

Public Comment

1) Esther Magasis, Yakima County Director of Human Services, provided comments on April 23, 2021.

· Question about ownership roles, lead agency, partners, etc.

Staff Response – we have added some clarifying language to Objectives and Strategies to clarify the City Lead and Partner Lead strategies.

YCCC not a faith-based organization

Staff Response – Strategy 33 implementation will be edited to remove the YCCC as a potential partner

Page 68: Implementation



Multigenerational housing is not listed as an option under Strategy 1

Staff Response - the staff report includes additional text related to multigenerational housing

Yakima 2015 1994

· Concern about fee waivers impacting funds for affordable housing

Staff Response – the fee waivers discussed for potential modification in the HAP are for city fees such as building, permitting, land use, utilities, etc. The HAP is not proposing any changes to recording fees or other such funding mechanisms for affordable housing.

2) Rhonda Hauff, CEO Yakima Neighborhood Health Services, provided comments on April 23, 2021

Comments included revised text related to a YNH example program

Staff Response – text has been updated to reflect changes made by Rhonda Hauff.

3) Gwen Clear, DOE Environmental Review Coordinator, provided comments on April 26, 2021.

DOE provided a link to their interactive dirt map –

https://apps.ecology.wa.gov/dirtalert/orchard which shows the footprint of land occupied by orchard during the era when lead arsenate was applied as a pesticide. Ecology can provide sampling services at no cost to confirm whether a property is impacted by arsenic and lead from historic orchard use.

Staff Response – additional text has been added to Strategy 1 related to legacy pesticides. The link to the dirt alert map will be made available on the City Planning web page.

4) Jerry Mellon provided comments on April 28, 2021

· Printout of an article titled "The Limits of Housing First"

Staff Response – this article examines the Housing First Model and provides several examples of how it has been used throughout the country. The topics and issues raised in the article would be appropriate to discuss in the future with the potential partners of several partner-lead strategies.

HAP Documents

Adding Appendix F - Providing Housing for Future Households by Income

The purpose of this appendix is to compare the 2040 growth target of 5,517 dwelling units across the income spectrum. If income percentages stayed the same throughout the planning period, about 45-51% of future households would need housing affordable at 80% or lower AMI (Area Median Income). The exhibit models a range to estimate future housing need by income band. This includes an estimate based on Yakima County's current distribution of household income and one based on the City of Yakima's distribution of household income.



Housing Action Flan

City of Yakima – June 2021

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Glossary

Affordable Housing. The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30% of its income on housing costs. A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term "affordable housing" is often used to describe income-restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see "Vouchers" below for more details).

American Community Survey (ACS). This is an ongoing nationwide survey conducted by the U.S. Census Bureau designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. We use data from the ACS throughout this needs assessment.

Area Median Income (AMI). This is a term that commonly refers to the area-wide median family income calculation provided by HUD for a county or metropolitan region.¹ Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

Community Integration Committee (CIC). The nine-member City of Yakima Community Integration Committee was appointed by the City Council in 2017. The purpose and intent of the community integration committee is to advise the Yakima City Council on ways to improve community engagement; diversify the city government and workforce; provide additional review of policies, ordinances and resolutions if requested; and give a voice to all Yakima residents. (Ord. 2017-034 § 1 (part), 2017).

Cost Burden. When a household pays more than 30% of their gross income on housing, including utilities, they are "cost-burdened." When a household pays more than 50% of their gross income on housing, including utilities, they are "severely cost-burdened." Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

¹ Note that HUD sometimes refers to HUD Area Median Family Income as just Median Family Income, or MFI. See <u>https://www.huduser.gov/portal/datasets/il.html</u>.

Household. A household is a group of people living within the same housing unit.² The people can be related, such as a family. A person living alone in a housing unit or a group of unrelated people sharing a housing unit are also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Household Income. The U.S. Census Bureau defines household income as the sum of the income of all people 15 years and older living together in a household.

Income-Restricted Housing. This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Low-Income. Households that are designated as low-income may qualify for incomesubsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to HUD area median family incomes (HAMFI), with consideration for family size. See the table below.

HUD Income Categories Calculated Relative to HUD Area Median Family Income (HAMFI)

Income Category	Household Income
Extremely Low-Income	30% of HAMFI or less
Very Low-Income	50% of HAMFI or less
Low-Income	80% of HAMFI or less

Source: HUD, 2020; BERK, 2020.

Median Family Income (MFI). The median income of all family households in an area. Family households are those that have two or more members who are related. Median income of non-family households is typically lower than for family households, as family households are more lily to have more than one income-earner. Analyses of housing affordability typically group all households by income level relative to HUD area median family income (HAMFI), which is calculated for the county or metropolitan region.

² The census sometimes refers to "occupied housing units" and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

Vouchers (Tenant-based and Project-based). HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be "tenant-based," meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice, or they can be "project-based," meaning they are assigned to a specific building.³

Universal Design. Universal design is "the design and composition of an environment so that it can be accessed, understood, and used to the greatest extent possible by all people regardless of their age, size, or ability."⁴ When integrated into the built environment, universal design principles ensure that residents who are aging or who have a disability are not blocked from accessing housing and services.

³ See <u>https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/tenant</u> and <u>https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project</u> for more details.

⁴ <u>http://universaldesign.ie/What-is-Universal-Design/</u>

Introduction

This Housing Action Plan (HAP) is the City of Yakima's plan for promoting affordable housing options for all community members across the city's neighborhoods. Affordable housing has many implications for Yakima. Housing has a demonstrated relationship to improved life outcomes for children. Yet many young families with modest incomes face challenges finding a home in Yakima, and many senior households face difficulties staying in the community that has been their home for years. Workers who serve the community cannot afford to live near their jobs and face longer commutes, adding to regional and local congestion. The HAP's goal is to increase affordable housing opportunities for all households to improve community and economic health.

The Housing Action Plan's six objectives are:

- A. Encourage diverse housing development within existing neighborhoods.
- B. Create and preserve affordable homes.
- C. Create homeownership opportunities for low- and moderate- income households.
- D. Support housing options that meet the diverse needs of older adults.
- E. Address the needs of those struggling with homelessness.
- F. Protect against displacement and poor housing conditions.

The Housing Action Plan is a five-year strategy that supports and guides city actions and existing long-range planning, including the 2024 update of the City of Yakima's 2040 Comprehensive Plan. The HAP is intended to supplement and inform existing documents, including but not limited to:

- City of Yakima Equity Study Analysis
- City of Yakima Comprehensive Plan 2040: Housing and Land Use Elements
- City of Yakima Consolidated Plan 2015-2019
- Yakima County 5-Year Plan to Address Homelessness 2019-2024
- Yakima County Farmworker Housing Action Plan 2011-2016

While the City plays a key role in local housing, the local housing system also includes for-profit and nonprofit developers and other stakeholders. The HAP articulates a clear set of housing strategies the City can work on in partnership with developers, community service providers, and other stakeholders. The HAP will also guide the City's participation in multi-jurisdictional efforts to address regional housing needs.

Development of this HAP is supported by a state-funded grant to enable communities to assess their housing needs and develop strategies to address those housing needs. The HAP is built upon the best available data and broad community conversation around:

- Yakima's current and future housing needs.
- Yakima's existing housing policies and regulations.

Plan Organization

The Housing Action Plan is organized as follows:

- **Developing the HAP.** This section includes the following:
 - ^a Summary of community input received for the Housing Action Plan.
 - Description of the key findings from the analysis of housing needs in Yakima.
 - Findings from an evaluation of the city's land capacity and housing policies in Yakima's adopted Comprehensive Plan, zoning, and land use code that implements these policies.
- **Objectives and Strategies.** This section lists the six objectives that address community input, needs assessment findings, and policy review findings. Detailed strategies that nest under each objective are also included.
- Implementation. This section lists strategies, timelines, resource requirements, responsibilities for leading the tasks, and partnership opportunities.
- **Monitoring.** This section includes key indicators that the City will use to monitor and evaluate HAP implementation and outcomes.



Community members enjoying a street fair for Cinco de Mayo (pre COVID)

Developing the HAP

The Housing Action Plan was developed between March 2020 and April 2021. The HAP benefited from the expertise and guidance of a Technical Advisory Committee (TAC); interviews with stakeholders; and a communitywide survey (which captured 531 responses).

Information and perspectives collected through the community engagement process provided additional insight about how specific challenges affect the lives of residents, especially those populations that are not always represented in these conversations. See Appendix A for a full summary of the community engagement activities.

The HAP also used a wide range of quantitative data to help identify the key needs and challenges among Yakima residents and workers. Policies and regulations were also analyzed to inform strategies. Key findings from the engagement and analysis are presented below. See Appendix A, B, and C for a full summary of engagement activities, needs assessment, policy and regulatory review.

Community Input

The City of Yakima talked with residents as part of the HAP process to better understand barriers to securing affordable housing as well as residents' ideas for improving housing. The City conducted public engagement over the course of the project and heard from more than 500 members of the public and stakeholders. Engagement activities included:

Enga	gement Activities	Participants' Top Priorities and Concerns
531	survey responses, including 138 in Spanish.	Affordability
300	Targeted outreach to families supported by La Casa Hogar, including 144 confirmations and google responses	Availability Homelessness Quality of housing
79	community leaders and service providers contacted to help spread the word.	Safety, crime, drugs, and gangs
2	Spanish-language media outlets advertised the project.	
11	Outreach including social media posts, press releases in English and Spanish, reaching 70 community contacts. There were 751-page views on the City website.	

Broad community outreach and engagement:

Targeted stakeholder engagement, including:

Engo	gement Activities	Participants' Top Priorities and Concerns
3	meetings with a Technical Advisory Committee (TAC).	Need for a greater diversity of housing types, including intergenerational housing
4	Interviews with local housing developers	Shortage of housing and rising costs
1	detailed survey of the TAC.	Anti-displacement policies Quality of existing housing
1	Meeting-in-a-box hosted by a TAC member.	Institutional racism, income inequality, and
3	meetings and consultation with the Community Integration Committee (CIC).	geographic segregation Support for first-time homebuyers
7	phone- and email interviews with members of the CIC.	Transitional housing and mental health supports
5	phone interviews with members of the Yakima City Council, Mayor and City Manager.	Housing development challenges related to lack of infrastructure
3	additional interviews with community leaders.	

The above input informed strategic objectives, shaped specific implementation steps, and provided insight into what key barriers needed to be addressed.

Technical Analyses

Needs Assessment Findings

Like other communities across Washington, the City of Yakima faces a critical need for more affordable housing. The City of Yakima Housing Needs Assessment evaluated the current housing supply and summarizes housing needs across the full spectrum of household types and income levels. Below are key findings from the Yakima Housing Needs Assessment.

Yakima's Population

- The City of Yakima has grown since 2010, with a current estimated population of 594,440 residents. The city is expected to continue growing and is projected to be home to 110,387 people by 2040.
- Compared to Washington State, the City of Yakima has a slightly larger proportion of younger residents (Under 5 and under 18) and a slightly smaller proportion of residents between 50 and 69 years of age (20% between 50 and 69 in the city vs.

⁵ Based on WA Office of Financial Management, 2019; Yakima County Planning, 2020.

25% statewide).

- Yakima is ethnically diverse. The City of Yakima's Hispanic or Latinx population comprises 46% of its population, compared to 12% statewide. The younger population in the City of Yakima is far more ethnically diverse than the older age groups. This is particularly apparent in the student population. In 2019, 13,069 (80%) of students at Yakima School District identified as Hispanic/Latino.
- Reflecting its ethnic diversity, Yakima has a high proportion of residents who speak a language other than English at home. Approximately 37% of the city's total population speak a language other than English at home, compared to 19% statewide.
- The average household size in Yakima is 2.71, slightly larger than the statewide average of 2.55. While the average household size is larger relative to the state, more than half (58%) of the city's residents live in single or two-member households. Renters are more likely to be single-person households than owners (Exhibit 1).

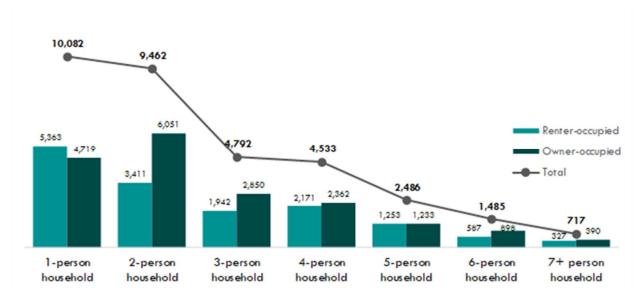


Exhibit 1. Household Size by Tenure in City of Yakima, 2014-2018

Sources: American Community Survey (ACS), 2014-2018; BERK, 2020.

Housing Need

 There is a housing shortage in Yakima. Vacancy rates for both apartments and homes for sale are extremely low – below 1%. When vacancy rates are so low, people looking for new homes have fewer options, increasing competition for the limited supply of units available. This drives up both rents and housing prices.

- Local housing prices are rising faster than local incomes. The median home value in Yakima has risen by 33% between 2012 to 2019 while average rents increased by 26%. Over the same period, the median family income has only increased by 19%. This indicates homeownership is getting further and further out of reach for many prospective buyers. See Exhibit 2.
- In the last 3 years, the city grew by an annual average of 530 new residents, a greater annual amount compared to 2010-2017 at 386 persons per year. To achieve its growth target, the city will **need to add about 745 persons per year** over the next 20 years.
- The average household size in Yakima is 2.71.⁶ If applying a 2.7 household size to the remaining population target, **about 5,517 dwelling units would be needed** between 2020 and 2040.

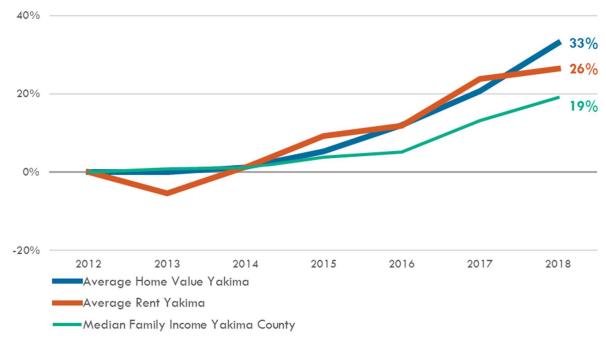


Exhibit 2. Percent Change since 2012 in Average Home Values, Average Rents and HUD Median Family Income

Sources: Zillow, February 2020; HUD Income Limits, 2019; BERK, 2020.

Cost Burdened Households

Many households in Yakima are cost burdened. Between 2012 and 2016, 36% of all

⁶ Source: ACS, 2014-2018.

households in Yakima were cost burdened. Cost-burdened households spend a large portion (over 30%) of their available income on housing costs. This leaves less money available for other important needs like food, transportation, clothing, and education. With rising housing costs, the number of cost-burdened households has almost certainly increased during the past few years.

- Cost burden is not evenly distributed across households. For example, renters are more cost-burdened than owners. Nearly 50% of renter households were costburdened, compared to about a quarter of all homeowners (Exhibit 3 and Exhibit 4).
- Needs are greatest among low-income households. About three fourths of all households with incomes below 50% of the county median family income are cost-burdened. Nearly half of these households are severely cost-burdened, meaning they spend over 50% of their income on housing costs (Exhibit 3). While there are low-income households living in neighborhoods across the city, the greatest concentration of low-income households is in eastern Yakima, and many of these households are of Hispanic/Latino ethnicity.

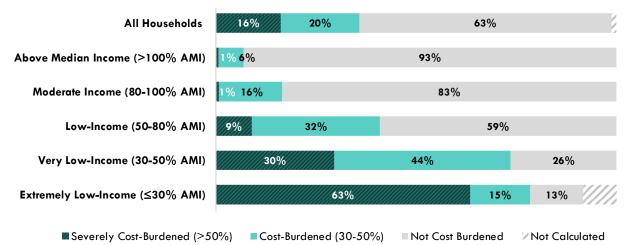


Exhibit 3. Cost-Burden Status by Income Level of Households in City of Yakima, 2012-2016

Sources: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK, 2020.

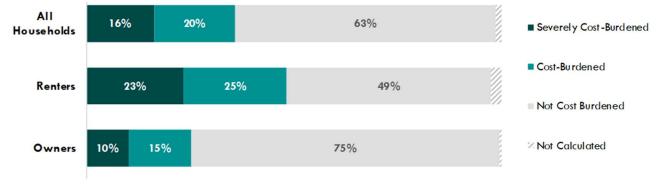


Exhibit 4. Household Tenure by Cost-Burden in City of Yakima, 2012-2016

Sources: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK, 2020.

Residents with Special Housing Needs

Several groups may have special housing needs or supportive service needs, such as residents experiencing homelessness, residents with disabilities, and older residents. Given the city's proximity to a large seasonal agricultural workforce, farmworkers can also have special housing needs that differ from the general population.

- Low-wage workers are traveling long distances to jobs in Yakima. Over 7,000 lowwage workers commute more than 50 miles from their home to a workplace in Yakima. That is nearly a quarter of all low-wage workers in the city. Many of these workers may be living outside of Yakima due to housing affordability or the inability to find suitable housing in the city.
- There is considerable need among elderly residents. There are 5,400 elderly persons living alone in Yakima. About 42% of these residents are cost-burdened and 22% are severely cost-burdened. In comparison, there are only 926 units with federal subsidies set aside for elderly and disabled persons.

Housing Inventory

Yakima needs more housing diversity. Over 65% of all housing units in Yakima are singlefamily homes. Not all households require or can afford that much space. For example, about 30% of all households in Yakima are singles living alone, yet only 5% of housing units in Yakima are studios and only 13% have just one bedroom. Increasing the diversity of housing options available will increase housing supply and provide more choices for residents seeking more affordable housing that meets their current needs.



Multifamily housing in Yakima

 Countywide there is a shortage of seasonal farmworker housing. There are approximately 4,600 beds of seasonal farmworker housing provided throughout the county, despite over 23,700 migratory jobs available in the busiest summer months.⁷ Identifying safe and high-quality housing for seasonal workers is an important gap to address in Yakima County.

Policy Review Findings

The Housing Policy Framework Evaluation reviewed and evaluated the current City Comprehensive Plan Housing Element, as well as other elements, regulatory incentives, and barriers, to determine the City's progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions. Overall findings from the review and an evaluation of land capacity, infrastructure needs, and housing activity are presented below.

Overall Policy Review Findings

The policy framework evaluation found the City of Yakima could improve its policy implementation in these respects:

 Identify funding sources to extend utilities to otherwise 'undevelopable' parcels and developed parcels which at present cannot expand (e.g., an existing lot with a single-family home cannot add an ADU unless water and sewer is available).

⁷ This number may slightly overestimate the extent of the gap given that workers may hold multiple jobs.

- Explore incentives for projects that construct new senior housing such as: reduced parking requirements, clustering of units, variety of housing types.
- Consider expansion of the Multi-Family Tax Exemption (MFTE) into areas outside of the downtown core.
- Consider revision to parking standards, especially for high density residential and in the downtown core.

Land Capacity Evaluation

- The City has more than twice the housing capacity needed under current zoning (an approximate capacity of 14,500 dwelling units versus a need of about 5,500 dwellings). About 38% of the current capacity is for single-family dwellings, about 16% is for multiplexes and townhouses, and 46% is for dwellings in multi-family and mixed-use districts. Most of this capacity is in the western part of the city.
- Most vacant land is zoned R-1, with relatively less in other zones. Some land is in agricultural use and planned for future residential or non-residential uses.

Infrastructure Evaluation

There are about 2,795 vacant acres across the city and about 25% of it is located 200 feet away from sewer infrastructure. More than half of the vacant property that is 200 feet from sewer infrastructure is in the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. Vacant acres within 100 feet or more from sewer infrastructure represent about 30% of total vacant land, more equally distributed among areas inside and outside the floodplain.

Housing Activity Evaluation

- The City has demonstrated that it can produce both quantity and diversity in housing. Based on OFM data, since 2017 Yakima has produced 648 dwellings, or 216 dwellings per year, a little lower than the need between 2020-2040 at 295 units per year.⁸ However, based on permit data since 2017-2019, the City permitted 1,145 net new units, which would be 381 units per year, above the 295 units per year needed.
- The City is allowing a range of housing types including more affordable missing middle (plex, townhouse, etc.) ownership and rental housing, and apartments.

⁸ Based on the estimated remaining population target from 2020-2040 and the anticipated household size.

Objectives and Strategies

Six objectives were identified for the HAP based on a synthesis of the findings of the technical analyses and stakeholder and community engagement:

- A. **Housing Supply:** Encourage diverse housing development within existing neighborhoods.
- B. Affordability: Create and preserve affordable homes.
- C. Homeownership: Create homeownership opportunities for low- and moderateincome households.
- D. Older Adult Options: Support housing options that meet the diverse needs of older adults.
- E. Stability: Address the needs of those struggling with homelessness.
- F. Anti-Displacement: Protect against displacement and poor housing conditions.

All strategies are identified as being City- or Partner- lead, which is further defined as follows:

City Lead: Priority Strategies where the City is identified as the lead will be implemented by the City of Yakima. This will include, but not be limited to, review and modification to ordinances (zoning, subdivision, environmental review, etc.); review and modification of the Comprehensive Plan 2040; and analysis and modification of city policy for city-owned property, code enforcement, utility connections, permit review, fee structures, etc.

Partner Lead: Priority Strategies where Partner is identified as lead will be implemented by a variety of local partners with City support as available. It is anticipated that local partners will be able to point to Partner-Lead strategies in the HAP when seeking support for grant funding, developing projects, and implementing their programs.

The following sections present all the strategies categorized into three priority groupings.

Priority 1 Strategies

The following six strategies are top priority for the City of Yakima:

- 1. Update city regulations to remove barriers to innovative housing types.
- 2. Make strategic investments in infrastructure.
- 3. Encourage rent-to-own opportunities and sweat equity programs.
- 4. Expand and update down payment assistance programs.
- 5. Develop, acquire, or sell surplus or under-utilized city property.
- 6. Incentivize landlords to improve the quality and maintenance of housing.

Please use the below key to interpret the summary table under each strategy heading in the following pages.



1. Update city regulations to remove barriers to innovative housing types.

L	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES		
Ciby	Dartoor	000	6 ¢ ¢ ¢		Affordability	Housing Supply	Homeownership
City	Partner		> ⊅⊅⊅	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

Description. Most housing in the City of Yakima is single-family (65% of all housing inventory) or multifamily of three or more units (22% of all housing inventory). Supporting innovative housing types and arrangements will more fully meet the needs and preferences of Yakima's community members. For example, community engagement revealed that many Yakima residents seek multigenerational, senior, and more affordable housing opportunities that these types of innovative housing can facilitate. There are a wide variety of housing types that help reduce housing costs and fit into a small-town character. Each is defined below.

Exhibit 5. Housing Types



Examples of innovative housing types include:

Tiny homes are small dwelling units on a foundation or on a carriage with wheels with between 150-400 square feet of habitable floor area. They are affordable compared with traditional site-built homes. They may be located on their own lot, serve as an accessory dwelling unit, or be located in a village arrangement in a manufactured home or RV park. Their small size and cottage like nature make them compatible in single-family areas on their own lot or as an accessory dwelling unit. They may offer temporary or long-term housing for seasonal workers such as in a manufactured home or RV park.

Senate Bill (SB) 5383, passed in May 2019, legally permitted tiny houses as permanent dwellings in Washington State; as a result, the State Building Council adopted International Residential Code standards that apply to tiny houses, effective in November 2020. SB 5383 also expanded RCW 58.17.040(5) of the subdivision statute to allow the creation of tiny house villages such as through a binding site plan and stops cities from prohibiting tiny houses in manufactured/mobile home parks. House Bill (HB) 1085, passed in 2018, also allows local jurisdictions to remove minimum unit size limitations on detached houses.

- Microhomes are small dwellings in a multifamily style. There are two types:
 - Congregate housing "sleeping rooms" are often in the 140-200 square-foot range and may include private bathrooms and kitchenettes. Shared facilities include kitchens, gathering areas, and other common amenities for residents.
 - A small efficiency dwelling unit (SEDU) is a very small studio apartment including a complete kitchen and bathroom. Typically, the units will be as small as 220 square feet of total floor space, as compared to 300 square feet for the smallest typical conventional studio apartments.

Microhomes are more affordable apartment units, and could be located in commercial, mixed-use, and high-density multifamily zones.

- Modular homes are structures that are built offsite, then transported to a permanent site. They differ from manufactured or mobile homes in that modular homes are constructed to meet the same state, regional, or local building codes as site-built homes, while manufactured homes adhere to national HUD code standards.⁹
- Co-op housing is a form of shared housing in which a cooperative corporation owns housing, and residents own stock shares in the corporation and participate in governance of the cooperative.¹⁰ Shared property, usually including a common house, is part of what defines this type of housing. These spaces allow residents to gather for shared meals, activities, and celebrations as well as the collaborative work required to care for the spaces.
- Multi-generational homes are designed to provide space for multiple generations living together under one roof, with each generation benefiting from their own separate space and privacy. The design of the home is similar to a single-family residence in outward appearance with an interior layout designed around common areas with separate spaces for the different family groups.

Other related dwelling unit types include cottages – a cluster of small dwelling units, generally less than 1,200 square feet, around a common open space – and zero-lot line development, which allows a zero or minimal setback normally required within a particular zone thus promoting efficient use of buildable land. Zero-lot line development is common with townhouse developments and may also be designed as an attached single-family home.

The City of Yakima has made several changes recently to encourage the above housing types. Tiny houses on an individual lot are currently treated the same as a regular single-family home. The City has also updated its definition of multifamily

⁹ HUD <u>https://www.hud.gov/program_offices/housing/rmra/mhs/faqs</u>.

¹⁰ University of Wisconsin Center for Cooperatives. <u>http://reic.uwcc.wisc.edu/house/</u>

development to include any residential use where three or more dwellings are on the same lot. This can be 3+ tiny homes, a duplex and a tiny home, or other combinations. A new manufactured home can be placed anywhere a single-family home can locate, consistent with state law. However, process and level of review for these housing types can be improved. For example, to build a tiny home on a new smaller single lot (smaller than the city's current minimum lot size requirement of 6,000 SF) one must go through a Planned Development process. Streamlining and simplifying the review process for smaller housing types can further support encourage these housing types.

Gaps Addressed. Yakima needs to create housing units at a rate of 295 units annually through 2040. Housing like tiny homes and modular housing is often less expensive to develop than traditional, single-family homes. These cost savings could help encourage and facilitate the development of more housing that can also be more attainable for households with lower incomes. This housing is often also more suitable for small households, for whom Yakima currently has a shortage of housing options. Cooperative housing can provide a more affordable opportunity for homeownership than traditional single-family homeownership. Yakima, like many communities in Washington, also has a shortage of farmworker housing. Innovative housing types can provide farmworkers with high-quality housing that meets local codes, but at a lower cost to developers.

Considerations. Additional options to encourage tiny homes, micro housing, cottage homes, multigenerational homes and others include:

- Allowing for different zoning/density options to incorporate the above-listed housing types.
- Density/massing and review process:
 - Consider allowing a higher number of units than typical for the zone, due to smaller home size or where legacy pesticides are present. Some density increase is essential because the units are smaller and usually more expensive to build on a cost/square feet basis. Consider applying a maximum floor area ratio limit or an across the board allowed density for tiny houses, for instance one tiny house per 1,200 square foot of lot area. Consider reduced development standards such as lot coverage and setbacks for multi-generational homes.
- Design elements. Provide design standards in a manner similar to cottage housing clusters:
 - Consider providing design standards for both common open spaces and semiprivate open spaces for individual cottages.
 - Permit construction of a shared community building to provide a space for gathering and sharing tools.
 - Play close attention to how parking can/should be integrated with tiny house

clusters.

Example Communities

 <u>Cohousing:</u> Haystack Heights in Spokane is an intergenerational village that is close to downtown with clustered townhouses and flats to maximize efficiency, interaction, and green space. Designed to include 39 units spread out among four buildings, the development includes spaces to share skills and facilities.

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L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dartoor	000	2222		Affordability	Housing Supply	Homeownership
City	Partner	000	\$\$\$\$	•••	Older Adult Options	Stability	Anti-Displacement

2. Make strategic investments in infrastructure.

Description. The Housing Needs Assessment found there is a housing shortage in Yakima. Increasing the overall supply of housing is one way to address this housing shortage. A key strategy to expand housing supply is to support the availability of sufficient land with infrastructure to respond to demand for more housing units. This includes identifying funding sources to extend utilities to otherwise 'undevelopable' parcels and developed parcels which at present cannot expand (e.g., an existing lot with a single-family home that cannot add an ADU unless water and sewer is available).

Strategic selection of infrastructure priorities in the capital facilities element can also help support the city's housing program as one cost associated with development is the cost of upgrading existing or developing new infrastructure to serve development.

Gaps Addressed. There are two types of gaps in Yakima: 1) lack of sewer in growing areas to the north and west and 2) existing developed neighborhoods with poor infrastructure and little to no amenities. This often included an incomplete street grid system and no curb, gutter, or sidewalks. Many of these areas are still on septic systems. There are some gaps in the extent of municipal water and sewer systems in particular that should be addressed to advance City goals for revitalization in already developed areas as well as future development areas.

There are about 2,795 vacant acres across the city, about 25% of which is located 200 feet away from sewer infrastructure. More than half of the vacant property that is 200 feet from sewer infrastructure is in the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. Vacant acres within 100 feet or more from sewer infrastructure represents about 30% of total vacant land, more equally distributed among areas inside and outside the floodplain.

Considerations. The policy review found that adding sewer infrastructure, especially in District 5, can expand land available for development or redevelopment. Infrastructure improvements in existing neighborhoods (sidewalks, streets) especially those highlighted in the displacement risk map as at high risk of displacement is a key consideration.

State laws allow community revitalization funding to be applied to infrastructure investments. Cities may also initiate latecomer's agreements and help fund extensions. Latecomer agreements allow a property owner to request that a municipality contract with them to extend street or utility improvements; the owner can recoup a portion of their costs to install the new facilities from others benefiting from the infrastructure

extension. A property owner who benefits from the infrastructure put in by the "first in" developer then contributes their fair share for connecting to the facility. Latecomer agreements are a way to share the cost of building infrastructure and can be a helpful tool to spur development in areas where the upfront cost of infrastructure is a challenge to development. Statutes authorize counties and cities to have a process to contract with owners of real estate for the construction or improvement of street projects; counties or cities may also participate in or finance all the costs and become the sole beneficiary of the reimbursements for streets.

In 2013 and 2015, the Washington State Legislature made changes to latecomers' laws to require a municipality or district to contract with the owners of real estate upon request to extend water or sewer service where it is a prerequisite to development. The legislative changes also allow counties or cities to participate in or to initiate latecomers' agreements for utilities. Facilities must be consistent with all applicable comprehensive plans and development regulations (e.g., consistent with comprehensive water system plans, sewer plans, infrastructure standards and specifications, etc.).

The applicable statutes for counties and cities have similar requirements regarding: 1) initiation of the improvement by the owner of real estate or by the municipality, provided the improvement is necessary for development; 2) determination of the beneficiaries in a reimbursement assessment area; 3) notification of property owners in the reimbursement area and a process to request a hearing (RCW 35.72 and RCW 35.91 only); 4) recording upon approval; and 5) reimbursement collection over a 15- 20-year period (roads shorter, utilities longer).

The City of Yakima has a latecomers agreement ordinance – <u>YMC Ch. 7.67</u>. Regular updates to this ordinance as well as strategic marketing of these regulations can help support housing development.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
Citv	Partner	000	* * * *		Affordability	Housing Supply	Homeownership
City	runner		$\mathbf{\dot{a}}$		Older Adult Options	Stability	Anti-Displacement

3. Encourage rent-to-own opportunities and sweat equity programs.

Description. Traditional rent-to-own opportunities are a contractual agreement between a landlord-seller and a renter-buyer that grants the renter either the option or the obligation to purchase the rental home for a pre-determined price prior to the expiration of the lease term. In some cases, the agreement terms include a rent credit, in which the tenant pays rent above market-rate, but the landlord reserves a portion of the rent for the tenant's future down payment.

Traditional rent-to-own contracts tend to be financially risky for renters, as they can include upfront fees, higher rents, and an obligation for the tenant to pay for repairs and upgrades; all with the possibility that the deal can be terminated and additional costs forfeited if the tenant misses a rent payment, is evicted, or violates the agreement in any other way.

However, in the wake of the Great Recession, some municipalities have created publicly backed rent-to-own programs for foreclosed properties. ¹¹In cases where a nonprofit or public agency takes on the role of landlord-owner, such programs provide a unique opportunity for renters to build credit and make steps towards homeownership without leaving their community.

Program rules vary but the overall concept of sweat equity is to build new affordable homes or renovate distressed ones with the help of the people who will live there. The hours the buyers volunteer help save on labor costs and can be calculated to function as a down payment on the property. The buyers must also qualify for the mortgage. Habitat for Humanity is an example program.

Gaps Addressed. Publicly backed rent-to-own programs can help create more affordable homeownership opportunities and bring these opportunities to more households that have been traditionally excluded from homeownership, including BIPOC households. Similarly, sweat equity programs are designed for lower-income households and provide opportunities for those who otherwise might face challenges to afford to own a home.

Considerations. Publicly backed rent-to-own programs have higher rates of success (are more likely to result in the renter eventually owning the home) and provide

¹¹ One such program is Milwaukee's <u>Turnkey Renovation program</u>.

significantly more protections for renters than do traditional rent-to-own contract arrangements. Due to the limited amount of HOME Investment funds that the City of Yakima receives, combined with the limited number of qualified ONDS personnel, compared to the much larger entitlement amounts rewarded to the larger entitlements, the City has limited resources to directly build homes. City efforts since 2013 have concentrated on supporting its housing partners with gap financing on multifamily units for households with low to moderate incomes. The City currently partners with the Yakima Housing Authority and Habitat for Humanity who build homes.

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L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Deuteror	000	2222		Affordability	Housing Supply	Homeownership
City	Partner		\$\$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

4. Expand and update down payment assistance programs.

Description. Because saving enough money for a down payment can take many years, and economic displacement pressures push households to relocate long before they save enough for a down payment, down payment assistance programs offer nointerest or low-interest capital for qualified buyers. Many programs support first-time home buyers and can be accompanied with home ownership education courses to support financial preparedness for first time homeowners.

Gaps Addressed. This strategy helps to support home ownership in the community by helping renters who want to invest long term in their neighborhood to purchase their first home.

Considerations. The City of Yakima had a "down payment assistance program" that was cancelled due to widespread fraudulent practices by some local lending institutions, realtors, and others. Identifying a roster of community-based organizations who can work with the community to apply eligibility and property selection criteria is one way to improve the program implementation.

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L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dartoor		CC C C		Affordability	Housing Supply	Homeownership
City	Partner		\$\$ \$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

5. Develop, acquire, or sell surplus or under-utilized city property.

Description. The policy review found that the City of Yakima owns some under-utilized lands that could be suitable for housing development. These public lands could be donated or leased to affordable housing developers to reduce development costs and to make projects more financially feasible. Under RCW 39.33.015, the City could also discount or gift land that it owns for "public benefit," defined as affordable housing up to 80% AMI. The <u>City of Yakima Municipal Code Chapter 1.79</u> addresses the use of surplus property for affordable housing and establishes a transparent process to dispose of properties for affordable housing when properties are considered surplus to the city's needs.

Gaps Addressed. By making more land available for affordable housing, including different types of housing, this strategy would help increase the housing supply in Yakima. The new affordable housing units could also serve older adults or very-low income populations. By relieving the cost burden and creating a greater diversity of housing, this strategy could support affordable homeownership.

Considerations. This strategy is best suited for communities that may own surplus land. The City of Yakima has identified properties that could be considered as surplus property to donate for affordable housing or sold.¹²

¹² See Appendix D for an inventory of current city owned catalyst sites.

6. Incentivize landlords to improve the quality and maintenance of housing.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dortoor	000	0000		Affordability	Housing Supply	Homeownership
City	Partner		\$\$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

Description. While maintenance regulations discourage landlords from offering substandard housing, incentives can reward landlords that provide high-quality, well-maintained rental properties. Examples include providing landlords who meet the criteria with access to technical support, access to forums with city officials, fast-tracking of permits, reduced fees for municipal services, free or reduced cost equipment, free advertising of available rentals, and discounts at local merchants/contractors. Incentives that reward landlord who rent to lower-income residents or voucher holders have also been found to increase housing choice. The City could reduce permit fees for repairs or improvements and support programs that provide funding to cover security deposits and cost of damages and interest free loans for rehabilitation efforts.

Gaps Addressed. Incentives for landlords to improve rental housing helps ensure that renter households have access to safe and decent housing, while also supporting landlords in maintaining a high-quality rental housing stock. Weatherization incentives can ensure that the costs of outdated or inefficient utilities do not fall on renters.

Considerations. Consider how the City can leverage existing resources and systems to provide incentives that are low-cost to the City. Successful incentives are based on dialogue with property owners, landlords, and renters. This dialogue will help the City understand current gaps and shortcomings in maintenance of rental properties and how incentives could best help to maintain high-quality rental housing.

Examples

- Through its <u>low-income weatherization program</u> Pacific Power partners with local agencies to provide free weatherization services to income-qualifying homeowners and renters living in single-family homes, mobile homes or apartments. Based on the home's needs, a variety of measures can be installed to lower electric bills while keeping homes comfortable.
- The <u>Colorado Landlord Incentive Program/Landlords Opening Doors program</u> offers participating landlords' reimbursement for short-term vacancies and minor unit repairs when they rent units to a low-income renter with a housing voucher. To be eligible, a landlord must participate in the Landlord Recruitment Campaign. The threshold for repairs is up to \$300 and not more than \$1,000.

 In 2018, the Washington State Landlord Mitigation Law (RCW 43.31.605) became effective to provide landlords with an incentive and added security to work with tenants receiving rental assistance. The program offers such incentives as reimbursement for required move-in upgrades, up to 14 days' rent loss and reimbursement for damages caused by a tenant.

Priority 2 Strategies

The following nine strategies are second priority for the City of Yakima:

- 7. Create design standards for multifamily and mixed-use development.
- 8. Improve permitting and environmental review process.
- 9. Expand need-based rehabilitation assistance.
- 10. Add more permanent supportive housing.
- 11. Support seasonal farmworker housing as severe-weather shelters.
- 12. Ensure code enforcement does not displace residents.
- 13. Continue to support education programs on homeownership.
- 14. Revise parking standards in key areas.
- 15. Partner with local nonprofits and housing providers.

Please use the below key to interpret the summary table under each strategy heading in the following pages.

<u>Key</u>					
TIMELIN	E	INVEST	MENT	EFFORT	
	Short-term	\$ \$\$\$	Minimal investment	$\bullet \circ \circ$	Minimal effort
	Mid-term	\$\$ \$\$	Moderate investment	$\bullet \bullet \circ$	Moderate effort
000	Long-term	\$\$\$\$	Significant investment	$\bullet \bullet \bullet$	Significant effort
		\$\$\$\$	Major investment		

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7. Create design standards for multifamily and mixed-use development.

I	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
Citv	Dortoor		eett		Affordability	Housing Supply	Homeownership
City	Partner		>> ⊅⊅	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

Description. Well-crafted design standards help to expand housing choices while minimizing impacts to adjacent uses and reinforcing the character of the area. They mitigate impacts of density, building massing/scale, parking and vehicle access areas, and service elements. Design standards can be used to promote compatible "infill" development in the downtown core, business districts, and neighborhoods, to incrementally transform automobile-oriented neighborhoods or corridors into more dynamic pedestrian-friendly communities, and to guide the design of new development sites consistent with the community's vision.

Universal design is a key element to integrate with design standards. Universal design creates an environment accessible by all people regardless of their age, size, ability, or disability. Universal design features include the layout and design of the home as well as specific features within homes. Typical layouts that accommodate universal design include locating a bathroom and bedroom on the first floor and others. Specific features include handrails or grab bars in the bathroom, doorways sized to fit wheelchairs, a wheelchair-accessible kitchen, and a step-free entryway into the home.

Gaps Addressed. Yakima does not yet have design standards for commercial and multifamily development. The City does allow "¹³mixed use buildings" as a class 1 permitted use in all commercial districts. Design standards on a citywide or targeted basis can help the City set expectations for quality and affordable design in new development and prioritize investments in existing neighborhoods lacking infrastructure, recreation, and other features. Addressing design quality can also increase the acceptance and compatibility of new housing types supporting housing type variety. Demand for universal design is expected to grow as the community ages.

Considerations. Balanced design standards should promote good design without imposing prohibitively costly standards on new developments. Design standards should focus on form to ensure housing scale and site design is compatible with surrounding neighborhoods. Form based standards that should be prioritized include floor-arearatio, façade articulation, building massing, height, and bulk, and trees/shade. Integrating development and design standards as complementary standards can help

¹³ "Mixed-use building" means a building in a commercial district or planned development used partly for residential use and partly for a community facility or commercial use.

balance design with feasibility. Allowing scaling of standards based on the form of the building rather than the number of units is also a key consideration to avoid discouraging small units on small lots. Design standards should also include allowances for modified parking standards, smaller unit sizes and different combinations of attached and detached units.

Considerations to develop an effective set of design standards include:

- Using a robust community engagement process can help define the vision and identify critical community design issues. This information can be valuable to define what types of developments are acceptable and unacceptable.
- Consider an approach that utilizes clear minimum standards but offers strategic flexibility with clear guidance in how alternative designs are evaluated. Such an approach offers a good mix of predictability and flexibility and can be tailored to fit the community. Ultimately if offers a community the opportunity to say no if the design doesn't meet the intent while offering applicants flexibility to propose alternative designs.
- Craft design standards to offer choices in how to conform with particular design provisions, whether it's the techniques to articulate a façade or how to add desired design details to storefronts. Such provisions allow greater flexibility in design and the ability to better control construction costs.
- Provide plenty of photos and graphics to effectively illustrate the standards. Consider providing multiple good examples so applicants understand there are several ways to meet the standard. Likewise, providing bad examples can be very effective tools at communicating "what not to do." Such illustrations should clearly communicate the standard or standards.
- Similar to form-based approach, some factors to consider in developing design standards:
 - Pay special attention to the review process and staffing resources and needs.
 - Make sure the required design features are economically feasible.
 - Consider the standard's usability by staff, applicants, and the community
 - Test key elements of the design standards prior to adoption to ensure that development is feasible from a physical and economic standpoint.

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L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Partner		* * * *		Affordability	Housing Supply	Homeownership
City	Fanner		\$ \$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

8. Improve permitting and environmental review process.

Description. Providing an efficient, predictable, and user-friendly permitting process can encourage new housing construction by reducing potential confusion or perception of risk among developers as well as lowering their administrative carrying costs. Many City practices facilitate permit processing and provide clarity and speed for applicants, such as the free of charge pre-application meeting, and an on-line permit building permit portal. The City did extensive work on the permit process in 2019 by simplifying permit levels for housing unit types, creating an infill exemption under the State Environmental Policy Act (SEPA), and raising maximum exemption thresholds under SEPA. The City provides monthly and annual permit summaries to track progress. There are potentially other ways in which the City can improve the clarity, speed, and consistency of the permit review process, consistent with legal requirements.¹⁴

Gaps Addressed. Improved permitting and review add clarity and certainty to the development process. This can translate to higher interest in development in Yakima and improvements in affordability.

Considerations. Adaptive management through permit procedure audits or studies and refinements can help ensure that permitting improvements are continuous and effective. This could identify additional policy and process changes to improve permit review timelines and communication.

Increased electronic capabilities should be introduced. The City recently incorporated Bluebeam electronic plan review software. Additional process or programmatic efficiencies should be looked at as technology continues to advance.

¹⁴ Legal requirements for jurisdictions planning under GMA: Chapter 36.70B RCW, Local Project Review; other Jurisdictions: Chapter 35.63 RCW, Chapter 35A.63 RCW, or Chapter 36.70 RCW

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L	EAD	TIMELINE INVESTMENT		EFFORT		OBJECTIVES	
City	D andra a r		0000		Affordability	Housing Supply	Homeownership
City	Partner		\$\$\$ \$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

9. Expand need-based rehabilitation assistance.

Description. Rehabilitation projects for existing housing supports community longevity. Need-based rehabilitation assistance helps low-income residents, people with disabilities, and older adults to make needed home repairs and safety upgrades by offering favorable financing terms or time-limited tax abatements to qualified homeowners. The City currently has two programs that address need-based rehabilitation. Continued support and expansion of this program is necessary to meet the community's housings needs.

- The City offers a Senior/Disabled emergency rehabilitation program to fix life and safety issues that would otherwise displace these elderly and frail homeowners into care facilities or risk homelessness. the City of Yakima Office of Neighborhood development Services assists approximately 100 Senior/Disabled low to moderate income Homeowner units a year with CDBG Single Family Rehabilitation program.
- The City's Senior/Disabled Home repair program was established over 20 years ago. The average grant awarded is approximately \$5000 per home over a lifetime. In 2019, 74 homes were served.

Gaps Addressed. This strategy helps to support home ownership in the community. Rehabilitation projects that address weatherization and energy efficiency improvements can improve long-term affordability for homeowners by reducing monthly energy costs.

Considerations. Affordable housing funds can directly provide loans or be used to partner with non-profit organizations specializing in rehabilitation assistance. RCW 84.37 and RCW 84.38 provide for property tax deferral for homeowners with limited incomes. Awareness of these programs is also an important component of success. Local housing websites should provide information on state and local programs for home repair assistance and help with energy bills to increase awareness and expand the reach of existing programs.

LEAD		TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City Pa	artner		\$\$\$\$	•••	Affordability Older Adult Options	Development Stability	Homeownership Anti-Displacement

10. Add more permanent supportive housing.

Description. Permanent supportive housing programs provide households with a permanent, subsidized housing unit (typically residents are obligated to pay 30% of any income towards rent), along with supportive services, such as health care, mental health treatment, and substance use disorder counseling. Permanent supportive housing is more expensive than other homelessness interventions but has been shown to be highly effective in reducing homelessness and use of crisis services (such as shelters, hospitals, and jails) among the highest-need households experiencing homelessness. Because of the associated reduction in use of crisis services, permanent supportive housing has been shown to be cost-effective.

Gaps Addressed. Permanent supportive housing can bring together housing with supportive services that build independent living and tenancy skills and address the issue of chronic homelessness. It is also a cost-effective solution which has been shown to lower public costs associated with the use of crisis services.

Considerations. Communities are almost never able to provide permanent supportive housing for all households that need it; need outstrips supply, and many individuals who need permanent supportive housing will not receive the service. Coordination is also key to success. The City should coordinate with the local providers/developers of homeless services to ensure that any plans for permanent supportive housing are consistent with the countywide plan for homeless services.

Example Programs

Yakima Neighborhood Health Services offers permanent, supportive housing though a program called Master Lease. The program is based on relationships local landlords who lease with the program to house those experiencing homelessness. Once housed, clients receive regular case management from trained staff who support the participant's decision-making in their path to self-sufficiency. Through the recently completed Rhonda D. Hauff Resource Center, Yakima Neighborhood Health Services also offers temporary and permanent supportive housing for up to 37 people and provides case managers who connect residents to services, legal aide, employment, and other basic needs.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Deutheor	000	* † † †		Affordability	Housing Supply	Homeownership
City	Partner		• •••	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

11. Support seasonal farmworker housing as severe-weather shelters.

Description. Yakima County is home to more than 20,600 year-round agricultural jobs with more than 23,700 migratory jobs available during peak months. There are 4,637 beds available for seasonal workers in Yakima County. These beds house temporary farmworkers during peak times of agricultural production. As such, they are primarily used in the spring, summer, and autumn with comparatively little demand for these beds in winter months. By coordinating with operators of these facilities, public agencies and/or nonprofits could potentially secure additional winter shelter beds for individuals and families experiencing homelessness. Some housing providers have already started to use vacant seasonal farmworker housing for other purposes during the winter.

Gaps Addressed. This strategy has the potential to provide additional shelter beds for individuals and families experiencing homelessness in winter when the need is greater due to severe weather.

Considerations. The city of Yakima is a desirable location for farmworker housing due to its central location and proximity to services. However, farmworker housing is usually not at full capacity during the winter months. Farmworker housing facilities that receive public (state or federal) funds for construction or operations may be restricted in who they can serve. Advocacy with the legislature to remove these requirements will be needed. For example, the Department of Revenue's (DOR) policy is that any use other than farmworker housing during the winter in the first five years would make a property ineligible for the sales tax exemption provided for farmworker housing.

Case Study: Yakima Housing Authority Creative Use of Farmworker Housing to Help Residents Experiencing Homelessness

During the winter of 2016–2017, Yakima Housing Authority YHA initiated a creative use of the Cosecha Court apartment complex, located in the city of Granger, to meet the needs of both seasonal workers and residents at risk of homelessness. Cosecha Court was funded primarily through the U.S. Department of Agriculture (USDA) Section 514/516 Farm Labor Housing Loan and Grant program, with smaller amounts from the Washington State Housing Trust Fund and the HUD Community Development Block Grant Housing Enhancement program.

Given the limitations of the funding that limits occupancy to agricultural workers, the Yakima Housing Authority initially had been forced to close Cosecha Court when the agricultural season ended. The facility was not used during three of the coldest months of the year even as the community struggled with a severe shortage of housing and acute homelessness.

YHA worked with the USDA and state agencies to get permission to use Cosecha Court as temporary housing for residents experiencing homelessness, a purpose outside its funded mandate. Working with two local service providers, Yakima Neighborhood Health Services and the Northwest Community Action Center, the housing development was able to address, in the short term, homeless residents' need for stable housing. In total, the program sheltered 89 individuals, including 49 children, for 1,914 bed nights. The program has other benefits, such as relieving the burden on local churches, which typically provide temporary housing for residents experiencing homelessness.

Source: https://www.huduser.gov/portal/casestudies/study-052819.html

	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
Citv	Dortoor	ппп	** **		Affordability	Housing Supply	Homeownership
City	Partner		\$\$ \$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

12. Ensure code enforcement does not displace residents.

Description. Some residential rental units have code violations which impact the safety and health of occupants. In some cases, these living conditions may require tenants to vacate the structure to allow for extensive repairs. These code violations are often caused by deferred maintenance or negligence by the property owner. The City code enforcement would only cause eviction as a last resort if it is a life safety issue. The City works with community members and exercises a flexible approach to code enforcement when able. However, code enforcement could unintentionally cause the eviction of the tenant household from its residence. Using a phased code enforcement process allows owners more time to secure financing and complete upgrades, reducing the likelihood that owners are forced to sell, or landlords are forced to dramatically increase rents.

Gaps Addressed. Code enforcement plays an important role in ensuring that housing is safe and well-maintained.

Considerations. Code enforcement can trigger displacement. Code enforcement policies should balance the advantages of providing property owners flexibility and leniency in reaching code compliance with the need for equitable code enforcement. In the absence of carefully considered policies for phased code enforcement, enforcement discretion may advantage certain groups of owners above others.

The Centers for Disease Control (CDC) maintains the Social Vulnerability Index (SVI) as a tool developed to identify vulnerability to hazardous events nationwide. The index was developed to assist public health and emergency response experts to identify areas of extra concern in the event of a shock such as a natural disaster. Many of the included variables, however, relate to housing vulnerability as well: poverty rates, identifying minority communities, and housing issues like crowding. Not all factors captured are relevant to identifying displacement risk, but they help paint a picture of neighborhood demographics.

Results identify areas in Yakima with high vulnerability concerns. Over half (56%) of Census tracts have concentrated populations of lower socioeconomic status. Yakima city is also home to many people of color and non-English speaking residents, who also disproportionately face displacement risk. The map in Exhibit 75 (Appendix E) shows the areas of Yakima with higher concern for displacement risk. These neighborhoods in East Yakima and smaller neighborhoods to the north and west of the city should be of particular focus for outreach and anti-displacement policy implementation.

City Partner III SSSS Affordability Housing Supply Homeownership		LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
	Cit	y Partner		\$\$\$\$	•••	Affordability Older Adult Options		Homeownership Anti-Displacement

13. Continue to support education programs on homeownership.

Description. Many residents have needs for housing support programs that extend beyond mere production of units. First-time homeowners face several barriers to own homes, such as little or poor credit. Homeowner education helps residents prepare for the process of purchasing a home and the challenges of being a new homeowner. The City of Yakima's Office of Neighborhood Development Services (ONDS) currently works with Habitat for Humanity to educate through "certified" first time homebuyer classes, counsel credit, and assist to secure financial assistance. Continued support for this program is necessary.

Gaps Addressed. Promoting programs and organizations that can help first-time homebuyers will address barriers to homeownership. Research indicates that low- and moderate-income homebuyers might stand to benefit most from these programs.

Considerations. Community members benefit most from homeownership education and counseling when the available support is customized to their needs, easily accessible, and offered early in the process. Many first-time homeowners can face unexpected costs, struggle to maintain payments, and encounter foreclosure rescue scams. Education and counsel should address these issues. Community input also indicated the need for counsel to be offered in culturally competent ways.

Example Resources/Programs

 The NeighborWorks Center for Homeownership Education and Counseling (NCHEC) Training and Certification program offers practitioners certification to demonstrate advanced level knowledge and professional competency. Certification requirements include a level of training and examination, adoption of the National Industry Standards for Homeownership Education and Counseling, adoption of the National Code of Ethics and Conduct, and continuing education. Training towards NCHEC certification can be obtained through NeighborWorks Training Institutes (NTIs) and regional place-based training (PBTs).

L	LEAD	TIMELINE	INVESTMENT EFFORT	OBJECTIVES					
City	Partner		CC ¢¢		Affordability	Housing Supply	Homeownership		
City	Partner		\$\$ \$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement		

14. Revise parking standards in key areas.

Description. Yakima currently has minimum parking standards for residential buildings.¹⁵ Current parking standards require 1.5 or 2 stalls per multifamily unit (depending on density) and 2 per single-family detached dwelling. Parking facilities add substantial cost in the development new housing, whether it's surface or structured parking. Reducing parking can be an important way to increase affordability. Parking needs also vary by location and household type. Senior households, for instance, may have less need parking.

Gaps Addressed. Yakima needs to create housing units at a rate of 295 units annually through 2040. Decreasing development costs by revising parking standards could help encourage and facilitate the development of new housing.

Areas in the city near transit can support and benefit from higher-density multifamily housing. Revising parking standards has particular potential to increase housing available near transit where cars are less necessary. Increasing available housing near transit is also especially helpful when providing housing for older adults and people with disabilities, both of whom may have limited physical mobility or be unable to drive.

Considerations. There are several elements to consider when revising parking standards. These could include:

- Relating multifamily parking to the number of bedrooms.
- Counting on-street parking toward parking ratios.
- Adding additional parking tools for alternative compliance, such as contracting with car-share providers, providing transit passes to residents, shared use parking, and offsite parking.
- Reducing or eliminating parking requirements in areas such as the historic downtown where on-street parking serves needs, especially for change of use and redevelopment, to ensure historic and compact downtown character can be retained.
- Lowering parking requirements in areas with higher transit service as well as in areas targeted for redevelopment and affordable housing.

¹⁵ See chapter <u>15.06 YMC</u>.

- Adopting rules that allow third party sharing/rental of parking spaces to help even out parking supply and demand.
- Allowing developers to reduce parking stalls if a parking study by a certified transportation planner or engineer demonstrates minimum impacts to surroundings.
- Updating bike parking requirements concurrently and distinguish between shortterm and long-term bicycle parking.
- Allowing residents of multifamily housing with designated parking stalls to be able to rent their parking stall if they are carless.

One potential drawback is that reductions in parking requirements could prompt residents to park their cars on streets, eroding on-street parking opportunities in business districts. The City should also carefully consider the needs and impacts of revised parking standards on farmworkers or inter-generational families who depend on cars to access work.

Example Communities

- <u>Ellensburg Municipal Code Ch 15.550</u> Senior assisted housing requires less off-street parking than senior housing, single family homes, duplexes, or townhomes. The City also allows on-street parking adjacent to the site to count towards parking requirements for non-residential uses, which could benefit mixed-use but not solely residential development.
- Kennewick Municipal Code Ch. 18.36 Off-street parking requirements for senior or disabled housing can be reduced if public transportation is directly available, essential services are within ½ mile of the site, and a notarized agreement to provide additional off-street parking if the housing is no longer restricted to senior or disabled persons. Business in the central business district are also allowed to count adjacent on-street parking towards their parking requirements.
- Prosser Municipal Code Ch. 18.95 Allows on-site parking variances for projects applying for earned increased density by providing affordable housing.
- Bellevue Municipal Code <u>20.25A.070</u> and <u>20.20.128</u> Studio and 1-bedroom units affordable to 80% AMI in Downtown have reduced minimum parking requirements of 0.5 stalls per unit. The percent of compact parking stalls may also be increased for buildings containing affordable housing (up to 75% in non-Downtown zones and up to 85% in Downtown zones).

L	LEAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES		
City	Partner	ner 🔲 \$\$\$\$	* \$ \$ \$		Affordability	Housing Supply	Homeownership
City			$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement	

15. Partner with local nonprofits and housing providers.

Description. Local governments can coordinate with local housing groups, faith-based organizations, and non-profit developers to pursue common goals and to identify ways to work together. This could include identifying property, creating incentives, developing housing assistance programs, supporting grant applications, code enforcement, property owner assistance, and other programs that help to increase affordability and reduce homelessness. Faith-based organizations often have resources such as land and buildings and a desire to use those resources for the public good in line with their congregation's values.

Gaps Addressed. This strategy can help to increase housing supply, support affordable homeownership, and support middle-income rental housing, senior housing, and very-low income housing.

Case Study: Veterans Supportive Housing and Service Center

An old U.S. Marine Corps Armory in Yakima is being turned into a veteran housing and service center by the Yakima Housing Authority (YHA). The adaptive reuse project, which is currently under construction, includes new construction of 5 apartment buildings for 41 supportive housing units serving homeless veterans. The land and existing buildings were conveyed from the U.S. Department of Health and Human Services to the Yakima Housing Authority. Veterans will not need to pay more than 30% of their income for rent. The project includes on-site services, such as primary care, dental, job resources, and case managers. The project was funded through grants, donations, the state budget, and the City of Yakima.

Considerations. This strategy works best when the City reaches out broadly to identify local organizations, resources, and housing needs of groups including people with disabilities, older adults, or people who are homeless.

House Bill 1377 works as an incentive to build affordable housing on faith community owned land. Faith communities who use their land to create homes for low- and middle-income residents with incomes below 80% AMI receive a density bonus. A density bonus allows a developer to build higher, build more units, or build units with more floor space than normally permitted in that area. Density bonuses are valuable in that they allow more to be homes created which can make it easier for affordable projects to become feasible financially. HB 1377 also stipulates that units must remain affordable for 50 years.

Priority 3 Strategies

The following 22 strategies are third priority for the City of Yakima:

- 16. Consider fee waivers or deferrals for affordable housing.
- 17. Give grants/loans to directly support small businesses.
- 18. Engage with local employers to support workforce housing.
- 19. Consider a levy or sales tax for affordable housing.
- 20. Collaborate with nonprofits to build transitional housing.
- 21. Expand landlord and tenant assistance.
- 22. Address mobile home parks that are dilapidated.
- 23. Encourage micro-retail and flexible cultural space design.
- 24. Support third-party purchases of existing affordable housing.
- 25. Explore "Right to Return" policies for promoting home ownership.
- 26. Incentivize senior housing.
- 27. Support aging in place services.
- 28. Minimize barriers to development of housing serving multiple populations.
- 29. Put in place Just Cause eviction protections.
- 30. Consider the strategic acquisition of existing multifamily housing.
- 31. Recalibrate the Multi-Family Tax Exemption (MFTE) program.
- 32. Incentivize backyard cottages and cottage housing.

33. Collaborate with faith-based organizations on temporary housing and permanent supportive housing.

- 34. Provide tenant relocation assistance.
- 35. Provide customized housing assistance through a Housing Navigator program.
- 36. Adopt a Notice of Intent to Sell / Sale Ordinance.
- 37. Put in place community benefits/development agreements.

Please use the below key to interpret the summary table under each strategy heading.

Key				
TIMELINE	INVEST	MENT	EFFORT	
Short-teMid-teLong-te	m \$\$ \$\$	Minimal investment Moderate investment Significant investment Major investment		Minimal effort Moderate effort Significant effort

	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Partner		\$\$\$ \$	••0	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement

16. Consider fee waivers or deferrals for affordable housing.

Description. Fee waivers or deferrals reduce the up-front cost of construction for residential development. Utility connection fees and project review fees can bring high costs for residential properties. Waiving or deferring some fees for income-restricted units can be an incentive to encourage the development of income-restricted affordable units.

Gaps Addressed. By waiving or deferring fees, the City can support affordable homeownership, middle-income rental housing, older adult housing, and very-low income housing in Yakima.

Considerations. This incentive is most effective when combined with a larger incentive package for affordable housing.

Example Communities

- Port Townsend allows for deferral of system development charges, building fees, and utility connection charges to serve single-family or multifamily residences for low-income households. If there are mixed income proposals, the deferral is in proportion to the proportion of units that are proposed to be affordable. Up to four single family dwelling units per applicant per year are eligible or up to \$10,000 for multi-family developments. The deferral is subject to an agreement specifying the waiver/repayment period, criteria for waiver, reporting requirements, and a lien.
- <u>Puyallup</u> allows for a reduction in sewer system development charges (SDCs) if a senior or low-income housing project demonstrates lower average water consumption.
- <u>Pierce County, Washington</u>. Regulatory incentives for affordable housing at 80% or less of the Pierce County median household income include expedited permit processing (building permits, subdivisions, road and design review), fee waivers, bonus units, and alternative open space and parking standards. The County assumes shared equity when units increase in value, which is recaptured at time of sale to fund price reductions for additional units.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
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City	Partner		\$\$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

17. Give grants/loans to directly support small businesses.

Description. Support small businesses and cultural anchors in mixed-use buildings to help them invest in their space and keep up with rent.

Gaps Addressed. This strategy helps with affordable housing in the community by supporting small businesses and helping them to make rent costs. Vacant commercial space in a mixed-use building may result in higher rents for residential tenants.

Considerations. Economic development programs can help to support small businesses. Restrictions on city funds can make it difficult for local governments to support small businesses. Instead, communities are using federal and private funds that do not have the same strict restrictions on use of general city funds to support rent and operating costs for small businesses. Community lenders can help to meet small businesses' needs, and the City could help to connect businesses with these lenders.

	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
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City	Partner	er 🔲 🗖	\$ \$\$\$	000	Older Adult Options	Stability	Anti-Displacement

18. Engage with local employers to support workforce housing.

Description. While employer-provided housing is not the norm in most industries (agricultural work being the notable exception in the Yakima area), employers have an interest in ensuring that there is adequate affordable housing in reasonable proximity to work sites. Engagement with employers can encompass a variety of tactics, including consultation on zoning changes, housing incentive programs, and more.

Gaps Addressed. Engagement with local employers can help to facilitate the production of new housing units, addressing the overall shortage of housing units. Certain programs, such as linkage fees, can help to address more specific housing needs, such as the need for more affordable housing units.

Considerations. Ongoing dialogue with existing major employers can be an effective tool. Prior to implementing new policies or fees related to commercial development, the City could engage with the business community and employers to understand Yakima's advantages and disadvantages as a development site. Partnering with employers on housing issues can sometimes present a "chicken-and-egg" problem, as many employers will want to see evidence of sufficient housing for their workforce in a city prior to locating additional jobs in the area. At the same time, municipalities hope that employers adding jobs will bring more resources to the region, enabling more public investment in housing.

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City	Partner	ner DDD \$\$\$\$		Older Adult Options	Stability	Anti-Displacement		

19. Consider a levy or sales tax for affordable housing.

Description. The City could provide direct project funding through local taxes, fees, and levies to encourage production of income-restricted affordable housing. A local housing tax levy is authorized through RCW 84.52.105 and allows up to \$0.50 per \$1,000 of property tax to be allocated toward affordable housing serving very-low income households if approved by the majority of voters in the taxing district.

RCW 82.14.540, introduced as Substitute HB 1406 in 2019, authorizes counties or cities to redirect up to 0.0146% of the sales tax currently¹⁶ collected by the state to fund affordable housing programs serving households with income below 60% of the county AMI and within specific categories, including: individuals with mental illness, veterans, senior citizens, homeless families with children, unaccompanied homeless youth, persons with disabilities, or domestic violence victims. Counties or cities which participate are not imposing a new or additional tax on consumers but redirecting funds from existing tax revenues toward affordable housing initiatives. This increase must be approved by a ballot measure with simple majority.

At least 60% of the revenue must be used for constructing affordable housing, constructing mental and behavioral health-related facilities, or funding the operations and maintenance costs of new units of affordable housing and facilities where housingrelated programs are provided. The remaining funds must be used for the operation, delivery, or evaluation of mental and behavioral health treatment programs and services or housing-related services (RCW 82.14.530). The funds can also be used for rental assistance to tenants for cities with a population at or under 100,000.17

A housing trust fund is a specific fund that receives ongoing dedicated funding to support housing affordability.

Gaps Addressed. This addresses the lack of affordable housing and also supports affordable homeownership, middle-income rental housing, senior housing, and very-low income housing.

Considerations. This strategy is most effective in communities with a shortage of very-low

¹⁶ This sales tax option is a credit against the state sales tax rate of 6.5%, and it will not increase the tax rate for consumers.

¹⁷ Association of Washington Cities, "Implementing HB 1406." https://wacities.org/dataresources/implementing-hb-1406.

income-restricted affordable housing where the community would support such a tax, fee, or ballot measure. Coordinate city funding with other known funding sources can maximize impact. Working with community groups to develop information about ballot initiatives and to demonstrate the connection to the types of housing needs in the community is an important element of success. For a housing trust fund, leveraging additional funding from state or national programs can maximize the benefits of the dollars raised.

Example Communities

- Ellensburg Resolution No. 2017-23. In 2017, voters in Ellensburg approved a 0.1% sales tax to support affordable housing projects. The tax passed with 61% in favor and is estimated to bring in \$450,000 to \$500,000 a year. The City has implemented an Affordable Housing Commission to administer the revenues generated by the sales tax for housing and related services. On November 13, 2019, the Affordable Housing Commission recommended two affordable housing development proposals be provided City assistance through affordable housing sales tax funds and City-owned surplus property. The Breezy Meadows project proposal at Bender and Water Street, and Addison Place on South Pearl Street will be forwarded to City Council for their approval.
- Leavenworth Resolution 13-2019 and Ordinance 1608. In March 2020, Leavenworth City Council adopted Ordinance 1608 authorizing the sales tax revenue and funding provisions for HB 1406. Money collected from the tax will be used for affordable and supportive housing and rental assistance (cities of less than 100,000 can use some of the funds for rental assistance). The City estimates the tax will bring in about \$16,000 per year.¹⁸

¹⁸ Bridget Mire, The Wenatchee World, "Revenue share would support affordable housing in Leavenworth." (September 25, 2019), <u>https://www.wenatcheeworld.com/news/revenue-share-would-support-affordable-housing-in-leavenworth/article_9f578a26-dfe7-11e9-b396-83d9abc5696d.html</u>.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dautaor	000	0000		Affordability	Housing Supply	Homeownership
City	Partner		\$\$\$\$	•••	Older Adult Options	Stability	Anti-Displacement

20. Collaborate with nonprofits to build transitional housing.

Description. Transitional housing includes apartments or congregate housing where there is a limit on how long a household can stay, typically 24 months. Allowing transitional housing in more areas can increase the supply of transitional housing so that it meets the scale of need.

Gaps Addressed. Transitional housing can help to address the need for immediate shelter for households experiencing homelessness.

Considerations. Transitional housing projects can sometimes be controversial among neighbors, and thus difficult to site. Coordination is also key to success. The City should coordinate with the local lead agency for homelessness services to ensure that any plans for transitional housing are consistent with the countywide plan for homelessness services.

I	LEAD	TIMELINE INVESTMENT		EFFORT		OBJECTIVES				
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City	Partner		\$\$\$\$		Older Adult Options	Stability	Anti-Displacement			

21. Expand landlord and tenant assistance.

Description. In areas where housing affordability is a growing issue, housing agencies have coordinated efforts to provide comprehensive Landlord and Tenant Assistance through policy and programming. Programming assistance comes in many forms, including tenant rights education, trainings for landlords and renters alike to understand local rental policies, etc. Other actions to provide assistance include offering low interest loans for code compliance and to create an ombudsman to liaise with tenants and landlords.

The City of Yakima currently offers Tenant/Landlord Counseling through the Office of Neighborhood Development Services program to assist tenants and landlords with disputes and advice on reaching agreements or seeking legal support. The Dispute Resolution Center of Yakima and Kittitas Counties is also a local resource. Continued support for the Office of Neighborhood Development Services program is necessary.

Gaps Addressed. Expanded assistance for landlords and tenants can increase their awareness and familiarity. It addresses the lack of oversight of rental housing and can maintain the quality of rental housing.

Considerations. Using an ombudsman as a single point of contact can work well as a trusted point of assistance.

Example Communities

- The <u>City of Tukwila</u> requires that all rental units be licensed and inspected; owners of residential property should obtain a Rental Business License annually. The City provides access to renter rights information on the Rental Housing Program webpage. Examples include a 'Renter's Tips Sheet,' redirection to the 'Tenants Union of Washington State' webpage, and 'Know You Rights' information. The City of Tukwila's Code Enforcement Team works with property owners to ensure compliance with Municipal Code related to private property.
- The Portland Housing Bureau, Renter Services Office (RSO) operates a helpline and provides technical assistance and information. The RSO is a resource for both landlords and tenants. The City has adopted the Fair Access in Renting (FAIR) ordinance as of March 1, 2020; RSO offers free trainings to renters and landlords to learn more about the ordinance. Rental property owners are required to register their units annually through the Residential Rental Registration Program and Schedule R.

	LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Partner		\$\$ \$\$	•• • •	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement

22. Address mobile home parks that are dilapidated.

Description. Mobile homes are often an affordable option for renters and homeowners. There are various types of mobile home parks, which may be owned by a single entity or community-owned through a Resident Owned Communities (ROC) designation. Mobile home parks that are disinvested and lack proper infrastructure are often at risk of being acquired, which would displace residents of these communities. Addressing much needed repairs and upgrades can help to mitigate displacement of vulnerable residents and ensure improved safety and quality of life.

Gaps Addressed. Mobile home parks meet the needs of those who want to live in a detached single-family home but often cannot afford the associated mortgage or rent payment.

Considerations. Partnerships with non-profits experienced with mobile home rehabilitation may be necessary to address improvements and preserve housing.

Example Programs

- <u>CASA of Oregon's</u> Manufactured Housing Cooperative Development (MHCD) Center is one of nine Certified Technical Assistance Providers (CTAPs) under the national ROC USA network. ROC USA is a nonprofit that provides technical assistance with specialized purchase financing for resident cooperative corporations. CASA of Oregon delivers pre- and post-purchase technical assistance and helps manufactured homeowners secure the financing needed.
- The City of Auburn Home Repair Program Provides grants for minor and emergency repairs, including for mobile homes. The City offers \$7,000 grants paid directly to contractors.
- The City of Kent Home Repair Assistance Program offers home repair services to lowand moderate-income homeowners, including mobile homes. Mobile homes must be built in 1976 or newer with HUD certification in order to qualify and gross income must not exceed 80% AMI. Grants include a \$5,000 limit for mobile homes.
- The King County Housing Authority Weatherization Program provides weatherization services for homeowners, including mobile homeowners. An income threshold must be met to access free services. The King County Housing Repair Program provides grants up to \$8,000 to mobile homeowners who need to make quality of life repairs to their homes and do not own the land or pad where mobile home sits. Grants do not have to be repaid.

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City	Partner		\$ \$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

23. Encourage micro-retail and flexible cultural space design.

Description. In some cases, displacement occurs when smaller retailers and cultural spaces that anchor communities disappear from neighborhoods.

Gaps Addressed. Ensuring affordable commercial spaces in neighborhoods as new development come in can help reduce displacement.

Considerations. Preserving existing affordable space is most effective for maintaining affordability. If new space must be built or adapted, it works best to design the ground floor with nontraditional commercial uses, such as a flexible space for different types of businesses and arts organizations.

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	LEAD		TIMELINE	INVESTMENT	EFFORT	OBJECTIVES		
Cit	City	Partner		\$\$\$\$	•••	Affordability	Housing Supply	Homeownership
	City					Older Adult Options	Stability	Anti-Displacement

24. Support third-party purchases of existing affordable housing.

Description. Community-based organizations, non-profit organizations, and community land trusts can be important property owners in neighborhoods. Under RCW 35.21.685, public resources can be used to empower trusted institutions to preserve or create affordable housing and spaces for community-serving organizations and businesses. The City could help these institutions in land and property acquisition efforts to preserve affordable housing and prevent displacement in neighborhoods.

Gaps Addressed. This strategy helps to address the lack of housing supply in the community. The Housing Needs Assessment found that renters in Yakima face higher affordability challenges than owners. These challenges are not always solved by new construction since new homes are largely intended for the higher end of the market. Cities can partner with community-based organizations, non-profits, and community land trusts to add to the inventory of long-term affordable rental housing by purchasing existing housing with low-cost units. Acquisitions of this type is a faster and lower per-unit-cost than new construction of affordable housing. When acquisition is targeted in opportunity-rich areas this can increase equitable access to housing.

Considerations. Strategic investment expands the impact of public dollars. Setting goals for the location, quantity, and type of units created or preserved through this strategy can help ensure limited public dollars are spent in the most effective way. In addition, affordability covenants are critical to ensure the longevity of impact from these investments.

LEAD		TIMELINE	INVESTMENT	EFFORT	OBJECTIVES		
City	Partner	000	\$\$\$ \$	•••	Affordability	Housing Supply	Homeownership
City					Older Adult Options	Stability	Anti-Displacement

25. Explore "Right to Return" policies for promoting home ownership.

Description. A "Right to Return" policy helps to reverse effects of past physical displacement by providing down payment assistance for first time homeowners who can prove that they have been victims of displacement. These policies can prioritize cases of displacement by direct government action.

Gaps Addressed. This strategy addresses homeownership gaps.

Considerations. Right to Return policies work by giving highest preference for housing support to those who can show that they were forced to move in the wave of displacement that occurred to make way for new development, including recently constructed streets or other development. These policies can also be designed to give preference to current or formerly displaced residents preference for income-restricted housing.

Example Communities

- Portland's "Right to Return" policy allows tenants, mainly minorities, to move back to communities that they were displaced from. An important aspect of the "Right to Return" initiative is the "preference policy." The Preference Policy is an effort to address the harmful impacts of urban renewal by giving priority placement to applicants who were displaced, are at risk of displacement, or who are descendants of households that were displaced due to urban renewal in North and Northeast Portland. The Portland Housing Bureau (PHB) funds the development of affordable rental housing, homeownership opportunities, and down payment assistance for first-time homebuyers. When any of these opportunities become available in North and Northeast Portland, PHB will open the waitlist for those interested in the housing opportunity. Priority status is given to households who owned property that was taken by Portland City government through eminent domain. Eminent domain is the right of a government agency to take private property for public use and relocates and/or compensates the owner of the property. Examples of eminent domain action include the construction of Memorial Coliseum and the expansion of Emanuel Hospital.
- <u>Austin</u> has also indicated its intent to develop a Right to Return and Right to Stay Program for East Austin.

LEAD		TIMELINE	INVESTMENT	EFFORT	OBJECTIVES		
Citv	Partner		\$ \$\$\$	•••	Affordability	Housing Supply	Homeownership
City					Older Adult Options	Stability	Anti-Displacement

26. Incentivize senior housing.

Description. Cities have several tools at their disposable to incentivize the production of new housing for older adults by private developers and builders. These include the authorization to waive or reduce impact fees for senior housing, the ability to offer density bonuses for buildings with units reserved for older adults, allowing a greater variety of housing types in existing zones (e.g., cottages, duplexes, etc.), offering property owners tax exemptions when constructing multi-family housing (MFTE), and more.

Gaps Addressed. The strategies highlighted here all address the need for additional housing that meets the needs of older adults, particularly as a segment of the population ages over the next 10 years.

Considerations. In implementing any new policies, decision-makers should consider the ability of the policy both to incentivize the production of housing that meets the affordability needs of older adults, but also the social needs (e.g., proximity to family) and housing design and layout needs (e.g., mobility considerations).

27.0	oppo	n uging	y in place	301110	.03.		
L	EAD	TIMELINE INVESTMENT		EFFORT		OBJECTIVES	
City	Dautaar		6 ¢ ¢ ¢		Affordability	Housing Supply	Homeownership
City	Partner		\$ \$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	y Homeownership Anti-Displacement

27. Support aging in place services.

Description. Aging in place refers to the ability of individuals to remain in their home as they age. Older adults often have different physical, social, and affordability needs than younger adults, so supportive services are often necessary to allow older adults to remain in their home. Examples of services that support aging in place include meal delivery programs, home aides, shuttle services, social events through community centers, mobility modifications to homes (such as installing ramps), and senior property tax exemptions (available statewide in Washington). The City of Yakima's Office of Neighborhood Development Services (ONDS) supports aging in place through services that connect older residents with existing services and by providing additional services for older residents. Continued support of this program is necessary. The City can also consider refinements to the program such as:

- Connecting older adults to affordable and trustworthy contractors for home maintenance and modification assistance
- Grants that target older renters for assistance. Older renters living in market-rate apartments are often responsible for making any accessibility improvements they need. They may face the additional expense of restoring units to their original condition when they move out.

Gaps Addressed. Providing aging in place services can help Yakima to meet the need for additional housing units for older adults in the years ahead by allowing some older adults to remain in their current homes for longer.

Considerations. Aging in place will not meet the need of all older adults, so any plan to support the housing needs of older adults must consider a range of housing types, including congregate housing, multi-generational housing, and ADUs. It is also important to leverage the experiences of existing service providers to maximize the efficacy of any new aging in place service programs. Engage with older adults in the community to fully understand the needs and preferences of this community.

28. Minimize barriers to development of housing serving multiple populations.

I	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dortoor		* ¢ ¢ ¢		Affordability	Housing Supply	Homeownership
City	Partner		\$ \$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

Description. Housing providers often build housing that serves multiple populations to increase financial stability and local support for the development. For example, a housing development may include units for agricultural workers, people with disabilities, large families and people experiencing homelessness. Regulatory barriers should be reviewed to ensure they align with these practices and do not unintentionally add time and cost to the development process. The key barrier identified by stakeholders is when a use is defined as a "Mission" ¹⁹when services are open to the public at large. Uses that are defined as "Mission" uses are only allowed in General Commercial (GC), Central Business District (CBD) and the Light Industrial zones (M1).

Gaps Addressed. This strategy can help to increase housing supply, increase affordable housing options, and support the needs of vulnerable populations such as farmworkers, people with disabilities, and people experiencing homelessness.

Considerations. Review potential updates to the zoning code use table and definitions.

¹⁹ "Mission" means a facility typically owned or operated by a public agency or nonprofit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the public at large.

LE	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES					
City	Partner		\$ \$\$\$	••0	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement			

29. Put in place Just Cause eviction protections.

Description. Washington requires that tenants receive at least a 20-day notice when asked to leave a property, but the state law does not require landlords to provide an explanation. Cities may pass Just Cause eviction protections that require landlords to provide tenants with a legally justifiable reason when asking them to vacate. Legally justifiable reasons could include failure to pay on time, meet lease terms, building sale, or owner's desire to occupy the unit.

Gaps Addressed. This strategy helps to protect tenants against displacement and poor housing conditions.

Considerations. This protection does not prevent displacement, but the Just Cause eviction requirement supports rental stability and provides a legal recourse for residents who are asked to vacate without justification. It is important to be clear in city code about what reasons for asking a tenant to vacate would constitute just cause. It is also important to make sure that this information about the Just Cause protection is circulated widely so that tenants are aware of this protection.

Example Communities

 In Seattle, landlords must have 1 of 16 "Just Cause reasons" if they want to end month-by-month rental agreement. Landlords must give you a written notice commonly called a "Notice to Terminate Tenancy" and state the specific just cause. The amount of advance notice depends on the specific just cause reason. In general, the notice period is 20 days before the end of a rental period unless otherwise stated below.

L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Dartoor	000			Affordability	Housing Supply	Homeownership
City	Partner	000	\$\$\$\$	•••	Older Adult Options	Stability	Anti-Displacement

30. Consider the strategic acquisition of existing multifamily housing.

Description. This strategy uses acquisition to provide income-restricted affordable housing. When the acquired housing is in neighborhoods with amenities such as open space, good schools, and other public infrastructure it promotes equitable access to neighborhoods that may be otherwise out of reach for low-income residents. Community-based organizations, non-profits and community land trusts can be important property owners within a neighborhood. Leveraging public resources to empower trusted institutions can preserve or create affordable housing and space for community-serving organizations and is authorized with RCW 35.21.685. The City of Yakima's resources can assist these institutions in land and property acquisition that preserves affordable housing and prevents displacement within a neighborhood.

Gaps Addressed. The Housing Needs Assessment found that renters in Yakima face higher affordability challenges than owners. These challenges are not always solved by new construction since new homes are largely intended for the higher end of the market. Cities can partner with community-based organizations, non-profits, and community land trusts to add to the inventory of long-term affordable rental housing by purchasing existing housing with low-cost units. Acquisitions of this type is a faster and lower per-unit-cost than new construction of affordable housing. When acquisition is targeted in opportunity-rich areas this can increase equitable access to housing.

Considerations. Strategic investment expands the impact of public dollars. Setting goals for the location, quantity, and type of units created or preserved through this strategy can help ensure limited public dollars are spent in the most effective way. In addition, affordability covenants are critical to ensure the longevity of impact from these investments.

Example Communities/Programs

The <u>King County Housing Authority (KCHA)</u> has taken advantage of the flexibility granted by the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program to pursue multifamily acquisitions as a means of increasing units in high-opportunity neighborhoods (with high-performing schools, public transit, and jobs). King County has acquired mixed-income properties in high-opportunity areas through bond financing and other private financing tools. Under Washington's state authorizing legislation, KCHA can issue bonds directly, not dependent on the county government. In 2016, King County agreed to provide KCHA with access to the county's triple-A credit rating. This type of credit

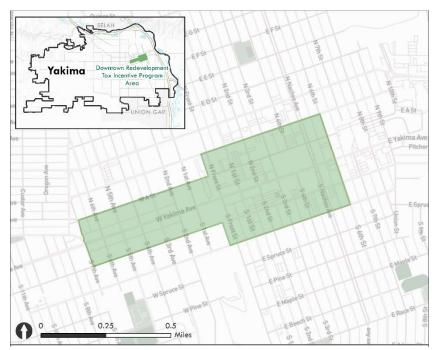
enhancement is valuable to housing authorities that may not have strong, independent issuer ratings. Since 2016, KCHA has acquired more than 2,000 units of housing.

Launched in 2006, the <u>New York City Acquisition Fund</u> provides funds to developers to acquire and preserve affordable buildings which might otherwise be sold to speculative investors. The fund provides flexible loans for vacant sites or occupied buildings, predevelopment, and moderate rehabilitation to developers committed to the creation of new or preservation of existing affordable and/or supportive rental housing. 13,692 units have been created or preserved in 82 projects through this fund.

31. Recalibrate the Multi-Family Tax Exemption (MFTE) program.

L City	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES					
	·14.7	Partner	ппп	\$\$ \$\$	••0	Affordability	Housing Supply	Homeownership		
C	, II Y	Funner		၃၃ ၀. ၀.		Older Adult Options	Stability	Anti-Displacement		

Description. The Multifamily Tax Exemption (MFTE) is an incentive program that enables cities in Washington State to waive a portion of property taxes for housing builders and developers that are creating multifamily and income-restricted housing in designated areas. ²⁰ The City of Yakima established its MFTE program, called the Downtown Redevelopment Tax Incentive Program, in 2006.²¹ The program applies to the residential target area established in the City's central business district, approximately centered around the intersection of the BNSF railroad tracks and Yakima Avenue. Through the downtown redevelopment incentive, Yakima can grant a property tax exemption for residential or mixed-use development that includes at least four units of multiple-unit housing. So far, the City has attracted about 51 units under the program. There are currently 24 units receiving the exemption; 27 units have completed the tax-exempt period and are now fully taxed.



Downtown Redevelopment Tax Incentive Program Area

Gaps Addressed. Yakima needs more housing for small households and more housing for residents with incomes below 50% AMI. Recent changes in the MFTE program from SHB2950 also allow the program to be used for the conversion or rehabilitation of residential buildings.

Considerations. As a voluntary program, the

MFTE is effective only if developers choose to use it. There are several options the city of Yakima can consider adding variations in the program to meet the goals of the HAP,

²⁰ See chapter <u>84.14 RCW</u>.

²¹ See chapter <u>11.63 YMC</u>.

including:

- Expand the MFTE to more areas in the city to encourage denser growth in areas with the greatest capacity and significant challenges to development feasibility. The program could also be expanded to areas where more multifamily is desired.
- Use the MFTE to encourage more rental or ownership housing. The MFTE programs applies differently to buildings with rental units versus ownership units.
- The City could consider other possible conditions to attract desired housing such as senior affordable housing.
- State law does not limit the type or size of units that may qualify. <u>According to a</u> <u>study by JLARC</u>, about 75% of the units created between 2007 and 2018 using the MFTE are studios or one bedroom. At least four cities have enacted local policies to encourage larger units:
 - Bellevue requires at least 15% of units to have two or more bedrooms.
 - Seattle, Bellingham, and Shoreline encourage large units by applying stricter affordability requirements for smaller units.
 - All three require that units with fewer than two bedrooms be affordable at lower income thresholds. This has the effect of lowering the maximum monthly rental price for smaller units.
 - Seattle also requires that a development that does not have at least four larger units out of every hundred must include more affordable units overall.

Proforma analyses of sample projects can help estimate the developer's expected return on investment under different scenarios. This can be helpful to calibrate requirements such as percentage set-asides and affordability levels to maximize the benefits without discouraging use of the incentive by developers. Some additional options to consider for increasing the effectiveness of the program include advertising the MFTE program and opportunities on the City website, and layering MFTE with other incentives for affordable housing, such as density bonus or fee reductions, to magnify the overall effects.

Although the program can help address Yakima's housing needs, the City may lose potential future property tax revenues. Additionally, affordable units may be at risk of losing their affordable status both at the end of the MFTE period and during its existence if a developer decides to opt out of the program. Requiring affordability covenants for these units is one method for preserving affordability.

LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City Partne	r 🔲 🗆	\$ \$\$\$	•••	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement

32. Incentivize backyard cottages and cottage housing.

Description. Cottage housing refers to a cluster of small dwelling units, typically less than 1,200 square feet, around a common open space. This arrangement offers a development approach that is appropriate and compatible with low-density residential neighborhoods, and their smaller size makes them more affordable than a typical single-family residence. Like cottage housing, backyard cottages or accessory dwelling units (both attached and detached) provide housing alternatives that increase the capacity of residential neighborhoods. The City has put in place several modifications in 2020 to expand the zones in which these homes are allowed and simplified the overall process. Creating pre-approved ADU plans is a potential way to further incentivize these smaller housing types.

Gaps Addressed. Providing cottage housing and backyard cottages helps to diversify the housing stock, increasing housing supply for individuals and families with different needs. Backyard cottages or accessory dwelling units can also be a helpful option for multi-generational families. These units may serve as rentals providing additional income for homeowners or as main unit extensions that offer privacy for older or extended family members. They offer affordable options to renters and can assist homeowners in need of additional income to avoid displacement. Increasing the diversity of the housing stock also supports affordable homeownership.

Considerations. Some density increases may be needed for cottage housing in singlefamily areas since these units are smaller and can be more expensive to build on a cost-per-square-foot basis. The typical density increase is two cottages per one traditional single-family home. Applying design standards and a maximum floor area ratio limit can ensure these units fit well into the applicable single-family contexts. It is important that the approval process for the units is not overly burdensome.

33. Collaborate with faith-based organizations on temporary housing and permanent supportive housing.

L	EAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City	Daudus au		0000		Affordability	Housing Supply	Homeownership
City	Partner		\$\$\$\$	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement

Description. Faith-based organizations often have resources such as land and buildings and have a desire to use those resources for the public good in line with their congregation's values. Several faith-based organizations in Yakima operate affordable housing projects and housing programs for individuals and families experiencing homelessness. By partnering with faith-based organizations, the City can draw on the valuable experience these organizations have in providing services to individuals and families experiencing homelessness.

Gaps Addressed. By partnering with faith-based organizations, the City can help to address the needs for temporary and permanent housing for individuals and families experiencing homelessness. See Strategy 15 for additional information about partnering with faith-based organizations.

Considerations. Faith-based organizations have a unique set of strengths and resources that are important to partner with to provide services to those experiencing homelessness. Several policy provisions are uniquely available to faith-based organizations to provide shelter. For example, HB 1377 grants faith communities a density bonus for developing homes for households with incomes below 80% of AMI on their land. While these partnerships are important, it is important to consider how the City will approach any policy differences with faith-based organizations. For example, in 2018, the City of Seattle came under fire for contracting for shelter services with a faith-based organization that had a policy of not hiring LGBTQ staff. The City's hiring policies prohibited it from contracting with organizations that discriminate based on sexual orientation in hiring.

To maximize success, the City should broadly reach out to identify local organizations, resources, and existing temporary and permanent housing programs. It should also fully explore any potential policy conflicts with faith-based organizations before entering into contracts.

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L	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES				
City	Deuthoor	000	2222		Affordability	Housing Supply	Homeownership		
City	Partner		\$\$\$\$	•••	Older Adult Options	Stability	Anti-Displacement		

34. Provide tenant relocation assistance.

Description. Rezoning in neighborhoods may cause an increase in demolition of existing housing units to build newer housing. This process can displace existing tenants. Under WAC 365-196-835 and RCW 59.18.440, local governments can pass an ordinance to require developers, public funds, or both to provide relocation funds to displaced tenants.

Gaps Addressed. This strategy provides relocation assistance to displaced tenants and improves housing stability.

Considerations. Tenants at or below 50% of county median income, adjusted for family size, qualify for these funds. Resident relocation assistance resulting from public action is required (details are in RCW 8.26). It is important to be clear about who qualifies for tenant relocation assistance, what is covered, and who pays the amount. It is also important to ensure that information about tenant relocation assistance is easily available to all members of the community.

Two of the most important federal programs that fund affordable housing are the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) Program. Both HOME and CDBG are important resources in the local development of homes and communities. While sharing similar goals related to improving the living conditions of low-income families, each program has specific eligible activities and requirements.

Due to the limitations of both Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) investment regulations, City of Yakima's Office of Neighborhood Development Services (ONDS) is only able to provide relocation assistance when a property is acquired and/or displaced with Federal Funds through specific program guidelines. Housing assistance is provided through the developers as subrecipients as program guidelines allow. To implement these types of programs and/or strategies through ONDS, a measure of "Administrative costs" would need to be financed through sources other than "CDBG or HOME admin" such as general fund in order to remain CDBG and HOME Investment program compliant.

35. Provide customized housing assistance through a Housing Navigator program.

	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES							
City	Partner	000	\$\$\$\$	•••	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement					

Description. Housing Navigators work with both landlords and tenants and offer customized assistance to reduce barriers through supports such as search assistance, landlord engagement, and short-term financial assistance. Examples of customized assistance include providing information on amenities and resources across neighborhoods, facilitating neighborhood tours, preparing individuals to be tenants on the private rental market, identifying barriers to renting, budgeting, preparing materials needed for rental applications, support during the housing search process, referrals to units, and providing flexible funds to help families overcome additional costs associated with moving.

Gaps Addressed. The needs assessment revealed that there is a need for housingrelated support that extend beyond housing production and vary across groups in the community. Since barriers in the housing search process are an important driver of residential segregation, providing customized assistance in housing search could reduce residential segregation and increase upward mobility.

Considerations. This program will need significant resources to operationalize. Partnerships with locally based housing providers and organizations will be necessary for implementation. Housing Navigators will be most successful if they have background/familiarity working with property management firms and other for-profit entities, landlords, social service providers and the rental housing sector in Yakima, have knowledge of local rental housing resources and social services, and have cultural competence.

Example Communities

King County's <u>Creating Moves to Opportunity (CMTO) program</u> is a housing mobility program offered to eligible families from the Seattle and King County Housing Authorities' Housing Choice Voucher waitlist.. A key feature of this program is the use of hosing navigators who provide customized search assistance, landlord engagement, and short-term financial assistance. Evaluation of the pilot program, and interviews with participants, revealed that barriers in the housing search process are a central driver of residential segregation by income. The customized assistance that addresses each family's needs in a specific manner from emotional support to brokering with landlords to financial assistance was critical to the program's success.

LEAD	TIMELINE	INVESTMENT	EFFORT		OBJECTIVES	
City Partne		\$ \$\$\$	•••	Affordability Older Adult Options	Housing Supply Stability	Homeownership Anti-Displacement

36. Adopt a Notice of Intent to Sell / Sale Ordinance.

Description. A "Notice of Intent to Sell" ordinance requires owners of multifamily buildings to provide official notification to tenants and local housing officials. The ordinance could apply specifically to properties with rents at or below certain income levels.

Gaps Addressed. This strategy addresses the lack of affordable housing supply especially for low- and moderate-income populations.

Considerations. The notice gives public authorities an opportunity to plan for a potential purchase of the property, in the interest of preserving housing serving low- or moderate-income residents. The ordinance also serves as a mitigation measure for residents by providing additional time for potential moves.

Example Communities

Seattle's <u>Notice of Intent to Sell ordinance</u> reauthorized by Council in 2019, provides the City with information about the intention to sell residential rental property with at least one unit rented at 80% of Area Median Income (AMI) or below. The City, in partnership with the Seattle Housing Authority and community partners, can use the notification information to evaluate properties and deploy a range of property preservation tools, including incentives and acquisition. The notice can also help residents seek tenant protections and relocation resources if necessary.

LEAD City Par	EAD	TIMELINE	INVESTMENT	EFFORT	OBJECTIVES					
	Dortoor	000	* † † †		Affordability	Housing Supply	Homeownership			
City	Partner	000	• •••	$\bullet \bullet \circ$	Older Adult Options	Stability	Anti-Displacement			

37. Put in place community benefits/development agreements.

Description. Development agreements or community benefit agreements are voluntary, negotiated contracts between developers and municipalities. These agreements specify the public benefits that the development will provide, along with each party's responsibility. They support affordable housing, affordable commercial space, community gathering spaces, and other public amenities.

Gaps Addressed. This strategy helps to ensure that new developments will provide affordable spaces for housing and commercial activities, along with public benefits.

Considerations. Examples include developers agreeing to build out ground floor space for small businesses and cultural anchors, making it more affordable for them to get into new spaces and gradually afford market rent with time.

Implementation

The HAP establishes a framework for aligning efforts across the city, coordinating with partners, and measuring progress. To support an effective implementation program, this section includes:

- A comprehensive listing of strategies, timelines, resource requirements, responsibilities for leading the tasks, and partnership opportunities. This matrix will also support the City's budgeting and implementation processes and provide a mechanism for assessing progress and maintaining accountability.
- A timeline summary for implementation of the specific actions identified in this report. Strategies are categorized by short-term (1-2 years), medium-term (3-5 years), and long-term (5+ years) implementation timelines.

The information in this section is duplicated in the timeline section below, in which the strategies are grouped by the anticipated timeline instead of priority.

The following key defines the symbols used in the tables below.



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STRATEGY	LE/	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownersh	Older Adult	Stability	Anti- Displacement
1. Update city regulations to remove barriers to innovative housing types.	City	Partner	 Catholic Charities Housing Services Central Washington Home Builders Association Yakima Housing Authority Independent architects or design firms Justice Housing Yakima Next Step Housing developers Yakima County Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•• • •	~	J		√	1	√
2. Make strategic investments in infrastructure.	City	Partner	 Central Washington Home Builders Association For-profit developers Nonprofit developers Yakima County Yakima Housing Authority Yakima Valley Conference of Governments Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	~	~			~	~

OBJECTIVES

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STRATEGY	IFA	D	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	FFFORT	Affordability	Housing Supply	Homeownersh	Older Adult	Stability	Anti- Displacement
STRATEGY	LEA	D	POTENTIAL PARTNERS Catholic Charities	TIMELINE	INVESTMENT	EFFORT				-		
3. Encourage rent-to-own opportunities and sweat equity programs.	City	Partner	 Canolic Chamles Housing Services Yakima Valley Landlords Association Yakima Valley Partners Habitat for Humanity Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	• 0 0	~		~		~	1
4. Expand and update down payment assistance programs.	City	Partner	 Catholic Charities Housing Services Rental assistance programs Washington State Housing Trust Fund Yakima County Yakima Neighborhood Health Services Yakima Valley Farm Workers Clinic Northwest Community Action Center Yakima Valley Partners Habitat for Humanity Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•• • •	1		~		1	✓
5. Develop, acquire, or sell surplus or under-utilized city property.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$ \$\$	••0	~				~	~
6. Incentivize landlords to improve the quality and maintenance of housing.	City	Partner	 Yakima Valley Landlords Association Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$ \$	••0	~	~			~	~

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STRATEGY	LE	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Displacement
7. Create design standards for multifamily and mixed-use development.	City	Partner	 Central Washington Home Builders Association 		\$\$ \$\$	••0	~			~		
8. Improve permitting and environmental review process.	City	Partner	 Washington State Department of Commerce Central Washington Home Builders Association 		\$ \$\$\$	•••	~					
9. Expand need-based rehabilitation assistance.	City	Partner	 Yakima County Care Campus Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$ \$	••0	~	~		1	~	1
10. Add more permanent supportive housing.	City	Partner	 Yakima Neighborhood Health Services Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	••0					~	1
11. Support seasonal farmworker housing as severe-weather shelters.	City	Partner	 Washington Growers League Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	••0					~	1
12. Ensure code enforcement does not displace residents.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$ \$\$	•••	~				~	~

Priority 2 Strategies

							OBJECTIVES								
STRATEGY	LEA	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Displacement			
13. Continue to support education programs on homeownership.	City	Partner	 Yakıma County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••			~		~	~			
14. Revise parking standards in key areas.	City	Partner	 Central Washington Home Builders Association 		\$\$ \$\$	•••	~	1		~					
15. Partner with local nonprofits and housing providers.	City	Partner	 Catholic Charities Housing Services Yakima Housing Authority Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	• • •	√				~	✓			

Priority 3 Strategies

								C	OBJE	CTIVE	S	
STRATEGY	LE	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Dicnlaramant
			 Central Washington 					(Anna 1997)				
16. Consider fee waivers or deferrals for affordable housing.	City	Partner	Home Builders Association Puget Sound Energy or other utility providers Yakima County		\$\$\$ \$	•••	~	~				
17. Give grants/loans to directly support small businesses.	City	Partner	 Greater Yakima Chamber of Commerce Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	~				~	~
18. Engage with local employers to support workforce housing.	City	Partner	 Washington State Tree Fruit Association Yakima County Farm Bureau 		\$ \$\$\$	• • •	~	~				
19. Consider a levy or sales tax for affordable housing.	City	Partner		000	\$\$\$\$	•••	~	~				
20. Collaborate with nonprofits to build transitional housing.	City	Partner	 Catholic Charities Housing Services Yakima Housing Authority Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	~				~	
21. Expand landlord and tenant assistance.	City	Partner	 Department of Commerce Landlord Mitigation Fund Local housing assistance providers Yakima Neighborhood Health Services 		\$\$\$\$	•••	~		1		~	~

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STRATEGY	LE	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affo	Hou	Hor	Old	Stat	Anti
22. Address mobile home parks that are dilapidated.	City	Partner	Yakima County Homeless Coalition Homeless Network of Yakima County Local Mobile/Manufactured Home park owners Yakima County Homeless Coalition Homeless Network of Yakima County		\$\$ \$\$	••0	~	~	~	~	~	√
23. Encourage micro-retail and flexible cultural space design.	City	Partner	 Greater Yakima Chamber of Commerce Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•••					~	~
24. Support third-party purchases of existing affordable housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	~	~	~		✓	√
25. Explore "Right to Return" policies for promoting home ownership.	City	Partner		000	\$\$\$ \$	•••						~
26. Incentivize senior housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•••		~		~	~	~
27. Support aging in place services.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•••	~			1	~	~
28. Minimize barriers to development of housing serving multiple populations.	City	Partner	 Central Washington Home Builders Association Yakima County Homeless Coalition 		\$ \$\$\$	•••	1		~		✓	√

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STRATEGY	LE	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Affo	Hou	Hom	Olde	Stab	Anti- Nico
			 Homeless Network of Yakima County 									
29. Put in place Just Cause eviction protections.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•• • •	~				√	√
30. Consider the strategic acquisition of existing multifamily housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	000	\$\$\$\$	•••	~	~			✓ ·	√
31. Recalibrate the Multi-Family Tax Exemption (MFTE) program.	City	Partner	 Central Washington Home Builders Association Yakima Valley Landlords Association 		\$\$ \$\$	•••	1	~				
32. Incentivize backyard cottages and cottage housing.	City	Partner	 Central Washington Home Builders Association Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•••	~		√	~	√	✓
33. Collaborate with faith-based organizations on temporary housing and permanent supportive housing.	City	Partner	 Catholic Charities Housing Services Nonprofit affordable housing developers Union Gospel Mission Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	1		~		J	1
34. Provide tenant relocation assistance.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$\$\$\$	•••	~				✓ -	√

Affordability Iousing Supply Iomeownership Dider Adult tability isolocement

STRATEGY	LE	AD	POTENTIAL PARTNERS	TIMELINE	INVESTMENT	EFFORT	Aff	Hol	HOI	00	Sta	Anti Die
35. Provide customized housing assistance through a Housing Navigator program.	City	Partner	 Chambers of Commerce and businesses Housing placement providers Yakima Neighborhood Health Services Yakima County Homeless Coalition Homeless Network of Yakima County 	000	\$\$\$\$	•••	V				~	~
36. Adopt a Notice of Intent to Sell / Sale Ordinance.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 		\$ \$\$\$	•• • •	~				~	~
37. Put in place community benefits/development agreements.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	000	\$ \$\$\$	•• • •	~				√	~

Timeline

The HAP emphasizes implementation over the next five years. **Error! Reference source not found.** The tables in the following pages illustrate the anticipated timeframe for implementation of the recommended actions. They present the same information as the tables in the implementation section above, but they are grouped by the anticipated timeline instead of priority.

- Short-term strategies are those prioritized for implementation in the one- to two-year timeframe.
- Mid-term strategies are those prioritized for implementation in the three- to five-year timeframe.
- **Long-term** strategies are those prioritized for implementation in the five-or-more year timeframe. These strategies may rely on short- and medium-term strategy success, have longer legislative processes, or require infrastructure projects to materialize prior to implementation.

The following key defines the symbols used in the tables below.

<u>Key</u> Priority		INVEST	WENT	EFFORT	
1 23 1 2 3 12 3	Priority 1 Priority 2 Priority 3	\$\$\$\$ \$\$\$\$ \$\$\$\$ \$\$\$\$	Minimal investment Moderate investment Significant investment Major investment		Minimal effort Moderate effort Significant effort

Short-Term Strategies

								ODJE	CIIVE			
STRATEGY	L	EAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Disnlarement
			Local housing providers									
5. Develop, acquire, or sell surplus or under-utilized city property.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 23	\$\$ \$\$	•••	~	√			~	~
7. Create design standards for multifamily and mixed-use development.	City	Partner	 Central Washington Home Builders Association 	1 2 3	\$\$ \$\$	•••	~			~		
8. Improve permitting and environmental review process.	City	Partner	 Washington State Department of Commerce Central Washington Home Builders Association 	1 2 3	\$ \$\$\$	•••	~	√				
14. Revise parking standards in key areas.	City	Partner	Central Washington Home Builders Association	1 2 3	\$\$ \$\$	•••	✓	~		~		
27. Support aging in place services.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	••0	~			~	~	~
28. Minimize barriers to development of housing serving multiple populations.	City	Partner	 Central Washington Home Builders Association Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	•• • •	~		~		~	~
29. Put in place Just Cause eviction protections.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	••0	~				~	~
32. Incentivize backyard cottages and cottage housing.	City	Partner	 Central Washington Home Builders Association Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	••0	~		~	~	~	~

OBJECTIVES

OBJECTIVES Homeownership Housing Supply Displacement Affordability Older Adult Stability Anti-STRATEGY LEAD POTENTIAL PARTNERS PRIORITY INVESTMENT EFFORT Catholic Charities Housing Central Washington Home **Builders Association** Yakima Housing Authority Independent architects or design firms 1. Update city regulations to remove **\$**\$\$\$ City Partner • Justice Housing Yakima 123 1 \checkmark 1 barriers to innovative housing types. Next Step Housing Nonprofit housing developers Yakima County Yakima County Homeless Homeless Network of Yakima County Catholic Charities Housing Yakima Valley Landlords Association 3. Encourage rent-to-own opportunities Yakima Valley Partners Habitat Partner 123 **\$**\$\$\$ 5 \checkmark and sweat equity programs. for Humanity Yakima County Homeless Homeless Network of Yakima County Catholic Charities Housing Rental assistance programs 4. Expand and update down payment Washington State Housing Trust 123 \$\$\$\$ \checkmark Partner $\bullet \bullet \circ$ \checkmark 1 1 assistance programs. Yakima County Yakima Neighborhood Health Services

Mid-Term Strategies

									OBJE	CTIV	ES	
STRATEGY		.EAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Displacement
			 Yakıma Valley Farm Workers Clinic Northwest Community 									
			Action Center Yakima Valley Partners Habitat for Humanity Yakima County Homeless Coalition Homeless Network of Yakima County									
6. Incentivize landlords to improve the quality and maintenance of housing.	City	Partner	 Yakima Valley Landlords Association Yakima County Homeless Coalition Homeless Network of Yakima County 	1 23	\$\$\$ \$	••○	1	~			~	~
9. Expand need-based rehabilitation assistance.	City	Partner	 Yakima County Care Campus Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$ \$	••0	1	1		√	~	~
10. Add more permanent supportive housing.	City	Partner	 Yakima Neighborhood Health Services Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	••○					~	~
11. Support seasonal farmworker housing as severe-weather shelters.	City	Partner	 Washington Growers League Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	••0	✓	√			~	~
12. Ensure code enforcement does not displace residents.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$ \$\$	•••	√				~	~
13. Continue to support education programs on homeownership.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	••0			1		✓	~

									OBJE	CTIVI	ES	
STRATEGY		EAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Displacement
15. Partner with local nonprofits and housing providers.	City	Partner	 Catholic Charities Housing Services Yakima Housing Authority Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	• • •	~	~			~	~
16. Consider fee waivers or deferrals for affordable housing.	City	Partner	 Central Washington Home Builders Association Puget Sound Energy or other utility providers Yakima County 	1 2 3	\$\$\$ \$	•• • •	~	~				
17. Give grants/loans to directly support small businesses.	City	Partner	 Greater Yakima Chamber of Commerce Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	••0	~				~	~
18. Engage with local employers to support workforce housing.	City	Partner	 Washington State Tree Fruit 	1 2 3	\$ \$\$\$	• 0 0	~	~				
20. Collaborate with nonprofits to build transitional housing.	City	Partner	 Catholic Charities Housing Services Yakima Housing Authority Yakima County Homeless Coalition Homeless Network of Yakima County 	123	\$\$\$\$	•••	√				~	
21. Expand landlord and tenant assistance.	City	Partner	 Department of Commerce Landlord Mitigation Fund Local housing assistance providers Yakima Neighborhood Health Services Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	~		✓		1	1

									OBJE	CTIVI	ES	
STRATEGY		EAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Displacement
22. Address mobile home parks that are dilapidated.	City	Partner	 Local Mobile/Manutactured Home park owners Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$ \$\$	•• • •	~	~	~	~	~	1
23. Encourage micro-retail and flexible cultural space design.	City	Partner	 Greater Yakima Chamber of Commerce Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	•• • •					~	~
24. Support third-party purchases of existing affordable housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	1	1	~		~	~
26. Incentivize senior housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	•••		✓		✓	~	✓
31. Recalibrate the Multi-Family Tax Exemption (MFTE) program.	City	Partner	 Central Washington Home Builders Association Yakima Valley Landlords Association 	1 2 3	\$\$ \$\$	•••	√	√				
33. Collaborate with faith-based organizations on temporary housing and permanent supportive housing.	City	Partner	 Catholic Charities Housing Services Nonprofit affordable housing developers Union Gospel Mission Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	✓		~		✓	√
34. Provide tenant relocation assistance.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	123	\$\$\$\$	•••	~				1	~

						OBJECTIVES					
						Affordability	Housing Supply	omeownership	Older Adult	Stability	iti- splacement
STRATEGY	LEAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Af	Ĭ	Hor	ō	Sto	Anti- Disp
36. Adopt a Notice of Intent to Sell / Sale Ordinance.	City Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	••0	√				1	~

Long-Term Strategies

STRATEGY	L	EAD	POTENTIAL PARTNERS	PRIORITY	INVESTMENT	EFFORT	Affordability	Housing Supply	Homeownership	Older Adult	Stability	Anti- Dicolaramant
2. Make strategic investments in infrastructure.	City	Partner	 Central Washington Home Builders Association For-profit developers Nonprofit developers Yakima County Yakima Housing Authority Yakima Valley Conference of Governments Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	~				~	~
19. Consider a levy or sales tax for affordable housing.	City	Partner		1 2 3	\$\$\$\$	•••	~	~				
25. Explore "Right to Return" policies for promoting home ownership.	City	Partner		1 2 3	\$\$\$ \$	•••						~
30. Consider the strategic acquisition of existing multifamily housing.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	1	√			~	~
35. Provide customized housing assistance through a Housing Navigator program.	City	Partner	 Chambers of Commerce and businesses Housing placement providers Yakima Neighborhood Health Services Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$\$\$\$	•••	~				1	~
37. Put in place community benefits/development agreements.	City	Partner	 Yakima County Homeless Coalition Homeless Network of Yakima County 	1 2 3	\$ \$\$\$	•• • •	~				1	~

Monitoring

In order to monitor the results of HAP actions in comparison to the 2040 Comp Plan goal of constructing an average of 295 dwelling units/year, the city intends to monitor and evaluate HAP implementation and outcomes on a regular basis. Performance monitoring will show whether HAP actions are achieving the desired results. This will allow the city to be flexible and agile to any refinements to actions that may be necessary and focus limited public dollars on actions that are most effective. Key indicators based on results from the Housing Needs Assessment will be used to monitor performance.

Key Indicators

The following key indicators were selected to reflect the overall desired outcomes of this Housing Action Plan. These indicators reflect success over the long-term, rather than easy wins in the one- to two-year timeframe. Indicators are intended to capture important pieces of the larger puzzle that is a healthy, equitable housing market. Importantly, an adjustment in strategy is needed if Yakima is not making progress with these indicators.

- Key Indicator 1: Annual production rate of ADU, duplex, townhome, smaller multifamily (49 units or less), and multifamily units overall. This reflects the goal of increasing the mix of housing choices in Yakima.
- Key Indicator 2: Monitor and track the units built for seniors. This reflects the goal of increasing housing affordable to the city's older residents.
- Key Indicator 3: Cost-burden of residents and the share of residents with low- and moderate-incomes in the city. This reflects the goal of increasing housing affordable to the city's low-and moderate-income residents.

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A // Community Engagement

Engagement Activities

Community engagement activities consisted of targeted stakeholder engagement and broad public engagement.

Targeted stakeholder engagement included the following groups:

- Technical Advisory Committee. The City created a committee of residents and community stakeholders involved in affordable and market rate housing development, community services, and education to serve as a sounding board for the HAP development. The Technical Advisory Committee (TAC) met three times from August 2020 through February 2021 to discuss and advise on the HAP.
- Community Integration Committee. The City's Community Integration Committee (CIC) was established in 2017 to advise the Yakima City Council on ways to improve community engagement, diversify the city government and workforce, provide additional review of policies, ordinances, and resolutions if requested, and give a voice to all Yakima residents. The project team conducted interviews of CIC members by email and by phone, presented at CIC meetings, and supported CIC members in hosting roundtables in a box (see broad public engagement below).
- Interviews with Real Estate Community. The project team interviewed local real estate professionals to gather input on marker feasibility of HAP strategies and identify barriers to housing development.
- Yakima City Council. The project team interviewed city councilmembers to learn about their priorities and concerns for the HAP and to gather their insight on Yakima's housing needs.

Broad public engagement included:

- Community survey. The project team hosted an online survey to engage residents across the city and gather feedback on residents' housing needs and priorities. The survey was open during summer and fall of 2020, and again during early 2021, and was available in English and Spanish. The project team publicized the survey in El Sol de Yakima to gather additional Spanish-language respondents. In total, 531 individuals responded, including 138 in Spanish.
- Roundtable in a box. The project team provided materials and support for members of the Community Integration Committee, City of Yakima staff, and other locally based partners to lead small virtual group discussions and act as "trusted liaisons" to reach key audiences.

 Legislative Process. The public had two opportunities to engage in the legislative process. A Council study session in December 2019 was an introduction and public kickoff to project, during which members of the public provided comment on the proposed HAP approach. In 2021, BERK will present a draft HAP to the planning commission followed by a hearing and possible adoption by City Council.

Key Engagement Findings

This section describes the major themes, concerns and other ideas that were raised during the public engagement process.

There is need for housing-related supportive programs.

 Housing needs extend beyond housing production and include needs for housingrelated support. These needs vary across groups such as older residents, residents with disabilities, people of color, people who don't speak English very well and farmworkers.

Stakeholder Findings

The TAC, CIC, and City Councilmembers contributed several ideas to improve availability of housing in Yakima, including:

- The need for a proactive approach to address the shortage of housing.
- The need for a mix of housing types as preferences and needs vary across the population.
- The need for intergeneration housing as an important part of the housing model in Yakima.
- The need to promote programs and organizations that can help first-time homebuyers. Many stakeholders referenced the need for programs that can help renters become homeowners in the neighborhoods in which they currently live.
- The need to address impacts of institutional racism and income inequality, including geographic segregation by socioeconomics and race.
- The need to incorporate anti-displacement policies and mixed-income communities so that new development does not displace current residents.
- The need for more supportive transitional housing, including housing for recovery and comprehensive mental health supports.

Specific strategies that were recommended include:

- Tiny Homes that could help serve homeless population and small households. Tiny homes are small dwelling units on a foundation or on a carriage with wheels with between 150-400 square feet of habitable floor area. They are affordable compared with traditional site-built homes. They may be located on their own lot, serve as an accessory dwelling unit, or be located in a village arrangement in a manufactured home or RV park.
- Addressing the repair of mobile home parks that are dilapidated.
- Addressing opportunities for farmworker housing: COVID has resulted in loss of about 30% of Farmworker inventory. Farmworker wages have grown enough that many farmworkers can't qualify for low-income housing and can't afford market-rate housing. There is potential for seasonally based coordination of seasonal farmworker housing and winter sever-weather shelter for people experiencing homelessness.

Community Survey Findings

Survey respondents represented the following demographics and housing preferences:

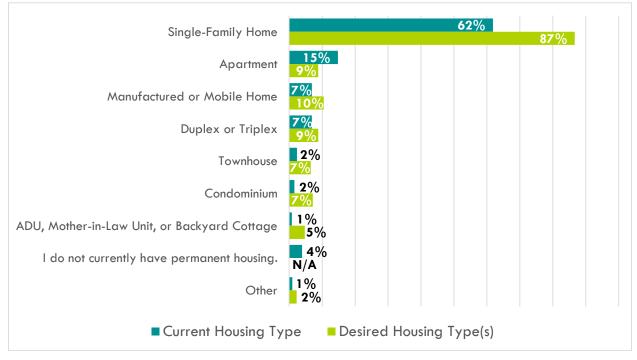
- Respondent Ethnicity: The ethnic background of respondents was fairly reflective of the ethnicity and race of the city as a whole. About half were White and the other half persons of color, primarily Hispanic/o or Latinx/o.
- Live/Work in Yakima: Over three-fourths (83%) of respondents indicated they live in Yakima and about two-thirds (65%) work in Yakima. More than half (55%) live and work in Yakima. Respondents were found across all the Council Districts.
- Personal Housing Affordability/Security: About one-fourth of respondents indicated they are struggling with housing affordability. 13% indicated the COVID-19 pandemic impacted their housing.
- **Tenure and Occupancy:** Half of respondents own a home. Almost 60% reported having 3 or more residents in their home and just under 40% had 1-2 persons.
- Housing Types They Live In: Over 60% live in a single-family home. About 4% did not have permanent housing.
- Housing Types Desired: Single-family homes are desired by most respondents. Manufactured and mobile homes, apartments, duplexes, and triplexes were the next most desired housing types. Other housing styles that can offer affordable ownership were also desired including townhomes and condominiums.

Housing preferences: Respondents showed a preference for a diverse range of

detached ownership units, illustrated in Exhibit 6.

Exhibit 6. Current and Desired Housing Types

Survey question: "What type of housing do you currently live in?" (n = 508) Survey question: "What type of housing would you most like to live in? (check all that apply)." (n = 487)



Source: BERK, 2021.

Housing Challenges: The survey asked respondents, "Have you faced challenges in finding safe and affordable housing that meets your needs? Please tell us your story." Of the 275 responses, the following themes were most common:

- Affordability
- Lack of availability
- Safety
- Housing quality

The survey also asked respondents: "Are there any issues or challenges that impact quality of life in your neighborhood? Please share them here." The 287 respondents most frequently referenced the following concerns:

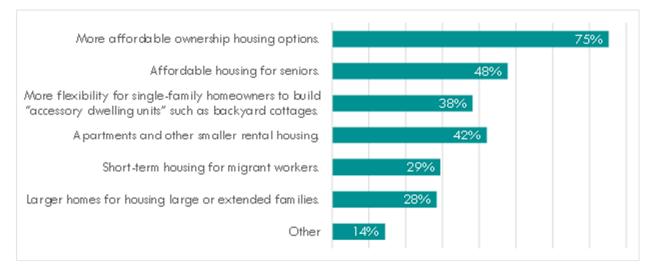
Crime

- Safety
- Gangs
- Homelessness
- Affordability
- Drugs

Community Needs: Survey respondents most commonly identified more affordable ownership housing options as a housing option in greatest need in Yakima, as shown in Exhibit 7.

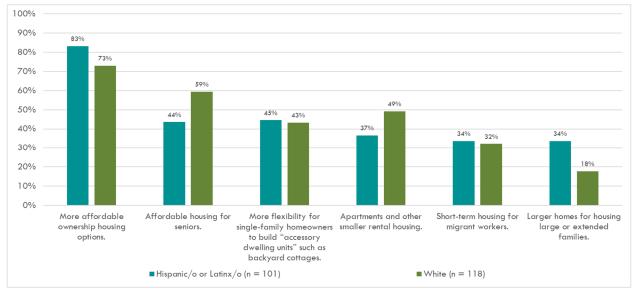
Exhibit 7. Community Housing Needs: All Survey Responses

Survey question: What kind of housing options do you think are in greatest need in your community? (check all that apply)" (n = 513)



Source: BERK, 2021.

Disaggregating by ethnicity as shown in Exhibit 8, Hispanic/o or Latinx/o residents show higher preference for ownership housing, short-term housing for migrant workers and larger homes. HAP strategies will need to address this preference to respond to diverse needs in the community.





As shown in Exhibit 9, respondents across the income spectrum said more affordable ownership options is a key need. Respondents with lower incomes and higher income households also identified affordable housing for seniors, and apartments and other rental housing, as key needs.



Exhibit 9. Community Housing Needs: Survey Responses by Income Bracket

Source: BERK, 2020.

Source: BERK, 2020.

Exhibit 10 shows that respondents with a range of family sizes said more affordable ownership options is a key need. Respondents with larger household sizes referenced the need for larger units and flexibility for backyard cottages. Respondents with smaller household sizes referenced the need for affordable housing for seniors and for smaller rental housing.

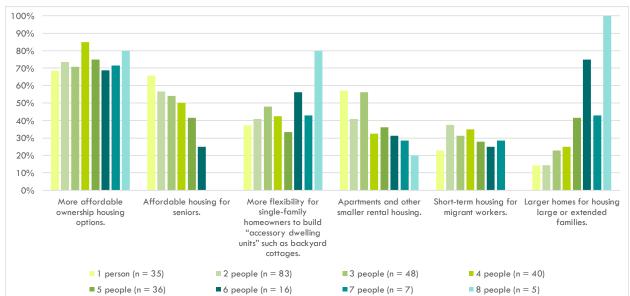


Exhibit 10. Community Housing Needs: Survey Responses by Household Size

Source: BERK, 2020.

B // Housing Needs Assessment

See the document here on the project website: https://www.yakimawa.gov/services/planning/files/2020/05/Yakima-HNA-2020_0422.pdf



City of Yakima Housing Needs Assessment

April 22, 2020

Prepared by BERK Consulting

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Introduction

The City of Yakima is developing a Housing Action Plan. This plan will identify a set of actions the city can take to support and encourage housing production that meets local housing needs. The purpose of this plan is to increase housing choice and affordability for Yakima residents and workers of all income levels.

This Housing Needs Assessment will help inform and guide the selection of actions to include in the Housing Action Plan. It provides an evaluation of current housing supply and housing needs in Yakima, across the full spectrum of household types and income levels, by answering the following kinds of questions:

- Who lives and works in Yakima and what are their socioeconomic characteristics?
- What types of housing are available in Yakima?
- Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?
- How much housing, and what types of housing, are needed to meet current and future housing needs of Yakima residents?

The data in this Needs Assessment will be synthesized with information gathered through engagement with stakeholders and residents during the formation of the Housing Action Plan.

Summary of Key Findings

- There is a housing shortage in Yakima. Vacancy rates for both apartments and homes for sale are extremely low below 1%. When vacancy rates are so low, people looking for new homes have fewer options, increasing competition for the limited supply of units available. This drives up both rents and housing prices.
- Housing prices are rising faster than incomes. The median home value in Yakima has risen by 38% between 2010 to 2019. Over the same period, the median family income has only increased by 19%. This indicates homeownership is getting further and further out of reach for many prospective buyers.
- Many households in Yakima are cost burdened. Between 2012 and 2016, 36% of all households in Yakima were cost burdened. Nearly 50% of renter households were cost-burdened, about a quarter of all homeowners. Cost-burdened households spend a large portion (over 30%) of their available income on housing costs. This leaves less money available for other vital needs like food, transportation, clothing, and education. With rising housing costs, the number of cost-burdened households has almost certainly increased during the past few years.
- Needs are greatest among low-income households. About three fourths of all households with incomes below 50% of the county median family income are cost burdened. Nearly half of these households are severely cost burdened, meaning they spend over 50% of their income on housing costs.
 While there are low-income households living in neighborhoods across the city, the greatest concentration of low-income households is in eastern Yakima, and many of these households are of Hispanic/Latino ethnicity.
- Low-wage workers are traveling long distances to jobs in Yakima. Over 7,000 lowwage workers commute more than 50 miles from their home to a workplace in Yakima. That is nearly a quarter of all low-wage workers in the city. Many of these workers may be living outside of Yakima due housing affordability, or inability to find suitable housing in the city.
- There is considerable need among elderly residents. There are 5,400 elderly persons living alone in Yakima. 42% of these residents are cost burdened and 22% are severely cost burdened. Yet there are only 926 units with federal subsidies set aside for elderly and disabled persons.
- Yakima needs more housing diversity. Over 65% of all housing in City of Yakima are single-family homes. Not all households require, or can afford, that much space. For example, about 30% of all households in Yakima are singles living alone. Yet only 5%

of housing units in Yakima are studios and only 13% have just one bedroom. Increasing the diversity of housing options available will increase housing supply and provide more choices for residents seeking more affordable housing that meets their current needs.

 Countywide there is a shortage of seasonal farmworker housing. There are approximately 4,600 beds of seasonal farmworker housing provided throughout the county, despite over 45,000 seasonal jobs available in the busiest summer months.²² Identifying safe and sanitary housing facilities for seasonal workers is an important gap to address in Yakima County.

²² This number may slightly overestimate the extent of the gap given that workers may hold multiple jobs.

Housing Terminology

This guidebook uses some terminology, acronyms, or data sources that may be unfamiliar. Here are some definitions.

Affordable Housing

The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs. A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term "affordable housing" is often used to describe income-restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see "Vouchers" below for more details).

American Community Survey (ACS)

This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. We use data from the ACS throughout this needs assessment.

Area Median Income (AMI)

This is a term that commonly refers to the area-wide median family income calculation provided by the federal Department of Housing and Urban Development (HUD) for a county or metropolitan region.²³ Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

Cost Burden

When a household pays more than 30 percent of their gross income on housing, including utilities, they are "cost-burdened." When a household pays more than 50

²³ Note that HUD sometimes refers to HUD Area Median Family Income as just Median Family Income, or MFI. See https://www.huduser.gov/portal/datasets/il.html

percent of their gross income on housing, including utilities, they are "severely costburdened." Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

Household

A household is a group of people living within the same housing unit.²⁴ The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Household Income

The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Income-Restricted Housing

This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at a below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Low-Income

Households that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to HUD area median family incomes (HAMFI), with consideration for family size (Exhibit 11).

²⁴ The census sometimes refers to "occupied housing units" and considers all persons living in an occupied housing unit to be a single household. So, Census estimates of occupied housing units and households should be equivalent.

Exhibit 11. HUD Income Categories Calculated Relative to HUD Area Median Family Income (HAMFI)

Income Category	Household Income
Extremely Low-Income	30% of HAMFI or less
Very Low-Income	50% of HAMFI or less
Low-Income	80% of HAMFI or less

Source: HUD, 2020; BERK, 2020.

Median Family Income (MFI)

The median income of all family households in an area. Family households are those that have two or more members who are related. Median income of non-family households is typically lower than for family households, as family households are more lily to have more than one income-earner. Analyses of housing affordability typically group all households by income level relative to HUD area median family income (HAMFI), which is calculated for the county or metropolitan region.

Vouchers (Tenant-based and Project-based)

HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be "tenant-based", meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. Or they can be "project-based", meaning they are assigned to a specific building.²⁵

Universal Design

Universal design is "the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, or ability".²⁶ When integrated into the built environment, universal design principles ensure that residents who are aging or who have a disability are not blocked from accessing housing and services.

²⁵ See <u>https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/tenant</u> and <u>https://www.hud.gov/program_offices/public_indian_housing/programs/hcv/project</u> for more details.
²⁶ http://universaldesign.ie/What-is-Universal-Design/

Community Profile

Located in central Washington, on the banks of the Yakima River, Yakima is the largest city in Yakima County. The cities of Selah and Union Gap lie immediately to the north and south of Yakima. In addition, the unincorporated suburban areas of West Valley and Terrace Heights are considered a part of greater Yakima.

Yakima is comprised of numerous neighborhoods. Older neighborhoods cover the east side of the City, from the Yakima River to approximately 16th Avenue. This area includes the original City and the growth occurring prior to World War II. This area also contains some of the more architecturally-significant, historical neighborhoods in the City, including portions of Northeast and Southeast Yakima. Growth in Yakima has been largely westward from Downtown, despite a limited east-west street network and pedestrian-oriented infrastructure. Newer housing in the west provides residents with fewer opportunities to walk to destinations or amenities. Coupled with the long distance from employment centers in the east, this creates greater dependence on cars to access jobs, services and amenities.

Exhibit 12. 4th Street from a 1940s Postcard



Source: HistoryLink, 2020.



Exhibit 13. East Yakima Avenue from a 1900s Postcard

Source: HistoryLink, 2020.

Population

During the last 10 years, Yakima County had an annual average population growth rate of about 0.6%, which was slower than Washington's 1.2% growth rate. Yakima County's population was estimated at 251,466 in 2018, up 3.4% from the 243,240 county residents in 2010. During the same period, Washington's state's population grew by 12.1%, nearly three times faster.

The City of Yakima has grown since 2010, with a current estimated population of 94,440 residents. The city is expected to continue growing and is projected to be home to 110,387 people by 2040, as shown in Exhibit 14. This would add 15,947 new persons between now and 2040, or about 760 new residents per year. The city has grown slower than the county as a whole, especially between 2015 and 2018, as shown in Exhibit 15.

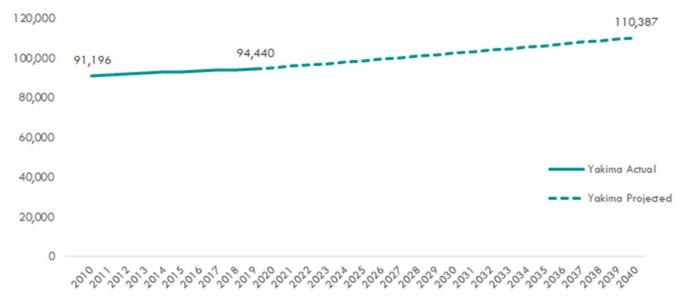


Exhibit 14. Historical and Projected Population in City of Yakima, 2000-2040

Source: WA Office of Financial Management, 2019; Yakima County Planning, 2020; BERK Consulting, 2020.

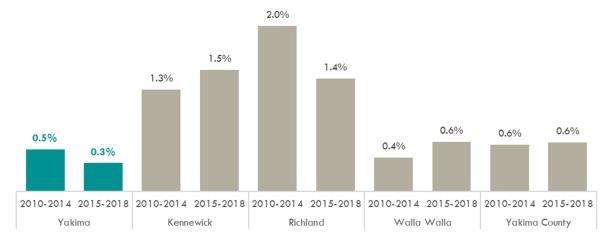


Exhibit 15. Population Growth Rates in City of Yakima and Comparison Geographies, 2010-2018

Source: WA Office of Financial Management, 2019; Yakima County Planning, 2020; BERK Consulting, 2020.

Age of Population

Compared to Washington State, the City of Yakima has a slightly larger proportion of younger residents and a slightly smaller proportion of residents between 50 and 69 years of age (22% vs. 25% statewide), as shown in Exhibit 16. Yakima has larger proportions of residents under 5 (8% vs. 6% statewide, and under 18 (28% vs. 22%).

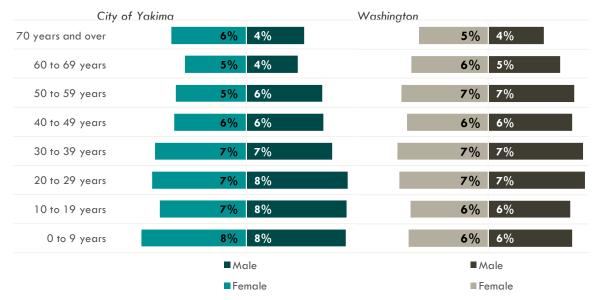


Exhibit 16. Age and Sex Distribution in City of Yakima and Yakima County, 2018

Source: American Community Survey S0101 5-Yr Estimates, 2010 & 2018; BERK Consulting, 2020.

Demographic patterns across Yakima vary by geography, with areas east and west of 16th Avenue showing markedly different patterns shown in Exhibit 17. Key geographic differences in age include:

- The proportion of youth is higher on the east side.
- There are fewer older residents (over 60) on the east side.

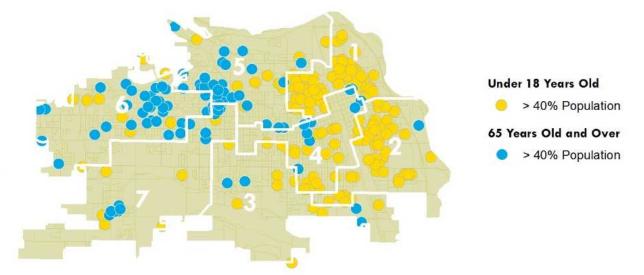


Exhibit 17. Population Under 18 Years Old and Over 65 Years Old in City of Yakima, 2010

Source: City of Yakima Comprehensive Plan, 2017.

Race and Ethnicity

Yakima is ethnically diverse. The City of Yakima's Hispanic or Latinx population comprises 46% of its population, compared to 12% statewide. A comparison of Yakima's Hispanic or Latinx population to comparable communities is shown in Exhibit 18.

The younger population in the City of Yakima is far more ethnically diverse than older age groups. This is particularly apparent in student population. In 2019, 13,069 (80%) of students at Yakima School District identified as Hispanic/Latino.

A relatively small proportion in the City of Yakima identify as American Indian or Alaska Native. The city's American Indian/Native Alaskan population was 1.2%, smaller than the 3.6% countywide and slightly higher than the 1.1% statewide. These percentages likely reflects the nearby presence of the Yakama Nation in Yakima County.

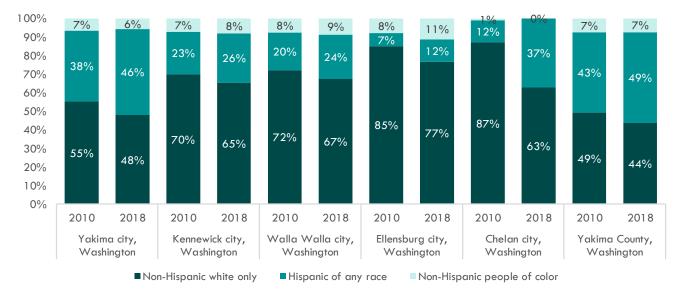


Exhibit 18. Percentage of Population by Race and Ethnicity **in City of Yakima and Comparison Geographies**, 2010 and 2018

Source: American Community Survey DP05 5-Yr Estimates, 2010 & 2018; BERK, 2020.

HISTORY OF THE LATINX COMMUNITY IN YAKIMA COUNTY

The large number of Latinx and Hispanic residents in the city reflects historical patterns of migration and employment, tied mostly to the local agricultural industry. While the city has been a destination for migrant Hispanic farmworkers over the years, growing numbers of Hispanic farmworkers began permanently settling in the area from the 1930s to 1980s due to changes in the agricultural industry and immigration reforms.

Yakima's population grew from roughly 3,200 residents in 1900, steadily increasing decade after decade, to 45,500 in 1960. These population increases were in part due to the arrival of Mexican American farmworkers from Texas in the early 1930s. During World War II, the U.S. government established the Bracero program, which allowed Mexican citizens to come to the Yakima Valley to work. While these workers did not settle in the Valley, this established the Yakima Valley as a destination for Latinx farmworkers. By the 1980s many former seasonal workers settled permanently in the Yakima Valley due to changes in immigration policies. By the 1980s, Yakima County's Hispanic population was 14.8%, and by the 2000 census, 33% of the residents of Yakima County were of Hispanic or Latino origin, compared to 7.5% in the state. Today, 48.4% of Yakima County's population is Hispanic, nearly four times the statewide percentage of 12.3%

Source: HistoryLink.org Essay 9187 by Jim Kershner

Reflecting its ethnic diversity, Yakima has a high proportion of residents who speak a language other than English at home. 37% of the city's total population speak a

language other than English at home, compared to 19% statewide, shown in **Exhibit 19**. Spanish is the most common language among non-English speakers, with 35% of the city's total population speaking it.

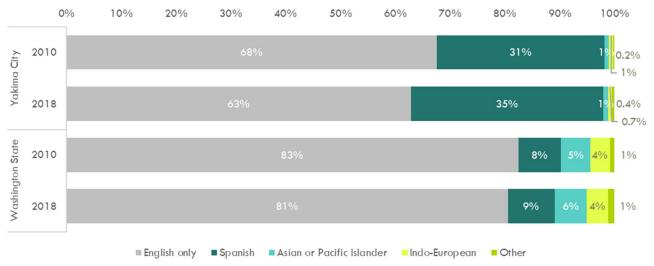


Exhibit 19. Languages Spoken at Home in City of Yakima and Washington State, 2010 and 2018

Source: American Community Survey \$1601 5-year Estimates, 2010 & 2018; BERK, 2020.

The distribution of race and ethnicity across Yakima varies by geography, with areas east and west of 16th Avenue showing markedly different patterns. The proportion of residents who are of Hispanic origin is greater on the east side, shown in **Exhibit 20**.

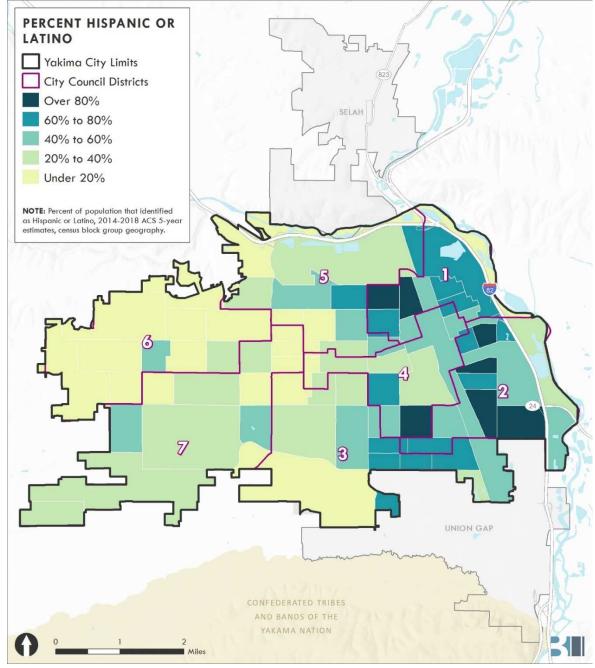


Exhibit 20. Percent of Residents that Identify as Hispanic or Latino in City of Yakima, 2014-2018

Source: American Community Survey, 2014-2018; BERK Consulting, 2020. Households

Households

A household is a group of people who live in a single dwelling unit, such as a house or apartment. Households can have only one member or many members. They can be families or unrelated people living together. As of 2017, there are an estimated 33,466 households living in the City of Yakima. Understanding the makeup of the households in the city across age, race, and family sizes helps us to better understand and provide affordable housing to a diversity of household types and sizes.

Household Size

The average household size in Yakima is 2.71, slightly larger than the statewide average of 2.55. More than half (58%) of the city's residents live in single or two-member households. Exhibit 21 shows the breakdown of households by size by tenure.

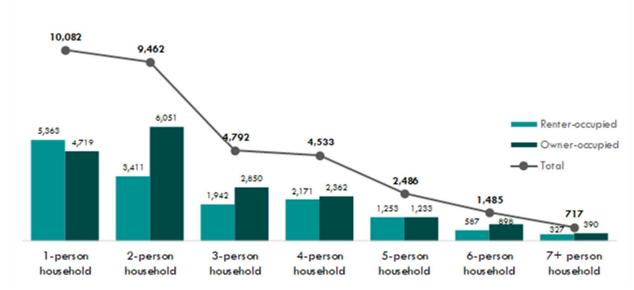


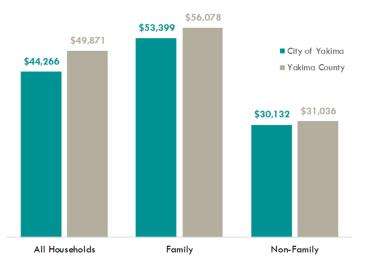
Exhibit 21. Household Size by Tenure in City of Yakima, 2014-2018

Source: American Community Survey, 2014-2018; BERK Consulting, 2020.

Household Income

When summarizing housing affordability by income level, households are typically grouped relative to the U.S. Department of Housing and Urban Development (HUD) Area Median Family Income (also known as "AMI"). The 2019 AMI for Yakima County is **\$56,078**. Exhibit 22 lists 2018 median income in the city and county for families (households with two or more related persons) and non-families. Family incomes are

typically higher than non-family incomes due to the higher earnings from potential dual income households. However, the gap between family and non-family incomes in Yakima is particularly wide, as the median non-family income in the city is a little over half (53.6%) of AMI. This likely reflects the presence of agricultural workers who may live in non-family arrangements and make relatively lower wages.





Source: American Community Survey, 2014-2018; BERK Consulting, 2020.

Exhibit 23 breaks down renter- and owner-occupied households in the City of Yakima by income level relative to AMI. It shows a significant difference between owner-occupied and renter-occupied households, with owner households much more likely to have incomes above 100% AMI.²⁷ Only 21% of renter households earn at or above AMI, compared to 54% of owner households. Close to a quarter of renter households have extremely low incomes, compared to 8% of owner households.

²⁷ Note that when grouping households by income level, HUD adjusts income thresholds based on household size to reflect the fact that the living expenses for a 1-person household are significantly less than those of a family of four. These adjustments are based on HUD's published household <u>Income Limits</u> needed to qualify for income-restricted affordable housing that is set aside for households at a specified income level or below. <u>Washington State Housing Finance Commission</u> publishes an expanded version of these income limits for each county in Washington State.

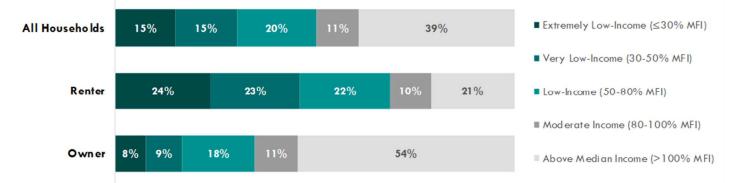


Exhibit 23. Percentage of Households by Income Level in City of Yakima, 2012-2016

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Median household incomes vary by ethnicity as well, as shown in Exhibit 24. The median Hispanic or Latino household has an income about 15% lower than median white alone (not Hispanic/Latino) households.

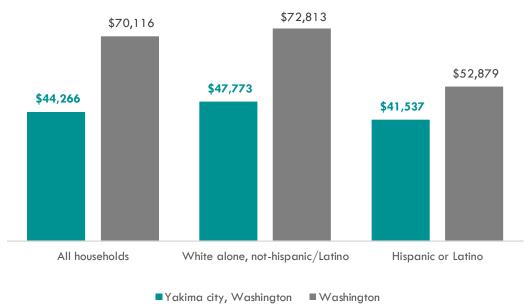


Exhibit 24. Median Household Income by Ethnicity in City of Yakima, 2018

Source: American Community Survey 5-Yr Estimates, 2014-2018; BERK Consulting, 2020.

A map showing strong disparities in income by neighborhood is provided in Exhibit 25.

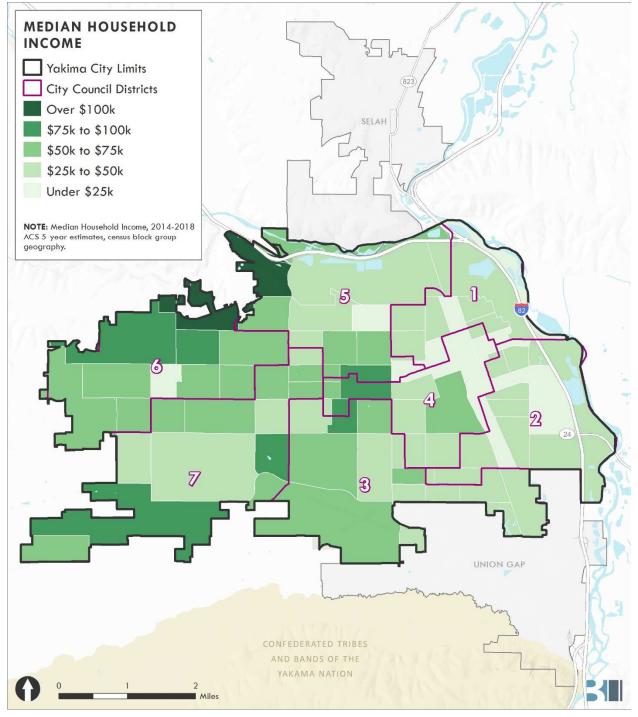


Exhibit 25. Median Household Income by Census Tract in City of Yakima, 2014-2018

Source: American Community Survey, 2014-2018; BERK Consulting, 2020.

Cost-Burdened Households

One of the best indicators of affordable housing needs is the number of households that are "cost-burdened" or spending too much of their income on housing. These households have limited resources left over to pay for other life necessities such as food, clothing, medical care, transportation, and education. They are also at higher risk of displacement when housing costs rise, or life circumstances change.

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable if it costs no more than 30% of a household's income. Households paying more than 30% of their income for housing are cost-burdened, and households paying more than 50% are severely cost-burdened.

Between 2012 and 2016, 36% of all households in Yakima were cost burdened, as shown in Exhibit 26. Households with lower incomes are more likely to be cost-burdened. *Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.*

Exhibit 27 presents estimates of total households by income level and cost burden status. While there are cost burdened households across the income spectrum, severe cost burden is most prevalent among the lowest income groups. Slightly more than 3,000 households (63%) with extremely low incomes, roughly 1,500 (30%) households with very low incomes, and 600 (9%) households with low incomes are severely cost-burdened.

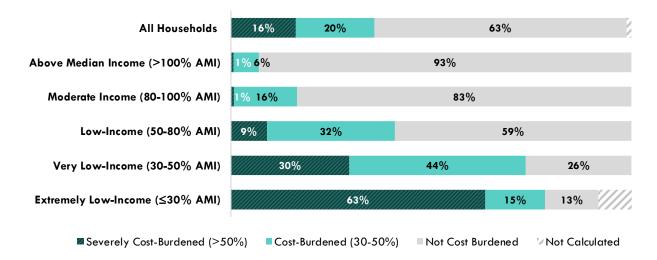


Exhibit 26. Cost Burden Status by Income Level of Households in City of Yakima, 2012-2016

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

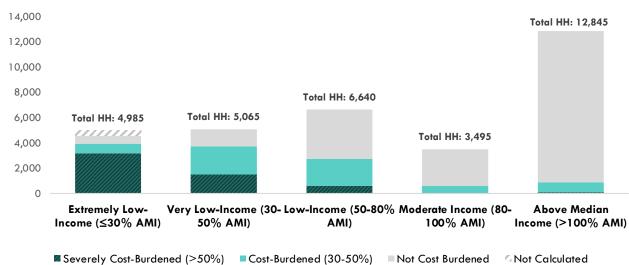


Exhibit 27. Total Cost-Burdened Households by Income Level in City of Yakima, 2012-2016

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

As shown in Exhibit 28, renters are more likely to be cost-burdened than owners, with nearly half of renter households (48%) cost-burdened, compared to a quarter (25%) among owner households. Renters are also more severely cost-burdened than owners, with 23% of renter households severely cost-burdened compared to 10% of owner households.

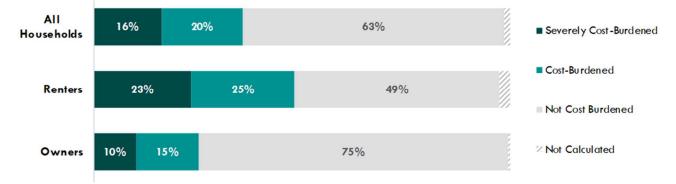


Exhibit 28. Household Tenure by Cost Burden in City of Yakima, 2012-2016

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Renter households are most vulnerable to the impacts of rising housing cost. Exhibit 29 shows estimated counts of cost-burdened renter-occupied households by household type and income level. While there are households struggling with housing costs across the entire income spectrum, the greatest number are among household types with incomes below 50% of AMI. The greatest need is among small families (2-4 members) and non-family households, which are typically people living alone or with unrelated housemates.

Exhibit 29. (Yakima, 20		Househo	olds by Household Type and Income Level in City of
	Extremely	Very	Moderate Above Median

25		
25	65	265
35	95	1,260
4	0	1,069
55	30	2,680
49	0	2,069
168	190	7,343
	4 55 49	4 0 55 30 49 0

Elderly living alone	A person age 62+ living alone
Elderly family	Two persons, either or both age 62 or older
Small family	Families with 2-4 members (excluding elderly families)
Large family	Families with 5 or more members
Other	Non-family, non-elderly households (includes those living alone or with housemates)

AMI = HUD Area Median Family Income Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Residents with Special Housing Needs

Several groups may have special housing needs or supportive services, such as residents experiencing homelessness, residents with disabilities, and older residents. Given the city's proximity to a large seasonal agricultural workforce, farmworkers can also have special housing needs that differ from the general population.

Residents Experiencing Homelessness

According to the 2019 Yakima County Point-in-Time (PIT) Count, 636 individuals were experiencing homelessness countywide, with over half reporting having slept in an emergency shelter the prior night. A summary of the count results is shown in Exhibit 30. Most households surveyed in the 2019 PIT Count were actively seeking housing and 7 in ten households reported needing assistance to find housing. The top reasons cited as the cause of homelessness included economic, job loss, alcohol/substance use, and family crisis. However, there are often a combination of factors that contribute to housing insecurity and homelessness. Exhibit 31 ranks the reasons cited by survey respondents.

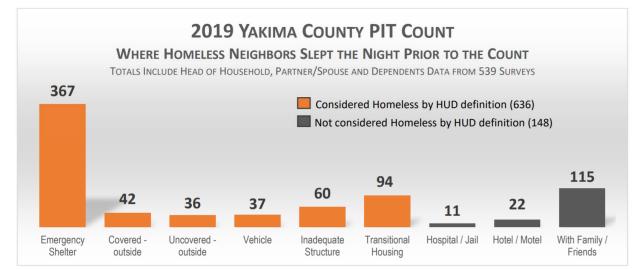


Exhibit 30. Yakima County Homeless Point-in-Time Count Summary, 2019

Source: ACR Business Consulting, 2019

	Number of Responses
1. Economic	178
2. Job Loss	177
3. Alcohol / Substance Use	174
4. Family Crisis	171
5. Lost Temporary Living Situation	134
6. Kicked Out / Left Home	108
7. Eviction	102
8. Domestic Violence	99
9. Physical / Mental Disability	97
10. Mental Illness	97
11. Illness / Health Related	92
12. Released from Jail	77
13. Personal Choice	68
14. Lacking Job Skills	63
15. Medical Costs	34
16. Lack of Childcare	15
17. Language Barrier	13
18. Aged out of Foster Care	12

Exhibit 31. Top Reasons Cited as Cause of Homelessness, 2019 Yakima County PIT Count (Participants could select more than one reason)

Source: ACR Business Consulting, 2019

Another source of information about families experiencing homelessness and housing insecurity is available from the Yakima School District. Each year the district surveys the families of all students regarding their housing situation. During the 2017-2018 school year the district found that at least 621 students experienced housing instability. However, not all of these students meet the strict standards of homelessness in a PIT count. A summary of the living situation of these students is shown in Exhibit 32. The term "doubled-up" refers to students who are sleeping in a friend or family member's home temporarily.

Exhibit 32. Students Experiencing Housing Instability in Yakima School District, 2017-18 School Year



- 448 were doubled-up
- 53 stayed in hotels/motels
- 101 stayed in shelters
- 19 were unsheltered

Source: WA Office of Superintendent of Public Instruction, 2019; BERK Consulting, 2020.

Yakima County's Five-Year Plan to End Homelessness (2018) identified the following population as needing specific attention with regards to homelessness are:

- Individuals experiencing chronic homelessness;
- Unaccompanied youth;
- Veterans;
- Families with children (including victims of domestic violence); and
- Individuals over the age of 62.

Households with Disabilities

Exhibit 33 shows households in Yakima by disability status and income. While there are households with disabilities across the entire income spectrum, the proportions decrease across income categories. The percentage of households with one or more members with any disability among households with extremely low incomes is close to double the percentage among households with extremely high incomes. This is higher for ambulatory limitations, with 37% of total households with this disability belonging to the extremely low-income category compared to 17% in the moderate income or higher income category.

Disability Status	Extremely Low-Income	Very Low-Income	Low-Income	Moderate Income or Higher	Total Households with 1 or more
(any household member)	(≤30% AMI)	(30-50% AMI)	(50-80% AMI)	(>80% AMI)	housing problems
Hearing or vision impairment	725	640	565	395	2,325
Ambulatory limitation	1,080	815	640	370	2,905
Cognitive limitation	675	850	305	340	2,170
Self-care or ind. living limitation	730	640	620	385	2,375
None of the above	2,370	2,450	2,130	1,480	8,430

Exhibit 33. Households by Disability Status and Income Level in City of Yakima, 2012-2016

AMI = HUD Area Median Family Income

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Older Residents

13,432 residents in Yakima are age 65 or older, or about 14% of the population. Another

9,000 residents are age 55–64, indicating that the elderly population will likely grow significantly over the next 10 years. While older residents have a range of housing preferences, many need affordable, accessible housing in age-friendly neighborhoods with close links to healthcare and other supports. Some of these households in Yakima have the financial means to afford appropriate housing and services. Many others do not.

Exhibit 34 shows the prevalence of cost burden among elderly households across income ranges. The greatest need is among elderly residents living alone with incomes below 30% AMI.

Exhibit 34. Cost-Burdened Households by Household Type Income Level (Elderly households) in City of Yakima, 2020-2016

Household Type	Extremely Low-Income (≤30% AMI)	Very Low-Income (30-50% AMI)	Low-Income (50-80% AMI)	Moderate Income (80-100% AMI)	Above Median Income (>100% AMI)	All Cost-Burdened Households
Elderly Family	105	170	140	110	140	665
Elderly Living Alone	815	620	625	60	155	2,275

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Farmworkers

Yakima County is the biggest county in Washington for agriculture, measured both by number of employees and by number of farms.²⁸ As of 2018, Yakima County is home to approximately 20,630 year-round agricultural jobs, and this number more than doubles during the peak months for seasonal employment, as shown in Exhibit 35.

Agricultural workers have unique housing needs: year-round agricultural employees in this region are estimated to earn less than the median household income, \$31,719 annually in wages, and will likely be looking for bottom-tier homes or rental units for their households. Seasonal workers who come from outside areas will need housing for shorter time periods, and may desire lower-cost, temporary options such as single-occupancy rooms or barracks-style accommodations. Because of these needs, seasonal worker housing is typically measured in beds, rather than housing units.

Employment Type	Annual Estimate, Jobs	Farmworker Housing Stock
Permanent, Covered	20,630	948 units
Seasonal, Covered and H2A	Lowest Month: 2,434 Highest Month: 45,337	4,637 beds
Total (Annual Range)	23,064 – 65,967	5,585 units or beds

Exhibit 35. Farmworker Jobs and Housing in Yakima County, 2018 Estimate

Source: Washington State Employment Security Department, 2019; Washington State Finance Committee, 2019; US Department of Labor, 2020; BERK, 2020.

²⁸ ESD 2017 Agricultural Workforce Report, Labor Market and Economic Analysis

Workforce Profile

Countywide Employment

Yakima County had a total covered employment of 116,332 and average annual wage was \$39,893 or 60.3% of the state average of \$66,195. Agriculture was the largest provider of jobs and wages in the county in 2018, accounting for 28% of all jobs (32,320 jobs) and 22% of total covered wage income. While agriculture accounts for 28% of jobs in the county, it accounts for only 22% of wage income, reflecting the seasonal nature of its jobs.

Citywide Employment Trends

According to the Census, as of 2017 there were 40,482 jobs in the City of Yakima. During the past 15 years the city has gained about 8,370 jobs averaging about 1.7% growth, or about 558 jobs per year.²⁹ Reflecting countywide employment, top sectors in the city include agriculture, health care, retail, and manufacturing. The City of Yakima's agricultural and manufacturing employers are diverse and include fruit packers, beef processors, and canneries. The City's jobs in the health sector reflects its role as a regional medical center, with a hospital and the nearby Pacific Northwest University of Health Sciences (in Terrace Heights). City jobs are concentrated in the Downtown in the eastern part of the city and near US-12 in the north.

Almost a quarter (23%) of the jobs in Yakima pay less than \$1,250 per month. A worker earning that wage alone would be severely cost burdened by the average onebedroom rental cost of \$666 per month. About one half (48%) of the jobs pay between \$1,250 and \$3,333 per month. Maybe of the workers in this wage category would also have trouble afford average cost rental units without working multiple jobs.

To balance their household budgets, many lower-wage workers may move to areas farther away from the city in search of more affordable housing options. Exhibit 36 shows the home location of workers who are employed inside the City of Yakima. Some of these workers may desire to live in Yakima but currently live in surrounding areas. It is likely that some of these households living outside of Yakima are doing so to access more affordable housing or due to a lack of housing options that meet their needs.

²⁹ Source: U.S. Census Bureau, Center for Economic Studies, 2020; BERK, 2020.

Investments in affordable and workforce housing within the city can ensure that the local workforce, especially lower-wage workers, can live within easy reach of employment centers and in the communities they serve.

Employment Projections

There is a great deal of uncertainty about future employment growth in Yakima due to the current³⁰ stay-at-home order in Washington State that has resulted in widespread layoffs and unemployment. However, employment growth in recent history has been healthy: an average of 1.7% growth per year between 2002 and 2017.³¹ According to the 2017 City of Yakima Comprehensive Plan, the city's growth target is to add 8,556 jobs between 2017 and 2040, or about 372 jobs per year (about 0.9% annual growth). This would represent a slowdown compared to recent years.

Many lower-paying occupations, such as healthcare support (nursing/medical assistants or home health aides), retail, and sales, are expected to be in demand in the region in the next five years based on occupational projections and current supply-demand data provided by the Washington State Employment Security Department (ESD).³² ESD also projects the fastest growth in Construction, Transportation Warehousing and Utilities, Education and Health Services, and Leisure and Hospitality.

³¹ Source: U.S. Census Bureau, Center for Economic Studies, 2020; BERK, 2020.

³⁰ This needs assessment was drafted in April 2020.

³² Source: ESD, 2019. See the Occupations in Demand (OID) list at

https://www.esd.wa.gov/labormarketinfo/learn-about-an-occupation.

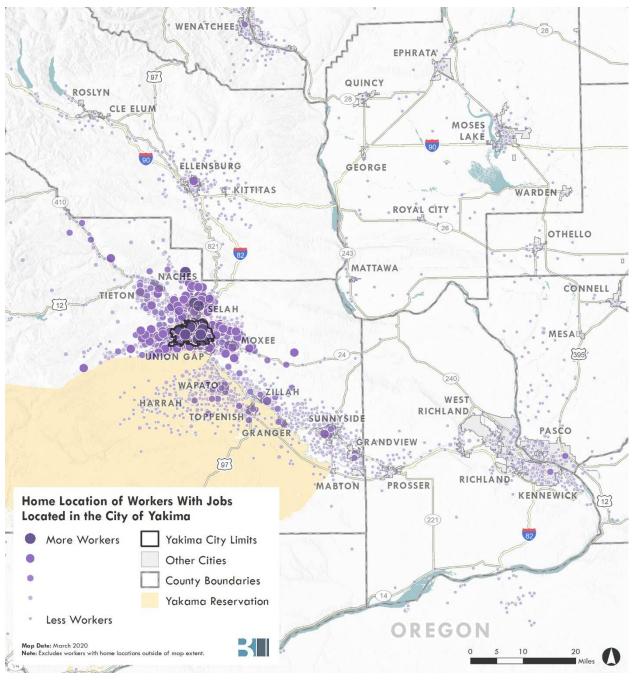


Exhibit 36. Place of Residence for Workers in City of Yakima, 2017

Source: U.S. Census Bureau Center for Economic Studies, 2020; BERK Consulting, 2020.

Housing Inventory

Housing Supply Characteristics

Housing Units by Type

There is a total of 36,120 housing units in Yakima, shown in Exhibit 37. Nearly two thirds (65%) of these units are single family homes and 15% are multifamily buildings of 5+ units. Another 12% of units are smaller multifamily structures such as duplex, triplex, and quadplex buildings. Close to 7% of the housing stock is in mobile homes, which likely reflects the supply for local seasonal housing for farmworkers.

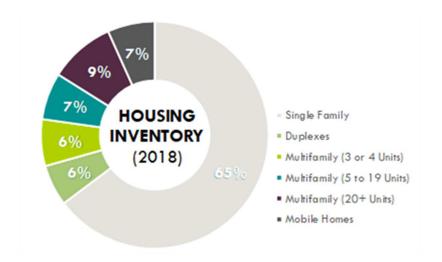


Exhibit 37. Housing Inventory by Type in City of Yakima, 2018

Source: American Community Survey DP04, 2014-2018; BERK Consulting, 2020.

Unit Size

Exhibit 38 shows Yakima housing stock by number of bedrooms and households by household size. It indicates a potential undersupply of both smaller units. 30% of households in Yakima have only one or two members, but only 18% of housing units are studios or 1-bedroom units.

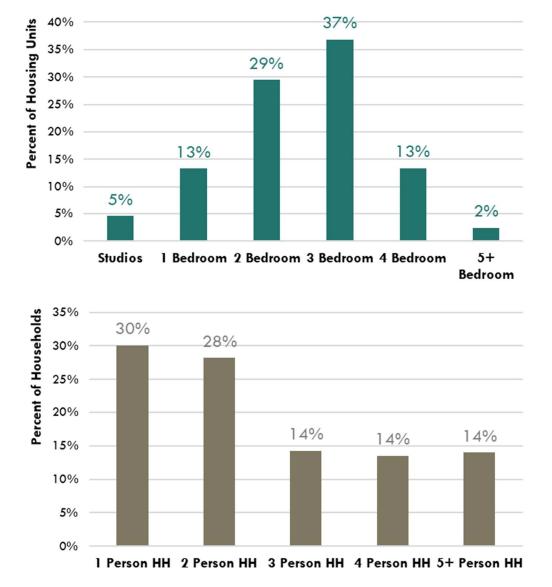


Exhibit 38. Percentage of Housing Unit Sizes Compared to Household (HH) Sizes in City of Yakima, 2012-2016

Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Housing Condition

According to the Yakima Comprehensive Plan, in 2014 only 10% of the city's residential structures had been built since 2000, and roughly half (50.1%) of units were built 40 or more years ago. These older units may represent lower quality housing stock that may require additional investments for upkeep. Older housing may also need modifications

for access to ensure their suitability for older residents, differently-abled residents, and families. While some housing units may need upkeep or accessibility improvement, older housing stock may also represent much of the more affordable housing available in the city. Exhibit 39 compares images of housing in southeast and northeast Yakima.



Exhibit 39. Images of Housing in Southeast (left) and Northeast (right) Yakima

Source: Yakima Comprehensive Plan, 2017.

Exhibit 40 maps the geographical distribution of residential structure by year built. It shows that much of the older housing stock in the city is located in eastern Yakima, in areas that are typically close to amenities, services, and jobs. Preservation and support for home maintenance can be important elements of housing affordability.

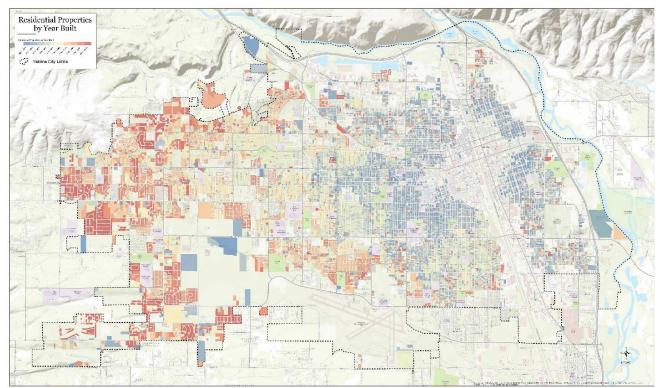


Exhibit 40. Residential Properties by Year Built in City of Yakima

Source: City of Yakima Comprehensive Plan, 2017.

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Housing Tenure

In Yakima, just over half of housing units are owner-occupied (55%) while 45% are renter-occupied, as shown in Exhibit 41.

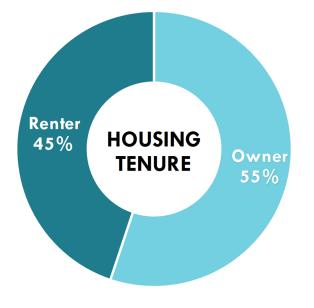


Exhibit 41. Household Tenure in City of Yakima, 2018

Source: American Community Survey, 2014-2018; BERK, 2020.

Home Ownership

Homeownership is an important topic to consider since it is the main way most American families accumulate wealth. Homeownership in advantaged neighborhoods also provides access to higher performing school districts, amenities, and social capital that lead to better opportunities. There are a total of 18,081 owner-occupied housing units in Yakima. In terms of race, 85% of these units are occupied by whites, and in terms of ethnicity, 70% of these units are occupied by non-Hispanic white residents. Only 44% of Hispanic or Latino households own their homes.

Exhibit 42 shows change in housing values over time in Yakima and Washington State. Homes in Yakima are relatively more affordable and housing costs in the city are not rising as rapidly as they are statewide. However, **the median home value in Yakima has risen by 38% from 2010 to 2019. Over the same period, the median family income has only increased by 19%.** This indicates homeownership is getting further and further out of reach for many prospective home buyers.

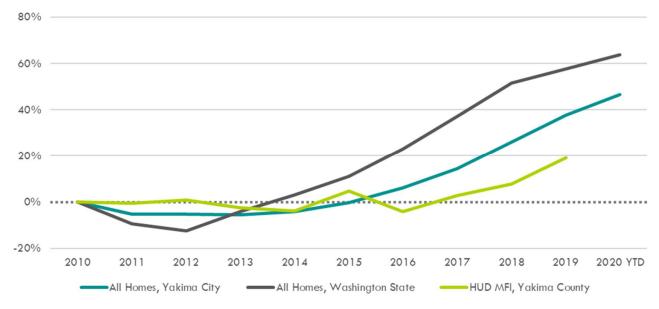


Exhibit 42. Percent Change since 2010 in Average Home Values and HUD Median Family Income in City of Yakima, Yakima County, and Washington state, 2010-2020

Homeownership Affordability

Exhibit 43 estimates the income needed to afford an Average and "Bottom Tier"³³ cost home in the City of Yakima, assuming the household has 20% down payment in savings available for the purchase. It also shows the percentage of all households at or above these income thresholds. **Based on household income estimates from 2018, just under half of all households in Yakima have incomes high enough to afford an average cost home, and 62% had incomes high enough to afford a Bottom Tier home**, as shown in Exhibit 44. Unfortunately, data about household savings is not available, so it is impossible to estimate how many of these households have the means to become homeowners. At current housing prices, a 20% down payment is equivalent to approximately one full year's income for households at these income thresholds, as shown in Exhibit 45.

Source: Zillow, February 2020; HUD Income Limits, 2019; BERK, 2020.

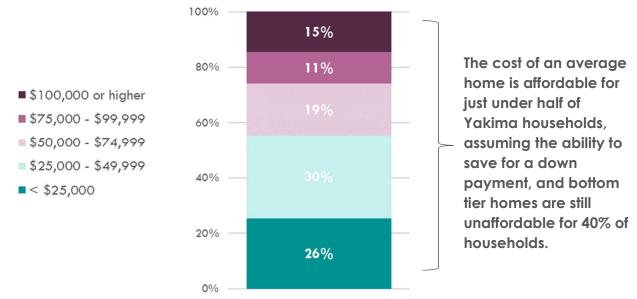
³³ Zillow data on housing values for the City of Yakima provide average for all ownership homes as well as averages among "Bottom Tier" homes (those in the bottom third of all units by cost) and "Top Tier" (those in the top third of all units by cost).

	Average Home Price	20% Down Payment	Annual Income Needed to Afford (Assuming access to 20% Down Payment)	Percentage of Households at or Above this Income Threshold (as of 2018)
Average Home	\$244,763	\$48,953	\$52,027 (about 86% of AMI)	45%
Bottom-Tier Home	\$161,586	\$32,317	\$34,347 (about 57% of AMI)	62%

Exhibit 43. Home Ownership Affordability in City of Yakima, 2018-2020

Source: Zillow Data, 2020; ACS 5-year Estimates, 2014-2018; BERK, 2020.





Source: ACS \$1901 5-year Estimates, 2014-2018; BERK, 2020.

	A٧	erage home	Bottom tier home	
Monthly Mortgage				
Sales Price (\$)	\$	244,763	\$	161,586
Assumed 20% down payment (\$)	\$	48,953	\$	32,317
Mortgage amount (\$)	\$	195,810	\$	129,269
Interest rate		4%		4%
Monthly payments over course of loan		360		360
Monthly mortgage payment (\$)	\$	935	\$	617
Annual Housing Expenses				
Mortgage payments (\$)	\$	11,218	\$	7,406
Property tax (\$)	\$	3,182	\$	2,101
Insurance (\$)	\$	1,224	\$	808
Annual costs (\$)	\$	15,624	\$	10,314
Monthly costs (\$)	\$	1,302	\$	860
Monthly Income Needed	\$	4,336	\$	2,862
Annual Income Needed	\$	52,027	\$	34,347

Exhibit 45. Home Ownership Costs for Average and Bottom-tier Homes in City of Yakima, February 2020

Source: Zillow, February 2020; BERK, 2020.

Rental Housing

There are a total of 15,385 rental housing units in Yakima. In terms of race, 77% of these units are occupied by whites, and in terms of ethnicity, 54% of these units are occupied by non-Hispanic white residents. A larger proportion of Hispanic households are renters than owners.

Rental Housing Costs and Vacancy

Exhibit 46 shows average apartment rents as of 2019 as well as the household income level needed to afford the unit as a percentage of AMI. Households with incomes at 60% of AMI can still afford average market rents for 1- and 2-bedroom apartments. Those with lower incomes cannot. This helps to explain the fact that so many lower-income households in Yakima are cost-burdened.

Exhibit 46. Yakima County* Rental Rates and Affordability, 2019

	1-bedroom	2-bedroom
Average Rental Rates	\$666	\$818
% AMI Needed to Afford	60%	60%

*Most apartment buildings surveyed for these county-wide estimates are assumed to be in the City of Yakima.

Source: Washington Center for Real Estate Research, 2019; WSHFC, 2019; BERK, 2020.

Rents in Yakima are also rising at a faster rate than incomes. Between 2010 and 2019 average rents in multifamily buildings such as apartments have risen by about 40%. During the same period median family income increased by only 19%.

One likely reason for the continued increase in rent is extremely low vacancy rates, as shown in Exhibit 47. Since 2015 the vacancy rate in multifamily buildings has stayed very low since 2015, while rents have continued to increase. The latest data shows Yakima's vacancy rate at less than 1%, whereas a healthy housing market has a vacancy rate of around 5%. When vacancy rates sink much below 5% there are fewer options on the market for households seeking to move. This increases competition for the limited supply of available units and results in upward pressure on market rents.

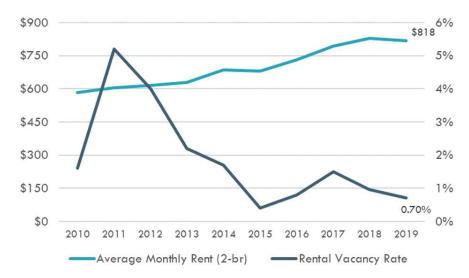


Exhibit 47. Yakima County Multifamily Rents and Vacancy, 2010-2019

Source: Washington Center for Real Estate Research, 2010-2019; ACS DP04 5-Year Estimates, 2014-2018; BERK, 2019.

Housing Production

Single-family has been developed at a fairly steady pace over the past several years in Yakima, as shown in Exhibit 48. However, 2018 and 2019 have shown a sharp increase in the number of multifamily housing units permitted for development. Overall, 1,590 units of new housing have been added in Yakima since 2015. Mobile home production has maintained steady throughout this period, likely reflective of the housing needs of farmworkers population who often need more flexible and temporary housing solutions (see discussion on page 122).

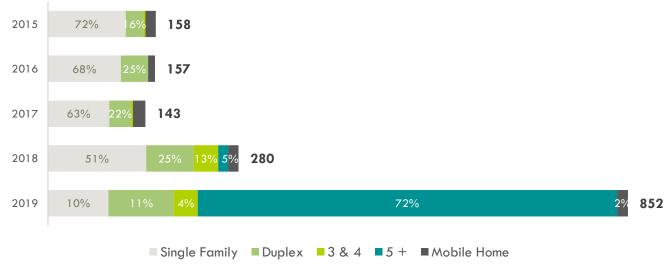


Exhibit 48. Count of Permitted Dwelling Units by Project Type in City of Yakima, 2015-2019

Source: City of Yakima, 2020; BERK, 2020.

Subsidized Housing

Yakima has 686 units with federal subsidies. These units may be funded by one of several programs at HUD or the United States Department of Agriculture (USDA). These units typically have sub-market rents and are set aside for low- or moderate-income households and specific target populations. The breakdown of federally-subsidized units by target population is shown in Exhibit 49.

Exhibit 49. Housing Units with Federal Subsidies in City of Yakima, 2020

Target Population	Units Available
Family	220
Elderly	446
Target population unspecified	20
Total	686

Source: National Housing Preservation Database, 2020; BERK, 2020.

The Yakima Housing Authority also provides rental assistance to low-income families in the private rental market through the HUD Housing Choice Voucher Program.³⁴

³⁴ Statistics on voucher users is forthcoming.

Gap Analysis

Housing Needed to Accommodate Future Growth

The projected population growth for the city is 15,947 new persons by 2040, or an average annual population growth of 760 people.³⁵ Using a consistent household size of 2.7, this translates to an annual increase of 281 households. Assuming a healthy vacancy rate of 5%, this indicates the need for **295 housing units annually** or 6,196 units by 2040.

Between 2015 and 2018 the city permitted an average of 185 units per year, or only about 63% of the rate needed to keep up with growth projections. In 2019, the city permitted 852 units. While this recent boost in production is encouraging, it is unclear whether this is a trend that will continue in years to come, particularly given the threat of an economic recession associated with the 2020 Coronavirus pandemic. Additionally, it is not yet clear if these units will be provided at price points, sizes, and locations that directly address the greatest housing needs.

Rental Market Affordability Gaps

Current average market rents for apartments in Yakima are affordable to households with incomes at 60% of AMI or above. Residents in households at lower income levels will have difficulty findings affordable housing under current market conditions, and rents are increasing faster than incomes.

Using older data available from HUD, Exhibit 50 presents estimates for the number of renter households with incomes below three different thresholds, as well as the number of rental housing units in Yakima that would be affordable to them. It shows a clear gap in the number of affordable units available for those with incomes below 30% AMI or 50% AMI. However, there is a surplus of units affordable at the 80% AMI level. Significantly, this data reflects conditions from several years ago. Since then, it is likely there has been a reduction in the number of units affordable to the lower-income categories.

³⁵ Population projects based on 2040 target in the Yakima Comprehensive Plan.





Source: HUD CHAS (based on ACS 5-year estimates), 2012-2016; BERK Consulting, 2020.

Home Ownership Affordability

Median value homes in Yakima are potentially affordable to households around 86% of AMI, assuming that a given household has access to a 20% down payment. Nearly half of the households in Yakima do not have incomes high enough to afford a home at this price, and many of these households likely do not have savings available for a 20% down payment (\$52,027 for a median value home). Homes in the "Bottom Tier" (lower third) in terms of value are, on average, potentially affordable to households at 57% of AMI. However, many of these homes may be small or in poor conditions.

As noted earlier, Hispanic and nonwhite households are underrepresented among homeowners. In many communities, nonwhite households often face additional barriers to homeownership such as overt discrimination or steering from real estate agents, bankers, or others in the housing market; challenges related to immigrations status, employment, or credit background; or lack of access to knowledge networks. This means that these households may be less likely to own, even if they meet the income thresholds necessary to own a home in Yakima.

Farmworkers

There are approximately 4,600 beds of seasonal farmworker housing provided throughout the county, despite over 45,000 seasonal jobs available in the busiest

AMI = HUD Area Median Family Income

summer months.³⁶ Identifying safe and sanitary housing facilities for seasonal workers is an important gap to address in Yakima County.

³⁶ This number may slightly overestimate the extent of the gap given that workers may hold multiple jobs.

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C // Policy and Regulatory Review

Introduction and Purpose

The purpose of this policy framework evaluation is to review and evaluate the current City of Yakima Comprehensive Plan Housing Element to determine the City's progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions. (RCW 36.70A.600 (2)(e)) This evaluation will inform potential strategies in the future Housing Action Plan.

In addition to reviewing the Housing Element, this document reviews other related Comprehensive Plan Elements, particularly Land Use. As well, regulatory incentives and barriers are considered.

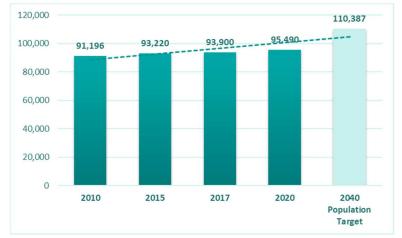
The evaluation is organized as follows:

- Introduction
- Developing the HAP
- Objectives and Strategies
- Implementation
- Monitoring
- References
- Appendices

Growth Target Evaluation

Population Targets and Growth

The County has distributed population in consultation with cities. The City of Yakima's 2040 population target is 110,387. (Yakima County, 2017) (City of Yakima, 2017) Yakima's 2020 population is 95,490. See Exhibit 51. Since 2010 the City has added 4,294 residents. Since the City's adoption of its 2017 Comprehensive Plan, the city has added 1,590 residents. In the last 3 years the City's annual average new residents is 530, a greater annual amount compared to 2010-2017 at 386 persons per year. To achieve its growth target, the city will need to add about 745 persons per year over the next 20 years. See Exhibit 52.





Source: (Yakima County, 2017) (City of Yakima, 2017) OFM, BERK 2020.

Exhibit 52. Progress on Comprehensive Plan Population Targets

	2010-2017	2017- 2020	2020- 2040
New Population	2,704	1,590	14,897
Annual Average	386	530	745

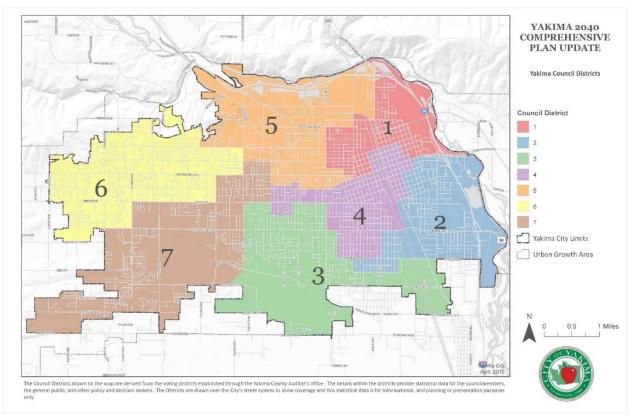
Source: (Yakima County, 2017) (City of Yakima, 2017) OFM, BERK 2020.

The average household size in Yakima is 2.71.³⁷ If applying a 2.7 household size to the remaining population target, about 5,517 dwelling units would be needed between 2020 and 2040.

Land Capacity

Exhibit 53 identifies council districts around which land capacity information has been developed. Based on a land capacity analysis, the City has more than twice the housing capacity needed ~14,500 dwelling unit capacity versus a need of about 5,500 dwellings. About 38% of the capacity is for single-family dwellings, about 16% is for multiplexes and townhouses, and 46% is for dwellings in multifamily and mixed-use districts. Most of the capacity is in the western part of the city. See Exhibit 54.

Exhibit 53. City of Yakima Council Districts



Source: (City of Yakima, 2017).

³⁷ Source: American Community Survey, 2014-2018.

DISTRICT	DETACHED SINGLE-FAMILY	"MISSING MIDDLE" (TOWNHOMES AND PLEX)	MULTIFAMILY (APARTMENTS AND CONDOS)	GRAND TOTAL	SHARE
District 1	129	74	998	1,201	8%
District 2	273	236	305	814	6%
District 3	108	216	396	719	5%
District 4	29	83	210	321	2%
District 5	1,406	124	1,085	2,615	18%
District 6	1,729	378	231	2,337	16%
District 7	1,771	1,201	3,482	6,453	45%
Total	5,445	2,312	6,705	14,462	100%
Share	38%	16%	46%	100%	

Exhibit 54. Dwelling Unit Capacity Under Current Zoning

Source: City of Yakima GIS, BERK 2020.

Most vacant land is zoned R-1, with relatively less in other zones. Some land is in agricultural use and planned for future residential or non-residential uses. See Exhibit 55 and Exhibit 56.

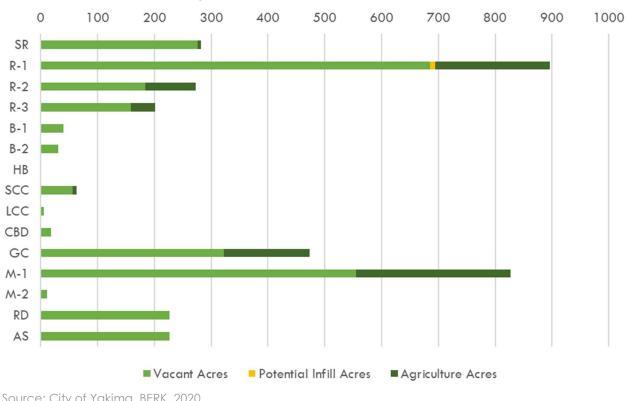


Exhibit 55. Vacant, Infill, and Agriculture Acres in City Limits by Zone

Source; City of Yakima, BERK, 2020.

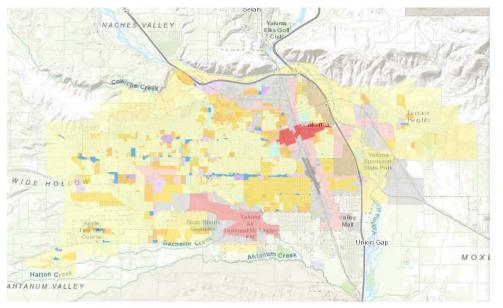


Exhibit 56. Yakima Zoning Map



Source; City of Yakima, 2020.

Vacant Lands and Infrastructure

There are about 2,795 vacant acres across the City and about 25% of it is located 200 feet away from sewer infrastructure. More than half of the vacant property that is 200 feet from sewer infrastructure is in the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. See Exhibit 57.

COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	TOTAL
1	59	20	79
2	22	44	66
3	32	79	111
4	0		0
5	63	213	277
6	44		44
7	81	24	104
Total	301	381	682

Exhibit 57. Vacant Acres 200 feet or more from Sewer Infrastructure by District

Source; City of Yakima, BERK, 2020.

Vacant acres within 100 feet or more from sewer infrastructure represents about 30% of the vacant acres, more equally distributed among areas inside and outside the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. See Exhibit 58.

COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	GRAND TOTAL
1	69	20	89
2	37	44	81
3	38	81	119
4	8		8
5	99	213	312
6	73	44	117
7	105	24	129
Total	429	427	856

Exhibit 58. Vacant Acres 100 feet or more from Sewer Infrastructure by District

Source; City of Yakima, BERK, 2020.

Most of the vacant acres not yet hooked up to sewer regardless of distance to infrastructure is located in District 7 followed by District 5. Per the tables above, more vacant land is in proximity to sewer in District 7 than in District 5. See Exhibit 59.

COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	GRAND TOTAL
1	263	20	283
2	124	51	175
3	193	158	350
4	58		58
5	356	213	569
6	289	61	350
7	714	294	1,009
Total	1,997	798	2,795

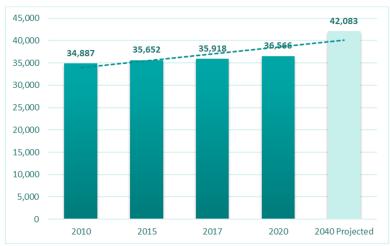
Exhibit 59. Total Vacant Acres without Sewer by District

Source; City of Yakima, BERK, 2020.

Housing Permits and Housing Variety

The City has demonstrated that it can produce both quantity and diversity in housing. Since 2017 Yakima has produced 648 dwellings, or 216 dwellings per year, a little lower than the need between 2020-2040 at 276 units per year. See Exhibit 60 and Exhibit 61.





Source: OFM, BERK 2020.

Exhibit 61. Housing Supply 2010-2040

			2020-2040
Net New Housing	1,031	648	5,517
Annual Average Homes	147	216	276

Source: OFM, BERK 2020.

Annually, most dwelling units have been single family, but there have consistently been duplex permits, and an increasing number of multiplexes and multifamily, particularly in 2019. See Exhibit 62. The City is allowing a range of housing types including more affordable missing middle (plex, townhouse, etc.) ownership and rental housing, and apartments. See Exhibit 63 and Exhibit 64.

TYPE TOTAL Single Family Duplex 3 & 4 5+ Mobile Home Total New 1,590 Demolitions* **Net New Units** 1,391

Exhibit 62. Permitted Dwelling Units by Type and Year

Notes: * Table matches annual permit reports. If sorting individual permit records by "status" and excluding expired/pending permits, the results shows about 30 more demolished units, but fewer mobile homes. Source: City of Yakima, BERK 2020.

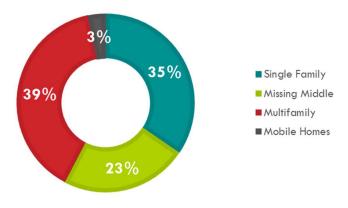


Exhibit 63. Permitted Dwelling Types 2015-2019: Share by Dwelling Type

Source: City of Yakima, BERK 2020.

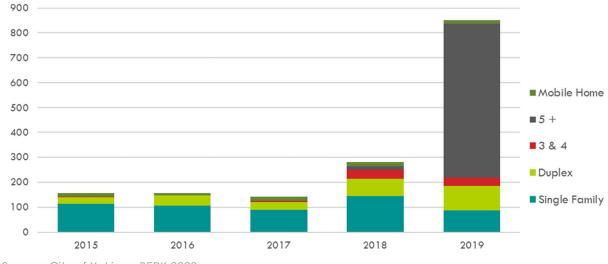


Exhibit 64. Permits by Dwelling Type 2015-2019

Source: City of Yakima, BERK 2020.

About half of the dwellings have been developed in the R-1, R-2, and R-3 zones combined. However, in 2019 larger numbers of multifamily dwellings were permitted, predominantly in commercial mixed-use districts, particularly in GC, B-1, and CBD. See Exhibit 65 and Exhibit 66.

ZONE	2015	2016	2017	2018	2019	TOTAL
R-1	94	100	76	89	52	411
R-2	30	35	22	108	124	319
R-3	9	1	22	67	100	199
RD	1	2	0	0	3	6
SR	16	11	11	6	4	48
CBD	0	0	24	7	2	33
GC	0	2	4	71	435	512
B-1	0	0	0	0	80	80
M-1	2	2	2	3	2	11
SCC	0	0	0	0	0	0
Total	152	153	161	351	802	1619

Exhibit 65. Permits by Year and Zone*

Note: *Differs from Exhibit 62 – does not "net" out demolitions; includes permits except those that expired, are pending, or need additional information. Based on geocoded permits. Source: City of Yakima, BERK 2020.

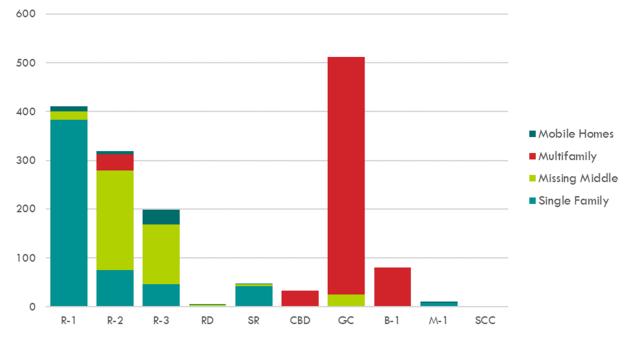
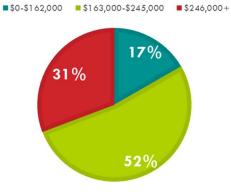


Exhibit 66. Permits by Zoning District

Source: City of Yakima, BERK 2020.

Based on household income estimates from 2018, just under half of all households in Yakima have incomes high enough to afford an average cost home - \$245,000, and 62% had incomes high enough to afford a Bottom Tier home - \$162,000. More than two thirds of the single-family homes were valued at the average or bottom tier home price affordable to about half or more of Yakima households. See Exhibit 67 and Exhibit 68.





Source: City of Yakima, BERK 2020.

Exhibit 68. Single Family Permit Average Values and Affordability Table

VALUE RANGE	SINGLE FAMILY HOMES VALUES PERMITS 2015-19
\$0-\$162,000	94
\$163,000- \$245,000	296
\$246,000+	173

Source: City of Yakima, BERK 2020.

The value of townhomes per unit is less than single-family homes. About three homes are above the bottom tier home value and 86 are lower. See Exhibit 69.

Exhibit 69. Townhome Permit Values

townhome Units	AVERAGE VALUE
6	\$35,490
16	\$38,347
3	\$73,515
4	\$73,515

townhome Units	AVERAGE VALUE
3	\$74,083
8	\$86,386
2	\$89,100
3	\$91,345
6	\$93,853
4	\$94,756
5	\$97,970
8	\$138,671
15	\$162,261
3	\$173,965
86	

Source: City of Yakima, BERK 2020.

In addition to permits identified above, two accessory dwelling units were permitted between 2015 and 2019. As of 2020, the City received four permits; there are two pending as of September 2020. The permits relate to properties in the R-1 and R-2 zones.

Policy Evaluation

This section considers the growth target evaluation and permitting results above, as well as community survey results to consider the progress in the City's Comprehensive Plan Housing and Land Use policy implementation and how well the policies relate to the Yakima Housing Needs Assessment.

The policy review considers the following evaluation criteria in terms of success/productivity in achieving the housing units and capacity, and the status and achievement of goals and policies. The relationship of the goals and policies and the housing needs assessment is also referenced.

Evaluation Criteria

Success in attaining planned housing types and units

- P#: Count of relevant projects built since 2017 or in pipeline
- D#: Dwelling capacity in projects built since 2017 or in pipeline

Achievement of goals and policies

- Goal and policy progress in implementation:
 - E: Early/initiated
 - M: Moderate progress/maturing implementation through funding/code/program development
 - C: Completed
- Compatibility with GMA Law & Rules and CPPs since Adoption:
 - R: Retain, still compatible and valid
 - U: Update to recognize recent city initiatives, clarity, or ease of implementation

Linkage to Housing Needs Assessment and HAP Objective

- V: Valid, continuing need for goal/policy to meet identified gap in HNA and/or HAP Objectives or City Vision/Comprehensive Plan
- A: Amend to address gap in HNA or HAP Objectives³⁸
- I: Indirectly related to HNA or HAP Objective

Housing Element Policy Review

Exhibit 70 lists each policies in the Housing Element chapter, the data and information considered, and the relationship to the evaluation criteria.

The City has implemented policies around housing preservation, supply, and diversity, and its permit trends show the range and numbers of dwelling units increasing. The City's community services program supports housing quality and construction though its funding must be prioritized as it is limited. Most policies directly support the findings of the housing needs assessment; a few on design or on services could be more clearly written. The main consideration is funding to implement policies that are early or moderate in their implementation status.

³⁸ Strategies should focus on four priority issues: Infill Development; Promote Home Ownership for Low to Moderate income families; Affordable Senior Housing; and Permanent Supportive or Transitional Housing.

Exhibit 70. Housing Element Goal and Policy Review

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 5.1. ENCOURAGE DIVERSE AND AFFORDABLE HOUSING CHOICES.				
5.1.1. Monitor market rate and affordable housing needs. Review and adjust land capacity for housing development and redevelopment based on housing needs.	Quantitative: Growth Capacity	Updated land capacity shows more than sufficient for target and illustrates range of housing types. See Exhibit 54.	Μ	V
5.1.2. Promote the preservation, improvement, and development of single-family homes in Yakima.	SF permits SF home repair program	Single family units have been developed for market rate purposes. See Exhibit 62. The City's Senior/Disabled Home repair program was established over 20 years ago. The average grant awarded is approximately \$5000 per home over a lifetime. In 2019, 74 homes were served. ³⁹	Μ	V
5.1.3. Encourage mixed use infill development, particularly Downtown and in commercial nodes.	Number of MU projects Number of DUs	From 2015-2019, four mixed use projects were completed in the CBD zone, creating 33 dwelling units. In 2019, The GC and B- 1zones saw larger multifamily projects. See Exhibit 66.	Μ	V
5.1.4. Facilitate small lot sizes, condominiums, clustering and other options that increase the supply of affordable homeownership options and the diversity of housing that meet the needs of aging, young professional, and small and large households.	each type Average	The City allows zero lot line/common wall single family developments that have been developed in the R-1 and R-2 zones. Townhomes have been developed in the R-2, R-3 GC, and RD zones. Multifamily development in the GC zone includes apartments with studio, 1, 2, and 3-bedroom units (The Lodges). Units specifically developed for seniors not recently achieved.	Μ	V

³⁹ City of Yakima. Office of Neighborhood Development Services, Year End Report 2019: <u>https://www.yakimawa.gov/services/neighborhood-development-services/files/Year-End-2019.pdf</u>.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		Data on bedrooms not available in consistent format. City has developed a tracking approach to address this for future years.	-	
5.1.5. Allow accessory dwelling units in single family zones to increase the supply of affordable housing units and to help existing homeowners remain in their homes.	ADUs and	See Growth Target discussion above including permit trends. While just two ADUs were permitted in 2015-2019, there are four permits submitted in 2020 and two pending ADU permits anticipated.	Μ	٧
5.1.6. Allow manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law. Apply development and design standards equally to manufactured housing and other residences.	Code present. Manufactured homes added or replaced.	The City allows both manufactured homes on properties (13 permitted over 2015-2019) and in parks (40 permitted in last 5 years).	С	۷
5.1.7. Promote the improvement of existing mobile home parks to meet health and safety standards and quality of life needs of residents.	Programs in place, units replaced, park infrastructure improved.	Comprehensive improvements to manufactured home parks have not been made. Units have been replaced individually. One park did expand to add ~six units, but only that expansion area was upgraded to current standards.	Μ	V
5.1.8. Encourage and incentivize affordable housing to development.	Number of units built at below 80% AMI by income band.	Bicycle Apartments constructed in 2019 includes 40 of 80 units for homeless/low income (B-1 zone). The Yakima Armory developed by the housing authority in 2019 provides 41 units of housing for homeless and low-income veterans (R-2 Zone).	Μ	٧
 5.1.9. Support proposals for affordable assisted and market rate housing based on the following criteria: Dispersion of affordable housing throughout the City Convenient access to transit 	Spread of unit types using permit data. Overlay permitted housing on map of transit	There have been a range of unit types, both ownership and rental, across zones. See Exhibit 66. Developments in the commercial and mixed-use areas are more well-served by	Μ	V

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
 A range of unit types Ownership housing when possible Long-term affordability 	stops (if available). Housing with long-term affordability agreements.	transit, and there has been an increasing share of units in these zones. ⁴⁰ See discussion under 5.1.8. The affordable apartment developments have long-term affordability agreements.		
 5.1.10. Remove barriers to development of affordable and market rate housing. Maintain a zoning system that allows a wide range of housing types and densities. Use creative SEPA tools such as exemption thresholds, infill and mixed-use exemptions, or planned actions to encourage housing and streamline permitting. Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing. 	Document 2019 ordinance for rezones and SEPA tools. Compare fees to cities of similar size/ make up in Eastern Washington? Review target permit review to actuals if City has data.	The City adopted Ordinance No. 2019-044. It reduced permit review types for housing, increased SEPA threshold exemptions, adopted an infill exemption, and modified densities including reducing limits in densities in multifamily and mixed-use zones. City fees for a Preliminary Plat are similar and lower than similar eastside communities of similar population or role in counties: • Kennewick: \$1,080 + \$33/lot, max. \$2,160 • Spokane Valley: \$2,324+\$40/lot • Wenatchee: \$1,700 + \$45/lot • Yakima: \$1,720	Μ	V
5.1.11. Encourage a range of affordable homeownership options and provide access to education for first time buyers.	HNA stats on affordability – sales price of recently permitted homes	More affordable home ownership types are being built including common wall single family and townhouses. See Exhibit 68 and Exhibit 69. Between 2015-2019, the City added 2 homeowner units in its first-time homeownership program. (Page 18 <u>Annual Action</u> <u>Plan, Draft 2019</u>)	Μ	V

⁴⁰ See Yakima "City Map" and click zoning and transit layers: <u>https://gis.yakimawa.gov/citymap/</u>.

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Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
5.1.12. Participate in efforts to secure land available for affordable housing.	Document City participation.	Due to limited federal funding, and preference for other programs, the City's 2020-2024 Consolidated Program does not anticipate acquisition.	E	V
5.1.13. Allow for well-designed farmworker housing recognizing the City of Yakima's role as the primary city in the agricultural Yakima valley with the greatest range of housing opportunities, urban infrastructure, and public services.	Report on recent farmworker housing projects (e.g. hotel conversion). Status of design code.	In 2018, FairBridge Inn & Suites was converted into housing for up to 800 seasonal farmworkers. The Yakima Housing Authority operates about 44 farmworker housing units and 16 units for seasonal farmworker housing.	Ε	V
GOAL 5.2. PRESERVE AND IMPROVE EXISTING RESIDENTIAL NEIGHBORHOODS.				
5.2.1. Invest in and improve quality of life in existing neighborhoods.	City programs regarding quality.	Policy is broad and could be improved to assist in implementation. The City has a program to replace streetlights in neighborhoods. The City has mapped pavement conditions, sidewalk problems, safe routes to schools, and bicycle connections and areas of improvement to help prioritize efforts ⁴¹ . The City has also identified non-motorized improvements that improve walkability, mobility, and drainage in its capital facility plans. ⁴²	U	A

⁴¹ City Map: <u>https://gis.yakimawa.gov/citymap/</u>. Planning Gallery: <u>https://gis.yakimawa.gov/portal/apps/MinimalGallery/index.html?appid=8b762817e48a4bdf93e7cbeadf2</u> <u>e3a93</u>.

⁴² Capital Facilities Plan 2017: <u>https://www.yakimawa.gov/services/planning/files/2014/12/Final-CFP-</u> 2017_0525-CLEAN.pdf.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
5.2.2. Support programs that improve and preserve Yakima's existing housing stock.		See discussion under 5.1.2.	М	V
5.2.3. Seek alternatives, when feasible, to demolition and removal of units from housing stock.	Unclear, qualitative.	Unclear, qualitative. Over the 2015-2019 period the City saw 199 units demolished about 14% of the units permitted. It is unknown if the units demolished were replaced in new developments.	U	A
5.2.4. Encourage maintenance and preservation of existing housing. Maintain the City's Housing Repair Assistance Program for low- and moderate-income homeowners.	Identify number of households served and dollars per capita invested.	See discussion under 5.1.2.	Μ	V
GOAL 5.3. ENSURE AN ADEQUATE SUPPLY OF HOUSING FOR PERSONS WITH SPECIAL NEEDS.				
5.3.1. Prioritize the provision of fair share housing opportunities to all economic segments of the population and those with special needs.	values based	In addition to the development of affordable and special needs housing described under 5.1.8 the City has allowed a variety of housing types that are available at different price points. See Exhibit 67. Single Family Permit Values and Affordability Chart to Exhibit 69.	Μ	A
5.3.2. Support development of new units and the operation of existing units for housing persons with special needs such as the disabled and elderly. Promote universal design principles in new and rehabilitated housing to ensure housing is designed for all persons and abilities.	Zones/acres allowing attached housing or senior housing. Units built for seniors, disabled. Status of design code.	Retirement homes are allowed in all residential zones except R-1 and commercial and mixed-use zones. Universal design not adopted yet; however, the City has a provision to allow for reasonable accommodations and waiver of building code requirements to ensure access to housing that meets the needs of the disabled.	Μ	V

Adopted Goal and Policy	Type of Evaluation	Success in Success in Antaining planned housing types and units (TMC 15.09.110 Reasonable	Achievement of goals and policies	Link to HNA or HAP Objective
5.3.3. Support programs that offer assistance to homeless individuals and families.	City funding (human services, CDBG) and City participation. HNA, Schools? Related to need identified: Number of shelter beds, number of families assisted.	Accommodations process) The City restricts unlawful camping on sidewalks; to assist the homeless, the City worked with Yakima Union Gospel Mission, Transform Yakima Together, Yakima Neighborhood Health Services, and multiple City departments as part of a taskforce to help homeless find shelter, food, and services. ⁴³ The City has been working towards building more affordable housing as a longer term solution. Bicycle Apartments constructed in 2019 includes 40 of 80 units for homeless/low income (B-1 zone). The Yakima Armory developed by the housing authority in 2019 provides 34 units of housing for homeless and low-income veterans (R-2 Zone).	Μ	
5.3.4. Support programs and housing options that allow the senior population to age in place as their housing needs change.	programs –	The City offers a Senior/Disabled emergency rehabilitation program to fix life and safety issues that would otherwise displace these elderly and frail homeowners into care facilities or risk homelessness. the City of Yakima Office of Neighborhood development Services assist approximately 100 Senior/Disabled low to moderate income Homeowner units a year with CDBG Single Family Rehabilitation program. Housing repair programs: see discussion under 5.1.2.	Μ	V

⁴³ See: <u>https://www.yakimawa.gov/media/news/task-force-helps-homeless-find-shelter-food-services/</u>.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 5.4. ENCOURAGE DESIGN, CONSTRUCTION, AND MAINTENANCE OF HIGH QUALITY HOUSING.				
5.4.1. Promote sustainable development practices in housing development.	Code status. Not a HNA gap. Could review in strategies.	Policy language is undescriptive of what sustainable means. It could include access to open space and walkable communities, as well as healthy building materials, energy efficient equipment, and indoor air quality.	U	V, I
5.4.2. Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.	Existing Code Not a HNA gap. Could review in strategies.	The City applies site screening standards as a buffer between uses. Design standards are not widely applied.	Μ	V, I
5.4.3. Encourage development of well- designed new housing in coordination with population growth, employment growth, and transportation goals.	Land capacity. Housing built versus demand (vacancy).	The City has adequate housing capacity. See Exhibit 54.	Μ	٧
5.4.4. Coordinate future housing development with capital planning and investment.	Sewer and water service gap areas and investments. Code status for concurrency.	There are vacant acres that require extension of sewer infrastructure to be served. See Exhibit 57 to Exhibit 59. Densities are limited until services are available; see YMC 15.05.030.	Μ	V
5.4.5. Implement utility standards that encourage infill development.	Same as above.	Addressing strategies to advance infrastructure at a level that can help advance housing construction. The City does have a program to fund public facilities for low- and moderate- income households. Another program to advance all types of housing (market rate and	Μ	V

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		affordable) could assist in providing for housing.		
5.4.6. Ensure multimodal public and private transportation options are available for new and redeveloped housing.	Review transit in relation to zoning density.	See Policy 5.1.9 for transit; transit serves higher density areas. City standards address street standards for new development. See 5.2.1 for investments in non- motorized improvements.	Μ	V
5.4.7. Promote complete streets and trails to interconnect Yakima's neighborhoods and promote walkability.	Code status. Lower priority for data analysis: not a HNA gap. Miles of new streets and trails and sidewalks.	Yakima has adopted a complete streets policy in YMC 8.96. See 5.2.1 for investments in non-motorized improvements.	Μ	V
5.4.8. Promote safe, energy efficient, and healthy housing attainable to very low-, low-, and moderate-income households. Explore measures to improve indoor air quality and foster construction methods that reduce dust, mold, and air toxics concentrations in the homes.	Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.	City applies state energy code. Sustainable building practices have not been implemented in regulations.	Μ	V
GOAL 5.5. FOSTER A CARING COMMUNITY THAT NURTURES AND SUPPORTS INDIVIDUALS, CHILDREN, AND THEIR FAMILIES.				
5.5.1. Make human services more inclusive and accessible to the Yakima community.	Indirectly related to HAP. Discuss with TAC.	The City offers a wide variety community services including housing repair for existing residents, and landlord-tenant counseling. For new housing opportunities, the City helps fund public facilities that benefit low and moderate income residents. The City also acquires property	Μ	A

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		to help construct homes under federal funding. The City helps develop affordable housing through a Community Housing Development Organization (CHDO). Some programs have been cut back due to limited funding (e.g. having to strictly prioritize housing repair funds). ⁴⁴		
5.5.2. Identify opportunities and develop strategies that are proactive and preventative in their approach to human services needs.	Indirectly related to HAP. Discuss with TAC	This broad policy could mean advanced assistance to households prior to their becoming homeless. See 5.3.4.	U	A
5.5.3. Allocate City general funds and seek federal and state funds to offer human services that the City can best provide to address a spectrum of community needs.	HAP. Discuss	See Policy 5.5.1.	E	V
5.5.4. Consider human services objectives in developing City regulations and codes. For example, enforcing code abatement may mean making people homeless. Ensuring there are community resources to assist these residents, before they are abated, is critical.	Code abatement and loss of housing stock, and assistance offered to households.	The City has a code enforcement program and a transparent "Yak Back" requests to assure quality neighborhoods and safety; the City also offers programs to address housing and facility repair, addition of streetlights, and graffiti removal. ⁴⁵	Ε	V
5.5.5. Cooperate with school districts and non-profit human service providers to identify needs and effective delivery of		The City cooperates with service providers such as with the homeless task force. The City	м	V

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⁴⁴ Yakima's <u>Draft 2019 Annual Action Report</u>, indicates "[d]due to the limited Federal Entitlement funds from HUD, the City of Yakima has cut a number of programs and continues to serve a growing number of Senior/Disabled homeowners with severe emergency repairs such as; no heat, no power, no water, no sewer, and deteriorated roofs that have become insurance concerns that may lead to cancellation."

⁴⁵ See Code Compliance: <u>https://www.yakimawa.gov/services/code-compliance/</u>. Yak Back Requests:

https://gis.yakimawa.gov/portal/apps/View/index.html?appid=bb906efd6d2d4e87a07dd93b906a298d. See Community Service: https://www.yakimawa.gov/services/neighborhood-developmentservices/community-service/.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
services to individuals, children, and families.	HAP. Discuss with TAC	also works with the school districts such as on the Comprehensive Plan policies and capital facilities plan.		
5.5.6. Educate the community about and promote affordable and special needs housing and human services facilities and programs. Conduct early and ongoing public outreach and communication during program or project review and apply appropriate conditions of approval that address community concerns such as traffic congestion, public service provision, or environmental quality.		The City engages the community through its housing and land use plans. The HAP process has included community engagement.	E	V

The Housing Element has an Implementation Strategy. See Exhibit 71. Most of the strategies have been implemented on an ongoing basis.

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
City of Yakima Consolidated Plan	Strategic plan, updated periodically, that provides an assessment of current and projected housing needs, housing market trends, inventory conditions, barriers to providing affordable housing, a list of current providers, and a five-year strategy for providing affordable housing.	 Data on housing inventory and needs Inventory of affordable housing providers Increase in affordable housing 	 Regularly updated. Most recent is <u>2020-</u> <u>2024</u>.
A Ten-Year Plan to End Homelessness: A Five-Year Update	Report on local efforts and strategies.	Data on homelessnessDecrease homelessness	 Last version adopted in <u>2012</u>. City developed more coordinated homeless support

Exhibit 71. Housing Element Implementation of Programs and Action

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
			and response to address homeless. ^{46 47 48}
Annual Action Plan for CDBG and HOME Investment Partnership Funds, 2016	Plan for use of federal funds, updated annually	 Investment in affordable housing needs and community development needs 	 Latest plan, <u>2019</u>.
Yakima County Farmworker Housing Action Plan, 2011 – 2016	Strategic plan for approaching issues related to farmworker housing	 Housing needs data for seasonal and year-round farmworkers Increased housing stability for farmworkers 	 The plan does not appear updated since 2016. The City has allowed use of a hotel for seasonal farmworker housing. Farmworker housing is provided by the Yakima Housing Authority and by producers if participating in the H-2A program.
Zoning Code, YMC Title 15	Regulatory law on housing development, amended as needed	 Ensure code aligns with goals and needs in the community Remove barriers to affordable housing 	 City made extensive code updates in 2019 to address barriers to affordable housing.
Senior/Disabled Persons Home Repair Program	City housing program administered through the Office of Neighborhood Development to those who	 Increased investment in neighborhoods Aesthetic improvements 	 Some programs have been cut back due to limited funding

⁴⁶ <u>https://www.yakimawa.gov/media/news/task-force-helps-homeless-find-shelter-food-services/</u>

⁴⁷ <u>https://www.yakimawa.gov/media/news/participation-sought-yakima-annual-homeless-count/</u>

⁴⁸ <u>https://www.yakimawa.gov/media/news/wp-content/blogs.dir/6/files/sites/6/Ad-Hoc-Homeless-Facility-</u> <u>Review-Committee-News-Release.pdf</u>

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
	qualify (income and asset restrictions)		(e.g. having to strictly prioritize housing repair funds). ⁴⁹
Exterior Paint Program	City housing program administered through the Office of Neighborhood Development to those who qualify (age and disability restrictions)	 Increased investment in neighborhoods Aesthetic improvements 	•
Homeownership Through New Construction	City housing program administered through the Office of Neighborhood Development to those who qualify (income restrictions)	 Increased homeownership 	 The City also acquires property to help construct homes under federal funding. The City helps develop affordable housing through a Community Housing Development Organization (CHDO).
Tenant/Landlord Counseling	Office of Neighborhood Development Services program to assist either tenants or landlords with disputes and advice on reaching agreements or seeking legal support.	 Improved tenant/landlord relationships Education on legal support for those in need 	 The City offers landlord-tenant counseling.
Lot Acquisition Program	A City program within the Yakima Target Area that provides funds to purchase lots for residential development projects. Lots must be residentially zoned, have	 New housing stock Neighborhood revitalization New infill development 	 The City also acquires property to help construct homes under federal funding.

⁴⁹ Yakima's <u>Draft 2019 Annual Action Report</u>, indicates "[d]due to the limited Federal Entitlement funds from HUD, the City of Yakima has cut a number of programs and continues to serve a growing number of Senior/Disabled homeowners with severe emergency repairs such as; no heat, no power, no water, no sewer, and deteriorated roofs that have become insurance concerns that may lead to cancellation."

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
	vacant or substandard buildings, and be developed within 12 months of purchase.		
Downtown Redevelopment Tax Incentive Program (YMC 11.63)	A City program designed to provide increased residential opportunities. This program is intended to stimulate new multi-family housing and the rehabilitation of vacant and underutilized buildings for multi- family housing.	 Special valuations for eligible improvements in residentially deficient urban centers. 	 Between 2007- 2019 27 market rate units were constructed with the MFTE program.⁵⁰

⁵⁰ https://public.tableau.com/profile/jlarc#!/vizhome/MFTEdashboard-final/Dashboard

Land Use Element Evaluation

The Land Use Element is evaluated with similar criteria as the housing element. See Exhibit 72. The City has implemented the 2017 Comprehensive Plan with areawide rezones as well as processed docket applications to change zoning, such as from R-1 (single family) to R-3 multifamily.

Policies regarding diverse housing types have largely been implemented with flexibilities integrated into the zoning code in 2019. Other than landscaping, policies regarding design standards are early in implementation, and could assist in improving compatibility and character. Policies addressing incentives for affordable housing are also early in implementation.

Some policies are broad and more difficult to determine implementation. Only one policy appears to be a barrier to missing middle housing: "F. Discouraging the conversion of single-family detached structures to multi-family structures except where they conform to density, design, and parking standards for the applicable zoning district."

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 2.3. RESIDENTIAL USES. PRESERVE AND ENHANCE THE QUALITY, CHARACTER AND FUNCTION OF YAKIMA'S RESIDENTIAL NEIGHBORHOODS.				
2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.		There is a sufficient land capacity across zones to meet growth targets. See Exhibit 54.	Μ	V

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
 A. <u>Accessory dwelling units</u> (<u>ADU</u>). Allow for attached and detached ADU's in all residential districts provided size, design, and other provisions are included to promote compatibility with surrounding uses. Additional considerations may include: Reduce the minimum lot size for lots qualifying for an ADU. Allow free-standing ADU's provided lots retain usable open space and units minimize privacy impacts to adjacent properties. Provide an owner occupancy requirement (owner must live in primary home or ADU) 		Accessory dwelling units were limited in 2015-2019 but more recently have been increasing. Based on the updates to the Zoning Code, the last bullet on owner occupancy should be removed.	M/U	V/A
B. <u>Standard single family.</u> Continue to allow for detached single family dwellings in residential districts.	Relate to land capacity.	The majority of units in land capacity are for detached single family. See Exhibit 54.	С	V

 C. Small lot single family. Allow for small lot single family development (lots smaller than 6,000 square feet) in special circumstances, including: Within a master planned development on sites over two acres in size in applicable zones, provided the development incorporates traditional neighborhood design concepts and conformity Code status. Density of new development by zoning district. (Achieved densities.) Density of new development by zoning district. (Achieved densities.) Density of new development by zoning district. (Achieved densities.) Density of new development by zoning district. (Achieved densities.) Mithin a master planned development on sites over two acres in size in applicable zones, provided the development Density of new development incorporates traditional neighborhood design concepts and conformity 		Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
 With district density requirements. On infill sites in R-2 and R-3 district provided they comply with traditional neighborhood design concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000sf and 4,000sf in the R-3 district. 	 Allow for small lot single family development (lots smaller than 6,000 square feet) in special circumstances, including: Within a master planned development on sites over two acres in size in applicable zones, provided the development incorporates traditional neighborhood design concepts and conformity with district density requirements. On infill sites in R-2 and R-3 district provided the traditional neighborhood design concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000sf and 4,000sf in the R-3 	Density of new development by zoning district. (Achieved	square feet are allowed. For attached housing smaller lot sizes of 3,500 to 4,000 square feet are	M/U	V

		Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
D.	<u>Cottage housing.</u> Allow the development of cottage housing (a cluster of small homes around a common open space) in residential zones, provided special design provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.	Code status. Units built if any.	Cluster development is allowed in City zones. Cottage is not specifically called out.	Μ	V
E.	Duplexes. Continue to allow duplexes in appropriate residential zones, provided density standards are met. Consider incorporating design standards that emphasize a pedestrian- oriented design and the inclusion of usable open space.	Number built.	Duplexes have been developed. See Exhibit 62. The City recently adopted a zoning update which allows duplexes on corner lots in new R-1 subdivisions as an outright permitted use – See YMC Ch. 15.04, Table 4-1.	С	V
F.	Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian- oriented design, façade articulation, and usable open space.	Status of code incentives. Number built.	Zero lot line is allowed such as townhouses. See Exhibit 62.	Μ	V

		Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
G.	Senior and assisted housing. Encourage these housing types in the R-2 and R-3 zones and zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.	Status of code incentives. Number built.	Retirement homes are allowed in all residential zones except R-1 and commercial and mixed-use zones. The City allows for more housing styles and types that would be affordable to all ages. There are no recent age- restricted housing projects in recent years.	Μ	V
H.	Walk up apartments and stacked flats. Encourage these housing types in the R-2 and R-3 zones and commercial/mixed- use zones. Design standards should emphasize pedestrian- oriented design, façade articulation, and usable open space.	Status of design code. Number built.	There were about 34 multifamily homes permitted in R-2 and none in R-3 in 2015-2020. However missing middle attached housing was developed in both zones at 204 and 122, respectively.	Μ	V
I.	Live-work units. Promote opportunities to combine live and workspaces in commercial and mixed- use zones.	Status of code. Number built.	Live work is allowed in commercial and mixed-use zones. The City does not track these unit types now but can do so in the future.	Μ	V
	lished residential borhoods. Specifically:	Code status.	The City provides landscaping and site design requirements, but design guidelines and standards are limited.	Μ	V

		Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
Β.	Protect the character of single-family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	Rezones accomplished.	Following the 2017 Comprehensive Plan rezones were conducted for consistency and to allow more opportunities for housing and mixed uses.	Ε	V
C.	Prioritize the upkeep and improvement of streets, sidewalks, landscaping, parks, utilities, and community facilities in established neighborhoods.	Identify City programs.	The City has a <u>program</u> to replace streetlights in neighborhoods. The City has mapped pavement conditions, sidewalk problems, safe routes to schools, and bicycle connections and areas of improvement to help prioritize efforts. ⁵¹ The City has also identified non-motorized improvements that improve walkability, mobility, and drainage in its transportation improvement program and capital facility plan. ⁵² The City adopted a Bicycle Master Plan. The City has contracted with a consultant to create a Pedestrian Master Plan, due for completion in 2021.	Μ	V
D.	Maintain neighborhood upkeep through strict City code compliance.	Code enforcement actions/type.	The City has a code enforcement program and a transparent "Yak Back" requests to assure quality neighborhoods and safety; the City also offers programs to address housing and facility repair, addition of streetlights, and graffiti removal. ⁵³	Μ	V

⁵¹ City Map: <u>https://gis.yakimawa.gov/citymap/</u>. Planning Gallery:

https://gis.yakimawa.gov/portal/apps/MinimalGallery/index.html?appid=8b762817e48a4bdf93e7cbeadf2 e3a93.

⁵² Capital Facilities Plan 2017: <u>https://www.yakimawa.gov/services/planning/files/2014/12/Final-CFP-2017_0525-CLEAN.pdf</u>.

⁵³ See Code Compliance: <u>https://www.yakimawa.gov/services/code-compliance/</u>. Yak Back Requests:

		Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
E.	Carefully review proposed land use designation changes to more intensive residential designations, mixed-use, or industrial. Specifically: Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2. Is the site physically suited for the proposed designation? Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)? Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.	Not applicable. Application review.	The City has conducted areawide rezones consistent with the Comprehensive Plan. Annually, the City has a docket. This policy assists with site-specific rezones.	C	
F.	Discouraging the conversion of single- family detached structures to multi- family structures except where they conform to density, design, and parking standards for the applicable zoning district.	Potential barrier.	Consider amending policy. This precludes missing middle.	U	V

https://gis.yakimawa.gov/portal/apps/View/index.html?appid=bb906efd6d2d4e87a07dd93b906a298d. See Community Service: https://www.yakimawa.gov/services/neighborhood-developmentservices/community-service/.

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
G. Allow home occupations that would not generate excessive traffic, create parking problems, or degrade the livability or appearance of the neighborhood.	Indirectly related to HAP.	Unrelated to housing strategies.	С	V
2.3.3. Create walkable residential neighborhoods with safe streets and good connections to schools, parks, transit, and commercial services.	Indirectly related to HAP. Discuss with TAC	See Policy 5.1.9 for transit. Yakima has adopted a complete streets policy in YMC 8.96. See 5.2.1 for investments in non-motorized improvements.	Μ	V, I
A. Construct sidewalks along all new residential streets.	See above.	See above.	Μ	V, I
B. Provide streetscape standards that create safe and walkable streets within residential developments.	See above.	The City has street tree standards (YMC 8.77) Yakima Tree Board has developed a Tree Inventory. ⁵⁴	Μ	V, I
 C. Promote small block sizes to ensure good connectivity and reduced walking distances between residences and schools, parks, and services. Specifically: Low density residential: Blocks between 400-800 feet long are appropriate. 	See above.	City subdivision block sizes are to be no less than 250 feet and no greater than 1,000 feet. (YMC 14.25.050) A gradation of block sizes has not been codified but city range accommodates policy.	Μ	V, I
 Mixed residential: Blocks between 300-660 feet long are appropriate. 	See above.	See above.	Μ	V, I
 Provide for through public through block connections for large 	See above.	To be implemented.	E	I, V

⁵⁴ See: <u>https://www.yakimawa.gov/services/planning/yakima-tree-board/</u>.

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	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
residential blocks.				
 Commercial and mixed- use designations: Configure development to provide pedestrian connections at 300 to 660 feet intervals. Configure development to provide vehicular connections at 600 to 1,320 feet intervals. Allow flexibility for private internal streets to meet connectivity objectives. 	See above.	To be implemented.	Ε	Ι, V
D. Provide for usable publicly accessible parkland within walking distance (1/2 mile) of all new residences.	Indirectly related to HAP. Discuss with TAC. Location of new housing proximity to parks.	Per ParkScore 65% of Yakima residents live within a 10-minute walk of a park. ⁵⁵ City equity study has considered investment in parks across districts. City maintains a parks plan.	E	I, V
 2.3.4. Consider new design standards for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character. Key concepts to consider in the design standards: A covered entry facing the street. Minimize the impacts of garages and driveways on the streetscape. 	Code status. Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.	City has updated zoning standards to allow for smaller lots. The City can require common open space as a condition of approval for Type 2 or 3 review. Design standards for transparency and FAR are not yet fully implemented.	E, M	V

⁵⁵ See: <u>https://parkserve.tpl.org/mapping/index.html?CityID=5380010</u>

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
 Provide usable open space on all single-family lots. Consider a maximum floor area ratio to better ensure that homes are proportional to lot sizes. Minimum amount of façade transparency to promote more "eyes on the street" for safety and to create a welcoming streetscape. 				
 2.3.5. Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas. Key concepts to emphasize in the design standards: Emphasize pedestrian oriented building frontages. Emphasize façade articulation consistent with neighborhood scale. Integrate high quality durable building materials and human scaled detailing. Provide for usable open space for residents. Provide compatible site edges and sensitive service area design. 	Code status. Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.	Design standards available for parking and landscaping, but other standards not yet in place. Parking standards could be evaluated for rightsizing, such as linking to bedrooms, if there are high rates of available street parking, and in areas with frequent transit service.	E	V

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
 Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles. Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents. 				
2.3.6. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks and other public/community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.	Not an HNA gap.	Such uses are allowed in the residential zones; while there are landscape standards, other design standards are limited.	Μ	V
2.3.7. Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited, or other types of innovative	Code status. Use of density bonuses, MFTE, requests for variances.	The City increased permitted types of innovative housing in 2019. Between 2007-2019 27 market rate units were constructed with the MFTE program. ⁵⁶ The City could consider other incentives and bonuses.	Μ	V

⁵⁶ https://public.tableau.com/profile/jlarc#!/vizhome/MFTEdashboard-final/Dashboard

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies Link to HNA or HAP Objective
housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.			

Other Elements

The City's Capital Facilities Plan was created in 2017. Some of the specific capital improvements will be outdated in 2022. The City could update it with infrastructure investments in amenities and walkability to address policies on neighborhood quality or to unlock some land for development distant from sewer (e.g. latecomers' approach with City leading; see below).

Regulatory Incentives and Barriers

At the time of the Comprehensive Plan update, the Existing Conditions Report (2017) identified some findings about the City's development barriers. As well, the City has recently reviewed its success in amending its code to add missing middle housing types and remove regulatory barriers.

In 2019/2020, the City adopted regulations that accomplished:

- Adding or amending unit type allowances and revising density limits: The City added allowances for Duplexes on corner lots administratively. Multi-family development up to 7 units per acre is allowed in the R-1 zone.
- Modifying environmental regulations: The City adopted an infill exemption relying on the EIS prepared for the Comprehensive Plan in 2017. The City also adopted the maximum SEPA exemption for single family and multifamily uses.
- Streamlining the permitting or development approval process: The City modified the levels of review for several housing types to have more administrative approvals.

Reviewing the status of Comprehensive Plan Housing and Land Use policy

implementation, areas for additional implementation to support housing needs include:

- Revising development standards such as off-street parking requirements: Parking is about 1.5 stalls per multifamily unit and 2 per single-family detached dwelling. The City could consider relating multifamily parking to the number of bedrooms. The City could also consider counting on-street parking. As well, the City could consider higher transit service areas in determining stall requirements.
- Addressing infrastructure gaps or inadequate infrastructure: there are two types of gaps 1) lack of sewer in growing areas to the north and west and 2) existing developed neighborhoods with poor infrastructure and little to no amenities. This often included an incomplete street grid system and no curb, gutter, or sidewalks. Many of these areas are still on septic systems. There are some gaps in the extent of municipal water and sewer systems that should be addressed to advance City goals for revitalization in already developed areas as well as future development areas. There are state laws allowing community revitalization funding. Cities may also initiate latecomer's agreements and help fund extensions.⁵⁷
- Implement quality design: Most of the policies around design are only partially implemented. As noted in the Comprehensive Plan Existing Conditions Report, Yakima is the only city among Washington's most populous cities that does not have design standards for commercial and multifamily development. The City can set expectations for quality and affordable design in new development and prioritize investments in existing neighborhoods lacking infrastructure, recreation, and other features. Addressing quality design can increase the acceptability and compatibility of denser housing types.
- Addressing incentives more holistically beyond the MFTE to attract affordable and senior housing: The City has only attracted about 27 units under the program. The boundary is focused on downtown. The City could consider other possible conditions to attract desired housing such as senior affordable housing. The City could also consider if other areas beyond Downtown would be candidates as urban centers around which to encourage housing. This could include other subarea centers where multifamily is desired.

⁵⁷ In 2013 and 2015, the Washington State Legislature made changes to latecomers' laws to require a municipality or district to contract with the owners of real estate upon request to extend water or sewer service where it is a prerequisite to development. The legislative changes also allow counties or cities to participate in or to initiate latecomers' agreements for utilities. Facilities must be consistent with all applicable comprehensive plans and development regulations, e.g. consistent with comprehensive water system plans, sewer plans, infrastructure standards and specifications, etc.

The Community Survey and Technical Advisory Committee has also noted some areas for review that can be carried forward for considering in the Housing Action Plan objectives and strategies.

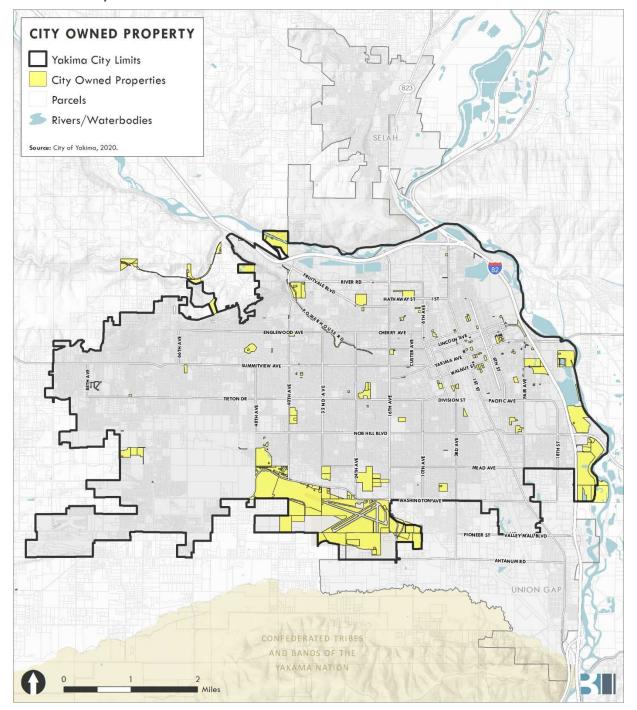
Findings

This policy framework evaluation has found the City of Yakima could improve its policy implementation in these respects:

- Identify funding sources to extend utilities to otherwise 'undevelopable' parcels and developed parcels which at present cannot expand, i.e. an existing lot with a SFR cannot add an ADU unless water and sewer is available.
- Explore incentives for projects that construct new senior housing such as: reduced parking requirements, clustering of units, variety of housing types.
- Consider expansion of the MFTE into areas outside of the downtown core.
- Consider revision to parking standards, especially for high density residential and in the downtown core.

D // Potential City-owned Catalyst Sites

Exhibit 73. City-owned Sites



E // Displacement Risk Analysis

Displacement refers to instances when a household is forced or pressured to move from their home against their will. Direct, physical displacement occurs in cases of eviction, the termination of a tenant's lease, or public land claims through eminent domain. Physical displacement can also occur when a property owner decides to renovate units to appeal to higher-income tenants or when buildings are sold for redevelopment. Another cause might be the expiration of an affordability covenant and resulting conversion of the unit to market rate housing. Economic displacement occurs when a household relocates due to the financial pressure of rising housing costs. Renters are more vulnerable to economic displacement, particularly those who are low-income, although some homeowners can experience this as well with significant increases to property tax bills. Cultural displacement affects community businesses and a concentration of racial or ethnic minority households, other households who affiliate with the affected cultural group may begin to feel increased pressure or desire to relocate.

This analysis evaluates displacement from two perspectives:

- Monitoring the count and rate of evictions paints a picture of the intensity of physical displacement in Yakima. Available datasets do not tell the entire story, as they only capture court-filed evictions and will not include residents who are priced out of units or who are asked to vacate a unit outside of the court system. Despite these limitations, data can highlight if evictions are common or at a high rate relative to county averages.
- 2. Understanding social factors that make a household more vulnerable to displacement is one way to understand areas of the city that could be hardest hit by residential displacement. Tools such as the Social Vulnerability Index (SVI), assist with this effort. Proactive engagement with identified neighborhoods is an important step to avoiding or mitigating displacement that can result from policy changes and new development.

Combining results of the eviction analysis and the vulnerability mapping tools, neighborhoods in the eastern part of the city are the highest priority for anti-displacement work in Yakima. These subareas contain economically and socially vulnerable households who may benefit from additional engagement and anti-displacement policy efforts.

Evictions

A count of evictions reveals that between 550 and 600 households face eviction every year in Yakima County. Eviction rates evaluate the number of evictions against the total number of renters within a given Census tract. Local reporting estimates that the city of Yakima ranks second in Washington state for highest eviction rate. See Exhibit 74.

Residential eviction is very disruptive for the social fabric of a household and moving costs add to the financial burden of a family struggling to afford rent. Eviction can result in people living in poor housing conditions or even experiencing homelessness. The impacts of eviction can last for many years. It can affect a household's ability to rent other apartments, find jobs, or qualify for federal assistance.

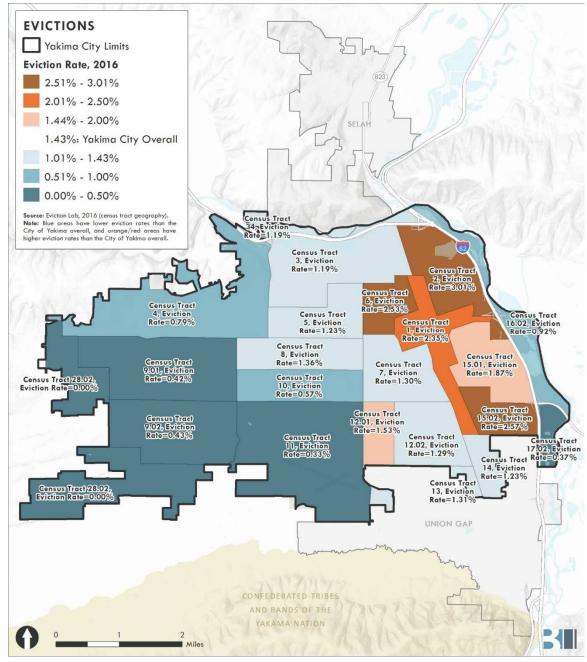


Exhibit 74. Eviction Rate, City of Yakima

Sources: Evictions Lab, 2020; BERK, 2020.

Social Vulnerability

The Centers for Disease Control (CDC) maintains the Social Vulnerability Index (SVI) as a tool developed to identify vulnerability to hazardous events nationwide. The index was

developed to assist public health and emergency response experts to identify areas of extra concern in the event of a shock such as a natural disaster or chemical spill. Many of the included variables, however, relate to housing vulnerability as well: poverty rates, identifying minority communities, and housing issues like crowding. Not all factors captured are relevant to identifying displacement risk, but they help paint a picture of neighborhood demographics.

Results identify areas many areas in Yakima with high vulnerability concerns. Over half (56%) of Census tracts have concentrated populations of lower socioeconomic status. Yakima city is also home to many POC and non-English speaking residents, who also disproportionately face displacement risk. The map in Exhibit 75 shows the areas of Yakima with higher concern for displacement risk. These neighborhoods in East Yakima and smaller neighborhoods to the north and west of the city should be of particular focus for outreach and anti-displacement policy implementation.

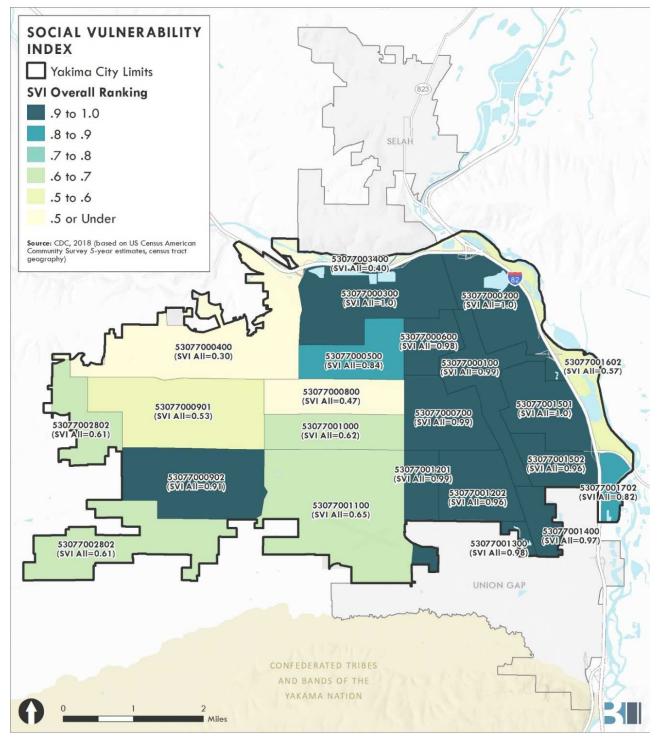


Exhibit 75. Social Vulnerability Index Ranking, City of Yakima

Sources: Social Vulnerability Index, 2020; BERK, 2020.

F // Providing Housing for Future Households by Income

The HNA gap analysis indicated a need for ownership/rental housing at all income levels. Based on the City of Yakima's adopted growth targets up to 5,517 dwelling units would be needed by 2040. As <u>new</u> households are added to the city, if their incomes are similar to today's share of household incomes, about 45-51 % of future households would need housing affordable at 80% AMI or lower. See Exhibit 76. This table may help the City prioritize different strategies over time and is meant as information if the City were to add households in a similar share as the present make up. It is not a set of targets.

Household Income Distribution 2013-2017 ACS	Need per Yakima County Household Share Percent	Net Future Units with County Shares Applied	Need per City Household Share Percent	Net Future Units with City Shares Applied
Extremely Low-Income (≤ 30% MFI)	10.8%	594	15.1%	833
Very Low-Income (30-50% MFI)	14.0%	770	15.3%	846
Low-Income (50-80% MFI)	19.7%	1,089	20.1%	1,109
Moderate Income (80-100% MFI)	11.4%	631	10.6%	584
Above Median Income (>100% MFI)	44.1%	2,433	38.9%	2,146
TOTAL	100.0%	5,517	100.0%	5,517

Exhibit 76. 2020-40 Growth - Household Need by Income Level



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 6. For Meeting of: June 15, 2021

ITEM TITLE:	Public hearing and Ordinance amending the City of Yakima Municipal Code Section 5.99.040 Tourism Promotion Charge to add an additional tourism promotion charge of two dollars per night of lodging stay
SUBMITTED BY:	Ryan Bleek, Assistant City Attorney Steve Groom, Director of Finance and Budget

SUMMARY EXPLANATION:

At Council's regular business meeting on June 1, 2021, Council passed a resolution of intent pursuant to YMC 5.99.070(A), which set a public hearing for 6:00 p.m. on June 15, 2021 at the Yakima City Hall Council Chambers, for consideration of a proposed ordinance that would modify Chapter 5.99 of the Yakima Municipal Code entitled "Tourism Promotion Area." The proposed ordinance would impose a two-dollar tourism promotion charge in addition to the already existing two-dollar charge.

On April 14, 2021, the City received a petition from authorized representatives of lodging properties within the TPA whose collective room capacity comprises 78% of those rooms subject to the additional TPA lodging charge. The petition contains the proposed uses and projects to which the proposed revenue from the additional charge shall be put, the total estimated costs, and the estimated rate for the charge as required by RCW 35.101.057. The petition seeks to impose an additional two-dollar charge per night of lodging at stays within the Yakima County TPA. The current boundaries of the TPA include the City of Yakima and all unincorporated areas of Yakima County.

ITEM BUDGETED:

NA

STRATEGIC PRIORITY:

Economic Development

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Pass ordinance

ATTACHMENTS:

	Description	Upload Date	Туре
۵	Ordinance - YMC 5.99.040 TPA charges - track changes	6/2/2021	Ordinance
۵	Ordinance - YMC 5.99.040 TPA charges - changes accepted	6/2/2021	Ordinance

ORDINANCE NO. 2021-

AN ORDINANCE amending the City of Yakima Municipal Code Section 5.99.040 Tourism Promotion Charge to add an additional tourism promotion charge of two dollars per night of lodging stay

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. Section 5.99.040 of the City of Yakima Municipal Code is hereby amended to read as follows:

5.99.040 Tourism promotion charge.

Effective October 1, 2011, there shall be imposed a tourism promotion charge on the furnishing of lodging by a lodging business located in the Yakima County tourism promotion area in the amount of two dollars per room per day.

Added to the tourism promotion charge specified in the above paragraph, there shall be imposed a second, additional tourism promotion charge of two dollars per night of lodging stay furnished by a lodging business located within the Yakima County tourism promotion area, until such time that RCW 35.101.057 shall expire or is repealed, or as modified by ordinance.

The tourism promotion charges imposed under this chapter are not a tax on the "sale of lodging" for the purposes of calculating the lodging tax limit specified in RCW 82.14.410. (Ord. 2011-21 § 1 (part), 2011: Ord. 2010-37 § 1 (part), 2010: Ord. 2004-17 § 1 (part), 2004).

Section 2. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

Publication Date:_____

Effective Date:_____

ORDINANCE NO. 2021-

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PASSED BY THE CITY COUNCIL, signed and approved this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

Publication Date:

Effective Date:_____



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 7. For Meeting of: June 15, 2021

ITEM TITLE:	Public input meeting to consider citizen comments on the proposed Draft 2021 Annual Action Plan for Community Development Block Grant (CDBG), HOME Fund Programs, and Cares Act CDBG- CV3 funds
SUBMITTED BY:	Joan Davenport, AICP, Community Development Director Archie Matthews, ONDS Manager (509) 576-6761

SUMMARY EXPLANATION:

Every year the City of Yakima is required by the Federal Housing and Urban Development Department (HUD) to provide an Annual Action Plan that outlines the City of Yakima's Budget plans for using Community Development Block Grant (CDBG) entitlements funds, HOME Investment funds and Cares Act CDBG-CV3 funds to meet the needs of it's low to moderate income citizens with "eligible activities".

The CDBG program has three primary objectives; to benefit low and moderate income persons, to assist with problems relating to slum and blight, and to assist with urgent health and welfare needs. The program can thus provide assistance in a broad range of activities and services, but at least 70% of all funds must be spent on assisting people with issues related to low income.

The HOME program can only assist low/moderate income person with issues relating to housing; which can range from new construction of single family to rental housing and down payment assistance for first time homebuyers.

The Cares Act CDBG-CV3 funds must be utilized to prepare, prevent and respond to the Covid 19 pandemic and must follow the same eligible activity criteria as the CDBG program.

In keeping with HUD regulations, the City of Yakima must allow a thirty day written comment period and two public hearings in order to give the citizens of Yakima an opportunity to comment and provide input on the proposed 2021 Annual Action Plan "DRAFT". This is the first of two public input meetings and within the thirty day written comment period that began May 31, 2021.

The proposed 2021 Annual Action Plan DRAFT is available at the Office of Neighborhood Development Services, City Clerk's Office and on the City of Yakima website

NA

ITEM BUDGETED: STRATEGIC PRIORITY:

Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

Description

DRAFT 2021 Annual Action Plan

Upload Date

6/3/2021

Type Backup Material

City of Yakima

Office of Neighborhood Development Services Community Development Block Grant HOME Investment Partnership

DRAFT 2021 Annual Action Plan



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As the annual recipient of federal Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) funds, and CDBG- CV funds to prepare, prevent and respond to the Covid 19 pandemic. The City of Yakima is required to engage in a careful planning process. This process involves a long-term five-year strategy, which is detailed in a document called the Consolidated Plan, and a subset of this document known as the Annual Action Plan. Each Action plan specifies the things the City will do during the coming year to implement those steps it feels will lead to the accomplishment of the goals set forth in the Consolidated Plan.

A key component of serving the needs of local residents is to meet with them, and listen to them as they express their thoughts. ONDS follows a Yakima City Council adopted "Citizen Participation Plan" as approved by HUD. This plan dictates how the Office of Neighborhood Development Services conducts citizen participation input meetings for both the Consolidated Plan and the Annual Action Plan. Information is collected from City residents and others in a variety of ways. There are regular surveys conducted of local citizens to ask about their needs and challenges. Meetings are held to provide the opportunity for people to speak. And as required by HUD City staff meet with other providers of services for low-income persons to hear about the things they feel are important. By the time the 2021 Action Plan is completed, City staff will have met with local residents on at least two occasions to share information on the possible activities and hear their ideas as is outlined in the HUD mandated "Citizen Participation Plan" as well as held a "Thirty Day Written Comment Period" on the proposed 2021 Annual Action Plan draft.

This document is the 2021 Annual Action Plan for the City of Yakima's 2020-2024 Consolidated Plan. The format and content of the document is largely dictated by the US Department of Housing and Urban Development (HUD) regulations. These regulations provide a framework that helps ensure that each dollar invested meets local priorities and complies with Federal law.

Congress implemented the CDBG program in order to provide assistance to communities such as Yakima as they work to provide various forms of assistance to low and moderate-income individuals and families. According to law, the CDBG program has three primary objectives; to benefit low and moderate income persons, to assist with problems relating to slum and blight, and to assist with urgent health and welfare needs.

The HOME program is of more recent origin. It can only assist low/moderate income persons with issues relating to housing. These services can range from new construction of single family or rental housing and down payment assistance to assistance with rents. While lacking the flexibility of the Block Grant

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program, the HOME program has provided valuable services to hundreds of families here in Yakima. By combining both programs under on strategy, the City of Yakima has provided a broad-spectrum approach to helping the many local residents these programs serve.

The CDBG-CV program is emergency funding that can only assist to prepare, prevent and respond to the Covid 19 pandemic. This funding follows the same program guidelines as the CDBG program.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This information is contained in the "AP-38 Project Summary contained within this 2021 Annual Action Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The 2021 Annual Action Plan will be the second of 2020-2024 Consolidated Plan. The Annual Action Plans will report progress on addressing priority housing and non-housing community development needs each year from 2020-2024 as Yakima ONDS has annually reported progress for previous 2015-2019 Consolidated Plan.

A detailed breakdown report of prior year uses and performances has also been provided in the yearly Consolidated Annual Performance & Evaluation Report (CAPER) which is available at the City of Yakima's Office of Neighborhood Development Office or online at Yakima's webpage (https://www.yakimawa.gov/services/neighborhood-development-services/)

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As required by the adopted City of Yakima's Citizen Participation Plan;

A thirty day written comment period will be observed with addition of any written comments received during that period being added within the Annual Action Plan as submitted to HUD.

Two Public Hearings will be held at the Yakima City Council Chambers as advertised.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

To Be Determined.

6. Summary of comments or views not accepted and the reasons for not accepting them

To Be Determined.

7. Summary

To Be Determined.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name		Department/Agency
CDBG Administrator	YAK	IMA	Office of	Neighborhood Development Services
HOME Administrator	YAK	IMA	Office of Neighborhood Development Services	

Table 1 – Responsible Agencies

Narrative (optional)

The City of Yakima's Office of Neighborhood Development Services (ONDS) is the lead agency for preparing Yakima's Consolidated Plan and Annual Action Plans, and has been designated to be responsible for the planning, development, and implementation of its CDBG, HOME and CDBG-CV programs by the Yakima City Council.

Consolidated Plan Public Contact Information

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation for the Consolidated Plan includes the use of consultants generating statistical information needed to establish needs, gaps and barriers. ONDS consults with public and private agencies and citizens, including a Housing Advisory Committee composed of the Yakima Housing Authority, Catholic Charities, as well as Yakima County, this is also known as the Community Development Advisory Board providing review and feedback.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

ONDS consults with public and private agencies that provide assisted housing, health services, and social and fair housing services-especially those focusing on services to children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons through Neighborhood Health. ONDS also consults with Washington State Department of Commerce (CED) & Yakima Housing Authority (YHA) to assure that the Yakima Consolidated Plan is inclusive and addresses statutory purposes.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Yakima Valley Council of Governments (YVCOG) is the coordinator of the Yakima County Continuum of Care. The Yakima Valley Council of Governments is composed of a broad group of Yakima County public, non-profit, and private human services agencies including many of the groups listed above. YVCOG conducts regular meetings and agendas, updated the Yakima County Continuum of Care Plan, and organized the annual Point-In Time Homeless Persons Count. The City of Yakima continues to coordinate and assist YVCOG with its efforts to assist persons at risk of homelessness and chronically homeless individuals and family.

The City of Yakima works with YVCOG to strategize, plan and assist with Emergency Winter Shelters for the Homeless on a year by year basis, in order to ensure safe, decent, emergency winter shelters that are both suitable for the homeless but also suitable for the residents and businesses within those neighborhoods. Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Yakima has consulted with Yakima Valley Council of Governments (YVCOG) and other Continuum of Care providers through joint affordable housing committee meetings, through email as well as reviewing individual service provider websites. Yakima Valley Council of Governments (YVCOG) hold scheduled meetings as well as request input from agencies as well as citizens on a regular basis. The City of Yakima works in partnership with YVCOG throughout the Strategic Planning process for both Yakima County and the City of Yakima to develop program performance standards and evaluate and adjust outcomes and develop funding, policies and procedures for a wide variety of programs and funding, including the administration of the HMIS.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Catholic Charities Housing Services
	Agency/Group/Organization Type	Housing
		Services - Housing
		Services-Children
		Services-Elderly Persons
		Services-Persons with Disabilities
		Service-Fair Housing
	What section of the Plan was addressed by	Housing Need Assessment
	Consultation?	Public Housing Needs
		Homeless Needs - Chronically homeless
		Homeless Needs - Families with children
		Homelessness Needs - Veterans
		Homelessness Needs - Unaccompanied youth
		Homelessness Strategy
		Non-Homeless Special Needs
		Market Analysis
		Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization	ONDS conducted meetings of the Community Development Advisory Board
	was consulted. What are the anticipated outcomes of	providing review and feedback of which Catholic Charities Housing Services
	the consultation or areas for improved coordination?	(CCHS) was an integral part of. As in the past CCHS has assisted ONDS with
		developing housing market strategies as well as developing affordable housing
		projects within the City of Yakima for First Time Homebuyers, as well as
		affordable housing opportunities for low to moderate income Elderly and
·		disabled.

Table 2 – Agencies, groups, organizations who participated

	Agency/Group/Organization	Yakima County Department of Human Services
	Agency/Group/Organization Type	Housing
		Services - Housing
		Services-Children
		Services-Elderly Persons
		Services-Persons with Disabilities
		Services-Victims of Domestic Violence
		Services-homeless
		Services-Employment
		Service-Fair Housing
		Services - Victims
		Other government - County
	What section of the Plan was addressed by	Housing Need Assessment
	Consultation?	Public Housing Needs
		Homeless Needs - Chronically homeless
		Homeless Needs - Families with children
		Homelessness Needs - Veterans
		Homelessness Needs - Unaccompanied youth
		Homelessness Strategy
		Non-Homeless Special Needs
		Market Analysis
		Anti-poverty Strategy
		Lead-based Paint Strategy
I	Briefly describe how the Agency/Group/Organization	Meetings with the Yakima County in consultation about affordable housing and
	was consulted. What are the anticipated outcomes of	homelessness issues within the City of Yakima. Continued coordination in
	the consultation or areas for improved coordination?	developing and maintaining affordable housing as well as continued cooperation
	-	in dealing with the Yakima Valley Council of Governments.

Agency/Group/Organization	Yakima Housing Authority
Agency/Group/Organization Type	Housing
	РНА
	Services - Housing
	Publicly Funded Institution/System of Care
What section of the Plan was addressed by	Housing Need Assessment
Consultation?	Public Housing Needs
	Homeless Needs - Chronically homeless
	Homeless Needs - Families with children
	Homelessness Needs - Veterans
	Homelessness Needs - Unaccompanied youth
	Homelessness Strategy
	Market Analysis
	Anti-poverty Strategy
Briefly describe how the Agency/Group/Organization	The Director Lowel Krueger is a member of the Community Development
was consulted. What are the anticipated outcomes of	Advisory Board and attended meetings as well as consulted via telephone and
the consultation or areas for improved coordination?	email. The City of Yakima continues to work closely with the Yakima Housing
	Authority to develop and maintain affordable housing.

Identify any Agency Types not consulted and provide rationale for not consulting

No specific Agency was intentionally excluded from the consultation process as a 30 day written comment period will advertise and open to any citizen or agency to give additional written comment, plus two advertised Public Hearings to give ample opportunity for input from individuals, groups, departments and/or agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
	Yakima County	The City of Yakima works hand in hand with YVCOG in assisting the local community with a
Continuum of Care	Council of	variety of programs and goals, such as affordable housing, Yakima County Economic
	Government	Development and Assisting the Homeless
		The Urban Area Comprehensive Plan (UACP) was developed in accordance with the Growth
		Management Act (GMA) to address growth issues in the City of Yakima and adjacent Urban
Vakima Urban Araa	City of Yakima	Growth Area. It represents the community's policy plan for growth over the next 20 years. It will
Yakima Urban Area	Planning	assist the management of the City by providing policies to guide decision-making for growth,
Comprehensive Plan	Department	development and public services. Cities are required to update their plans every ten years. The
		original Yakima GMA Plan was adopted in 1997 and Planned through the year 2015 and has
		been updated and will carry the community forward through 2025

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

To be determined after the mandatory public notices, a thirty day written comment period and two public hearings

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of	Summary of	Summary of comments	URL (If
			response/attendance	comments received	not accepted	applicable)
					and reasons	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

After ten years of slow steady entitlement reduction the City of Yakima received an increase in 2021 from the preceding year of an additional \$15,293.00 in CDBG for a total of \$1,039,004.00 and a reduction of \$4,042.00 in HOME Investment dollars for a total of \$503,424.00. Additionally, due to the Covid 19 pandemic the City of Yakima received CDBG-CV3 funds in the amount of \$618,993.00 that will be used to prepare, prevent and or respond to the Covid 19 pandemic.

Despite the reductions of years past at the federal funding level and the recent increase, the City of Yakima is continually challenged to continue programs with the fluctuation of funding, in order to continue to serve it's low to moderate income citizens to the best of its ability.

Furthermore, any decision to change CDBG funding greater than 10% increase or decrease in any program funding line after the public comment period received by the City of Yakima ONDS will trigger an amendment as per the adopted citizen participation plan. Although any increase or decrease in funding directly attributed to the Federal Allocation will be added or subtracted to the largest funded program as currently funded through those federal entitlement allocations. (CDBG would be either added or subtracted from the Single Family Rehabilitation program and HOME funds would be added or subtracted from the New Construction program line. Any addition or subtraction to or from either of these program lines equaling more than 10% would trigger a substantial amendment to the Annual Action plan per the currently adopted Citizen Participation Plan.)

Anticipated Resources

Program	Source of	Uses of Funds	Exp	ected Amoun	t Available Ye	ar 1	Expected	Narrative Description
	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public -	Acquisition						
	federal	Admin and Planning						
		Economic						
		Development						
		Housing						
		Public Improvements						
		Public Services	1,039,004	21,368	1,145,974	2,206,346	595,974	
HOME	public -	Acquisition						
	federal	Homebuyer						
		assistance						
		Homeowner rehab						
		Multifamily rental						
		new construction						
		Multifamily rental						
		rehab						
		New construction for						
		ownership						
		TBRA	503,424	58,322	1,849,878	2,411,624	326,280	

Program	Source of	Uses of Funds	Expe	Expected Amount Available Year 1		ar 1	Expected	Narrative Description
	Funds		Annual	Program	Prior Year	Total:	Amount	
			Allocation:	Income: \$	Resources:	\$	Available	
			\$		\$		Remainder	
							of ConPlan	
							Ş	
Other	public -	Admin and Planning						CDBB-CV Funds will be used
	federal	Economic						for Public Services and Public
		Development						Facilities
		Public Services						
		Other	618,993	0	0	618,993	0	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

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 leveraged by assisting housing investment partners within our community through developers, to construct single family homes to be sold to qualified low to moderate income homebuyers and/or the construction of affordable housing units through multi-family housing to be rented to qualified low to moderate income tenants. The city uses these funds as local participation funding to assist with gap financing and in assisting affordable housing developers through the application process of the Washington State Housing Trust fund as well as the application process in securing affordable housing tax credits for each development. Match requirements are set by HUD, imposed upon the City of Yakima which are met on an annual basis. Depending upon the Match requirements imposed, the City of Yakima has an accumulated "Match amount" that has been banked through the years through the use of volunteers and local non-federal funds. Thus, depending upon Match requirement, the City will draw upon that match reserve to fulfill any match requirements HUD sets. In years past the City of Yakima has been 100% match exempt to 25% match contribution as set by HUD, thus allowing the city to build up a match reserve account.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Currently there is no publically owned land or property under consideration for use that isn't already addressed in other parts of the plan.

Discussion

The City of Yakima has been notified of actual "FY 2021 Allocations" which have been inputted within this draft document as per HUD's notification.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 6 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Yakima does its best to allocate funding for eligible activities, meeting national objectives through individual programs to assist the citizens of Yakima with specific projects to meet a wide variety of needs.

Many of the specific locations are to be determined throughout the year as need arises through the Senior/Disabled Emergency Home Repair program.

Also, in partnership with many HOME Investment projects the specific addresses are unavailable until the design and layout of the site has gone through the planning and zoning process prior to site preparation. Many of the HOME Investment projects take years of development through many types of funding grant rounds to include state and local funding, environmental reviews, planning and zoning reviews before a specific address can be allocated.

Also, be aware that many of the program numbers served are listed here as an "Approximate number" due to the ever changing nature of many of the development criteria as listed above. These numbers are subject to change depending upon the need, cost associated with the development as it goes through the many reviews, as well as the subject of the development and construction costs that can rise due to inflation over a long development and construction period.

Projects

#	Project Name
1	P4: CDBG:SEN/DISABLED S/F REHAB PROG-2021
2	P9: CDBG PUBLIC/COMMUNITY SERVICE PROG-2021
3	P10: CDBG ADMINISTRATION 2021
4	P13:HOME ADMINISTATION 2021
5	P14: CHDO PROGRAM 2021
6	P18: HOME: NEW/REHABILITATED HOME UNITS IN 2021
7	P19: FIRST TIME HOMEOWNER ASSISTANCE PROG-2021
8	P20: CDBG-CV INFRASTRUCTURE/PUBLIC FACILITIES 2021
9	P24: CDBG: CODE COMPLIANCE 2021
10	CDBG-CV3 Admin

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City of Yakima tries its best to help as many of its citizens with the limited entitlement funding it receives through federal grant awards.

The increased need for decent, safe, affordable housing continues to grow within the city limits of Yakima as population increases have far surpassed the supply of affordable housing opportunities within Yakima.

Allocation priorities are set by the elected representatives of the people that sit on the City of Yakima Council. Public input meetings and public comment periods are observed through the adopted "Citizen Participation" process as overseen by HUD regulations.

Obstacles to addressing underserved needs is in direct correlation to the limited funding through the entitlement funding as supplied to the City of Yakima by the Federal Government as set by Congress and overseen by the department of Housing and Urban Development.

AP-38 Project Summary

Project Summary Information

1	Project Name	P4: CDBG:SEN/DISABLED S/F REHAB PROG-2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$639,499
	Description	THIS PROJECT PROVIDES ASSISTANCE TO LOW-MOD INCOME FAMILIES, SENIOR AND OR DISABLED PERSONS TO REHAB THEIR PRIMARY RESIDENCE LOCATED IN THE CITY LIMITS OF YAKIMA.FUNDING AVAILABLE INCLUDES ENTITLEMENT DOLLARS IN THE AMOUNT OF \$618,131 AND ESTIMATED PI IN THE AMOUNT OF \$21,368.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 75 qualified low to moderate Senior and/or disabled homeowners will be assisted.
	Location Description	Qualified applicants will be determined throughout the year by application and limited to within the City Limits of Yakima.
	Planned Activities	Emergency repairs to include, no heat, no water, no electricity, water leaks, frozen pipes, leaking roofs, no hot water.
		Installation and maintenance of aluminum wheel chair ramps to qualified homeowners.
		Exterior paint as applied by local volunteers and/or contractors to qualified low to moderate income homeowners (as funding allows).
2	Project Name	P9: CDBG PUBLIC/COMMUNITY SERVICE PROG-2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$126,000 CDBG-CV3: \$235,000

Description	This activity will provide Community Service Programs through public facilities operated by local non-profits.The Henry Beauchamp Community Center located at 1211 S. 7th Street, Yakima, WA 98901 and the Washington Fruit Community Center located at 602 N 4th St, Yakima, WA 98901. As well as an energy assistance program to assist senior and or disabled individuals in the City Limits of Yakima operated by grantee staff. Additionally, CDBG-CV funds will be provided to People for People for the Meals on Wheels program within the City Limits of Yakima.
Target Date	12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	 Henry Beauchamp will assist an estimate of 3300 low income families within the City limits of Yakima. Washington Fruit Community Center will activities will be determined at a later date. The City of Yakima will assist an estimate of 2 low income senior/disabled individuals with emergency energy assistance. People for People will provide an estimate of 29,000 meals for low income senior/disabled individuals within the City limits of Yakima.
Location Description	Henry Beauchamp Community Center-1211 S. 7th Street, Yakima, WA 98901 Washington Fruit Community Center- 602 N 4th St, Yakima, WA 98901 People for People- 304 W Lincoln Ave, Yakima, WA 98902

Planned Activities	ties Henry Beauchamp Community Center:		
	• After school tutoring including literacy, math, and recreation for approximately 50 elementary through high school students.		
	• Summer Enrichment Program serving approximately 125 elementary and middle school youth.		
	 "100 Jobs for 100 Kids" which this summer will provide summer employment educational opportunities to approximately 50 high school youth. Due to the COVID-19 pandemic these youth may, or may not, also be placed in summer employment opportunities. The focus this year, however, is on job skills and employment education. 		
	• Computer Lab and STEM activities for approximately 50 elementary and middle school youth.		
	Washington Fruit Community Center-TBD		
	People for People- Meals on Wheels program for senior/disabled individuals within the City limits of Yakima.		
Project Name	P10: CDBG ADMINISTRATION 2021		
Target Area			
Goals Supported			
Needs Addressed			
Funding	CDBG: \$207,801		
Description	This project is for the Administration, salaries and benefits for managing CDBG programs in 2021		
Target Date	12/31/2021		
Estimate the number and type of families that will benefit from the proposed activities	Approximately 10,000 low to moderate income families will directly benefit from activities conducted through the City of Yakima's Office of Neighborhood Development Services supported by the CDBG Administration funds.		
Location Description	Administration of the CDBG funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within		

the city limits of Yakima.

	Planned Activities	Single Family Rehabilitation program.
		Public Facility or infrastructure activities.
		Code Compliance.
		Public Service.
4	Project Name	P13:HOME ADMINISTATION 2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$50,342
	Description	THIS PROJECT IS FOR THE ADMINISTRATION OF HOME FUNDS FOR PROGRAM/SALARIES FOR 2021
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	An estimate of 41 low to moderate income families will be direct recipients to HOME Investment activities in the 2021 program year.
	Location Description	Administration of the HOME funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within the city limits of Yakima.
	Planned Activities	The development and construction of a 41 units Multifamily project.
5	Project Name	P14: CHDO PROGRAM 2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$98,807
	Description	THIS PROJECT IS FOR HOME CHDO'S FOR 2021
	Target Date	12/31/2022

	Estimate the number and type of families that will benefit from the proposed activities Location Description Planned Activities	Approximately 2 low to moderate income families will be provided housing in partnership with a qualified Community Housing Development Organization (CHDO). To be determined but within the city limits of Yakima. Construction of two single family dwellings to be sold to qualified low to moderate first time homebuyers.
6	Project Name	P18: HOME: NEW/REHABILITATED HOME UNITS IN 2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$402,597
	Description	THIS PROJECT CONSISTS OF THE REHABILITATION AND NEW CONSTRUCTION OF HOME UNITS WITHIN THE CITY LIMITS OF YAKIMA FOR 2021.TFUNDING AVAILABLE INCLUDES ENTITLEMENT DOLLARS IN THE AMOUNT OF \$344275.00 AND ESTIMATED PI IN THE AMOUNT OF \$58322.00
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 16 low to moderate income families will benefit from the construction of new rental housing units constructed with HOME Investment funds in partnership with a local housing organization.
	Location Description	THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF HOME UNITS WITHIN THE CITY LIMITS OF YAKIMA FOR 2021.
	Planned Activities	The development and construction of a 16 unit multifamily rental project.
7	Project Name	P19: FIRST TIME HOMEOWNER ASSISTANCE PROG-2021
	Target Area	
	Goals Supported	
	Needs Addressed	

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	Funding	HOME: \$10,000
	Description	THIS ACTIVITY FUNDS FIRST TIME HOMEOWNER ASSISTANCE IN THE CITY LIMITS OF YAKIMA.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Two low to moderate income families are expected to receive direct benefit.
	Location Description	Qualified applicants will be determined through application and located within the city limits of Yakima.
	Planned Activities	First time Homebuyer assistance to qualified first time homebuyers in the City Limits of Yakima.
8	Project Name	P20: CDBG-CV INFRASTRUCTURE/PUBLIC FACILITIES 2021
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG-CV3: \$260,000
	Description	CDBG-CV INFRASTRUCTURE/PUBLIC FACILITIES 2021 WITHIN THE CITY OF YAKIMA 2021.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	This activity will help and estimate of 3300 low income families in the City limits of Yakima.
	Location Description	Henry Beauchamp Community Center- 1211 S 7th Street, Yakima, WA 98901
		Washington Fruit Community Center- 602 N. 4th Street, Yakima, WA 98901
	Planned Activities	Install HVAC air scrubbers in both Henry Beauchamp Community Center and Washington Fruit Community Center as approved by Yakima City Council.

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	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$87,072
	Description	THIS PROJECT IS FOR THE CODE COMPLIANCE IN THE CITY OF YAKIMA 2021.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 350 low to moderate income families located within the low to moderate income census tracts will be directly assisted with code compliance by the individual staff member paid with CDBG Code Compliance funding.
	Location Description	Within the low to moderate income census tracts within the city limits of Yakima.
	Planned Activities	The salary of an individual Code Compliance officer to conduct code compliance activities serving low to moderate areas.
10	Project Name	CDBG-CV3 Admin
	Target Area	City Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG-CV3: \$123,798
	Description	This project is for the Administration, salaries and benefits for managing CDBG-CV3 programs in 2021
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	People for people will provided an estimate of 29,000 meals to low income senior/disabled individuals. Henry Beauchamp will provide services to an estimate of 3300 low income individuals. Washington Fruit is TBD.
	Location Description	Administration of the CDBG funds is conducted through the Office of Neighborhood Development Services located at 112 S. 8th Street within the city limits of Yakima.

Planned Activities	Administration for the following activities:
	Public Services- People for People Meal on Wheels
	Public Facilities- Henry Beauchamp Community Center and Washington
	Fruit Community Center

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

ONDS programs are designed to be application driven and City Wide, to enable the City of Yakima to help as many low to moderate income applicants as possible within the entire city limits of Yakima.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Low to Moderate income citizens are located city wide and it is not the wish or design by the City of Yakima to directly or indirectly "steer" people of any race, creed, color or financial level, be it low to moderate or otherwise into any designated area, real or otherwise. Therefore, the programs are offered city wide, to qualified applicants.

Discussion

The City of Yakima does not limit any CDBG or HOME Investment funding to any specific geographical area and all programs are designed to assist eligible applicants and funding within the entire city limits of Yakima as appropriate.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The main focus of the City of Yakima through ONDS in using both CDBG and HOME Investment funds is "Affordable housing". The Single Family Rehabilitation program is focused on rehabilitation of existing housing to enable the homeowners to continue to reside in their affordable housing, through the Senior/Disabled Emergency Home Repair Program to include; the Senior/Disabled Wheel Chair ramp program, the Exterior Paint Program.

ONDS also supports and encourages Affordable housing through the use of HOME funds for; the First Time Homebuyers Program, the New Construction Program and the use of a minimum of 15% of yearly entitlement HOME funds in supporting Affordable housing though partnerships with certified CHDO's.

One Year Goals for the Number of Households to be Supported	
Homeless	41
Non-Homeless	93
Special-Needs	0
Total	134

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through		
Rental Assistance	0	
The Production of New Units	59	
Rehab of Existing Units	75	
Acquisition of Existing Units	0	
Total	134	

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Yakima continues to serve a growing number of Senior/Disabled homeowners with severe Emergency repairs such as; no heat, no power, no water, no sewer, deteriorated roofs that have become insurance concerns that may lead to cancellation with limited Federal Entitlement funds from HUD.

The City of Yakima through partnerships with a qualified Community Housing Development Organizations expect to construct two single family homes to be sold to qualified low to moderate income first time homebuyers, as well as assist with land acquisition and development of a 16 unit multifamily low to moderate income apartment complex within the city limits of Yakima. Additionally,

Annual Action Plan

2021

construction completion of a 41 unit homeless veteran multifamily housing development.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Yakima continues to support the Yakima Housing Authority (YHA), although indirectly. In the past, the City of Yakima has support specific facilities through various ways and even though budget restrictions severely limit the City's participation in current projects, each request of the YHA is reviewed individually and participation is given consideration through the Yakima City Council as are other funding requests.

The Office of Neighborhood Development Services (ONDS) as the local environmental representative for HUD projects has worked with the YHA to enable projects to have the proper documentation in order to meet the HUD regulation criteria needed for those specific projects as requested by the YHA.

Actions planned during the next year to address the needs to public housing

The City of Yakima ONDS expects to continue to partner and support the YHA as our limited federal budget will allow. Specific projects and funding requests will be analyzed and given consideration by due process regarding the most beneficial use of entitlement funds.

ONDS expects to continue to support the YHA with environmental review and documentation as requested by the YHA.

Actions 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 the residents with a forum for sharing information about the agency's Annual Action Plan. RAB membership is comprised of individuals who reflect and represent the residents assisted by the public housing agency (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, the Yakima Housing Authority is an active participant in crime-free rental housing which allows the residents to be a part of the local block watch which ONDS participates in every year, inviting the residents and local organizations to partake in National Night Out.

The YHA also participates in the Yakima County Asset Building Coalition, and they are establishing a partnership with YVOCAN for the Union Gap and Yakima area. YHA is also in the process of collaborating with the AmeriCorps VISTA Education Award with the goal of every eligible resident signing up for the

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.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Yakima Housing Authority is not designated as "troubled".

Discussion

The Yakima Housing Authority continues to do an extraordinary job in assisting Yakima residents with decent, safe, and affordable housing though its many diverse housing programs. The City of Yakima looks forward to continuing its partnership with the YHA to provide this type of housing to its residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i) Introduction

The Department of Commerce is the Collaborative Applicant for the Washington Balance of State Continuum of Care (BoS CoC). The BoS CoC's 34 small and medium-sized counties receive about \$8 million annually for 50 permanent and temporary housing projects funded by the Department of Housing and Urban Development Continuum of Care Program in which Yakima County including the City of Yakima are included.

The City of Yakima recognizes homelessness as the most severe housing problem and strives to prevent the most at-risk populations from becoming homeless by using CDBG funds for the Single Family Rehabilitation Program. These programs are designated to help the high-risk senior and disabled groups with emergency rehabilitation, wheelchair ramps and exterior painting in the hopes that this will allow them to continue to occupy their current affordable housing units.

ONDS also strives to support affordable housing with its homeownership programs, the First Time Homeownership Program, the New Construction Program and the direct and indirect support of certified Community Housing Development Organizations (CHDOs) in creating new single family housing that is decent, safe, and affordable. This directly affects the homeless by giving them the opportunity to own their first home, or by indirectly allowing someone in either a rental situation or a public housing situation to buy their first home and thereby indirectly allow another affordable rental or public housing unit to be occupied by an otherwise homeless individual or family.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City of Yakima continues to support the Department of Commerce's Continuum of Care Plan. The first priority of Continuum of Care is to maintain existing resources that serve the ends of the homeless within the community. The plan identifies new projects and services that fill critical gaps in prevention services, outreach, emergency and transitional housing, support services, and long-term affordable

housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Yakima continues to work with the multitude of local agencies through Continuum of Care in addressing emergency shelters and transitional housing opportunities on an individual project basis.

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

Due to the severely limited Federal funds received by the City of Yakima through reduced entitlements, the City is unable to address this particular need until additional funding becomes available.

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

The City of Yakima, though the Senior/Disabled Emergency Home Repair Program, is often contacted by local hospital and nursing care facilities about seniors and/or disabled homeowners that need emergency repairs or wheelchair ramps in order to be allowed to be returned to their homes after being released from these care facilities.

Discussion

Due to severely limited resources, the City of Yakima continues to direct its attention to assisting senior/disabled homeowners through its Emergency Home Repair Program to enable the elderly, frail and disabled to remain in their homes and thereby not becoming homeless and adding to the Continuum of Care's burden with additional homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Yakima's Comprehensive Plan identifies several areas affecting the development of affordable housing including zoning, land use, subdivision requirements, impact fees, licensing and permits, and extension of transportation and utility services. The Yakima Planning Division monitors available land, zoning, and land use in order to ensure projected population increase can be accommodated with new housing construction available to all income groups.

Actions it planned 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

The City of Yakima continues to work with expanding economic development activities to bolster the local economy and spur building investment toward the construction of more affordable residential developments and units. The Community Development Department through its Planning Division continues to research and recommend new zoning policies to allow a more diverse range of housing types and make it easier to develop housing in certain areas.

Discussion:

The effective use of Federal allocations to the responsible local entities with a measured reserve of responsible recording and reporting is the only way of effectively reducing the barrier to affordable housing at the local level. Increasing the benefit to the low and moderate income workforce that has so effectively made our great county what it is, is the only way of increasing affordable housing and will not only effectively raise the entire nations living standard but also serves it well economically.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Yakima continues to assist its citizens with the use of Community Development Block Grant (CDBG) and HOME Investment funds to the best of its ability through the Office of Neighborhood Development Services by continuing to assist qualified low to moderate applicants with rehabilitation of their existing homes, providing new single family dwellings to qualified First Time Homeowners, Economic Development, Public Services, and Neighborhood development.

Actions planned to address obstacles to meeting underserved needs

The City of Yakima will continue to seek federal funding as well as other available funding to overcome the lack of sufficient funds to address all of the underserved needs.

The City of Yakima Office of Neighborhood Development Services (ONDS) continues to partner with many non-profits, local service organizations, and other government and non-governmental agencies to assist in meeting underserved needs.

Actions planned to foster and maintain affordable housing

As discussed throughout the Consolidated Plan and elsewhere in this Annual Action Plan, the City of Yakima has a wide variety of programs directed at maintaining affordable existing housing through rehabilitation, as well as new single family dwellings through its homeownership program.

The City of Yakima continues to partner with local affordable housing agencies.

Actions planned to reduce lead-based paint hazards

As discussed in the Five-Year Consolidated Plan, ONDS aligns all of its rehabilitation programs with the Washington State lead-based paint regulations and continues to presume any disturbed paint surfaces are "Possible lead hazards" and thus are treated according to the state's regulations and HUD's lead-based paint policy.

ONDS has both certified supervisors and staff on hand to assess and address lead-based paint as well as

hires certified state lead-based paint professionals to deal with all projects with potential lead-based paint disturbed surfaces.

Actions planned to reduce the number of poverty-level families

The City of Yakima continues to address economic development opportunities to bring more businesses and jobs to Yakima that pay decent living wages, as well as encourage growth and development of existing opportunities to assist poverty-level families.

Actions planned to develop institutional structure

The City of Yakima continues to work with existing agencies and departments within Yakima as well as consultants and other governmental bodies outside Yakima to strengthen and enhance the current institutional structure. We will continue to seek out partnerships with organizations as well as private enterprises to further develop the institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Yakima through the Office of Neighborhood Development Services (ONDS) will continue to coordinate with public and private housing and social service agencies through committee meetings and consultation to coordinate services to the residents of Yakima.

Discussion:

ONDS has served its community for over 40 years through its vast and varied programs, administering all kinds of Federal and State funds over the years, towards the betterment of the community and with a focus on affordable housing.

Partnerships with other organizations have been instrumental in continuing affordable housing within Yakima with every agency struggling with funding from the past several years of economic struggle. The City of Yakima has focused on being a good steward of both CDBG and HOME Investment funds and stretching those dwindling resources to the best of its ability in serving the community.

The City of Yakima continues to strive for affordable housing with the assistance of the community,

neighborhoods and partners in effectively using its entitlement funds.

Program Specific Requirements AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Due to limited HUD funding, the City of Yakima expends every dollar as effectively and efficiently as possible to benefit its residents within its ONDS programs per HUD's requirements. This means that any program income, float-funded activities, or Section 108 loan guarantee funds are infused within appropriate programs and the funding utilized per HUD regulations concerning eligible activities to meet HUD-approved national objectives.

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

ONDS uses two "Non-Federal" funding sources to administer ongoing "affordability periods" of past HOME Investment projects in compliance with HUD program regulations.

ONDS has obligated HOME Investment program income to the construction of two Multi-family affordable rental projects;

- One project is to construct a 16 unit low income rental complex that will serve extremely low, low and moderate income individuals and families.
- Another project is a 41 unit rehabilitation of an existing building and newly constructed multi-family housing units to provide rental units for low to moderate income veterans.
- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

When the City of Yakima makes a loan of HOME Investment funds, that loan is secured by a promissory note and deed of trust. Within those documents is language that specifies the

disposition of funds in the event of a sale.

The City of Yakima uses the "Full Recapture" provision in the following manner;

If the Homebuyer decides to sell, rent or dispose of the property at any time before the expiration of the affordability period "Full Recapture" provision goes into effect, and in the event of a sale, foreclosure, will trigger repayment of the entire HOME direct subsidy loan amount (Recapture).

The Recapture amount is based on net proceeds from the voluntary sale or foreclosure. The net proceeds of a sale are the sales proceeds minus non-Home loan repayments and any closing costs.

As per regulation 92.545(ii)(A) says in establishing the PJ's recapture requirements, the PJ is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any.

The net proceeds are the sales price minus superior loan repayment (other than the direct subsidy HOME funds) and any closing costs. Furthermore, if there are no net proceeds- the amount to be recaptured would be zero given that the City of Yakima may not recapture more than the amount of the net proceeds. If the net proceeds are some portion but do not fully equal your HOME direct subsidy investment amount that would be the amount to recapture. To clarify, the recapture amount is based on the direct HOME subsidy as per HUD requirements.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

When the City of Yakima makes a loan of HOME funds, that loan is secured by a promissory note and deed of trust. Within those documents is language that specifies the disposition of funds in the event of a sale.

The City of Yakima uses the "Full Recapture" provision in the following manner;

If the Homebuyer decides to sell, rent or dispose of the property at any time before the expiration of the affordability period "Full Recapture" provision goes into effect, and in the event of a sale, foreclosure, will trigger repayment of the entire HOME direct subsidy loan amount. (Recapture).

The Recapture amount is based on net proceeds from the voluntary sale or foreclosure. The net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs.

As per regulation 92.545 (ii)(A) says in establishing the PJ's recapture requirements, the PJ is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or

Annual Action Plan

involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any.

The net proceeds are the sales price minus superior loan repayment (other than the direct subsidy HOME funds) and any closing costs. Furthermore, if there are no net proceeds- the amount to be recaptured would be zero given that the City of Yakima may not recapture more than the amount of net proceeds. If the net proceeds are some portion but do not fully equal the HOME direct subsidy investment amount that would be the amount to recapture.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Yakima currently has no plans for refinancing any existing debt secured by multifamily housing that is rehabilitated with HOME funds. If such actions are decided by the Yakima City Council and amendment will be sought and the required refinancing guidelines will be defined at that time as part of the Amendment.

The City of Yakima chooses to use the Overall Benefit in the following manner- As a consecutive period of one year, used to determine that a minimum overall benefit of 100% CDBG funds is to be used to benefit persons of low to moderate income.

The year specified is this Annual Action Plan of 2021,

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BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 8. For Meeting of: June 15, 2021

ITEM TITLE:	Public hearing to consider: A) Resolution adopting the Six-Year Transportation Improvement Program for the period of 2022 through 2027, and to amend the Transportation Systems Plan 2040; and B) Resolution amending the Yakima Urban Area Comprehensive Plan Capital Facilities Element
SUBMITTED BY:	Scott Schafer, Public Works Director Bill Preston, City Engineer (509) 575-6754

SUMMARY EXPLANATION:

A) Each year the City of Yakima (City) is required by state statute to update its Six-year Transportation Improvement Program (TIP) for submittal to the Washington State Department of Transportation. This plan must include all transportation projects for which state gas tax revenue or federal revenue will be used.

The current plan for 2022 – 2027 contains a list of seven (7) funded projects that have yet to be constructed. The seven projects include:

- 1. North 1st Street Revitalization Phase 3
- 2. Bravo Company Boulevard Phase 1
- 3. 72nd Avenue and W. Washington Avenue Improvements
- 4. 34th Avenue & Fruitvale Boulevard, and 34th Avenue and River Road Roundabouts
- 5. Robertson Elementary School Safety Improvements
- 6. Summitview Avenue Resurfacing
- 7. Box Culvert Installations

Attached is the complete 2022 – 2027 Six-Year TIP, which describes each project. The City will continue to seek funding for the remainder of the projects included in the 2022-2027 TIP.

City Council and the public are welcome to add other arterial system projects to the list. The Six-Year TIP project listing will be finalized at this hearing and sent to the Yakima Valley Conference of Governments (YVCOG) after approval.

In order to utilize federal funds, such as those administered by the Federal Highway Administration (FHWA) and the Federal Transit Authority (FTA), projects must be included in the

Statewide Transportation Improvement Program (STIP). The STIP is a prioritized program of transportation projects, compiled from local and regional plans, along with the Washington Transportation System Plan (WTP), which provides a backbone for developing projects for the inter-modal transportation network in the State of Washington.

The STIP contains federally funded projects plus state and local projects that are regionally significant. These projects have been identified through the planning process as the highest priority for the available funding to the state's Transportation Program. Planning activities of state and local governments are essential parts of integrated regional planning processes. Long range transportation planning is a part of the comprehensive land use planning carried out by local governments. Public participation is an integral part of the planning process at all levels. Local agencies are required to develop and adopt a Six-year Transportation Program; holding at least one public hearing during its development.

B) The City is required to amend the Yakima Urban Area Comprehensive Plan Capital Facilities Element by incorporating the adopted Six-Year TIP for 2022 to 2027. This will ensure that we are in compliance with the Growth Management Act and that we are consistent with the Comprehensive Plan as required. The amendment is limited to incorporating only those projects that are adopted in the Six-Year TIP and is not subject to the "once a year" change required under the laws of the Growth Management Act.

The Public Hearing notice has been provided to all Yakima-area media, including tu Decides', KDNA Radio, El Sol de Yakima, Hispanavision, Bustos Media, and El Mundo.

ITEM BUDGETED:	No
STRATEGIC PRIORITY:	Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt Resolutions

ATTACHMENTS:

	Description	Upload Date	Туре
D	Resolution	6/2/2021	Resolution
D	Resolution YUA CP Capital Facilities	6/2/2021	Resolution
۵	ΠP	6/2/2021	Exhibit

RESOLUTION NO. R-2021-

A RESOLUTION adopting the Six-Year Transportation Improvement Program (TIP) for the period of 2022 through 2027 for transportation improvements to arterial streets in the City of Yakima and amending the Transportation Systems Plan 2040.

WHEREAS, the City of Yakima annually prepares, reviews and adopts a six-year program for transportation improvements to arterial streets in the City of Yakima for the ensuing six-year period, all as contemplated and required by the State RCW 35.77.010 and applicable federal law; and

WHEREAS, the City of Yakima desires to amend the Transportation Systems Plan 2040 to ensure compliance with the Growth Management Act and the regional transportation plan for the construction of arterial streets in the City Of Yakima, all as contemplated and required by State and Federal Law; and,

WHEREAS, after a public hearing on the matter, held at the regular meeting of the Yakima City Council on June 15, 2021, with proper public notice as required by RCW 35.77.010, the City Council finds that the plan attached hereto should be adopted as the Six-Year Transportation Improvement Program for the period of 2022 through 2027 for transportation improvements to arterial streets in the City of Yakima; and,

WHEREAS, adopting the Six-year Transportation Improvement Program and amending the Transportation Systems Plan 2040 are in the best interest of the City and its residents; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The Six-Year Construction Program for the period of 2022 through 2027, a copy of which is attached hereto and by this reference made a part thereof, is hereby adopted as the official Six-Year Transportation Improvement Program for the City of Yakima, including proposed amendments to the Transportation Systems Plan 2040 along with Street Improvements, which are also approved.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk

A RESOLUTION to amend the Yakima Urban Area Comprehensive Plan Capital Facilities Element to incorporate the Six-year Transportation Improvement Program (TIP) for the period of 2022 through 2027.

WHEREAS, the City of Yakima annually prepares, reviews and adopts a six-year Transportation Improvement Program for transportation improvements to arterial streets in the City of Yakima for the ensuing six-year period, all as contemplated and required by the State RCW 35.77.010 and applicable Federal law; and

WHEREAS, the City of Yakima desires to amend the Yakima Urban Area Comprehensive Plan Capital Facilities Element to reflect the adoption of the Six-year TIP, as contemplated and required by RCW 36.70A.070(6) to ensure compliance with the Growth Management Act and consistency of the Comprehensive Plan and the Six-year TIP; and,

WHEREAS, this amendment is limited to incorporation of the projects listed in the Six-Year Transportation Improvement Plan for the period of 2022 to 2027 to the Capital Facilities Element of the Yakima Urban Area Comprehensive Plan, which is required under RCW 36.70A.130(2B) and RCW 35.77.010; and,

WHEREAS, a public hearing was held by the Yakima City Council on the Six-year TIP on June 15, 2021 with the proper public notice as required by RCW 35.77.010; and

WHEREAS, the City Council of the City of Yakima, after reviewing the information and holding the public hearing, finds that amending the Yakima Area Comprehensive Plan Capital Facilities Element is in the best interest of the City and its residents; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The adopted Six-year Transportation Improvement Program for the period of 2022 through 2027 for the City of Yakima shall be incorporated as an amendment to the Capital Facilities Element of the Yakima Urban Area Comprehensive Plan.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

Sonya Claar Tee, City Clerk



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	1		YAK92	06/15/21	06/15/21				CGOPS TW	0.750	CE	Yes
		North 1st Street Revitalization, Phase 3										
		North 1st Street										
		MLK Boulevard to "J" Street										
		Improve North 1st Street by rehabilitating the pavement and lane markings, removing on-street parking, installing bike lanes, replacing and widening sidewalk, enhancing street lighting, installing pedestrian lighting, constructing median islands and installing various pedestrian and decorative elements.										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Р	CN	2022		0		0	11,980,000	11,980,000
			Totals	0		0	11,980,000	11,980,000

Expenditure Schedule	Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th							
CN	11,980,000	0	0	0	0							
Totals	11,980,000	0	0	0	0							



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Require
04	2		YAK11	06/15/21	06/15/21			01	OPSTW	0.280	EA	No
		Bravo Company Boulevard, Phase 1										
		Bravo Company Blvd										
		Railroad Tracks to 'D' Street										
		Construct four-lane roadway section with median, bike lanes and roundabouts, install curb, gutter, sidewalk, street lighting and storm drainage system, along with water and sewer systems.										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2022		0		0	6,000,000	6,000,000
			Totals	0		0	6,000,000	6,000,000

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	6,000,000	0	0	0	0						
Totals	6,000,000	0	0	0	0						



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	3	/ 1485(024)	YAK 80	06/15/21	06/15/21			28		1.000	CE	Yes
		Cowiche Canyon Trail - Phase 1										
		Cowiche Canyon Trail										
		Powerhouse Road to Cowiche Canyon Lane										
		Construct a pathway, including pedestrian bridge over Cowiche Creek										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2022		0	CWA	1,566,700	411,300	1,978,000
			Totals	0		1,566,700	411,300	1,978,000

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	1,978,000	0	0	0	0						
Totals	1,978,000	0	0	0	0						



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. B. S C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Struct	TP ID Hearing Ire ID g	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	4	/ 9939(028)	AK98 06/15/21	06/15/21			21	OPSTW	0.050	CE	Yes
		S. 72nd Avenue and W. Washington Avenue Improvements									
		S. 72nd Avenue									
		S. 72nd Avenue to W. Washington Ave.									
		Improve intersection by constructing a roundabout.									

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2022		0	OTHER	800,000	0	800,000
		· · · · · ·	Totals	0		800,000	0	800,000

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	800,000	0	0	0	0						
Totals	800,000	0	0	0	0						



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	5	/ 000S(473)	YAK44	06/15/21	06/15/21			21	OPSTW	0.200	CE	Yes
		34th Avenue & Fruitvale Boulevard, and 34th Avenue and River Road Roundabouts										
		34th Avenue										1
		River Road to Fruitvale Boulevard										
		Improve the intersections of River Road & Fruitvale Boulevard, and N. 34th Avenue and River Road by installing roundabouts.										

Funding	unding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
S	CN	2022	HSIP	788,308		0	87,590	875,898				
			Totals	788,308		0	87,590	875,898				

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	875,898	0	0	0	0						
Totals	875,898	0	0	0	0						



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
19	6		YAK88	06/15/21	06/15/21			28	СОРТ	0.300	CE	No
		Robertson Elementary School Safety Improvements										
		various streets										
		various locations to various locations										
		This project will make various pedestrian safety improvements in the vicinity of Robertson Elementary School, such as new sidewalk and constructing ADA ramps.										

Funding	Funding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
S	PE	2022		0	SRTS	69,440	0	69,440					
S	CN	2023		0	SRTS	440,560	0	440,560					
			Totals	0		510,000	0	510,000					

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
PE	69,440	0	0	0	0						
CN	0	440,560	0	0	0						
Totals	69,440	440,560	0	0	0						



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	Nu	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW F
03	7		YAK105	06/15/21	06/15/21				CGOPS TW	1.500	CE	No
		Summitview Avenue Resurfacing Summitview Avenue Resurfacing							1 00			
		N. 40th Avenue to N. 72nd Avenue										
		Grind and overlay, and ADA curb ramp replacement. Does not include N. 48th Avenue to N. 56th Avenue.										

Funding	nding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
Р	PE	2022	NHPP	249,550		0	0	249,550				
Р	CN	2022	NHPP	2,065,890		0	0	2,065,890				
			Totals	2,315,440		0	0	2,315,440				

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
PE	249,550	0	0	0	0						
CN	2,065,890	0	0	0	0						
Totals	2,315,440	0	0	0	0						



Agency: Yakima

County: Yakima

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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	8		YAK70	06/15/21	06/15/21			10		0.050	CE	No
		Box Culvert Installations										
		S. 80th Avenue and Wide Hollow Road										1
		Wide Hollow Road to 80th Avenue										1
		Install box culvert (s) adjacent to the 80th Avenue Bridge and Wide Hollow Bridge to reduce flooding issues. Joint project with Yakima County.										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Р	CN	2022		0	OTHER	160,000	0	160,000
			Totals	0		160,000	0	160,000

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	160,000	0	0	0	0						
Totals	160,000	0	0	0	0						



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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	9		YAK10	06/15/21	06/15/21			01	OPSTW	0.550	EA	Yes
		E. "H" Street Extension, Phase 1										
		E. "H" Street										
		1st Street to 7th Street										
		Construct new roadway inlcuding water, sewer, curb, gutter, sidewalk,street lighting and storm drainage system.										

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	PE	2023	BUILD	515,000		0	0	515,000					
Р	CN	2024	BUILD	4,944,000	TIB	1,200,000	0	6,144,000					
	-		Totals	5,459,000		1,200,000	0	6,659,000					

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
PE	0	515,000	0	0	0						
CN	0	0	6,144,000	0	0						
Totals	0	515,000	6,144,000	0	0						



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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Require
04	10		WA-13520	06/15/21	06/15/21			01	SW	0.280	EA	No
		Bravo Company Boulevard, Phase 2										
		Bravo Company Boulevard										
		"H" Street to Railroad Tracks										
		Construct four-lane roadway section with median, bike lanes and roundabouts, install curb, gutter, sidewalk, street lighting and storm drainage system, along with water and sewer systems.										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Р	CN	2023		0	OTHER	6,500,000	0	6,500,000
			Totals	0		6,500,000	0	6,500,000

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	0	6,500,000	0	0	0						
Totals	0	6,500,000	0	0	0						



Agency: Yakima

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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	11		YAK103	06/15/21	06/15/21			28	СОРТ	0.500	CE	No
		Nob Hill Elementary School Safety Improvements										
		various streets										
		various locations to various locations										
		This project will make various pedestrian safety improvements in the vicinity of Nob Hill Elementary School, such as new sidewalk and constructing ADA ramps.										

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	PE	2023		0	SRTS	92,000	0	92,000					
Р	CN	2024		0	SRTS	584,000	0	584,000					
			Totals	0		676,000	0	676,000					

Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th						
PE	0	92,000	0	0	0						
CN	0	0	584,000	0	0						
Totals	0	92,000	584,000	0	0						



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Y Inside

Functional Class	y Numb	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	12	WA-13522	06/15/21	06/15/21			28	CGPST W	0.530	CE	No
		Browne Avenue Sidewalk									
		Browne Avenue									
		7th Avenue to 16th Avenue									
		Replace damaged sidewalk panels.									

Funding	Funding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
Р	ALL	2023		0		0	378,170	378,170				
			Totals	0		0	378,170	378,170				

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	378,170	0	0	0
Totals	0	378,170	0	0	0



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Y Inside

Functional Class	y Numb	A. PIN/Project No. B. STIP I C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure I	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	13	WA-1352	3 06/15/21	06/15/21			28	CGPST W	0.200	CE	No
		Pacific Avenue Sidewalk									
		Pacific Avenue									
		Fair Entrance to Jail Property									
		Construct sidewalk on south side of roadway.									

Funding	Funding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2023		0		0	337,650	337,650					
		· · · ·	Totals	0		0	337,650	337,650					

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
ALL	0	337,650	0	0	0
Totals	0	337,650	0	0	0



Agency: Yakima

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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
03	14	/ 4566(007)	2143	06/15/21	06/15/21			03	COPTW		CE	Yes
		E Nob Hill Blvd & Fair Ave I/S Improvements										
		Nob Hill Blvd										
		E Nob Hill Blvd to Fair Ave										
		Widen Nob Hill Boulevard through the intersection, construct left-turn lane, curb, gutter, sidewalk, street lighting and drainage. Upgrade signal, including mast arm structures.										

Funding	Funding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
S	CN	2024	STP(US)	1,216,327		0	189,831	1,406,158				
			Totals	1,216,327		0	189,831	1,406,158				

Expenditure Schedule	Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th						
CN	0	0	1,406,158	0	0						
Totals	0	0	1,406,158	0	0						



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Y Inside

Functional Class	y Numt	A. PIN/Project No. B. S C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Struc	STIP ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	15	٢	/AK104 06/ ⁻	15/21	06/15/21				CGOPS TW	1.530	CE	No
		Tieton Drive Resurfacing										
		Tieton Drive										
		S. 48th Ave. to S. 72nd Ave.										
		Grind and overlay, and ADA curb ramp replacement.										

Funding	Funding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
Р	PE	2024		0	TIB	88,200	22,050	110,250				
Р	CN	2024		0	TIB	1,008,000	252,000	1,260,000				
			Totals	0		1,096,200	274,050	1,370,250				

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
PE	0	0	110,250	0	0					
CN	0	0	1,260,000	0	0					
Totals	0	0	1,370,250	0	0					



Agency: Yakima

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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	16		YAK93	06/15/21	06/15/21			38	СОТ	0.600	CE	Yes
		Powerhouse Road Multi-Use Path										
		Powerhouse Road										
		Mobile Home Park to Cowiche Canyon Rd.										1
		Construct 10-foot paved pathway and install a crosswalk across Powerhouse Road at Cowiche Canyon Road.										

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Р	PE	2024		0	Ped/Bike Program	73,290	9,140	82,430
Р	RW	2025		0	Ped/Bike Program	62,680	8,290	70,970
Р	CN	2026		0	Ped/Bike Program	799,680	103,430	903,110
			Totals	0		935,650	120,860	1,056,510

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
PE	0	0	82,430	0	C					
RW	0	0	0	70,970	(
CN	0	0	0	0	903,110					
Totals	0	0	82,430	70,970	903,110					



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Y Inside

Functional Class	y Numt	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
07	17	YAK 107	06/15/21	06/15/21			28	CGPST W	0.450	CE	No
		88th Avenue Sidewalk									
		88th Avenue									
		Tieton Drive to Summitview Avenue									
		Construct sidewalk on east side of roadway.									

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2025		0		0	680,610	680,610					
			Totals	0		0	680,610	680,610					

Expenditure Schedule	Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th						
ALL	0	0	0	680,610	0						
Totals	0	0	0	680,610	0						



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Y Inside

Functional Class	y Numt	A. PIN/Project No. B. STIP I C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure I	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	18	YAK10	2 06/15/21	06/15/21			21	РТ	0.030	CE	No
		N 1st St & R St Signal									
		N. 1st St.									
		R Street to R Street									
		Install traffic signal at the intersection.									

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	PE	2026	STP	60,900		0	9,450	70,350					
Р	CN	2027	STP	365,190		0	57,020	422,210					
	•		Totals	426,090		0	66,470	492,560					

Expenditure Schedule	Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th						
PE	0	0	0	0	70,350						
CN	0	0	0	0	422,210						
Totals	0	0	0	0	492,560						



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Y Inside

Functional Class	y Numt	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	19		YAK57	06/15/21	06/15/21			11	СРТ	0.010	CE	No
		18th Street Underpass										
		Yakima Avenue										
		Yakima Avenue to 18th Street										
		Replace the bridge on E. Yakima Avenue that crosses over 18th Street.										

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	PE	2026	BR	283,610		0	70,880	354,490					
Р	CN	2027	BR	2,703,960		0	675,990	3,379,950					
	•		Totals	2,987,570		0	746,870	3,734,440					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
PE	0	0	0	0	354,490					
CN	0	0	0	0	3,379,950					
Totals	0	0	0	0	3,734,440					



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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Requir
04	20		YAK 108	06/15/21	06/15/21			03	CGPST	0.030	CE	No
		 S. 1st Street and E. Washington Avenue Intersection Improvements 1st Street Washington Avenue to Washington Avenue Realign intersection, widen E. Washington Ave. for additional lane, replace curb, gutter, sidewalk, and construct new signal. 							v			

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2026		0		0	2,459,750	2,459,750					
			Totals	0		0	2,459,750	2,459,750					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	2,459,750					
Totals	0	0	0	0	2,459,750					



Agency: Yakima

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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	21		YAK14	06/15/21	06/15/21			21	COPST W		CE	Yes
		Washington Avenue & Longfiber Road Intersection Improvements										
		Washington Avenue										
		Washington Avenue to Longfiber Road										
		Improve the Washington Avenue and Longfiber Road intersection by constructing an eastbound left-turn lane on Washington and a northbound left-turn lane on Longfiber, install or replace curb, gutter, sidewalk, street lighting, storm drainage and safety flashing signal										

Funding	unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	PE	2027	STP(U)	120,020		0	18,690	138,710					
Р	RW	2027	STP(U)	116,550		0	18,170	134,720					
Р	CN	2027	STP(U)	788,970		0	123,160	912,130					
			Totals	1,025,540		0	160,020	1,185,560					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
PE	0	0	0	0	138,710					
RW	0	0	0	0	134,720					
CN	0	0	0	0	912,130					
Totals	0	0	0	0	1,185,560					



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Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	22		YAK84	06/15/21	06/15/21				CGOPS TW	0.400	CE	Yes
		 16th Avenue and Tieton Drive Intersection Improvements 16th Avenue 16th Avenue to Tieton Drive Reconstruct and widen 16th Avenue and Tieton Drive by adding left-turn lanes for all movements at the intersection. Upgrade the traffic signal. 										

Funding	nding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
Р	PE	2027	STP(U)	325,920		0	48,720	374,640				
Р	RW	2027	STP(U)	1,362,370		0	212,630	1,575,000				
Р	CN	2027	STP(U)	1,491,530		0	229,530	1,721,060				
			Totals	3,179,820		0	490,880	3,670,700				

Expenditure Schedule	Expenditure Schedule											
Phase	1st	2nd	3rd	4th	5th & 6th							
PE	0	0	0	0	374,640							
RW	0	0	0	0	1,575,000							
CN	0	0	0	0	1,721,060							
Totals	0	0	0	0	3,670,700							



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Y Inside

Functional Class	y Numt	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	23	YAK 109	06/15/21	06/15/21			28	CGPST W	0.500	CE	Yes
		Fair Avenue Sidewalk									
		Fair Avenue									1
		Pacific Avenue to Nob Hill Boulevard									
		Construct sidewalk on west side of roadway.									

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
Р	ALL	2027		0		0	455,050	455,050
		· · · ·	Totals	0		0	455,050	455,050

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	455,050					
Totals	0	0	0	0	455,050					



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Y Inside

Functional Class	y Numt	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Hearii	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	24	YAK 110	06/15/21	06/15/21			28	CGPST W	1.500	CE	Yes
		Nob Hill Boulevard Sidewalk									
		Nob Hill Boulevard									
		12th Street to 14th Street									
		Construct sidewalk on south side of roadway.									

Funding	Funding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2027		0		0	159,880	159,880					
			Totals	0		0	159,880	159,880					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	159,880					
Totals	0	0	0	0	159,880					



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County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. B. STIP II C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure II	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	25	YAK 11	06/15/21	06/15/21			04	CGPST	1.500	CE	No
		6th Avenue Roadway Improvements						•••			
		6th Avenue									
		Walnut Street to River Road									
		Reconstruct roadway including trolley provisions.									

Funding	unding											
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds				
Р	ALL	2027		0		0	6,877,160	6,877,160				
			Totals	0		0	6,877,160	6,877,160				

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	6,877,160					
Totals	0	0	0	0	6,877,160					



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numb	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Require
05	26		YAK 112	06/15/21	06/15/21			04	CGPST W	0.030	CE	No
		Powerhouse Road and Englewood Avenue Intersection Improvements										
		Powerhouse Road										
		Englewood Avenue to Englewood Avenue										
		Install traffic signal at the intersection.										

Funding	iunding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2027		0		0	922,210	922,210					
		· · · ·	Totals	0		0	922,210	922,210					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	922,210					
Totals	0	0	0	0	922,210					



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numt	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. S	B. STIP ID Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Require
04	27		YAK 113	06/15/21	06/15/21			28	CGPST W	0.010	CE	No
		Mead Avenue Pedestrian Signal										
		Mead Avenue										
		10th Avenue to 10th Avenue										
		Install pedestrian signal at the east leg of the intersection.										

Funding	ⁱ unding												
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds					
Р	ALL	2027		0		0	380,030	380,030					
		· · · ·	Totals	0		0	380,030	380,030					

Expenditure Schedule										
Phase	1st	2nd	3rd	4th	5th & 6th					
ALL	0	0	0	0	380,030					
Totals	0	0	0	0	380,030					



Agency: Yakima

County: Yakima

MPO/RTPO: YVCOG

Y Inside

Functional Class	y Numt	A. PIN/Project No. B. STIP ID C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description G. Structure ID	Heari	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
04	28	YAK 114	06/15/21	06/15/21			28	CGPST W	0.120	CE	Yes
		N. 16th Avenue Sidewalk									
		N. 16th Avenue									
		River Road to "J" Street									
		Construct sidewalk on west side of roadway.									

Funding									
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds	
Р	ALL	2027		0		0	190,020	190,020	
			Totals	0		0	190,020	190,020	

Expenditure Schedule									
Phase	1st	2nd	3rd	4th	5th & 6th				
ALL	0	0	0	0	190,020				
Totals	0	0	0	0	190,020				

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Yakima	17,398,095	13,444,550	33,368,401	64,211,046



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 9. For Meeting of: June 15, 2021

> Type Resolution Contract

ITEM TITLE:	Resolution authorizing an agreement with OIC of Washington for \$75,000.00 of CDBG funding for youth programming and services
	at the Henry Beauchamp Community Center
SUBMITTED BY:	Archie Matthews, ONDS Manager

SUMMARY EXPLANATION:

This Agreement sets forth the terms and conditions for OIC to receive CDBG money for youth programming and services, including data collection, programming requirements, and federal requirements associated with the grant money. This agreement is for the remaining months of 2021, ending December 31, 2021.

ITEM BUDGETED:	Yes
STRATEGIC PRIORITY:	Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt resolution.

ATTACHMENTS:

	Description	Upload Date
D	Res-OIC Agreement for \$75,000 CDBG Funding	6/3/2021
D	Agreement between COY & OIC for CDBG Funding	6/3/2021

RESOLUTION NO. R-2021-

A RESOLUTION authorizing an agreement with Opportunities Industrialization Center of Washington (OIC) in the amount of Seventy-Five Thousand Dollars (\$75,000.00) in Community Development Block Grant funds to provide youth services and programming in Yakima at the Henry Beauchamp Community Center.

WHEREAS, OIC is a non-profit service provider that provides, in part, programming and services to youth in the City of Yakima at the Henry Beauchamp Community Center; and

WHEREAS, the Yakima City Council has allocated Seventy-Five Thousand dollars (\$75,000.00) in Community Development Block Grant funding to OIC to provide youth programming and services to underserved youth in the City of Yakima, specifically at the Henry Beauchamp Community Center (HBCC) and HBCC's programs; and

WHEREAS, the City is a recipient and is responsible for the administration of its annual allocation of Community Development Block Grant (CDBG) funds made available through the United States Department of Housing and Urban Development (HUD) and authorized by Title I of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, federal regulation governing the use of CDBG funds for youth programming and activities allow the City to use such funds to provide grants to assist non-profit organizations in providing services that meet the CDBG requirements; and

WHEREAS, this activity is part of the City's Annual Action Plan; and

WHEREAS, the provision of youth programming and services meeting CDBG guidelines will provide substantial appropriate public benefits to the City, particularly by providing youth programming and services to underserved youth; and

WHEREAS, the City Council of the City of Yakima finds that it is in the best interest of the City and its residents to use \$75,000.00 of its CDBG money to fund youth programming and services at the HBCC, provided by OIC, now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The City Manager is hereby authorized to execute a grant agreement with Opportunities Industrialization Center of Washington (OIC), in the amount of Seventy-Five Thousand dollars (\$75,000.00) in Community Development Block Grant funds to provide youth programming and youth services within the City of Yakima. A copy of the grant agreement is attached hereto.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

Patricia Byers, Mayor

AGREEMENT BETWEEN THE CITY OF YAKIMA, WASHINGTON AND OPPORTUNITIES INDUSTRIALIZATION CENTER (OIC) OF WASHINGTON FOR CDBG SERVICES

THIS AGREEMENT is entered into this _____ day of _____, 2021, between the City of Yakima, State of Washington ("City") and Opportunities Industrialization Center of Washington ("Agency").

RECITALS:

1. The City is an entitlement applicant for Community Development Block Grant (CDBG) funds under the Housing and Community Development Act of 1974 (the Act), Pub. L. 93-383 as amended, and is eligible to receive CDBG funds for the purpose of carrying out community development and housing activities authorized under the Act and under regulations promulgated by the Department of Housing and Urban Development (HUD) at 24 CFR Part 570.

2. The Washington State Legislature has declared in RCW 35.21.735 that carrying out the purposes of federal grants or programs is both a public purpose and an appropriate function for a city; and the City desires to contract with the Agency for the services described within this Agreement, for eligible activities under the Act and HUD regulations.

3. The City wishes to contract with the Agency for the services described in this Agreement, for eligible activities under the Act, and HUD regulations.

AGREEMENT:

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

PART 1 GENERAL CONDITIONS

- 1. Scope of Agreement
- 2. Scope of Project
- 3. Commencement and Termination of Projects
- 4. Administration
- 5. Compensation and Method of Payment
- 6. Failure to Perform
- 7. Operating Budget
- 8. Funding Alternatives and Future Support
- 9. Amendments
- 10. Assignment and Subcontracting
- 11. Hold Harmless and Indemnification
- 12. Insurance
- 13. Conflict of Interest
- 14. Termination
- 15. Reversion of Assets

PART 2 FEDERAL, STATE AND LOCAL PROGRAM REQUIREMENTS

- 1. Procurement Standards
- 2. Environmental Review
- 3. Nondiscrimination
- 4. Labor Standards
- 5. Property Management
- 6. Acquisition and Relocation
- 7. National Flood Insurance
- 8. Lead-Based Paint Poisoning
- 9. Administrative Requirements and Cost Principles
- 10. Other Federal Requirements
- 11. Non-substitution for Local Funding
- 12. Public Ownership
- 13. Public Information
- 14. Lobbying
- 15. Religious Organizations

PART 3 EVALUATION AND RECORD KEEPING

- 1. General
- 2. Evaluation
- 3. Audits and Inspections
- 4. Records
- 5. Retention of Records
- 6. Reports

PART 4 EXHIBITS

- 1. Original Grant Award Letter
- 2. Contract Scope of Work, Completion Date and Contact Information

PART 5 ACCEPTANCE AND SIGNATURES

ATTACHMENTS:

Attachment #1:General InformationAttachment #2:Project BudgetAttachment #3:Special ConditionsAttachment #4:Records and ReportingAttachment #5:Project Timeline/Performance Measures

PART 1. GENERAL CONDITIONS

1. Scope of Agreement.

The Agreement between the parties consists of the signature page; the general conditions; the Federal, State and local program requirements; the evaluation and record-keeping requirements; each and every project Exhibit and Attachment incorporated into the Agreement; all matters and laws incorporated in the Agreement; and any written amendments made according to the general conditions. This Agreement supersedes any and all former agreements applicable to projects governed by this Agreement.

The Agency will provide a public service as allowed under CDBG Activity 570.201(e), specifically youth education services and programming to youth residents of the City of Yakima. The Project is more specifically described in the Annual Action Plan as follows:

- **<u>1.</u>** After school tutoring including literacy, math, and recreation for approximately 50 K-12 youth.
- 2. Summer Enrichment Program serving approximately 50 K-12 youth.
- 3. "100 Jobs for 100 Kids" which this summer will provide summer employment educational opportunities to approximately 50 high school-aged youth. Due to the COVID-19 pandemic these youth may, or may not, also be placed in summer employment opportunities. The focus this year, however, is on job skills and employment education.
- 4. Computer Lab and STEM activities for approximately 50 K-12 youth.
- 5. Community Garden activities for approximately 25 children and youth.
- <u>6.</u> Emergency Supplemental Services for approximately 100 youth which includes nutritional support for youth during the COVID-19 pandemic and slow re-opening of the Yakima community, and education and career enrichment through a summer bridge book system based on the participant's grade-level, with consideration given to learning deficiencies. Workbooks are assembled and include work on writing, math, STEM and literacy. These services will continue through the COVID-19 pandemic.

Youth served will be from census tracts where the majority of the population is low and moderate income.

This Agreement and compensation to the Agency is specifically and expressly dependent upon the City receiving an allocation of CDBG funds to pay for some or all of the services provided by the Agency. These funds will be used exclusively to support the services indicated above. Both parties understand that the funding from this contract may not cover all expenses incurred by the Agency for these services. This Agreement may be amended from time to time, in accordance with the general conditions, for the purpose of adding new projects, amending the scope of work, or for any other lawful purpose.

- 3. Commencement and Termination of Programs.
 - A. When it is notified by HUD that funds will be released, the City shall furnish the Agency with written notice to proceed, however, the City may reimburse the Agency for work on a program which occurs prior to the notice to proceed, if allowed, but has no obligation to do. No work on a project shall occur prior to the notice to proceed without written approval from the City. Termination dates for individual programs shall be specified in the appropriate Attachments, if appropriate. Costs incurred after the termination date of this Agreement will not be reimbursed. The termination date may be changed through amendment of this Agreement.
 - B. Upon termination of individual projects covered by this Agreement, the Agency shall transfer to the City any CDBG funds on hand at the time of termination and any accounts receivable attributable to the use of CDBG funds.
- 4. Administration.

The Agency shall appoint a liaison who shall be responsible for overall administration of CDBG funded project(s) and coordination with the City of Yakima. The Agency shall also designate one or more representatives who shall be authorized to sign the Voucher Reimbursement Requests and Program Accomplishments Reports. The names of the liaison and representatives shall be specified in the Attachment(s).

- 5. Compensation and Method of Payment.
 - A. The City shall reimburse the Agency from CDBG funds only for the activities specified in the Scope of Work above and the Attachments in an amount not to exceed the amount specified on Attachment #1—CDBG Appropriation.
 - B. The Agency shall submit a properly executed Voucher Reimbursement Request and Program Accomplishments Form as frequently as requested by the City, but at a minimum no less than each calendar quarter throughout the term of the Agreement. The City will make payment to the Agency not more than thirty (30) working days after said Reimbursement Request is received and approved by the City. The City will issue a statement of correction in the event that the Voucher Reimbursement Request is erroneous. Payment does not constitute final approval of the work performed. Payment requests that do not include the program accomplishments report will not be paid.
 - C. The City will pay Agency for its services on a reimbursement only basis. Any funds received by Agency in excess of the actual expenses shall be reported to the City immediately. The City may demand immediate return of the excess funds.

6. Failure to Perform.

If the Agency fails to comply with any terms or conditions of this Agreement or to provide in any manner the activities or other performance as agreed to herein, the City reserves the right, following written notice to the Agency, to withhold all or any part of payment, suspend all or part of the contract, or prohibit the Agency from incurring additional obligations of funds until the City is satisfied that corrective action has been taken or completed as more specifically outlined in the Exhibit(s) and Attachment(s) to this Agreement. The option to withhold funds is in addition to, and not in lieu of, the City's right to termination as provided in Section 14 of the General Conditions of this Agreement.

7. Operating Budget.

The Agency shall utilize the funds received from the City under this Agreement to provide programs outlined in the Budget Summary found on Attachment #2. No line item expense shall cause total expenditures charged to this Agreement to exceed the total amount appropriated to the Agency by the City as indicated in Attachment #1—CDBG Appropriation.

- 8. Funding Alternatives and Future Support.
 - A. The Agency shall report all program income generated under this Agreement for the purposes specified in this Agreement or generated through the program(s) funded under this Agreement and will provide the City with the intended use of such funds. Income that is not used to continue or benefit the program(s) funded under this

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Agreement shall be returned to the City immediately and revert to the CDBG Fund for reallocation by the City.

- B. The City makes no commitment to future support and assumes no obligation for future support of the activities contracted herein beyond the contract date, except as expressly set forth in this Agreement.
- C. Should anticipated sources of revenue become unavailable to the City for use in the CDBG Program, the City shall immediately notify the Agency in writing and the City will be released from all contracted liability for that portion of the Agreement covered by funds not yet received by the City.

9. Amendments.

Either party may request modifications in the scope of permissible activities, terms, or conditions of this Agreement. Proposed modifications which are mutually agreed upon shall be incorporated by written amendment to this Agreement. A written amendment may affect a project or projects authorized by this Agreement or may be of general application.

10. Assignment and Subcontracting.

- A. The Agency shall not assign any portion of this Agreement without the written consent of the City, and it is further agreed that said consent must be sought in writing by the Agency not less than fifteen (15) days prior to the date of any proposed amendment.
- B. Any work or services assigned or subcontracted under this Agreement shall be subject to each provision of this Agreement and proper bidding procedures. The Agency agrees that it is as fully responsible to the City for the acts and omissions of its subcontractors and their employees and agents, as it is for the acts and omissions of its own employees and agents, as provided in paragraph 11.B.

11. Hold Harmless and Indemnification.

- A. The Agency agrees that it is financially responsible for any audit exception or other financial loss to the City which occurs due to its negligence or its failure to comply with the terms of this Agreement.
- B. The Agency further agrees to defend, indemnify and hold harmless the City, its elected and appointed officials, employees, and agents from and against any and all claims, demands and/or causes of action of any kind or character whatsoever arising out of or in connection with the performance of this Agreement by the Agency, its employees, subcontractors, agents, or volunteers for any and all claims by any persons for alleged personal injury, death, or damage to their persons or property to the extent caused by the negligent acts, errors or omissions of the Agency, its employees, agents, subcontractors, volunteers or representatives. In the event that any suit or claim for damages based upon such claim, action, loss, or damages is brought against the City, the Agency shall defend the same at its sole cost and expense; provided that the City retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the City and/or its officers, agents, and/or employees or any of them or jointly

against the City and the Agency and its respective officers, agents, subcontractors, employees, volunteers or any of them, the Agency agrees to fully satisfy the same and the Agency shall reimburse the City for any cost and expense which the City has incurred as a result of such claim or suit, including, but not limited to attorneys' fees, costs and appeal costs and fees. The provisions of this section shall survive the expiration or termination of this Agreement.

12. Insurance.

- A. The Agency shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Agency, its agents, representatives, or employees.
- B. The Agency's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Agency to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- C. The Agency shall obtain insurance of the types and coverage described below:
 - i. <u>Commercial General Liability.</u> Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Agency's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 - ii. <u>Commercial Automobile Liability Insurance.</u> If Agency owns any vehicles, before this Agreement is fully executed by the parties, the Agency shall provide the City with proof of commercial automobile liability insurance. Automobile liability shall apply to any auto and be shown on the certificate. In the event Agency does not own any vehicles, or uses non-owned vehicles in its operations, Agency shall provide proof of coverage for non-owned and hired automobile liability
 - iii. <u>Workers' Compensation</u>. Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 - iv. <u>Professional Liability.</u> Professional Liability insurance appropriate to the Agency's profession. Professional liability shall include coverage for its employees and officers and all contracts, volunteers and individuals performing professional services for the Agency. This requirement may be met instead by a combination of the Agency's professional liability insurance and professional liability insurance of all others performing services for the Agency in the minimum amounts shown below.
 - v. <u>Directors' and Officers' Insurance</u>. Directors' and Officers' insurance appropriate to the Agency's actions. If the Professional Liability policy covers

the actions of the Agency's directors and officers that would be covered under a Directors' and Officers' policy, this requirement may be met by that liability insurance.

- D. The Agency shall maintain the following insurance limits:
 - i. <u>Commercial General Liability.</u> The Agency shall maintain Commercial General Liability insurance with limits of no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate.
 - ii. <u>Commercial Automobile Liability.</u> The Agency shall maintain either Commercial Automobile Liability insurance and/or Non-Owned and Hired Automobile Insurance with limits of no less than \$3,000,000.00 per occurrence combined single limit body injury and property damage
 - iii. <u>Professional Liability.</u> The Agency shall maintain Professional Liability insurance with limits of no less than \$1,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
 - iv. <u>Directors' and Officers' Insurance</u>. The Agency shall maintain Directors' and Officers' insurance with limits of no less than \$1,000,000.00 per occurrence and an annual aggregate limit of at least \$1,000,00.00.
- E. If any of the required insurance provides coverage on a claims-made basis:
 - i. The retroactive date must be on or before the date of the Agreement or the beginning of services provided to the City. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after expiration or termination of the Agreement.
 - ii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Agency must purchase "extended reporting" coverage for a minimum of five (5) years after completion of services provided by this Agreement.
- F. The Agency's Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Agency's insurance and shall not contribute with it. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- G. The Agency shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agency before commencement of the work.
- H. The Agency shall provide the City with written notice of any policy cancellation within five (5) business days of their receipt of such notice.

- I. Failure on the part of the Agency to maintain the insurance as required shall constitute a material breach of this Agreement, upon which the City may, after giving five (5) business days' notice to the Agency to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Agency from the City.
- J. If the Agency maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Agency, irrespective of whether such limits maintained by the Agency are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Agency.
- K. The Agency shall not use or disclose Personal Information, as defined in RCW 19.255.010, in any manner that would constitute a violation of federal law or applicable provisions of Washington State law. Agency agrees to comply with all federal and state laws and regulations, as currently enacted or revised, regarding data security and electronic data interchange of Personal information.

13. Conflict of Interest.

A. Interest of Officers, Employees, or Agents:

No officer, employee, or agent of the City or Agency who exercises any functions or responsibilities in connection with the planning and carrying out the City of Yakima CDBG Program, or any other person who exercises any functions or responsibilities in connection with the City, shall have any personal financial interest, direct or indirect, in this Agreement, and the Agency shall take appropriate steps to assure compliance.

B. Interest of the Contractor(s) and Their Employees:

The Agency agrees that it will incorporate into every subcontract required to be in writing, and made pursuant to this Agreement, the following or equivalent provisions:

The Contractor covenants that no person who presently exercises any functions or responsibilities in connection with the CDBG Program has any personal financial interest, direct or indirect, in this Agreement. The Contractor further covenants that he or she presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder. The Contractor further covenants that in the performance of this Agreement no person having any conflicting interest shall be employed. Any such interest on the part of the Contractor or the Contractor's employees must be disclosed to the Agency and the City.

14. Suspension and Termination.

- A. This Agreement is subject to suspension or termination upon 30 days written notice by the City should:
 - i. The Agency mismanage or make improper or unlawful use of CDBG funds;
 - ii. The Agency fails to comply with the terms and conditions expressed herein or the applicable regulations and directives of the Federal Government, State or City;
 - iii. CDBG funds become no longer available from the Federal Government to the City;
 - iv. The Agency fails to carry out activities expressed by this Agreement; or
 - v. The Agency fails to submit reports or submits incomplete or inaccurate reports in any material respect.
- B. This Agreement is subject to suspension or termination upon 30 days written notice by the Agency should:
 - i. The City fail in its commitment under this Agreement to provide funding for services rendered, as herein provided; or
 - ii. CDBG funds become no longer available from the Federal Government or through the City.
- C. This Agreement may be suspended or terminated at any time, in whole or in part, upon the written agreement of the City and the Agency.
- D. Otherwise this Agreement shall terminate on the termination date specified on Attachment #1 and shall be subject to extension only by mutual agreement.
- E. Upon termination of this Agreement, any unexpended balance of the CDBG funds awarded through this Agreement shall lapse and remain in the City of Yakima's CDBG fund.
- F. In the event that termination occurs under paragraph A(i) of this section, the Agency shall return to the City all funds received by Agency which were expended in violation of the terms of this Agreement.
- 15. <u>Reversion of Assets.</u>

Upon expiration of this Agreement, the Agency shall transfer to the City any City CDBG funds received by the Agency and previously not authorized as a reimbursement, and any accounts receivable attributable to the use of City CDBG funds.

If the Agency ceases to use any asset acquired or improved with CDBG funds for the purpose described in this Agreement, within five years following the termination of this Agreement, the Agency shall pay to the City the fair market value of the asset less any portion of the value attributable to expenditures of non-CDBG funds, but this amount should not exceed the original purchase price of the asset.

PART 2 FEDERAL, STATE AND LOCAL PROGRAM REQUIREMENTS

1. Procurement Standards.

In awarding contracts pursuant to this Agreement, the Agency shall comply with all applicable requirements of local and State law for awarding contracts, including but not limited to procedures for competitive bidding, contractor's bonds, and RCW 60.28.010, which addresses retained percentages. In addition, the Agency shall comply with the requirements of the U.S. Office of Management and Budget, as applicable, relating to bonding, insurance and procurement standards; and all federal laws, regulations, executive orders and guidance documents. Where Federal standards differ from local or State standards, the stricter standards shall apply. The Federal standard for competitive bidding shall apply only if the applicable State or local standard for competitive bidding is greater than the federal standard.

- Environmental Review (as applicable).
 - A. National Environmental Policy Act:

The City retains environmental review responsibility for purposes of fulfilling requirements of the National Environmental Policy Act as implemented by HUD Environmental Review Procedures (24 CFR Part 58). The City may require the Agency to furnish data, information and assistance for the City's review and assessment in determining whether an Environmental Impact Statement must be prepared.

B. Other Federal Environmental Laws:

In decision making and action pursuant to NEPA, and otherwise under this Agreement, the standards, policies, and regulations of the following laws and authorities shall be followed: The National Historic Preservation Act of 1966 (16 U.S.C. 470 et. seq.) as amended, particularly section 106 (16 U.S.C. 470(f)); Executive Order 11593, Protection and Enhancement of the Cultural Environment, May 13, 1971 (36 FR 8921 et. seq.), particularly section 2(c); the Reservoir Salvage Act of 1960 (16 U.S.C. 469 et. seq.), particularly section 3 (16 U.S.C. 469a-1), as amended by the Archaeological and Historic Preservation Act of 1974; Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et. seq.) as amended, particularly sections 102(a) and 202(a)(42 U.S.C. 4012a(a) and 4106(a)); Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26951 et. seq.), particularly section 2(a); Executive Order 11990, Protection of Wetlands, May 24, 1977 (42 FR 26961 et. seq.), particularly sections 2 and 5; the Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et. seq.) as amended, particularly section 307(c) and (d)(16 U.S.C. 1456(c) and (d)); the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et. seq., and 21 U.S.C. 349) as amended, particularly section 1424(e)(42 U.S.C. 300h-303(e)); the Endangered Species Act of 1973 (16 U.S.C. 1531 et. seq.) as amended, particularly Section 7 (16 U.S.C. 1536); the Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et. seq.) as amended, particularly section 7(b) and (c)(16 U.S.C. 1278(b) and (c)); the Clean Air Act (42 U.S.C. 7401 et. seq.) as amended, particularly section 176(c) and (d)(42 U.S.C. 7506(c) and (d)); and HUD environmental standards (24 CFR Part 51, Environmental Criteria and Standards (44 FR 40860-40866, July 12, 1979).

C. State Environmental Policy Act:

Agencies that are branches of government under RCW 43.21C.030 retain responsibility for fulfilling the requirements of the State Environmental Policy Act,

RCW Chapter 43.21C, and regulations and ordinances adopted under that Chapter. If the Agency is not a branch of government under RCW 43.21C.030, the City may require the Agency to furnish data, information and assistance as necessary to enable the City to comply with the State Environmental Policy Act.

D. Satisfaction of Environmental Requirements:

Project execution under this Agreement by either the City or the Agency shall not proceed until satisfaction of all applicable requirements of the National and State Environmental Policy Acts. A written notice to proceed will not be issued by the City until all such requirements are complied with.

- 3. Nondiscrimination.
 - A. General:

The Agency shall comply with all Federal, State and local laws prohibiting discrimination on the basis of age, sex, marital status, race, creed, color, national origin, the presence of any sensory, mental or physical handicap or any other group protected under local, state or federal law existing or hereafter created. These requirements are specified in RCW chapter 49.60; Section 109 of the Housing and Community Development Act of 1974; Civil Rights Act of 1964, Title VI; Civil Rights Act of 1968, Title VIII; Executive Order 11063; Executive Order 11246; Section 3 of the Housing and Urban Development Act of 1968; Section 504 of the Rehabilitation Act of 1973; and, the Age Discrimination Act of 1975. Specifically the Agency is prohibited from taking any discriminatory actions defined in the HUD Regulations at 24 CFR 570.602(b)(1) and shall take such affirmative and corrective actions as are required by the Regulations at 24 CFR 570.602(b)(4).

- B. Specific Discriminatory Actions Prohibited:
 - i. The Agency may not, under any program or activity to which this Agreement may apply, directly or through contractual or other arrangements, on the grounds of race, color, national origin, or sex:
 - (a) Deny any person facilities, services, financial aid, or other benefits provided under the program or activity;
 - (b) Provide any persons with facilities, services, financial aid, or other benefits which are different, or are provided in a different form, from that provided to others under the same program or activity;
 - (c) Subject any person to segregated or separate treatment in any facility or in any matter or process related to receipt of any service or benefit under the program or activity;
 - (d) Restrict in any way access to, or in the enjoyment of, any advantage or privilege enjoyed by others in connection with facilities, services, financial aid, or other benefits under the program or activity;
 - (e) Treat any person differently from others in determining whether the person satisfies any admission, enrollment, eligibility, membership, or other requirement or condition which individuals must meet in order to be provided any facilities, services or other benefit provided under the program or activity; or

- (f) Deny any person any opportunity to participate in a program or activity as an employee.
- ii. The Agency shall not use criteria or methods of administration that have the effect of subjecting individuals to discrimination on the basis of race, color, national origin, or sex, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity with respect to individuals of a particular race, color, national origin, or sex.
- iii. The Agency, in determining the site or location of housing or facilities provided in whole or in part with funds under this part, may not make selections of such site or location that have the effect of excluding individuals from, denying them the benefits of, or subjecting them to discrimination on the grounds of race, color, national origin, or sex; or which have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the Act or of the HUD Regulations.
- C. Fair Housing (as applicable):

The Agency shall take necessary and appropriate actions to prevent discrimination in federally assisted housing and lending practices related to loans insured or guaranteed by the Federal government. (Civil Rights Act of 1968, Title VII; Executive Order 11063).

- D. Employment:
 - i. In all solicitations under this Agreement, the Agency shall state that all qualified applicants will be considered for employment. The words "equal opportunity employer" in advertisements shall constitute compliance with this section.
 - ii. The Agency shall not discriminate against any employee or applicant for employment in connection with this Agreement because of age, sex, marital status, race, creed, color, national origin, or the presence of any sensory, mental, or physical handicap, except when there is a bona fide occupational limitation. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training. (RCW chap. 49.60; Executive Order 11246 as amended).
 - iii. To the greatest extent feasible, the Agency shall provide training and employment opportunities for lower-income residents within the area served by CDBG assisted projects (Section 3, Housing and Urban Development Act of 1968, as amended).
- E. Contractors and Suppliers:
 - i. No contractor, subcontractor, union, or vender engaged in any activity under this Agreement shall discriminate in the sale of materials, equipment or labor on the basis of age, sex, marital status, race, creed, color, national origin, or

the presence of any sensory, mental, or physical handicap. Such practices include: employment, upgrading, demotion, recruiting, transfer, layoff, termination, pay rate, and advertisement for employment. (RCW Chap. 49.60; Executive Order 11246 as amended).

- ii. All firms and organizations described above shall be required to submit to the Agency certificates of compliance demonstrating that they have, in fact, complied with the foregoing provisions; provided, that certificates of compliance shall not be required from firms and organizations with fewer than 25 employees or on contracts and/or yearly sales of less than \$10,000.00.
- iii. To the greatest extent feasible, the Agency shall purchase supplies and services for activities under this Agreement from vendors and contractors whose businesses are located in the area served by CDBG-funded activities or owned in substantial part by program area residents. (Section 3, Housing and Urban Development Act of 1968, as amended).
- iv. CDBG funds shall not be used directly or indirectly to employ, award contracts to, or otherwise engage the services of, or fund any contractor or subrecipient during any period of debarment, suspension, or placement in ineligibility status under the provisions of 24 CFR Part 24.
- F. Notice:
 - i. The Agency shall include the provisions of the appropriate subsections A, B, C, D, and E of this Section 3 entitled "Nondiscrimination" as required by law, and shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding a notice advising the said labor union or worker's representative of the commitments made in these subsections.
 - ii. In advertising for employees, goods or services for the activities under this Agreement, the Agency shall comply with all federal laws, regulations, executive orders and guidelines, including, but not limited to OMB 2CFR-200. Agencies shall be considered to be in compliance with this provision if at least one of the following steps is taken: (a) advertise in a minority publication in addition to publication of general circulation; (b) utilize a minority contractors bidding center; or (c) utilize a local affirmative action office and/or certified minority/women's business enterprise directory.

4. Labor Standards.

The Agency shall require that project construction contractors and subcontractors pay their laborers and mechanics at wage rates in accordance with the Davis-Bacon Act, as amended (40 U.S.C. sections 276(a)-276(a)(5)), and that they comply with the Copeland "Anti-Kickback" Act (40 U.S.C. 276(c)) and the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et. seq.) as prescribed at 29 CFR Parts 1, 3, 5, 6 and 7; provided that this section shall not apply to rehabilitation of residential property designed for residential use by fewer than eight families.

- 5. Property Management.
 - A. The Agency agrees that any non-expendable personal property (capital equipment), purchased wholly or in part with project funds at a cost of \$5,000.00 or more per item, is upon its purchase or receipt the program property of the City and/or Federal government. Final ownership and disposition of such property shall be determined under the applicable provisions of federal law, including, but not limited to, 2 CFR 200.
 - B. The Agency shall be responsible for all such property, including its care and maintenance, at the Agency's expense.
 - C. The Agency shall admit the City's property management officer to Agency's premises for the purpose of marking such property, as appropriate, with City property tags.
 - D. The Agency shall meet the following procedural requirements for all such property:
 - 1. Property records shall be maintained accurately and provide for: a description of the property; manufacturer's serial number or other identification number; acquisition date and cost; source of the property; percentage of CDBG funds used in the purchase of property; and location, use, and condition of the property.
 - ii. A physical inventory of property shall be taken and the results reconciled with the property records at least once every two years to verify the existence, current utilization, and continued need for the property.
 - iii. A control system shall be in effect to ensure adequate safeguards to prevent and/or minimize loss, damage, or theft of the property. Any such loss, damage or theft of property shall be investigated and fully documented.
 - iv. Adequate maintenance procedures shall be implemented to keep the property in good condition.

6. Acquisition and Relocation.

- A. Any acquisition of real property by a State Agency for any activity assisted under this Agreement shall comply with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (hereinafter referred to as the Uniform Act)(42 U.S.C. 4601 et. seq.) and the Regulations at 24 CFR Part 42.
- B. Implementation of any program provided for in this Agreement will be undertaken in a manner so as to minimize involuntary displacement of persons, businesses, nonprofit organizations, or farms to the greatest extent feasible.
- C. Any displacement of persons, businesses, nonprofit organizations, or farms occurring as the result of acquisition of real property assisted under this Agreement shall comply with the Uniform Act, the Regulations at 24 CFR Part 42, and the City of Yakima's displacement policy required by Federal CDBG regulations at 24 CFR

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570.305. The Agency shall comply with the Regulations pertaining to costs of relocation and written policies, as specified by 24 CFR 570.602(c) and (d).

7. National Flood Insurance.

To the extent indicated by 24 CFR 570.605, the Agency shall comply with the flood insurance purchase requirements of Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et. seq. and the Federal regulations issued under that statute). The Agency shall comply with the Regulations at 24 CFR section 570.605.

8. Lead-Based Paint Poisoning.

The Agency shall comply with the HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. sections 4831 et. seq.) requiring prohibition of the use of lead-based paint (whenever funds under this Agreement are used directly or indirectly for construction, rehabilitation, or modernization of residential structures) and notification of the hazards of lead-based paint poisoning to purchasers and tenants of residential structures constructed prior to 1950.

- 9. Administrative Requirements and Cost Principles.
 - A. If the Agency is a governmental entity, the Agency shall comply with the requirements and standards of OMB Circular A-128, "Audits of State and Local Government," and Circular A-87, "Principles for Determining Costs Applicable to Grants and Contracts with State, Local and Federally recognized Indian Tribal Governments," and with 2 CFR Part 200.
 - B. If the Agency is <u>not</u> a governmental entity, the Agency shall comply with the requirements and standards of 2 CFR Part 200, and all other applicable federal laws, regulations, executive orders and guidelines.
- 10. Other Federal Requirements.

The absence of mention in this Agreement of any other Federal requirements which apply to the award and expenditure of the Federal funds made available by this Agreement is not intended to indicate that those Federal requirements are not applicable to Agency activities. The Agency shall comply with all other Federal requirements relating to the expenditure of Federal funds, including but not limited to: The Architectural Barriers Act of 1968 (42 U.S.C. 4151), and the Hatch Act (5 U.S.C. Chapter 15). Additionally, the Agency shall comply with the Federal requirements 600 through 603; Section 605; and Sections 607 through 612.

11. Nonsubstitution for Local Funding.

The CDBG funding made available under this Agreement shall be used only for eligible program expenses.

12. Public Ownership.

For Agencies that are not municipal corporations organized under the laws of the State of Washington, it may become necessary to grant the City a property interest where the subject

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project calls for the acquisition, construction, reconstruction, rehabilitation, or installation of publicly owned facilities and improvements. The Agency shall comply with current City requirements regarding transfer of a property interest sufficient to meet any public ownership requirement imposed by law.

- 13. Public Information.
 - A. In all news releases and other public notices related to programs funded under this Agreement, the Agency shall include information identifying a source of funds as the "City of Yakima CDBG Program."
 - B. For all construction projects the Agency shall erect a sign to City specifications at the construction site, identifying the source of funds, except that this requirement may be waived for construction projects of \$100,000.00 or less.
 - C. The Agency acknowledges that this Agreement and any other information provided by it to the City and/or relevant to the program(s) described in the Exhibit(s) and Attachment(s) are subject to the Washington State Public Records Act, Chapter 42.56 RCW.
- 14. Lobbying.

The Agency certifies, to the best of its knowledge and belief, that:

- A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer of employee of any Agency, a Member of Congress, an officer or employee or Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal agreement, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The Agency shall require that the language of this certification, or equivalent language, be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject

to a civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each such failure.

15. Religious Organizations.

The Agency will comply with all federal requirements concerning religious organizations and the use of Community Block Grant funds. All services delivered must be dispensed in a clearly non-sectarian manner, devoid of any religious influence.

PART 3 EVALUATION AND RECORD KEEPING

1. General.

The Agency agrees to maintain records and provide reports as listed in Attachment #4 of this Agreement, and as defined in this Part, below.

2. Evaluation.

The Agency shall participate with the City in any evaluation project or performance report required by the Federal Agency. Further, the Agency agrees to participate with the City in any mutually-agreed upon or reasonable evaluation project or performance report as requested by the City. In either situation, the Agency agrees to make available all information required by any such evaluation process.

3. Audits and Inspections.

The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review or audit by the City, Federal, or State officials so authorized by law during the performance of this Agreement and during the period of retention specified in this Part 3.

- A. Audits. The Agency will provide at or before the contract signing a copy of the Agency's most recent audit. The Agency will provide to the City a copy of the Agency's most recent audit for each year in which a contract for use of CDBG funds exists with the City. Failure to provide such audit will be considered a material breach of the Agreement and result in a refund to the City of all moneys paid or due under the Agreement.
- B. Audit Requirements. Agencies receiving \$750,000.00 or more in federal funds will provide to the City the above required audits conducted in a manner required by 2 CFR Part 200 Uniform Guidance—Subpart F.
- 4. Records.

The Agency shall maintain a certified public audit for the City Community Development Block Grant year in which the funds are awarded and through each Community Development Block Grant year or portion thereof, in which the funds are used or a contract exists between the Agency and the City as required by 2 CFR Part 200 or other applicable federal law. As required by HUD Regulations, 24 CFR Part 570, the Agency shall compile and maintain the following records:

- A. Financial Management. Such records shall identify adequately the source and application of funds for activities within this Agreement, in accordance with the applicable provisions federal law, regulation, executive order or guidelines, including, but not limited to 2 CFR Part 200. These records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, and income.
- B. Relocation. If applicable, Agency record keeping must comply with the Uniform Act implementing regulations at 24 CFR Part 42. Indication of the overall status of the relocation workload and a separate relocation record for each person, business, organization, and farm operation displaced or in the relocation workload must be kept.
- C. Property Acquisition. If applicable, Agency files must contain a separate acquisition file for each acquisition process documenting compliance with the implementing regulations for the Uniform Act at 24 CFR Part 42. Major requirements include: (a) invitation to owner to accompany appraiser during inspection, (b) at least one property appraisal, (c) statement of basis for determination of just compensation, (d) written offer of just compensation, (e) all documents involving conveyance, (f) settlement cost reporting statement, and (g) notice to surrender possession of premises.
- D. Equal Opportunity. The Agency shall maintain racial, ethnic, and gender data showing the extent to which these categories of persons have participated in, or benefited from, the activities carried out under this Agreement. The Agency shall also maintain data which records its affirmative action in equal opportunity employment, and its good-faith efforts to identify, train, and/or hire lower-income residents of the program area and to utilize business concerns which are located in or owned in substantial part by persons residing in the area of the program.
- E. Labor Standards. Records shall be maintained regarding compliance of all contractors performing construction work under this Agreement with the labor standards required by federal law, and any State labor standards, as applicable.
- F. Miscellaneous Records. The Agency shall maintain such other records as may be required by HUD or the City. Such records shall include, but shall not be limited to, a separate and current file for each CDBG grant award, containing copies of originals of the following:
 - i. Grant Award Letter.
 - ii. Notice to Proceed and/or equivalent written approval from City.
 - iii. Project or program related authorizations, motions, resolutions or meeting minutes of the Agency's governing body.
 - iv. Contract Attachments, Exhibits and any amendments thereto.
 - v. This Agreement and any amendments thereto.
 - vi. Voucher reimbursement requests and program accomplishment reports.
 - vii: Bills for payment.
 - viii. Approved vouchers and warrants.
 - ix. Where CDBG funds will support Agency staff salary and/or fringe benefit costs, payroll time sheets signed by the employee and the employee's

supervisor, annotated to document percent of time charged against the project if less than full time.

- x. Where CDBG funds will be used to offset the cost of communications, travel and office supplies, and where these costs are shared with other programs and an invoice is available, documentation such as log sheets (for copy machine use, odometer readings, etc.). As an alternative, annotated invoices may be used to document charges as appropriate.
- xi. In capital projects where CDBG funds will be used to hire physical laborers and/or tradespeople (regardless of Davis-Bacon applicability to the project), hours that these employees worked, and their rate of pay per hour.

Additionally, each program file shall include documentation on all persons who have benefited from the program, as follows: residence status (City of Yakima resident, non-City of Yakima resident); income status based on federal poverty levels; and ethnic status (white, black American Indian or Alaskan Native, Hispanic, Asian or Pacific Islander).

5. Retention of Records.

Required records shall be retained for a period of three (3) years after termination of this Agreement, except as follows: (1) Records that are the subject of audit findings shall be retained for three (3) years after the program ends or three years after such findings have been resolved, whichever is longer; and (2) records for nonexpendable property shall be retained for three (3) years after its disposition. Nonexpendable property is defined in 2 CFR 200.333.

6. Reports.

The Agency shall submit such reports as required by the City at such times as required by the City, including at any time after this Agreement has expired. Notwithstanding any other provision of this Agreement to the contrary, the reports required by the City shall be submitted by the Agency no less than on an annual basis. Such reports shall also be submitted prior to contract completion.

Part 4 EXHIBITS

The following exhibits are incorporated herein by reference:

- 1. Original Grant Award Letter
- 2. Contract Scope of Work, Completion Date and Contact Information

Part 5 ACCEPTANCE AND SIGNATURES

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF YAKIMA

OPPORTUNITIES INDUSTIRALIZATION CENTER OF WASHINGTON

Steven Mitchell, CEO

Patricia Byers, Mayor

Attest:

Sonya Claar-Tee, City Clerk

Approved as to Form:

Sara Watkins, City Attorney

ATTACHMENT #1 CONTRACT GENERAL INFORMATION

PROJECT NO.:	2021-	
TITLE:	OIC PUBLIC SERVICE	
PROJECT SUMMARY:	OIC Public Service—Youth Activities	
ELIGIBILITY:	Public Service	
NATIONAL OBJECTIVE:	Area Benefit	
CDBG APPROPRIATION;	\$75,000.00	
TYPE OF PROJECT:	Public Service	
PROJECT LOCATION:	1211 South 7 th Street, Yakima, Washington, 98901 Henry Beauchamp Community Center	
SPECIAL CONDITIONS:	See Attachment #3: Special Conditions	
TERMINATION DATE:	December 31, 2021	
CONTACT PERSON:	Steve Mitchell	
TITLE:	Executive Director	
MAILING ADDRESS:	815 Fruitvale Blvd., Yakima, Washington, 98902	
LOCATION ADDRESS:	Same as Mailing Address	
PHONE/FAX NUMBER:	(509) 248-6751/(509) 575-0482	
EMAIL:	s.m@yvoic.org	
PERSONS AUTHORIZED TO SIGN VOUCHER REIMBURSEMENT REQUEST AND		

PROGRAM ACCOMPLISHMENTS FORM:

NAME/TITLE:

DEREJE ALEMENEH MEKURIA, CFO

SIGNATURE:

(optional) NAME/TITLE:

SIGNATURE:

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ATTACHMENT #2 PROJECT BUDGET

PROJECT NO .:

TITLE:

OVERVIEW

Agency's activities occur generally at the Henry Beauchamp Community Center, a facility owned by the City of Yakima and located in Southeast Yakima.

Services provided under this Agreement will focus on youth, educational skills, job skills and opportunities for low to moderate income youth, most of whom come from the surrounding neighborhoods.

Therefore, costs for all HBCC programs, including those noted below, will be charged to funding sources in a manner that will maximize the utilization of available funds, which may change from time to time during the year. Thus, amounts to be charged to each program under this Agreement cannot be specifically identified at this time. However, the Agency will provide the programs stated below and the total costs charged to the City under this Agreement for those services will not exceed the City's authorized amount as reflected in Attachment #1.

SUMMARY OF PROGRAMS TO BE PROVIDED WITHIN CDBG GRANT:

- **<u>1.</u>** After school tutoring including literacy, math, and recreation for approximately 50 K-12 youth.
- 2. Summer Enrichment Program serving approximately 50 K-12 youth.
- 3. "100 Jobs for 100 Kids" which this summer will provide summer employment educational opportunities to approximately 50 high school-aged youth. Due to the COVID-19 pandemic these youth may, or may not, also be placed in summer employment opportunities. The focus this year, however, is on job skills and employment education.
- 4. Computer Lab and STEM activities for approximately 50 K-12 youth.
- 5. Community Garden activities for approximately 25 children and youth.
- <u>6.</u> Emergency Supplemental Services for approximately 100 youth which includes nutritional support for youth during the COVID-19 pandemic and slow re-opening of the Yakima community, and education and career enrichment through a summer bridge book system based on the participant's grade-level, with consideration given to learning deficiencies. Workbooks are assembled and include work on writing, math, STEM and literacy. These services will continue through the COVID-19 pandemic.

The Agency will submit quarterly or monthly performance information to the City along with its invoice to provide City with evidence that Agency is meeting its performance responsibilities under this Agreement.

ATTACHMENT #3 SPECIAL CONDITIONS

 Resolution #_____. In accordance with the legislative intent of the City Council as expressed in its 2021 Annual Action Plan adopted by Resolution #_____, the Agency must:

Provide public services at the Henry Beauchamp Community Center: 1211 South 7th Street, Yakima, Washington, 98901. Planned activities include, but are not limited to (please see above and the project timeline below for a more detailed description of the services offered):

- After school tutoring including literacy, math, and recreation for approximately 50 K-12 youth.
- 2. Summer Enrichment Program serving approximately 50 K-12 youth.
- 3. "100 Jobs for 100 Kids" which this summer will provide summer employment educational opportunities to approximately 50 high school-aged youth. Due to the COVID-19 pandemic these youth may, or may not, also be placed in summer employment opportunities. The focus this year, however, is on job skills and employment education.
- 4. Computer Lab and STEM activities for approximately 50 K-12 youth.
- 5. Community Garden activities for approximately 25 children and youth.
- <u>6.</u> Emergency Supplemental Services for approximately 100 youth which includes nutritional support for youth during the COVID-19 pandemic and slow re-opening of the Yakima community, and education and career enrichment through a summer bridge book system based on the participant's grade-level, with consideration given to learning deficiencies. Workbooks are assembled and include work on writing, math, STEM and literacy. These services will continue through the COVID-19 pandemic.
- 2. Timely Progression of Project. The Agency agrees that it will complete the above project in a timely manner, and comply with the timeline as set forth in Attachment #4, Project Time Line.
- 3. Limitations on Expenditures and Adjustments: In the event that the City receives less CDBG revenues than originally estimated in the CDBG budget ordinance, the Agency will receive a proportionately equal reduction in its appropriation relative to the total decrease in total CDBG revenues. The amount of CDBG funds available to the Agency is stipulated in the "Notice of Grant Award". If the amount of CDBG funds available to the agency is less than appropriated, then the City will notify the Agency in writing when additional CDBG funds become available.
- 4. Termination of the Contract. This Agreement between the City of Yakima and Opportunities Industrialization Center of Washington shall terminate on December 31, 2021. In accordance with the terms of the Agreement, all unspent CDBG funds at the time of termination shall lapse and return to the City of Yakima's CDBG fund.

5. Public Information. The stipulations of Section 13(B) of the Agreement regarding the erection of signs identifying the source of funds are hereby waived.

ATTACHMENT #4 PROGRAM TIMELINE

Part 1. Schedule by Task

Part

2nd Period (10/01/21-12/31/21)

	<u>Milestones¹</u>	Projected
	Enroll <mark>up</mark> to 50 youth in the After School Tutoring Program	Ongoing through December, 2021
	Enroll u <mark>p to</mark> 50 youth in the Summer Enrichment Program	Ongoing through approx. August, 2021
	Enroll up to 50 youth in Employment/ Education Program	Ongoing through December, 2021
	Enroll up to 50 students in the Computer Lab/STEM Enrichment Program	Ongoing through approx. August, 2021
	Enroll up to 25 students in the Community Garden Project	Ongoing through approx. October, 2021
	Enroll approximately 100 youth in Emergency Supplemental Services	Ongoing through December, 2021
: 2	. Expenditure Rate	
	Reimbursement Period	CDBG Funds Vouchered Projected
	1 st Period (07/01/2109/30/21)	\$37,500.00

\$37,500.00

¹ It should be noted that the work going into these programs occurs on a year-round basis. The dates listed in this contract correspond with the contract's terms and the dates for which OIC can seek reimbursement for qualifying expenses.

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ATTACHMENT #5 PROGRAM TIMELINE/PERFORMANCE MEASUREMENTS

All CDBG subrecipients must bill the City in order to access funds from their grant. The City advances funds to subrecipients in order to expedite payments and then requests a drawdown from HUD to reimburse the City fund. This is how HUD keeps track of our timely Expenditure Requirement and if you do not bill, the City cannot meet its drawdown requirement. Checks are available generally within 30 days from the date your payment is processed. Payment request forms will be customized to your specific activity.

- 1. Quarterly or monthly payment request forms record expenditures incurred by the organization for a given period.
- 2. Quarterly or monthly service unit reports the number of youth served in each project funded by this Agreement and other contract-established service units.
- 3. Agency shall provide a Demographic reports maintain data on direct beneficiaries who were assisted with the funds requested with each quarterly or monthly report. Payment requests that do not include a Demographic report will not be processed.

Reimbursement Schedule:

- 1. The Agency must submit a request for reimbursement at least once a quarter and may submit such a request on a monthly basis, beginning with the date of this Agreement, and applicable to all costs incurred toward this grant beginning July 1, 2021.
- 2. Failure to submit a request for reimbursement, at least quarterly, in accordance with Part 1, Section 5 of this Agreement may cause the City to consider the Program abandoned and the CDBG funds made available for re-appropriation. Continued failure to request reimbursement and submit required performance reports will cause the City to take corrective action as it deems necessary.
- 3. The City shall reimburse the Agency for its expenses to be paid under this Agreement within the thirty (30) days following the receipt of a complete Voucher Reimbursement Request.
- 4. Final payment at the termination of this Agreement shall be requested within 30 days of the termination of this Agreement.

Required Contents of Reimbursement Request:

- Reimbursement requests shall include Agency name, address, contact information, accomplishment data, budget information, and client income verification; receipts providing proof of expenditures or other documentation supporting the request for reimbursement; and an indication or showing of how the Agency has progressed toward its goals as set forth in Attachment #4.
- 2. Failure to properly submit a reimbursement request, will result in non-payment.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 10. For Meeting of: June 15, 2021

ITEM TITLE: Resolution authorizing an agreement with the Parks & Recreation Division of the City of Yakima for \$50,000.00 of CDBG funding for youth programming and services at the Washington Fruit and Produce Community Center

SUBMITTED BY: Archie Matthews, ONDS Manager

SUMMARY EXPLANATION:

This Agreement sets forth the terms and conditions for the City's Parks & Recreation Division to receive CDBG money for youth programming and services, including data collection, programming requirements, and federal requirements associated with the grant money. This agreement is for the remaining months of 2021, ending December 31, 2021.

ITEM BUDGETED:	Yes
STRATEGIC PRIORITY:	Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt resolution.

ATTACHMENTS:

	Description	Upload Date	Туре
D	reso	6/11/2021	Cover Memo
D	Agreement between COY & Parks & Recreation Division for CDBG Funding	6/7/2021	Contract

RESOLUTION NO. R-2021-

A RESOLUTION authorizing an Agreement with the City of Yakima, Parks & Recreation Division, in the amount of Fifty Thousand Dollars (\$50,000.00) in Community Development Block Grant funds to provide youth services and programming in Yakima at the Washington Fruit and Produce Community Center.

WHEREAS, the Parks & Recreation Division is a division of the City of Yakima, a municipal corporation, that provides, in part, programming and services to youth in the City of Yakima at the Washington Fruit and Produce Community Center; and

WHEREAS, the Yakima City Council has allocated Fifty Thousand dollars (\$50,000.00) in Community Development Block Grant funding to the Parks & Recreation Division to provide youth programming and services to underserved youth in the City of Yakima, specifically at the Washington Fruit and Produce Community Center located at Miller Park; and

WHEREAS, the City is a recipient and is responsible for the administration of its annual allocation of Community Development Block Grant (CDBG) funds made available through the United States Department of Housing and Urban Development (HUD) and authorized by Title I of the Housing and Community Development Act of 1974, as amended; and

WHEREAS, federal regulation governing the use of CDBG funds for youth programming and activities allow the City to use such funds to provide grants to assist non-profit organizations in providing services that meet the CDBG requirements; and

WHEREAS, this activity is part of the City's Annual Action Plan; and

WHEREAS, the provision of youth programming and services meeting CDBG guidelines will provide substantial appropriate public benefits to the City, particularly by providing youth programming and services to underserved youth; and

WHEREAS, the City Council of the City of Yakima finds that it is in the best interest of the City and its residents to use \$50,000.00 of its CDBG money to fund youth programming and services at the Washington Fruit and Produce Community Center, provided by the City of Yakima Parks & Recreation Division, now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The City Manager is hereby authorized to execute a grant agreement with the City of Yakima Parks & Recreation Division in the amount of Fifty Thousand dollars (\$50,000.00) in Community Development Block Grant funds to provide youth programming and youth services within the City of Yakima. A copy of the grant agreement is attached hereto.

ADOPTED BY THE CITY COUNCIL this 15th day of June, 2021.

ATTEST:

AGREEMENT BETWEEN THE CITY OF YAKIMA, WASHINGTON AND CITY OF YAKIMA PARKS AND RECREATION DIVISION, A DIVISION OF THE CITY OF YAKIMA, FOR CDBG SERVICES

THIS AGREEMENT is entered into this ______ day of ______, 2021, between the City of Yakima, State of Washington ("City") in its capacity as the entitlement applicant for CDBG funds, and the City of Yakima Parks & Recreation Division, a division of the City of Yakima seeking to utilize CDBG funds for allowable activities and services ("Agency").

RECITALS:

1. The City is an entitlement applicant for Community Development Block Grant (CDBG) funds under the Housing and Community Development Act of 1974 (the Act), Pub. L. 93-383 as amended, and is eligible to receive CDBG funds for the purpose of carrying out community development and housing activities authorized under the Act and under regulations promulgated by the Department of Housing and Urban Development (HUD) at 24 CFR Part 570.

2. The Washington State Legislature has declared in RCW 35.21.735 that carrying out the purposes of federal grants or programs is both a public purpose and an appropriate function for a city; and the City desires to contract with the Agency for the services described within this Agreement, for eligible activities under the Act and HUD regulations.

3. The City wishes to contract with the Agency for the services described in this Agreement, for eligible activities under the Act, and HUD regulations.

AGREEMENT:

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

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ATTACHMENTS:

Attachment #1:	General Information
Attachment #2:	Project Budget
Attachment #3:	Special Conditions
Attachment #4:	Records and Reporting
Attachment #5:	Project Timeline/Performance Measures

PART 1. GENERAL CONDITIONS

1. Scope of Agreement.

The Agreement between the parties consists of the signature page; the general conditions; the Federal, State and local program requirements; the evaluation and record-keeping requirements; each and every project Exhibit and Attachment incorporated into the Agreement; all matters and laws incorporated in the Agreement; and any written amendments made

according to the general conditions. This Agreement supersedes any and all former agreements applicable to projects governed by this Agreement.

2. Scope of Work.

The Agency will provide a public service as allowed under CDBG Activity 570.201(e), specifically youth education services and programming to youth residents of the City of Yakima. The Project is more specifically described in the Annual Action Plan as follows:

1. Miller Park Summer Playground Program

The goal of the summer playground program is to enrich the lives of the children of Yakima by providing a safe place to participate in a variety of activities related to arts, sports, health, education and fun.

Miller Park Summer Playground Program

June 14-August 13

Monday-Friday, 9 am – 4pm

Serving 75 elementary aged youth, and 20 middle school volunteers Focus of the program is on social enrichment activities such as traditional and nontraditional recreation activities, team building activities/games, sports, arts and craft projects, science/experiments, social skills and reading.

Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants.

The Junior Volunteer Program includes 20 junior volunteers who will assist with arts and crafts projects and will provide mentoring and leadership to the participants throughout the entire program.

Partner with outside agencies to provide health and safety presentations to the participants, i.e. Delta Dental, Yakima Police Department, Red Cross, Washington State University Health and Nutrition

2. Beyond the Bell After School Program

The goal of the Beyond the Bell program is to enrich the lives of the children of Yakima by providing a safe place to participate in a variety of activities related to arts, sports, health, education and fun.

Beyond the Bell After School Program

September-December 2021

Monday-Friday, Mondays 2-6 pm, Tuesday-Friday 3-6 pm.

Serving 100 elementary aged youth, and 25 middle school volunteers

Focus of the program is on social enrichment activities such as traditional and

nontraditional recreation activities, team building activities/games, sports, arts and craft projects, science/experiments, social skills, reading and homework assistance.

Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants.

The Junior Volunteer Program includes 20 junior volunteers who will assist with arts and crafts projects and will provide mentoring and leadership to the participants throughout

the entire program.

Partner with outside agencies to provide health and safety presentations to the participants, i.e. Delta Dental, Yakima Police Department, Red Cross, Washington State University Health and Nutrition

Youth served will be from census tracts where the majority of the population is low and moderate income.

This Agreement and compensation to the Agency is specifically and expressly dependent upon the City receiving an allocation of CDBG funds to pay for some or all of the services provided by the Agency. These funds will be used exclusively to support the services indicated above. Both parties understand that the funding from this contract may not cover all expenses incurred by the Agency for these services. This Agreement may be amended from time to time, in accordance with the general conditions, for the purpose of adding new projects, amending the scope of work, or for any other lawful purpose.

- 3. Commencement and Termination of Programs.
 - A. When it is notified by HUD that funds will be released, the City shall furnish the Agency with written notice to proceed, however, the City may reimburse the Agency for work on a program which occurs prior to the notice to proceed, if allowed, but has no obligation to do. No work on a project shall occur prior to the notice to proceed without written approval from the City. Termination dates for individual programs shall be specified in the appropriate Attachments, if appropriate. Costs incurred after the termination date of this Agreement will not be reimbursed. The termination date may be changed through amendment of this Agreement.
 - B. Upon termination of individual projects covered by this Agreement, the Agency shall transfer to the City any CDBG funds on hand at the time of termination and any accounts receivable attributable to the use of CDBG funds.
- 4. Administration.

The Agency shall appoint a liaison who shall be responsible for overall administration of CDBG funded project(s) and coordination with the City of Yakima. The Agency shall also designate one or more representatives who shall be authorized to sign the Voucher Reimbursement Requests and Program Accomplishments Reports. The names of the liaison and representatives shall be specified in the Attachment(s).

- 5. Compensation and Method of Payment.
 - A. The City shall reimburse the Agency from CDBG funds only for the activities specified in the Scope of Work above and the Attachments in an amount not to exceed the amount specified on Attachment #1—CDBG Appropriation.
 - B. The Agency shall submit a properly executed Voucher Reimbursement Request and Program Accomplishments Form as frequently as requested by the City, but at a minimum no less than each calendar quarter throughout the term of the Agreement. The City will make payment to the Agency not more than thirty (30) working days after said Reimbursement Request is received and approved by the City. The City will issue a statement of correction in the event that the Voucher Reimbursement

Request is erroneous. Payment does not constitute final approval of the work performed. Payment requests that do not include the program accomplishments report will not be paid.

C. The City will pay Agency for its services on a reimbursement only basis. Any funds received by Agency in excess of the actual expenses shall be reported to the City immediately. The City may demand immediate return of the excess funds.

6. Failure to Perform.

If the Agency fails to comply with any terms or conditions of this Agreement or to provide in any manner the activities or other performance as agreed to herein, the City reserves the right, following written notice to the Agency, to withhold all or any part of payment, suspend all or part of the contract, or prohibit the Agency from incurring additional obligations of funds until the City is satisfied that corrective action has been taken or completed as more specifically outlined in the Exhibit(s) and Attachment(s) to this Agreement. The option to withhold funds is in addition to, and not in lieu of, the City's right to termination as provided in Section 14 of the General Conditions of this Agreement.

7. Operating Budget.

The Agency shall utilize the funds received from the City under this Agreement to provide programs outlined in the Budget Summary found on Attachment #2. No line item expense shall cause total expenditures charged to this Agreement to exceed the total amount appropriated to the Agency by the City as indicated in Attachment #1—CDBG Appropriation.

- 8. Funding Alternatives and Future Support.
 - A. The Agency shall report all program income generated under this Agreement for the purposes specified in this Agreement or generated through the program(s) funded under this Agreement and will provide the City with the intended use of such funds. Income that is not used to continue or benefit the program(s) funded under this Agreement shall be returned to the City immediately and revert to the CDBG Fund for reallocation by the City.
 - B. The City makes no commitment to future support and assumes no obligation for future support of the activities contracted herein beyond the contract date, except as expressly set forth in this Agreement.
 - C. Should anticipated sources of revenue become unavailable to the City for use in the CDBG Program, the City shall immediately notify the Agency in writing and the City will be released from all contracted liability for that portion of the Agreement covered by funds not yet received by the City.
- 9. Amendments.

Either party may request modifications in the scope of permissible activities, terms, or conditions of this Agreement. Proposed modifications which are mutually agreed upon shall be incorporated by written amendment to this Agreement. A written amendment may affect a project or projects authorized by this Agreement or may be of general application.

10. Assignment and Subcontracting.

- A. The Agency shall not assign any portion of this Agreement without the written consent of the City, and it is further agreed that said consent must be sought in writing by the Agency not less than fifteen (15) days prior to the date of any proposed amendment.
- B. Any work or services assigned or subcontracted under this Agreement shall be subject to each provision of this Agreement and proper bidding procedures. The Agency agrees that it is as fully responsible to the City for the acts and omissions of its subcontractors and their employees and agents, as it is for the acts and omissions of its own employees and agents, as provided in paragraph 11.B.

11. Hold Harmless and Indemnification.

- A. The Agency agrees that it is financially responsible for any audit exception or other financial loss to the City which occurs due to its negligence or its failure to comply with the terms of this Agreement.
- B. The Agency further agrees to defend, indemnify and hold harmless the City, its elected and appointed officials, employees, and agents from and against any and all claims, demands and/or causes of action of any kind or character whatsoever arising out of or in connection with the performance of this Agreement by the Agency, its employees, subcontractors, agents, or volunteers for any and all claims by any persons for alleged personal injury, death, or damage to their persons or property to the extent caused by the negligent acts, errors or omissions of the Agency, its employees, agents, subcontractors, volunteers or representatives. In the event that any suit or claim for damages based upon such claim, action, loss, or damages is brought against the City, the Agency shall defend the same at its sole cost and expense; provided that the City retains the right to participate in said suit if any principle of governmental or public law is involved; and if final judgment be rendered against the City and/or its officers, agents, and/or employees or any of them or jointly against the City and the Agency and its respective officers, agents, subcontractors, employees, volunteers or any of them, the Agency agrees to fully satisfy the same and the Agency shall reimburse the City for any cost and expense which the City has incurred as a result of such claim or suit, including, but not limited to attorneys' fees, costs and appeal costs and fees. The provisions of this section shall survive the expiration or termination of this Agreement.

12. Insurance.

- A. The Agency shall procure and maintain for the duration of this Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Agency, its agents, representatives, or employees.
- B. The Agency's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Agency to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

- C. The Agency shall obtain insurance of the types and coverage described below:
 - i. <u>Commercial General Liability.</u> Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under the Agency's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 - ii. <u>Commercial Automobile Liability Insurance.</u> If Agency owns any vehicles, before this Agreement is fully executed by the parties, the Agency shall provide the City with proof of commercial automobile liability insurance. Automobile liability shall apply to any auto and be shown on the certificate. In the event Agency does not own any vehicles, or uses non-owned vehicles in its operations, Agency shall provide proof of coverage for non-owned and hired automobile liability
 - iii. <u>Workers' Compensation.</u> Worker's Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 - iv. <u>Professional Liability.</u> Professional Liability insurance appropriate to the Agency's profession. Professional liability shall include coverage for its employees and officers and all contracts, volunteers and individuals performing professional services for the Agency. This requirement may be met instead by a combination of the Agency's professional liability insurance and professional liability insurance of all others performing services for the Agency in the minimum amounts shown below.
- D. The Agency shall maintain the following insurance limits:
 - i. <u>Commercial General Liability.</u> The Agency shall maintain Commercial General Liability insurance with limits of no less than \$2,000,000.00 each occurrence, \$2,000,000.00 general aggregate.
 - ii. <u>Commercial Automobile Liability.</u> The Agency shall maintain either Commercial Automobile Liability insurance and/or Non-Owned and Hired Automobile Insurance with limits of no less than \$3,000,000.00 per occurrence combined single limit body injury and property damage
 - iii. <u>Professional Liability.</u> The Agency shall maintain Professional Liability insurance with limits of no less than \$1,000,000.00 per claim and \$2,000,000.00 policy aggregate limit.
- E. If any of the required insurance provides coverage on a claims-made basis:
 - i. The retroactive date must be on or before the date of the Agreement or the beginning of services provided to the City. Insurance must be maintained

and evidence of insurance must be provided for at least five (5) years after expiration or termination of the Agreement.

- ii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Agency must purchase "extended reporting" coverage for a minimum of five (5) years after completion of services provided by this Agreement.
- F. The Agency's Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Agency's insurance and shall not contribute with it. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- G. The Agency shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Agency before commencement of the work.
- H. The Agency shall provide the City with written notice of any policy cancellation within five (5) business days of their receipt of such notice.
- I. Failure on the part of the Agency to maintain the insurance as required shall constitute a material breach of this Agreement, upon which the City may, after giving five (5) business days' notice to the Agency to correct the breach, immediately terminate the Agreement or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Agency from the City.
- J. If the Agency maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Agency, irrespective of whether such limits maintained by the Agency are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Agency.
- K. The Agency shall not use or disclose Personal Information, as defined in RCW 19.255.010, in any manner that would constitute a violation of federal law or applicable provisions of Washington State law. Agency agrees to comply with all federal and state laws and regulations, as currently enacted or revised, regarding data security and electronic data interchange of Personal information.

13. Conflict of Interest.

A. Interest of Officers, Employees, or Agents:

No officer, employee, or agent of the City or Agency who exercises any functions or responsibilities in connection with the planning and carrying out the City of Yakima

CDBG Program, or any other person who exercises any functions or responsibilities in connection with the City, shall have any personal financial interest, direct or indirect, in this Agreement, and the Agency shall take appropriate steps to assure compliance.

B. Interest of the Contractor(s) and Their Employees:

The Agency agrees that it will incorporate into every subcontract required to be in writing, and made pursuant to this Agreement, the following or equivalent provisions:

The Contractor covenants that no person who presently exercises any functions or responsibilities in connection with the CDBG Program has any personal financial interest, direct or indirect, in this Agreement. The Contractor further covenants that he or she presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder. The Contractor further covenants that in the performance of this Agreement no person having any conflicting interest shall be employed. Any such interest on the part of the Contractor or the Contractor's employees must be disclosed to the Agency and the City.

14. Suspension and Termination.

- A. This Agreement is subject to suspension or termination upon 30 days written notice by the City should:
 - i. The Agency mismanage or make improper or unlawful use of CDBG funds;
 - The Agency fails to comply with the terms and conditions expressed herein or the applicable regulations and directives of the Federal Government, State or City;
 - iii. CDBG funds become no longer available from the Federal Government to the City;
 - iv. The Agency fails to carry out activities expressed by this Agreement; or
 - v. The Agency fails to submit reports or submits incomplete or inaccurate reports in any material respect.
- B. This Agreement is subject to suspension or termination upon 30 days written notice by the Agency should:
 - i. The City fail in its commitment under this Agreement to provide funding for services rendered, as herein provided; or
 - ii. CDBG funds become no longer available from the Federal Government or through the City.
- C. This Agreement may be suspended or terminated at any time, in whole or in part, upon the written agreement of the City and the Agency.
- D. Otherwise this Agreement shall terminate on the termination date specified on Attachment #1 and shall be subject to extension only by mutual agreement.

- E. Upon termination of this Agreement, any unexpended balance of the CDBG funds awarded through this Agreement shall lapse and remain in the City of Yakima's CDBG fund.
- F. In the event that termination occurs under paragraph A(i) of this section, the Agency shall return to the City all funds received by Agency which were expended in violation of the terms of this Agreement.

15. Reversion of Assets.

Upon expiration of this Agreement, the Agency shall transfer to the City any City CDBG funds received by the Agency and previously not authorized as a reimbursement, and any accounts receivable attributable to the use of City CDBG funds.

If the Agency ceases to use any asset acquired or improved with CDBG funds for the purpose described in this Agreement, within five years following the termination of this Agreement, the Agency shall pay to the City the fair market value of the asset less any portion of the value attributable to expenditures of non-CDBG funds, but this amount should not exceed the original purchase price of the asset.

PART 2 FEDERAL, STATE AND LOCAL PROGRAM REQUIREMENTS

1. Procurement Standards.

In awarding contracts pursuant to this Agreement, the Agency shall comply with all applicable requirements of local and State law for awarding contracts, including but not limited to procedures for competitive bidding, contractor's bonds, and RCW 60.28.010, which addresses retained percentages. In addition, the Agency shall comply with the requirements of the U.S. Office of Management and Budget, as applicable, relating to bonding, insurance and procurement standards; and all federal laws, regulations, executive orders and guidance documents. Where Federal standards differ from local or State standards, the stricter standards shall apply. The Federal standard for competitive bidding shall apply only if the applicable State or local standard for competitive bidding is greater than the federal standard.

- 2. Environmental Review (as applicable).
 - A. National Environmental Policy Act:

The City retains environmental review responsibility for purposes of fulfilling requirements of the National Environmental Policy Act as implemented by HUD Environmental Review Procedures (24 CFR Part 58). The City may require the Agency to furnish data, information and assistance for the City's review and assessment in determining whether an Environmental Impact Statement must be prepared.

B. Other Federal Environmental Laws:

In decision making and action pursuant to NEPA, and otherwise under this Agreement, the standards, policies, and regulations of the following laws and authorities shall be followed: The National Historic Preservation Act of 1966 (16 U.S.C. 470 et. seq.) as amended, particularly section 106 (16 U.S.C. 470(f));

Executive Order 11593. Protection and Enhancement of the Cultural Environment. May 13, 1971 (36 FR 8921 et. seq.), particularly section 2(c); the Reservoir Salvage Act of 1960 (16 U.S.C. 469 et. seq.), particularly section 3 (16 U.S.C. 469a-1), as amended by the Archaeological and Historic Preservation Act of 1974; Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et. seq.) as amended, particularly sections 102(a) and 202(a)(42 U.S.C. 4012a(a) and 4106(a)); Executive Order 11988, Floodplain Management, May 24, 1977 (42 FR 26951 et. seg.), particularly section 2(a); Executive Order 11990, Protection of Wetlands, May 24, 1977 (42 FR 26961 et. seq.), particularly sections 2 and 5; the Coastal Zone Management Act of 1972 (16 U.S.C. 1451 et. seq.) as amended, particularly section 307(c) and (d)(16 U.S.C. 1456(c) and (d)); the Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300(f) et. seq., and 21 U.S.C. 349) as amended, particularly section 1424(e)(42 U.S.C. 300h-303(e)); the Endangered Species Act of 1973 (16 U.S.C. 1531 et. seq.) as amended, particularly Section 7 (16 U.S.C. 1536); the Wild and Scenic Rivers Act of 1968 (16 U.S.C. 1271 et. seq.) as amended, particularly section 7(b) and (c)(16 U.S.C. 1278(b) and (c)); the Clean Air Act (42 U.S.C. 7401 et. seq.) as amended, particularly section 176(c) and (d)(42 U.S.C. 7506(c) and (d)); and HUD environmental standards (24 CFR Part 51, Environmental Criteria and Standards (44 FR 40860-40866, July 12, 1979).

C. State Environmental Policy Act:

Agencies that are branches of government under RCW 43.21C.030 retain responsibility for fulfilling the requirements of the State Environmental Policy Act, RCW Chapter 43.21C, and regulations and ordinances adopted under that Chapter. If the Agency is not a branch of government under RCW 43.21C.030, the City may require the Agency to furnish data, information and assistance as necessary to enable the City to comply with the State Environmental Policy Act.

D. Satisfaction of Environmental Requirements:

Project execution under this Agreement by either the City or the Agency shall not proceed until satisfaction of all applicable requirements of the National and State Environmental Policy Acts. A written notice to proceed will not be issued by the City until all such requirements are complied with.

- 3. Nondiscrimination.
 - A. General:

The Agency shall comply with all Federal, State and local laws prohibiting discrimination on the basis of age, sex, marital status, race, creed, color, national origin, the presence of any sensory, mental or physical handicap or any other group protected under local, state or federal law existing or hereafter created. These requirements are specified in RCW chapter 49.60; Section 109 of the Housing and Community Development Act of 1974; Civil Rights Act of 1964, Title VI; Civil Rights Act of 1968, Title VIII; Executive Order 11063; Executive Order 11246; Section 3 of the Housing and Urban Development Act of 1968; Section 504 of the Rehabilitation Act of 1973; and, the Age Discrimination Act of 1975. Specifically, the Agency is prohibited from taking any discriminatory actions defined in the HUD Regulations at

24 CFR 570.602(b)(1) and shall take such affirmative and corrective actions as are required by the Regulations at 24 CFR 570.602(b)(4).

- B. Specific Discriminatory Actions Prohibited:
 - i. The Agency may not, under any program or activity to which this Agreement may apply, directly or through contractual or other arrangements, on the grounds of race, color, national origin, or sex:
 - (a) Deny any person facilities, services, financial aid, or other benefits provided under the program or activity;
 - (b) Provide any persons with facilities, services, financial aid, or other benefits which are different, or are provided in a different form, from that provided to others under the same program or activity;
 - (c) Subject any person to segregated or separate treatment in any facility or in any matter or process related to receipt of any service or benefit under the program or activity;
 - (d) Restrict in any way access to, or in the enjoyment of, any advantage or privilege enjoyed by others in connection with facilities, services, financial aid, or other benefits under the program or activity;
 - (e) Treat any person differently from others in determining whether the person satisfies any admission, enrollment, eligibility, membership, or other requirement or condition which individuals must meet in order to be provided any facilities, services or other benefit provided under the program or activity; or
 - (f) Deny any person any opportunity to participate in a program or activity as an employee.
 - ii. The Agency shall not use criteria or methods of administration that have the effect of subjecting individuals to discrimination on the basis of race, color, national origin, or sex, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity with respect to individuals of a particular race, color, national origin, or sex.
 - iii. The Agency, in determining the site or location of housing or facilities provided in whole or in part with funds under this part, may not make selections of such site or location that have the effect of excluding individuals from, denying them the benefits of, or subjecting them to discrimination on the grounds of race, color, national origin, or sex; or which have the purpose or effect of defeating or substantially impairing the accomplishment of the objectives of the Act or of the HUD Regulations.
- C. Fair Housing (as applicable):

The Agency shall take necessary and appropriate actions to prevent discrimination in federally assisted housing and lending practices related to loans insured or guaranteed by the Federal government. (Civil Rights Act of 1968, Title VII; Executive Order 11063).

D. Employment:

- i. In all solicitations under this Agreement, the Agency shall state that all qualified applicants will be considered for employment. The words "equal opportunity employer" in advertisements shall constitute compliance with this section.
- ii. The Agency shall not discriminate against any employee or applicant for employment in connection with this Agreement because of age, sex, marital status, race, creed, color, national origin, or the presence of any sensory, mental, or physical handicap, except when there is a bona fide occupational limitation. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training. (RCW chap. 49.60; Executive Order 11246 as amended).
- iii. To the greatest extent feasible, the Agency shall provide training and employment opportunities for lower-income residents within the area served by CDBG assisted projects (Section 3, Housing and Urban Development Act of 1968, as amended).
- E. Contractors and Suppliers:
 - i. No contractor, subcontractor, union, or vender engaged in any activity under this Agreement shall discriminate in the sale of materials, equipment or labor on the basis of age, sex, marital status, race, creed, color, national origin, or the presence of any sensory, mental, or physical handicap. Such practices include: employment, upgrading, demotion, recruiting, transfer, layoff, termination, pay rate, and advertisement for employment. (RCW Chap. 49.60; Executive Order 11246 as amended).
 - ii. All firms and organizations described above shall be required to submit to the Agency certificates of compliance demonstrating that they have, in fact, complied with the foregoing provisions; provided, that certificates of compliance shall not be required from firms and organizations with fewer than 25 employees or on contracts and/or yearly sales of less than \$10,000.00.
 - iii. To the greatest extent feasible, the Agency shall purchase supplies and services for activities under this Agreement from vendors and contractors whose businesses are located in the area served by CDBG-funded activities or owned in substantial part by program area residents. (Section 3, Housing and Urban Development Act of 1968, as amended).
 - iv. CDBG funds shall not be used directly or indirectly to employ, award contracts to, or otherwise engage the services of, or fund any contractor or subrecipient during any period of debarment, suspension, or placement in ineligibility status under the provisions of 24 CFR Part 24.
- F. Notice:

- i. The Agency shall include the provisions of the appropriate subsections A, B, C, D, and E of this Section 3 entitled "Nondiscrimination" as required by law, and shall send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding a notice advising the said labor union or worker's representative of the commitments made in these subsections.
- In advertising for employees, goods or services for the activities under this Agreement, the Agency shall comply with all federal laws, regulations, executive orders and guidelines, including, but not limited to OMB 2CFR-200. Agencies shall be considered to be in compliance with this provision if at least one of the following steps is taken: (a) advertise in a minority publication in addition to publication of general circulation; (b) utilize a minority contractors bidding center; or (c) utilize a local affirmative action office and/or certified minority/women's business enterprise directory.

4. Labor Standards.

The Agency shall require that project construction contractors and subcontractors pay their laborers and mechanics at wage rates in accordance with the Davis-Bacon Act, as amended (40 U.S.C. sections 276(a)-276(a)(5)), and that they comply with the Copeland "Anti-Kickback" Act (40 U.S.C. 276(c)) and the Contract Work Hours and Safety Standards Act (40 U.S.C. 327 et. seq.) as prescribed at 29 CFR Parts 1, 3, 5, 6 and 7; provided that this section shall not apply to rehabilitation of residential property designed for residential use by fewer than eight families.

5. Property Management.

- A. The Agency agrees that any non-expendable personal property (capital equipment), purchased wholly or in part with project funds at a cost of \$5,000.00 or more per item, is upon its purchase or receipt the program property of the City and/or Federal government. Final ownership and disposition of such property shall be determined under the applicable provisions of federal law, including, but not limited to, 2 CFR 200.
- B. The Agency shall be responsible for all such property, including its care and maintenance, at the Agency's expense.
- C. The Agency shall admit the City's property management officer to Agency's premises for the purpose of marking such property, as appropriate, with City property tags.
- D. The Agency shall meet the following procedural requirements for all such property:
 - i. Property records shall be maintained accurately and provide for: a description of the property; manufacturer's serial number or other identification number; acquisition date and cost; source of the property; percentage of CDBG funds used in the purchase of property; and location, use, and condition of the property.

- ii. A physical inventory of property shall be taken and the results reconciled with the property records at least once every two years to verify the existence, current utilization, and continued need for the property.
- iii. A control system shall be in effect to ensure adequate safeguards to prevent and/or minimize loss, damage, or theft of the property. Any such loss, damage or theft of property shall be investigated and fully documented.
- iv. Adequate maintenance procedures shall be implemented to keep the property in good condition.

6. Acquisition and Relocation.

- A. Any acquisition of real property by a State Agency for any activity assisted under this Agreement shall comply with the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (hereinafter referred to as the Uniform Act)(42 U.S.C. 4601 et. seq.) and the Regulations at 24 CFR Part 42.
- B. Implementation of any program provided for in this Agreement will be undertaken in a manner so as to minimize involuntary displacement of persons, businesses, nonprofit organizations, or farms to the greatest extent feasible.
- C. Any displacement of persons, businesses, nonprofit organizations, or farms occurring as the result of acquisition of real property assisted under this Agreement shall comply with the Uniform Act, the Regulations at 24 CFR Part 42, and the City of Yakima's displacement policy required by Federal CDBG regulations at 24 CFR 570.305. The Agency shall comply with the Regulations pertaining to costs of relocation and written policies, as specified by 24 CFR 570.602(c) and (d).

7. National Flood Insurance.

To the extent indicated by 24 CFR 570.605, the Agency shall comply with the flood insurance purchase requirements of Section 202(a) of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001 et. seq. and the Federal regulations issued under that statute). The Agency shall comply with the Regulations at 24 CFR section 570.605.

8. Lead-Based Paint Poisoning.

The Agency shall comply with the HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. sections 4831 et. seq.) requiring prohibition of the use of lead-based paint (whenever funds under this Agreement are used directly or indirectly for construction, rehabilitation, or modernization of residential structures) and notification of the hazards of lead-based paint poisoning to purchasers and tenants of residential structures constructed prior to 1950.

- 9. Administrative Requirements and Cost Principles.
 - A. <u>If the Agency is a governmental entity</u>, the Agency shall comply with the requirements and standards of OMB Circular A-128, "Audits of State and Local Government," and Circular A-87, "Principles for Determining Costs Applicable to

Grants and Contracts with State, Local and Federally recognized Indian Tribal Governments," and with 2 CFR Part 200.

B. If the Agency is <u>not</u> a governmental entity, the Agency shall comply with the requirements and standards of 2 CFR Part 200, and all other applicable federal laws, regulations, executive orders and guidelines.

10. Other Federal Requirements.

The absence of mention in this Agreement of any other Federal requirements which apply to the award and expenditure of the Federal funds made available by this Agreement is not intended to indicate that those Federal requirements are not applicable to Agency activities. The Agency shall comply with all other Federal requirements relating to the expenditure of Federal funds, including but not limited to: The Architectural Barriers Act of 1968 (42 U.S.C. 4151), and the Hatch Act (5 U.S.C. Chapter 15). Additionally, the Agency shall comply with the Federal requirements described by 24 CFR Part 570, Sections 600 through 603; Section 605; and Sections 607 through 612.

11. Nonsubstitution for Local Funding.

The CDBG funding made available under this Agreement shall be used only for eligible program expenses.

12. Public Ownership.

For Agencies that are not municipal corporations organized under the laws of the State of Washington, it may become necessary to grant the City a property interest where the subject project calls for the acquisition, construction, reconstruction, rehabilitation, or installation of publicly owned facilities and improvements. The Agency shall comply with current City requirements regarding transfer of a property interest sufficient to meet any public ownership requirement imposed by law.

13. Public Information.

- A. In all news releases and other public notices related to programs funded under this Agreement, the Agency shall include information identifying a source of funds as the "City of Yakima CDBG Program."
- B. For all construction projects the Agency shall erect a sign to City specifications at the construction site, identifying the source of funds, except that this requirement may be waived for construction projects of \$100,000.00 or less.
- C. The Agency acknowledges that this Agreement and any other information provided by it to the City and/or relevant to the program(s) described in the Exhibit(s) and Attachment(s) are subject to the Washington State Public Records Act, Chapter 42.56 RCW.

14. Lobbying.

The Agency certifies, to the best of its knowledge and belief, that:

- A. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer of employee of any Agency, a Member of Congress, an officer or employee or Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any Agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal agreement, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The Agency shall require that the language of this certification, or equivalent language, be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each such failure.

15. Religious Organizations.

The Agency will comply with all federal requirements concerning religious organizations and the use of Community Block Grant funds. All services delivered must be dispensed in a clearly non-sectarian manner, devoid of any religious influence.

PART 3 EVALUATION AND RECORD KEEPING

1. <u>General.</u>

The Agency agrees to maintain records and provide reports as listed in Attachment #4 of this Agreement, and as defined in this Part, below.

2. Evaluation.

The Agency shall participate with the City in any evaluation project or performance report required by the Federal Agency. Further, the Agency agrees to participate with the City in any mutually-agreed upon or reasonable evaluation project or performance report as requested by the City. In either situation, the Agency agrees to make available all information required by any such evaluation process.

3. Audits and Inspections.

The records and documents with respect to all matters covered by this Agreement shall be subject at all times to inspection, review or audit by the City, Federal, or State officials so authorized by law during the performance of this Agreement and during the period of retention specified in this Part 3.

- A. Audits. The Agency will provide at or before the contract signing a copy of the Agency's most recent audit. The Agency will provide to the City a copy of the Agency's most recent audit for each year in which a contract for use of CDBG funds exists with the City. Failure to provide such audit will be considered a material breach of the Agreement and result in a refund to the City of all moneys paid or due under the Agreement.
- B. Audit Requirements. Agencies receiving \$750,000.00 or more in federal funds will provide to the City the above required audits conducted in a manner required by 2 CFR Part 200 Uniform Guidance—Subpart F.
- 4. <u>Records.</u>

The Agency shall maintain a certified public audit for the City Community Development Block Grant year in which the funds are awarded and through each Community Development Block Grant year or portion thereof, in which the funds are used or a contract exists between the Agency and the City as required by 2 CFR Part 200 or other applicable federal law. As required by HUD Regulations, 24 CFR Part 570, the Agency shall compile and maintain the following records:

- A. Financial Management. Such records shall identify adequately the source and application of funds for activities within this Agreement, in accordance with the applicable provisions federal law, regulation, executive order or guidelines, including, but not limited to 2 CFR Part 200. These records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays, and income.
- B. Relocation. If applicable, Agency record keeping must comply with the Uniform Act implementing regulations at 24 CFR Part 42. Indication of the overall status of the relocation workload and a separate relocation record for each person, business, organization, and farm operation displaced or in the relocation workload must be kept.
- C. Property Acquisition. If applicable, Agency files must contain a separate acquisition file for each acquisition process documenting compliance with the implementing regulations for the Uniform Act at 24 CFR Part 42. Major requirements include: (a) invitation to owner to accompany appraiser during inspection, (b) at least one property appraisal, (c) statement of basis for determination of just compensation, (d) written offer of just compensation, (e) all documents involving conveyance, (f) settlement cost reporting statement, and (g) notice to surrender possession of premises.
- D. Equal Opportunity. The Agency shall maintain racial, ethnic, and gender data showing the extent to which these categories of persons have participated in, or benefited from, the activities carried out under this Agreement. The Agency shall

also maintain data which records its affirmative action in equal opportunity employment, and its good-faith efforts to identify, train, and/or hire lower-income residents of the program area and to utilize business concerns which are located in or owned in substantial part by persons residing in the area of the program.

- E. Labor Standards. Records shall be maintained regarding compliance of all contractors performing construction work under this Agreement with the labor standards required by federal law, and any State labor standards, as applicable.
- F. Miscellaneous Records. The Agency shall maintain such other records as may be required by HUD or the City. Such records shall include, but shall not be limited to, a separate and current file for each CDBG grant award, containing copies of originals of the following:
 - i. Grant Award Letter.
 - ii. Notice to Proceed and/or equivalent written approval from City.
 - iii. Project or program related authorizations, motions, resolutions or meeting minutes of the Agency's governing body.
 - iv. Contract Attachments, Exhibits and any amendments thereto.
 - v. This Agreement and any amendments thereto.
 - vi. Voucher reimbursement requests and program accomplishment reports.
 - vii. Bills for payment.
 - viii. Approved vouchers and warrants.
 - ix. Where CDBG funds will support Agency staff salary and/or fringe benefit costs, payroll time sheets signed by the employee and the employee's supervisor, annotated to document percent of time charged against the project if less than full time.
 - x. Where CDBG funds will be used to offset the cost of communications, travel and office supplies, and where these costs are shared with other programs and an invoice is available, documentation such as log sheets (for copy machine use, odometer readings, etc.). As an alternative, annotated invoices may be used to document charges as appropriate.
 - xi. In capital projects where CDBG funds will be used to hire physical laborers and/or tradespeople (regardless of Davis-Bacon applicability to the project), hours that these employees worked, and their rate of pay per hour.

Additionally, each program file shall include documentation on all persons who have benefited from the program, as follows: residence status (City of Yakima resident, non-City of Yakima resident); income status based on federal poverty levels; and ethnic status (white, black American Indian or Alaskan Native, Hispanic, Asian or Pacific Islander).

5. Retention of Records.

Required records shall be retained for a period of three (3) years after termination of this Agreement, except as follows: (1) Records that are the subject of audit findings shall be retained for three (3) years after the program ends or three years after such findings have been resolved, whichever is longer; and (2) records for nonexpendable property shall be retained for three (3) years after its disposition. Nonexpendable property is defined in 2 CFR 200.333.

6. <u>Reports.</u>

The Agency shall submit such reports as required by the City at such times as required by the City, including at any time after this Agreement has expired. Notwithstanding any other provision of this Agreement to the contrary, the reports required by the City shall be submitted by the Agency no less than on an annual basis. Such reports shall also be submitted prior to contract completion.

Part 4 EXHIBITS

The following exhibits are incorporated herein by reference:

- 1. Original Grant Award Letter
- 2. Contract Scope of Work, Completion Date and Contact Information

Part 5 ACCEPTANCE AND SIGNATURES

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF YAKIMA

CITY OF YAKIMA, PARKS & RECREATION

Patricia Byers, Mayor

Robert Harrison, City Manager

Attest:

Sonya Claar-Tee, City Clerk

Approved as to Form:

Sara Watkins, City Attorney

ATTACHMENT #1 CONTRACT GENERAL INFORMATION

PROJECT NO.:	2021-						
TITLE:	WASHINGTON FRUITY & PRODUCE COMMUNITY CENTER						
PROJECT SUMMARY:	WFCC—Youth Activities						
ELIGIBILITY:	Public Service						
NATIONAL OBJECTIVE:	Area Benefit						
CDBG APPROPRIATION;	\$50,000.00						
TYPE OF PROJECT:	Public Service						
PROJECT LOCATION:	602 North 4 th Street, Yakima, WA 98901 Washington Fruit & Produce Community Center (WFCC)						
SPECIAL CONDITIONS:	See Attachment #3: Special Conditions						
TERMINATION DATE:	December 31, 2021						
CONTACT PERSON:	Ken Wilkinson						
TITLE:	Parks & Recreation Division Manager						
MAILING ADDRESS:	2301 Fruitvale Blvd., Yakima, Washington, 98902						
LOCATION ADDRESS:	Same as Mailing Address						
PHONE NUMBER:	(509) 576-6416						
EMAIL:	Kenneth.wilkinson@yakimawa.gov						
PERSONS AUTHORIZED TO SIGN VOUCHER REIMBURSEMENT REQUEST AND PROGRAM ACCOMPLISHMENTS FORM:							
NAME/TITLE:	STEVEN GROOM, FINANCE DIRECTOR						
SIGNATURE:							
(optional) NAME/TITLE:	SCOTT SCHAFER, PUBLIC WORKS DIRECTOR						

SIGNATURE:

ATTACHMENT #2 PROJECT BUDGET

PROJECT NO.:

TITLE:

OVERVIEW

Agency's activities occur generally at the Washington Fruit & Produce Community Center (WFCC), a facility owned by the City of Yakima and located in Northeast Yakima.

Services provided under this Agreement will focus on youth, educational skills, job skills and opportunities for low to moderate income youth, most of whom come from the surrounding neighborhoods.

Therefore, costs for all WFCC programs, including those noted below, will be charged to funding sources in a manner that will maximize the utilization of available funds, which may change from time to time during the year. Thus, amounts to be charged to each program under this Agreement cannot be specifically identified at this time. However, the Agency will provide the programs stated below and the total costs charged to the City under this Agreement for those services will not exceed the City's authorized amount as reflected in Attachment #1.

SUMMARY OF PROGRAMS TO BE PROVIDED WITHIN CDBG GRANT:

Miller Park Summer Playground Program

June 14-August 13

Monday-Friday, 9 am – 4pm

Serving 75 elementary aged youth, and 20 middle school volunteers

Focus of the program is on social enrichment activities such as traditional and nontraditional recreation activities, team building activities/games, sports, arts and craft projects, science/experiments, social skills and reading.

Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants.

The Junior Volunteer Program includes 20 junior volunteers who will assist with arts and crafts projects and will provide mentoring and leadership to the participants throughout the entire program.

Partner with outside agencies to provide health and safety presentations to the participants, i.e Delta Dental, Yakima Police Department, Red Cross, Washington State University Health and Nutrition

Beyond the Bell After School Program

September-December, 2021

Monday-Friday, Monday's 2-6 pm, Tuesday-Friday 3-6 pm.

Serving 100 elementary aged youth, and 25 middle school volunteers

Focus of the program is on social enrichment activities such as traditional and nontraditional

recreation activities, team building activities/games, sports, arts and craft projects,

science/experiments, social skills, reading and homework assistance.

Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants.

The Junior Volunteer Program includes 20 junior volunteers who will assist with arts and crafts projects and will provide mentoring and leadership to the participants throughout the entire program.

Partner with outside agencies to provide health and safety presentations to the participants, i.e Delta Dental, Yakima Police Department, Red Cross, Washington State University Health and Nutrition

The Agency will submit quarterly or monthly performance information to the City along with its invoice to provide City with evidence that Agency is meeting its performance responsibilities under this Agreement.

ATTACHMENT #3 SPECIAL CONDITIONS

 Resolution #_____. In accordance with the legislative intent of the City Council as expressed in its 2021 Annual Action Plan adopted by Resolution #_____, the Agency must:

Provide public services at the Washington Fruit and Produce Community Center: 602 North 4th Street, Yakima, Washington, 98901. Planned activities include, but are not limited to (please see above and the project timeline below for a more detailed description of the services offered):

Miller Park Summer Playground Program

June 14-August 13

Monday-Friday, 9 am – 4pm

Serving 75 elementary aged youth, and 20 middle school volunteers Focus of the program is on social enrichment activities such as traditional and nontraditional recreation activities, team building activities/games, sports, arts and craft projects, science/experiments, social skills and reading. Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants.

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Community literacy program includes books from the Yakima Valley Library where staff and community volunteers read books to the participants. The Junior Volunteer Program includes 20 junior volunteers who will assist with arts and crafts projects and will provide mentoring and leadership to the participants throughout the entire program.

Partner with outside agencies to provide health and safety presentations to the participants, i.e Delta Dental, Yakima Police Department, Red Cross, Washington State University Health and Nutrition

- 2. Timely Progression of Project. The Agency agrees that it will complete the above project in a timely manner, and comply with the timeline as set forth in Attachment #4, Project Time Line.
- 3. Limitations on Expenditures and Adjustments: In the event that the City receives less CDBG revenues than originally estimated in the CDBG budget ordinance, the Agency will receive a proportionately equal reduction in its appropriation relative to the total decrease in total CDBG revenues. The amount of CDBG funds available to the Agency is stipulated in the "Notice of Grant Award". If the amount of CDBG funds available to the agency is less than appropriated, then the City will notify the Agency in writing when additional CDBG funds become available.
- 4. Termination of the Contract. This Agreement between the City of Yakima and Opportunities Industrialization Center of Washington shall terminate on December 31, 2021. In accordance with the terms of the Agreement, all unspent CDBG funds at the time of termination shall lapse and return to the City of Yakima's CDBG fund.
- 5. Public Information. The stipulations of Section 13(B) of the Agreement regarding the erection of signs identifying the source of funds are hereby waived.

ATTACHMENT #4 PROGRAM TIMELINE

Part 1. Schedule by Task

<u>Milestones</u>	Projected						
Enroll up to 75 youth in the Miller Park Summer Playground Program	Ongoing through August, 2021						
Enroll up to 20 Jr. Volunteers for the Miller Park Summer Playground Program	Ongoing through August, 2021						
Enroll up to 100 youth in the Beyond the Bell after School Program	Ongoing through December, 2021						
Enroll up to 25 Jr. Volunteers for the Beyond the Bell after school program	Ongoing Sept- Dec, 2021						
Enroll up to 80 youth in the Red Cross Passport to preparedness program	Ongoing Sept- Dec, 2021						
Host monthly Cupcakes with the Cops program for up to 80 youth	September-December, 2021						
Provide homework assistance for up to 80 youth	Ongoing Sept-Dec, 2021						
David O., Francis d'Itaria Data							

Part 2. Expenditure Rate

Reimbursement Period	CDBG Funds Vouchered Projected
1 st Period (07/01/21—09/30/21)	\$25,000.00
2 nd Period (10/01/21—12/31/21)	\$25,000.00

ATTACHMENT #5 PROGRAM TIMELINE/PERFORMANCE MEASUREMENTS

All CDBG subrecipients must bill the City in order to access funds from their grant. The City advances funds to subrecipients in order to expedite payments and then requests a drawdown from HUD to reimburse the City fund. This is how HUD keeps track of our timely Expenditure Requirement and if you do not bill, the City cannot meet its drawdown requirement. Checks are available generally within 30 days from the date your payment is processed. Payment request forms will be customized to your specific activity.

- 1. Quarterly or monthly payment request forms record expenditures incurred by the organization for a given period.
- 2. Quarterly or monthly service unit reports the number of youth served in each project funded by this Agreement and other contract-established service units.
- 3. Agency shall provide a Demographic reports maintain data on direct beneficiaries who were assisted with the funds requested with each quarterly or monthly report. Payment requests that do not include a Demographic report will not be processed.

Reimbursement Schedule:

- 1. The Agency must submit a request for reimbursement at least once a quarter and may submit such a request on a monthly basis, beginning with the date of this Agreement, and applicable to all costs incurred toward this grant beginning on June 15, 2021.
- 2. Failure to submit a request for reimbursement, at least quarterly, in accordance with Part 1, Section 5 of this Agreement may cause the City to consider the Program abandoned and the CDBG funds made available for re-appropriation. Continued failure to request reimbursement and submit required performance reports will cause the City to take corrective action as it deems necessary.
- 3. The City shall reimburse the Agency for its expenses to be paid under this Agreement within the thirty (30) days following the receipt of a complete Voucher Reimbursement Request.
- 4. Final payment at the termination of this Agreement shall be requested within 30 days of the termination of this Agreement.

Required Contents of Reimbursement Request:

- 1. Reimbursement requests shall include Agency name, address, contact information, accomplishment data, budget information, and client income verification; receipts providing proof of expenditures or other documentation supporting the request for reimbursement; and an indication or showing of how the Agency has progressed toward its goals as set forth in Attachment #4.
- 2. Failure to properly submit a reimbursement request, will result in non-payment.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 11. For Meeting of: June 15, 2021

ITEM TITLE:Regional Fire Authority (RFA) presentationSUBMITTED BY:Aaron Markham, Fire Chief

SUMMARY EXPLANATION:

At the March 23, 2021 Study Session, City Council directed staff to "prepare a report providing more information, particularly cost sharing, for a consolidated fire district." A PowerPoint presentation is provided in your packet that summarizes the presentation being given on a Regional Fire Authority (RFA).

ITEM BUDGETED:

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Provide direction on moving forward with a feasibility study

ATTACHMENTS:

Description

Upload Date 6/3/2021

Type Cover Memo

D PowerPoint

1

NA

REGIONAL FIRE AUTHORITY

June 15, 2021 City Council Meeting



WHAT IS A REGIONAL FIRE AUTHORITY?

- It's a municipal corporation in Washington State and a separate taxing district
- It can be made up of two or more cities and/or fire districts in reasonable proximity to each other that want to participate
- The entity is created by a vote of the people
- The Regional Fire Authority (RFA) operates pursuant to a plan, which is formulated by a planning committee and approved by the voters in the service area
- RCW 52.02.160 allows for the creation of a fire district within the same boundaries of a city as an alternative

HOW ARE REGIONAL FIRE AUTHORITIES FUNDED?

- Fire Levy collection up to \$1.50/ \$1,000 of assessed valuation, or \$1.00/\$1,000 in conjunction with a Fire Benefit charge including the authority to run multi-year levy lid lifts
- Emergency Medical Services (EMS) Levy
- Excess Levy
- Fire Benefit Charge
- Bonds for Capital Purchases

All funding, with the exception of the AV Fire Levy (property Taxes), requires a super majority to pass

WASHINGTON STATE REGIONAL FIRE AUTHORITIES

- Valley Regional Fire Authority created 2007

 Cities of Algona, Auburn, and Pacific
- Puget Sound Fire Regional Fire Authority created 2010

 City of Kent & King Co. FPD #37
- West Benton Regional Fire Authority created 2015

 City of Prosser & Benton Co. Fire Dist. # 3
- Renton Regional Fire Authority created 2016

 City of Renton & King Co. Fire Dist. #25
- South Beach Regional Fire Authority created 2017

 City of Westport, Pacific Co. Fire Dist. #5, Grays Harbor Fire Dist. #3, #11, #14

There are nine (9) RFAs listed on MRSC's website (examples are above)

2021 FIRE DEPARTMENT BUDGET

- General fund total expenditures = \$15,658,328
- EMS Fund total expenditures =
- LEOFF 1 (fund 612) =
- Combined total expenditures =
- \$ 1,531,876 \$ 1,176,390
- <u>\$18,366,594</u>

Capital fund not included

2021 FIRE DEPARTMENT REVENUES

- Yakima County EMS Levy = \$1,540,874
- Yakima Co. Fire District # 11 = \$35,000
- Yakima Co. Fire District # 10 = \$28,000
- City of Union Gap = \$1,596,439
- Misc. Fire inspection fees = \$212,855
- Sub total revenues : <u>\$3,413,168</u>
- Revenue needed: \$14,953,426

The balance needed to cover expenditures comes from the general fund from property tax, sales tax and other revenue sources.

FUNDING OPTIONS

- Option A : Fire Levy \$1.50/1,000 AV typically used by departments that
 are primarily volunteer
- Option B : Fire Levy \$1.00/1,000 AV and a Fire Benefit Charge no greater the 60% of the operating budget
- Emergency Services Levy: Currently a county-wide levy

CITY OF YAKIMA PRELIMINARY ANALYSIS

Current City of Yakima AV = \$7,941,594,873

- Fire Levy @ \$1.50/1000 = \$11,912,393.00
 Other revenues = \$3,413,168
 Total = \$15,325,561
 insufficient revenue
- Fire Levy @ \$1.00/1000 = \$7,941,595
- Other revenues = \$3,413,168
- Total = \$11,354,763

Balance of the required revenue would need to be made up from a fire benefit charge

WHAT IS A FIRE BENEFIT CHARGE?

- A fire benefit charge is designed to apply a fee to properties that benefit the most from the fire department
- A formula can be used that shares the cost of the department fairly within the RFA
- Although a formula may be somewhat complex, it spreads the cost in a reasonable fashion

FIRE BENEFIT CHARGE FORMULA

	2018 Puget Sound Fire Authority - Benefit Charge Formula: Square root of total square footage X 18 X Category Eactor X Response Eactor X Pick Eactor X Fire Flow Factor X Applicable Discount - Deputit Charge															2 5					
Squa	Square root of total square footage X 18 X Category Factor X Response Factor X Risk Factor X Fire Flow Factor X Applicable Discount = Benefit Charge																				
Square Footage Categories	400 - 1,799	1,800 - 2,699	2,700 - 3,599	3,600 - 3,999	4,000 - 4,999	5,000 - 7,999	8,000 - 9,999	10,000 - 14,999	15,000 - 19,999	20,000 - 29,999	30,000 - 49,999	20,000 - 99,999	100,000 - 139,999	140,000 - 199,999	200,000 - 299,999	300,000 - 399,999	400,000 - 499,000	500,000 - 599,999	000'669 - 000'009	700,000 - 999,999	1,000,000 - and >
Category Factors:)))		11 - 11									1	1
Residential	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75				1				19	-			
Mobile Homes	0.225 0.225 0.225 0.225 0.225 0.225														- A. 15		Ji	-		1	
Camp Ground Spaces			\$50	.00									1	1.00	1				1	1	
Apartments	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	3.25	3.25	3.25	6.70	6.70	8.60	11.10	14.25	14.25	14.25	14.25	14.25	14.2
Commercial	1.10	1.10	1.10	1.10	1.30	1.30	1.30	1.40	1.40	1.40	1.50	1.50	2.05	2.05	3.05	3.35	3.50	3.75	4.00	4.15	5.1
Fire Flow Factor:										0.	3973434	9									1
Response Factor:**																		and an and a second			-
Residental	1.05 Variable to firefighters needed to deliver needed water																	1			-
Manufactured Homes	1.00	1.00	1.00	1.00	1.00	1.00	1.00			1.0	1	100		1.0			1. A 1	-	1		
Apartments	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60
Commercial	1.18	1.18	1.18	1.18	1.18	1.18	1.75	1.75	1.75	2.65	4.20	4.20	4.20	4.20	4.30	4.30	4.40	4.50	4.50	4.50	4.50
Risk Factor:***													1120	1.20 1	4.50	4.50	4.40	4.10	4.30	4.30	4.50
Light Hazard/Regional	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.0
Ordinary Hazard/Regional - 1	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.1
Ordinary Hazard/Regional - 2	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.10	1.13	1.15	1.1
Extra Hazard/Regional - 1	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.20	1.2
Extra Hazard/Regional -2	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.30		1.30	1.3
Discounts:												1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.4
Automatic Fire Sprinklers	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900	0.900
Manual Local Alarm	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.980	0.900	0.900	0.900	0.900
Automatic Local Alarm	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.970	0.980	0.980	0.980	Additional Street Street	
Automatic Central Alarm	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925		0.970	0.970
Agricultural	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.250	0.925	0.925	0.925	0.925	0.925	0.925	0.925

uired fireflow. Base residential response force is 16 firefighters on scene. When a residential property needs more then 16 firefighters to deliver the calculated fire flow, that number is auto calculated using the adopted formula and 50 gpm fire flow delivery per firefighter on scene up to 3,599 sq. ft. and 48 gpm for homes greater than 3,599 sq. ft. *** Risk factors apply to commercial property and are defined by the National Fire Protection Association and deal with fire hazards and hazardous materials.

CITY TAX CHANGE CONSIDERATION

- <u>It is important to note</u> that, in accordance with State mandate, when a Regional Fire Authority is created, the amount of property tax previously collected by the City must be reduced and will be collected by the RFA. (RFA Feasibility Report, 2013, pg. 38)
- Example:

Current Assessed Valuation (AV) = \$7,941,594,873Current rate per \$1000 =Current Property tax collected =\$20,409,898

City Property tax less 1.00 to RFA = 12,468,304 (1.57 per 1000)

CONTINUED

- The difference in property taxes collected by the City will be a decrease of \$7,941,594
- However, if approved, the general expense of the fire department is much greater than then amount of tax revenue relinquished to the new RFA
- The estimated net savings to the City is around 7 million

NEXT STEPS?

- Contract with a Consulting Firm to re-evaluate fiscal analysis
 Cost estimate from ESCL \$30,000, \$40,000
 - Cost estimate from ESCI \$30,000 \$40,000
 - Estimated time to complete 90 days
- Determine if other jurisdictions support the concept studying the possibility of forming an RFA
- Governing bodies appoint three members each, to form a planning committee
- The planning committee develops the entire make-up of the Regional Fire Authority; this can take up to a couple years to complete

ANY QUESTIONS?





BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 12. For Meeting of: June 15, 2021

ITEM TITLE:Request for authorization to purchase police vehiclesSUBMITTED BY:Robert Harrison, City Manager

SUMMARY EXPLANATION:

This agenda item, if approved, authorizes the purchase of 57 Police Interceptors, which is essentially replacing all patrol vehicles with new patrol cars. The deadline to order police vehicles is June 21, 2021. The purchase price for 57 vehicles is \$4,655,760 (\$81,680 each). The funds that the City deems as lost revenue under the federal ARPA program may be used just like any other general fund revenue, which is at the City's discretion. While the final lost revenue determination will occur following the final Treasury guidance, it is believed that given current guidance and calculations, there will be sufficient revenue to cover this order. The purchase is through the State of Washington contract vehicle purchasing system and is current state bid pricing.

This is the minimum number of vehicles required to return to a shared fleet patrol vehicle program. The City is currently in the collective bargaining process, and changes to the patrol vehicle program are subject to final bargaining.

ITEM BUDGETED:

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

Description

supporting docs

Upload Date 6/11/2021

Type Cover Memo

Cavin, Ira

From:	NOREPLY@des.wa.gov
Sent:	Friday, June 11, 2021 12:41 PM
То:	Cavin, Ira
Cc:	noreply@des.wa.gov
Subject:	Vehicle Quote - 2021-6-125 - YAKIMA, CITY OF - 23913

Vehicle Quote Number: 2021-6-125

Create Purchase Request

View organization purchase requests

This is a **quote** only. You must create a purchase request to order this vehicle(s)

Contract & Dealer Information

Contract #: 05916 Dealer: Bud Clary Ford Hyundai (formerly Columbia Ford) (W403) 700 7th Avenue / PO Box 127 Longview WA 98632

Dealer Contact: Marie Tellinghiusen Dealer Phone: (360) 423-4321 Ext: 7187 Dealer Email: ford.orders@budclary.com

Organization Information

Organization: YAKIMA, CITY OF - 23913 Email: ira.cavin@yakimawa.gov Quote Notes: Vehicle Location: YAKIMA CITY

Color Options & Qty

Agate Black (UM) - 1

Tax Exempt: N

Vehicle Options

Order Code 2021-0521-001	Option Description 2021 Ford Police Interceptor AWD Pursuit-Rated Utility/SUV (K8A/500A)	Qty 1	Unit Price \$32,879.00	
2021-0521-011	Alternative Engine, 3.0L V6 EcoBoost with 10-Speed Automatic Transmission, 400 HP @ 5500 RPM, 415 lbft. Torque @ 3000 RPM, 6500# GVWR, 1670# Payload, 5000# Towing Capacity, 7.2in Ground Clearance, 3.31 Axle Ratio (148-MPH Top Speed) (99C/44U)	1	\$4,305.00	\$4,305.00
2021-0521-014	Ultimate Wiring Package [Includes Rear Console Mounting Plate #85R, Pre-wiring for Grille LED Lights, Siren and Speaker #60A, Plus: Wiring harness I/P to Rear Cargo Area (overlay): two (2) light cables - supports up to six (6) LED lights (engine compartment/grille) and one (1) 10-amp siren/speaker circuit engine cargo area; rear hatch/cargo area wiring - supports up to six (6) rear LED lights] (Does not include LED lights, side connectors or controller) (Recommend Police Wire Harness Connector Kit #67V) (Not available with Interior Upgrade Pkg #65U or Ready for the Road Pkg #67H) (67U)	1	\$558.00	\$558.00
	Front Headlamp Lighting Solution [Includes Pre-wire for Grille LED Lights, Siren and Speaker #60A; LED Low Beam/High Beam Headlamp, Wig-Wag function and Red/Blue/White LED side warning lights (driver side White/Red, passenger side White/Blue); Wiring, LED lights are included; Controller not included] (Included with Ready for the Road Package) (When ordered as a stand-alone option, recommend also ordering Ultimate Wiring Package #67U) (66A)	1	\$892.00	\$892.00
	Rear Lighting Solution [Includes two (2) backlit flashing linear high-intensity LED lights (driver side red/passenger side blue) mounted to inside liftgate glass; two (2) backlit flashing linear high-intensity LED lights (driver side red/passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open); LED lights only; Wiring and controller not included] (Included with Ready for the Road	1	\$454.00	\$454.00

	Package #67H) (When ordered as a stand-alone option, recommend also ordering Ultimate Wiring Package #67U) (66C)			
2021-0521-018	8 Tail Lamp Lighting Solution [Includes LED lights plus two (2) rear integrated hemispheric lighthead white LED side warning lights in tail lamps; LED lights only; Wiring and controller are not included.] (Recommend also ordering Ultimate Wiring Package #67U) (Included with Ready for the Road Package #67H) (66B)	1	\$429.00	\$429.00
2021-0521-019	Police Wire Harness Connector Kit - Front/Rear (For connectivity to Ford PI Package Solutions) [FRONT includes two (2) male 4-pin connectors for siren, five (5) female 4-pin connectors for lighting/siren/speaker, one (1) 4-pin IP connector for speakers, one (1) 4-pin IP connector for siren controller connectivity, one (1) 8-pin sealed connector, one (1) 14-pin IP connector] [REAR includes one (1) 2-pin connector for rear lighting, one (1) 2-pin connector, six (6) female 4-pin connectors, six (6) male 4-pin connectors, one (1) 10-pin connector] [67V]	1	\$185.00	\$185.00
2021-0521-021	1 Side Marker LED, Sideview Mirrors (Driver side - Red / Passenger side - Blue) (Located on backside of exterior mirror housing) (LED lights only. Wiring and controller are not included.) (Must also order Pre- wiring for grille lamp, siren and speaker #60A) (63B)	1	\$289.00	\$289.00
2021-0521-022	2 Rear Quarter Glass Side Marker LED Lights (Driver side - Red / Passenger side - Blue) (63L)	1	\$574.00	\$574.00
2021-0521-031	L Switchable Red/White Lighting in Cargo Area (deletes 3rd row map light) (17T)	1	\$50.00	\$50.00
2021-0521-033	3 Dark Car Feature (courtesy lamp disable when any door is opened) (Not available with Daytime Running Lights #942) (43D)	1	\$25.00	\$25.00
2021-0521-034	⁴ Police Engine Idle Feature (when activated, allows the key to be removed from ignition while vehicle remains idling, which allows driver to leave the engine running and prevents vehicle from unauthorized use when driver is outside of the vehicle) (47A)	1	\$259.00	\$259.00
2021-0521-035	5 Badge Delete (deletes Police Interceptor badging on rear liftgate and Interceptor badging on front hood when ordered with EcoBoost engine) (16D)	1	\$0.00	\$0.00
2021-0521-036	5 BLIS Blind Spot Monitoring with Cross-Traffic Alert (Includes manual fold-away heated mirrors) (55B/54Z)	1	\$543.00	\$543.00
2021-0521-039	Doors/Locks: Hidden Door Lock Plunger with Rear Door Controls Inoperable - locks, handles and windows (locks/windows operable from drivers door switches) (included with Ready for the Road Package #67H) (52P)	1	\$159.00	\$159.00
2021-0521-043	B Reverse Sensing System (76R)	1	\$275.00	\$275.00
2021-0521-047	7 Global Lock/Unlock Feature (Door panel switches will lock/unlock all doors and rear liftgate. Eliminates overhead console liftgate unlock switch and 45-second timer. Also eliminates the blue liftgate release button If ordered with Remote Keyless Entry System #55F) (18D)	1	\$0.00	\$0.00
2021-0521-049	Fleet Keyed Alike (Call dealer for available key codes) (Allowed to also order Remote Keyless Entry #55F) (KEY)	1	\$50.00	\$50.00
2021-0521-053	Spot Lamps, LED Bulbs, Dual (Unity) (51S)	1	\$617.00	\$617.00
2021-0521-065	Auxiliary Air-Conditioning (can now be ordered with Cargo Storage Vault #63V) (17A)	1	\$608.00	\$608.00
		1	\$4,814.00	\$4,814.00
	Setina - PB5 HD Fender Wraps (PIT Bars) (Must also order a Push Bumper) (DLR) (SET100)	1	\$417.00	\$417.00
2021-0521-251	······································			

	Tabal	Vahialaas	
Quote Totals			
2021-0521-280 Setina - 12VS Rear Partition, Vinyl Coated Metal Mesh (DLR) (SET401)	1	\$560.00	\$560.00
	1	\$937.00	\$937.00
2021-0521-262 Setina - Front Partition XL Upgrade with center and side recess panel (Allows additional legroom for rear right-side passenger) (Must also order 10VSRP partition) (DLR) (SET202)	1	\$0.00	\$0.00
2021-0521-261 Setina - 10VSRP Front Partition with Lower Center Recess Panel, Horizontal Polycarbonate Sliding Window (Includes Tallman upgrade - allows additional seat recline for driver) (DLR) (SET201)	1	\$838.00	\$838.00

 Total Vehicles:
 1

 Sub Total:
 \$51,629.00

 8.4 % Sales Tax:
 \$4,336.84

 Quote Total:
 \$55,965.84

1

5

*



Axon Enterprise, Inc. 17800 N 85th St. Scottsdale, Arizona 85255 United States Phone: (800) 978-2737

SHIP TO Stephen Yu Yakima Police Dept. - WA 200 S. Third Street Yakima, WA 98901 US

BILL TO Yakima Police Dept. - WA 200 S. Third Street Yakima, WA 98901 US

Issued: 08/06/2020

Quote Expiration: 09/30/2020

Account Number: 115425

Payment Terms: Net 30 Delivery Method: Fedex - Ground Contract Number: 00023436

> SALES REPRESENTATIVE Sam Phillips Phone: 480-272-3784 Email: sphillips@axon.com

Fax:

PRIMARY CONTACT Stephen Yu Phone: (509) 249-6807 Email: stephen.yu@yakimawa.gov

Year 1

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans	& Packages				Sala Alexan	
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	1	1,548.00	1,548.00	1,548.00
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	6	1	774.00	792.00	792.00
Hardware						
80214	FLEET EVIDENCE.COM UNLIMITED STORAGE	60	1	0.00	0.00	0.00
71088	AXON FLEET 2 KIT		1	0.00	0.00	0.00
87069	TECH ASSURANCE PLAN FLEET 2 KIT WARRANTY		1	0.00	0.00	0.00
Other						
87050	FLEET VIEW XL ACCESS LICENSE	60	1	0.00	0.00	0.00
73335	FLEET CAMERA REFRESH (ONE FRONT AND ONE REAR)		1	0.00	0.00	0.00
					Subtotal	2,340.00
				Es	timated Shipping	0.00
					Estimated Tax	0.00
					Total	2,340.00

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plan	s & Packages					
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	1	1,548.00	1,548.00	1,548.00
					Subtotal	1,548.00
					Estimated Tax	0.00
					Total	1,548.00
					Total	

Year 3

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plan	s & Packages				A STREET	
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	1	1,548.00	1,548.00	1,548.00
					Subtotal	1,548.00
					Estimated Tax	0.00
					Total	1,548.00

Year 4

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plan	s & Packages				and the same of	
80217	FLEET 2 UNLIMITED WITH TAP PAYMENT	12	1	1,548.00	1,548.00	1,548.00
					Subtotal	1,548.00
					Estimated Tax	0.00
					Total	1,548.00

Grand Total 6,984.00



Summary of Payments

Payment	Amount (USD)
Year 1	2,340.00
Year 2	1,548.00
Year 3	1,548.00
Year 4	1,548.00
Grand Total	6,984.00

Notes
NASPO Contract No. OK-MA-145-015 used for pricing and purchasing justification.
Yakima PD will supply Cradlepoint IBR900-1200M with antenna for this vehicle.
City of Yakima will perform install in the same manner as the previously deployed vehicles.

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at <u>www.axon.com/legal/sales-terms-and-conditions</u>), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature:	Date:
Name (Print):	Title:
PO# (Or write N/A):	

Please sign and email to Sam Phillips at sphillips@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy axon.com

The trademarks referenced above are the property of their respective owners.

	Axon Internal Use Oni	y ^{*}	
		SFDC Contract#: Order Type: RMA#:	
Review 1	Review 2	Address Used: SO#:	
Comments:			
	Protect Life.		

Q-271423-44112.778SP

Issued: 10/08/2020

Quote Expiration: 12/31/2020

Count Number: 115425

Payment Terms: Net 30 Delivery Method: Fedex - Ground

> SALES REPRESENTATIVE Sam Phillips Phone: 480-272-3784 Email: sphillips@axon.com Fax:

PRIMARY CONTACT Stephen Yu Phone: (509) 249-6807 Email: stephen.yu@yakimawa.gov

Axon Enterprise, Inc. 17800 N 85th St. Scottsdale, Arizona 85255 United States Phone: (800) 978-2737

SHIP TO Stephen Yu Yakima City IT Services 129 N 2nd Street Yakima, WA 98901 US BILL TO Yakima Police Dept. - WA 200 S. Third Street Yakima, WA 98901 US

Year 1

item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
80206	FLEET WIRELESS MICROPHONE - 4 YEAR EXTENDED WARRANTY		2	10.45	10.45	20.90
71084	JUNCTION BOX, FLEET 2		1	80.00	80.00	80.00
80185	EXTENDED WARRANTY, 4 YEAR, FLEET 2 JUNCTION BOX		1	0.00	0.00	0.00
11553	SYNC CABLE, USB A TO 2.5MM		4	10.45	0.00	0.00
71086	FLEET WIRELESS MICROPHONE		2	240.00	240.00	480.00
74028	WING CLIP MOUNT, AXON RAPIDLOCK		2	31.30	31.30	62.60
11509	BELT CLIP, RAPIDLOCK		2	31.30	31.30	62.60
74028	WING CLIP MOUNT, AXON RAPIDLOCK		2	0.00	0.00	0.00
80213	FLEET WIRELESS MICROPHONE BUNDLE PAYMENT		2	72.00	72.00	144.00
Other					AN AND THE AN	
71087	FLEET WIRELESS MICROPHONE CHARGING DOCK		1	40.00	40.00	40.00
					Subtotal	890.10
				Es	timated Shipping	0.00
					Estimated Tax	73.89
					Total	963.99

Year 2

ltem	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
80213	FLEET WIRELESS MICROPHONE BUNDLE PAYMENT		2	72.00	72.00	144.00
					Subtotal	144.00
					Estimated Tax	11.95
					Total	155.95

Year 3

item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
80213	FLEET WIRELESS MICROPHONE BUNDLE PAYMENT		2	72.00	72.00	144.00
					Subtotal	144.00
					Estimated Tax	11.95
					Total	155.95

Year 4

item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
80213	FLEET WIRELESS MICROPHONE BUNDLE PAYMENT		2	72.00	72.00	144.00
					Subtotal	144.00
					Estimated Tax	11.95
					Total	155.95

item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
80213	FLEET WIRELESS MICROPHONE BUNDLE PAYMENT		2	72.00	72.00	144.00
					Subtotal	144.00
					Estimated Tax	11.95
					Total	155.95

Grand Total 1,587.79



Discounts (USD) Quote Expiration: 12/31/2020

List Amount	1,507.90
Discounts	41.80
Total	1,466.10

*Total excludes applicable taxes

Summary of Payments

Payment	Amount (USD)
Year 1	963.99
Year 2	155.95
Year 3	155.95
Year 4	155.95
Year 5	155.95
Grand Total	1,587.79



Notes

NASPO Contract No. OK-MA-145-015 used for pricing and purchasing justification. For the avoidance of doubt, the website terms and conditions below do not apply to this quote

Yakima PD will supply Cradlepoint IBR900-1200M with antenna for this vehicle.

City of Yakima will perform install in the same manner as the previously deployed vehicles.

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Signature:	 Date:	
Name (Print):	 Title:	
PO# (Or write N/A):		

Please sign and email to Sam Phillips at sphillips@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

The trademarks referenced above are the property of their respective owners.

Axon Internal Use Only					
		SFDC Contract#:			
		Order Type: RMA#: Address Used:			
Review 1	Review 2	SO#:			
Comments:					
Q-271423-44112.778SP Protect 1					



RCN Technologies 200 Jennings Ave.

Knoxville Tennessee ,37917 865-293-0350

Estimate Date :	10/02/2019
Sales person :	Reed Perryman
· Terms :	Net30
	Sales person :

	Item & De	scription	Qty	Rate	Amount
1		Vobile Routers (Prime) بyr i for Mobile Routers (Prime) with support and i router with WiFi (1000Mbps modem), no Ac power supply or antennas, North America	6.00 Each	1,054.00	6,324.00
2	o N	 5-in-1 Sharkfin Antennal A one size rits all, shark fin style solution for MiMo Cellular, MiMo WiFi and GPS applications requiring VHF or UHF Capability. OEM shark fin styling GPS/GNSS, MiMo 2G/3G/4G cellular & optional MiMo 2.4/4. 9-6GHz in one housing Heavy duty design for optional VHF or UHF whip 	4.00 Each (able -	284.24 - 49.99	1,136.96
3	T	Parsec Rottweiler Antenna 21 TF 2WIFI GPS 15 FT BLACK 5-In-1 MIMO LTE.MIMO Wi-Fi.and GNSS external waterproof M2M antenna.15 FT cables.black radome	2.00 Each	199.67	399.34
4	LAB	TechLab Setup and Configuration SKU : TL-NRC-SETUP RCN TechLab Set up and configuration per device. - Can be configured remotely. - Appointment required for remote Setup.	6.00 Each	35.00 🛩	210.00
ltems i	n Total 18.00)	-	Sub Total	8,070.30
				Print Barne:	

Estimate# 865-011899

Shipping charge

Total

\$8,135.30

65.00

Notes

Looking forward to working with you in the future. Have a great day!

Terms & Conditions

All items must be returned within 30 days of purchase.
All equipment is subject to a 20% restocking fee.
Payment Due Net 30 from the ship date for all goods. No exceptions.
Orders containing Installation or other services may be billed/collected separately. Return Policy: http://rcntechnologies.com/returns/

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- ...5

Authorized Signature _____



Northwest Regional Office P.O. Box 225 Black Diamond, Washington 98010 360-886-9410 360-886-9411 (fax) kevin@kdbco.com 206-391-8348 (cell)

From Kevin Thompson

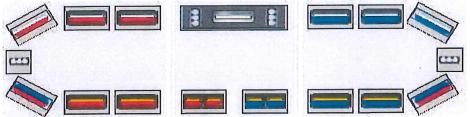
May 1, 2020

- To: Ira Cavin, City of Yakima Police Department
- Whelen & Havis Warning Equipment for 2020 Ford PIU RE:

Per your request, see all items with pricing listed below...

Whelen – Liberty II® WeCan DOU-LED Series Lightbar:

- IJ8DJEJ, 50" LBII WC DOU-LED Lightbar, rw/rb/bw/rb \$2,545.00 1 --to include all modules per the layout with drawing below... IWPHOTO, Photo-Cell auto low intensity built-in 1 -
- 175.00 IJ500ST, 500 Linear-Strobe w/installation & TIR-LED Takedowns 1 -\$
- IA3, TIR-LED Alley lights, pair 1 -
- MKAJ105, Lightbar mounting kit, 2020 Ford PIU 1 -



All Outer Lenses/Domes to be Clear

Whelen – Siren Amp & Light Control & PE215:

1 -	CCSRNT5, CenCom Carbide® with OBDII CanPort™	\$ i	ncluded
1 -	CANCTL7, 21 Button & 3 pos. slide control head	\$ i	ncluded
1 -	CC5K4, CanPort installation kit 2020 PUI w/out 61B Ford option	\$ i	ncluded
1 -	SA315P, 123dB Siren Speaker	\$	167.00
1 -	PE215, Pre-Emption power supply- traffic emitter	\$	425.00
1 -	46-0743191-00, "Y" harness for connection w/PE215	\$	20.00

Above Total w/all Equipment = \$3,332.00

Continued...





Northwest Regional Office P.O. Box 225 Black Diamond, Washington 98010 360-886-9410 360-886-9411 (fax) kevin@kdbco.com 206-391-8348 (cell)

Page 2,

City of Yakima Police Department Whelen & Havis – Warning Equipment for 2020 Ford PIU

<u> Havis – Center Console Equipment:</u>

1 -	C-VS-0618-INUT, 2020 Ford PIU specific flat center console	\$	381.00
	-Please specify all radio make/model information & if self-contained or I	remol	te
	-C-EB40-CCS-1P, CenCom console mount		
	-FP, Filler plates as needed		
1 -	CUP2-1001, Dual Cup Holder self-adjusting	\$	47.63
1 -	091-219, Kussmaul dual USB Power port	\$	38.95
1 -	C-HDM-204, 8.5" telescoping side mount pole w/handle	\$	137.08
1 -	C-MD-119, Adj. locking swing arm w/tilt & swivel device	\$	255.41
1-	C-TTP-INUT-1201, 2020 Interceptor, cargo plate fold up floor	\$	633.45
1 -	C-TTP-INUT-4, 2020 Interceptor cargo plate equipment tray	\$	226.81
-			
1 -	Shipping/Freight approx.	\$	150.00
-			
	Grand Total =	\$5,	.202.33

Pro-gard

MAGNETIC MIC

RE ELECTRONICE

Stay locuied

Any questions let me know...

HELEN

TEUSTED TO PERFO

PUBLIC

SAFETY.

HAVIS

TigerTough

Thank you,

18

CAVIN 1602 Moore 1477 WATTS 1709

Contact:Bob Stein 364 Upland Drive, Seattle, WA 98188206/909-5272 cell:206/575-1470 Office Fed TAX ID 91-0930538 bstein@datecinc.net Email Only please	City of Ya Marisela	
206/909-5272 cell: 206/575-1470 OfficeEmail Po To:Fax PO To:Fax PO To:Email Only please	Marisela	Lara
Fed TAX ID 91-0930538 Email Po To: Fax PO To: Email Only please		
Email Po To: bstein@datecinc.net Fax PO To: Email Only please		
Fax PO To: Email Only please		
<i>Quote#</i> Q20-i15-902		
Date: 09/15/20		
Terms: Net 30 Days		
Validity: 30 Days		

Part Number	Description	Qty	Unit Price	E	xt. Price
FZ 5500(01)M	Panasonic FZ-55 TOUGHBOOK FZ-55 / Windows 10 Pro / Intel Core i5-8365U 1.6GHz / 14.0" FHD 1000 nit Gloved Multi	1	\$2,095.00	s	2,095.00
FZ-55C0601VM	Touch / 512GB SSD / 8 GB / Wi-Fi, Bluetooth / Backlit Emissive Keyboard / Infrared Hello Webcam / TPM 2.0		ψ2,075.00	3	2,075,00
Options:					
RAM UPGRADE	8 GB RAM for exp slot (makes 16GB RAM)	1 2	\$145.00		145.00
CF-AA5712 AM	AC Power Adapter		\$65.00	S	130.00
VEBxxx	Desktop Dock for CF-54 / FZ-55 (compatible with both models)		\$295.00	S	590.00
Vehicle Dock					
7170-0250	Gamber FZ-55 Vehicle Dock / No Pass Thru Ant / Lind DC Power Included	2	\$845.00	S	1,690.00
7170-0148	2013-2019 Ford Police Interceptor [®] Sedan/Utility Pedestal System Kit	2	\$495.00	S	990.00
VEH PWR	Vehicle Power Adapter included with dock above.	2	\$0.00	\$	-
			Sub Total		\$5,640.00
	Panasonic Products thru Datec: State and Local Govt. WSCA / NASPO / GSA Contracts	8.	3% Sales Tax	Ø	468.12 6,108.12
		1	Total	9	0,100,12

https://www.gamberjohnson.com/products/2013-2019-ford-police-interceptorr-sedanutility-pedestal-system-kit



applied concepts, inc.

QUOTE #2048691

855 E. Collins Blvd Richardson, TX 75081	National Toll Free:	1-800- STALKER		Page 1 of 3 Date: 05/21/21
Phone: 972-398-3780 Fax: 972-398-3781	Inside Sales Partner:	Pam Schneidewind +1-972-801-4890 bams@stalkerradar.com	Reg Sales Mgr:	David Foster 972-398-3780 davidf@stalkerradar.com
Effective From : 03/12/2021	Valid Through:	06/10/2021	Lead Tim	e: 25 working days
Bill To:	Customer ID: 106886	Ship To:	Fe	edEx Ground
Yakima Police Dept 200 S 3rd St Yakima, WA 98901-2830	Accounts Payable	Yakima Police Dept 200 S 3rd St Yakima, WA 98901-:		eutenant Ira Cavin

Grp	Qty	P	Package Description		Package		Description	Wrnty/Mo	Price	Ext Price
1	11	808	6-0021-00 DSR 1 Antenna Radar Syst		R 1 Antenna Radar System (2014-2018 Ford SUV)	36	\$1,833.50	\$20,168.50		
	Ln	n Qty Part Number Desci		er	Description		Price	Ext Price		
	1	11	11 200-0999-40		DSR Enhanced Counting Unit, 1.5 PCB			\$0.00		
	2	11	200-1000-	-30	DSR Modular Display, Bright LEDs			\$0.00		
	3	11	200-1237-	-00	DSR Ka Antenna			\$0.00		
	4	11	11 200-0921-00		DSR Ergonomic Remote Control w/Screw Latch			\$0.00		
	5	11	1 200-0769-00		25 MPH/40 KPH KA Tuning Fork			\$0.00		
	6	11	200-0770-00		40 MPH/64 KPH KA Tuning Fork			\$0.00		
	7	11	200-0243-00		Counting/Display Tall Mount			\$0.00		
	8	11	1 200-0886-00		Antenna Glass Suction Cup Mount			\$0.00		
	9	11	11 200-0648-00		Display Sun Shield			\$0.00		
	10 11 155-2055-08		-08	Antenna Cable, 8 Ft			\$0.00			
	11	11	11 155-2283-50*		155-2283-50* CAN/VSS Power Cable			\$0.00		
	12	11	11 062-0041-00		One-Antenna Operation			\$0.00		
~	13	11	11 200-0821-00					\$0.00		
	14	11	035-0361	-00	Shipping Container, Dash Mounted Radar			\$0.00		
_	15	11 060-1000-36 36 Month Warranty		36 Month Warranty			\$0.00			
	Group Total						\$20,168.50			

Grp	Qty	Р	Package		Description	Wrnty/Mo	Price	Ext Price	
2	1	808	6-0021-00	DSF	R 1 Antenna Radar System (2020 Ford SUV)	36	\$1,833.50	\$1,833.50	
	Ln	Qty	Part Number		imber Description		Price	Ext Price	
	16	1	200-0999-	-40	DSR Enhanced Counting Unit, 1.5 PCB			\$0.00	
	17	1	200-1000-30		DSR Modular Display, Bright LEDs			\$0.00	
	18	1	200-1237-00		DSR Ka Antenna			\$0.00	
	19	1	200-0921-00		DSR Ergonomic Remote Control w/Screw Latch			\$0.00	
	20	1	200-0769-00		25 MPH/40 KPH KA Tuning Fork			\$0.00	
	21	1	200-0770-00		40 MPH/64 KPH KA Tuning Fork			\$0.00	
	22	1	1 200-0243-00		Counting/Display Tall Mount			\$0.00	
	23	1	1 200-0886-00		200-0886-00 Antenna Glass Suction Cup Mount			\$0.00	
	24	1	1 200-0648-00		200-0648-00 Display Sun Shield			\$0.00	
	25	1	1 155-2055-08		1 155-2055-08 Antenna Cable, 8 Ft				\$0.00
	26	1	1 200-0622-00 VSS Cable Kit				\$0.00		

** Continued on Next Page **



applied concepts, inc.

QUOTE #2048691

applied concepts, inc.				Page 2 of 3
855 E. Collins Blvd Richardson, TX 75081	National Toll Free:	1-800- STALKER		Date: 05/21/21
Phone: 972-398-3780 Fax: 972-398-3781	Inside Sales Partner:	Pam Schneidewind +1-972-801-4890 F bams@stalkerradar.com	Reg Sales Mgr:	David Foster 972-398-3780 davidf@stalkerradar.com
Effective From : 03/12/2021	Valid Through:	06/10/2021	Lead Tim	e: 25 working days
Bill To:	Customer ID: 106886	Ship To:	Fe	dEx Ground
Yakima Police Dept 200 S 3rd St Yakima, WA 98901-2830	Accounts Payable	Yakima Police Dept 200 S 3rd St Yakima, WA 98901-2		eutenant Ira Cavin

Grp	Qty	P	ackage	ackage Description		Price	Ext Price
2	1	806	3-0021-00	DSR 1 Antenna Radar System (2020 Ford SUV)	36	\$1,833.50	\$1,833.50
	Ln Qty Part Number		Part Numb	r Description		Price	Ext Price
	27	1	062-0041-	00 One-Antenna Operation			\$0.00
	28	1	200-0821-	00 DSR Documentation Kit			\$0.00
	29	1	035-0361-	00 Shipping Container, Dash Mounted Radar			\$0.00
	30	1	1 060-1000-36 36 Month Warranty				\$0.00
						Group Total	\$1,833.50

Grp	Qty	P	ackage	Description	Wrnty/Mo	Price	Ext Price
3	8	808	3-5025-00	IDAR-XLR-C - LI-Ion Handles, Charging Stand, Stor	24	\$1,835.00	\$14,680.00
	Ln Qty Part Number Description		Description		Price	Ext Price	
	31	8	200-1304	0 Stalker Lidar XLR			\$0.00
	32	16	200-0944	2 Lithium-Ion Battery Handle, SII, Lidar X-Series			\$0.00
	33	8	200-0839	0 Desktop Charger for LI-ION Battery Handle			\$0.00
	34	8	035-0211	0 Soft Storage Bag			\$0.00
	35	8	011-0002	0 Lidar Certificate of Accuracy			\$0.00
	36	8 011-0171-00		0 Lidar X-Series Quick Start Guide			\$0.00
	37	7 8 035-0364-00		0 Shipping Container, Lidar XLR/XS/LR			\$0.00
	38	8	060-1000	4 24-Month Warranty			\$0.00
						Group Total	\$14,680.00



QUOTE #2048691

855 E. Collins Blvd Richardson, TX 75081	National Toll Free:	1-800- STALKER	Dat	Page 3 of 3 e: 05/21/21
Phone: 972-398-3780 Fax: 972-398-3781	Inside Sales Partner: +	am Schneidewind 1-972-801-4890 Reg ams@stalkerradar.com	Sales Mgr: 972-	id Foster -398-3780 df@stalkerradar.com
Effective From : 03/12/2021	Valid Through:	06/10/2021	Lead Time:	25 working days
Bill To:	Customer ID: 106886	Ship To:	FedEx	Ground
Yakima Police Dept 200 S 3rd St Yakima, WA 98901-2830	Accounts Payable	Yakima Police Dept 200 S 3rd St Yakima, WA 98901-2830	Lieutenant Ira Cavin	

Product	\$36,682.00	Sub-Total:	\$36,682.00
Discount	\$0.00	Sales Tax 8%	\$2,962.56
		Shipping & Handling:	\$350.00
Payment Terms: Net 30 days		Total: USD	\$39,994.56

WA State contract 00218

One time special pricing to meet grant requirements Vehicle Information: 2020 Ford Interceptor SUV 2018 Ford Interceptor SUV 2017 Ford Interceptor SUV (2) 2016 Ford Interceptor SUV (2) 2014 Ford Interceptor SUV (7)

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.

001



Financial Consultants International, Inc

FCI Custom Police Vehicles

45727 SE 140th Street North Bend, WA 98045 (425) 831-5203 Estimate

Date	Estimate #
12/14/2020	2316

Yakima Police Department Attn: Lt. IRA Cavin 200 S 3rd St Yakima WA 98901

Description	Quantity	Rate	Amount
2020 PIU			
Install Lightbar, radio, console, laptop mount, CenCom, AXON Camera system, GJ dock, Havis equipment tray MZL Timer		2,600.00 120.00	2,600.00 120.00
This Estimate is good for 60 days		Subtotal	\$2,720.00
		Sales Tax (8.2%)	\$223.04
		Total	\$2,943.04

\$379.85

\$4,956.32



Quote Number: QU0000515489 22 OCT 2020 **Effective:** 21 DEC 2020 **Effective To:**

Bill-To: YAKIMA, CITY OF 129 N 2ND ST YAKIMA, WA 98901 United States

Ultimate Destination: YAKIMA, CITY OF 2301 FRUITVALE BLVD **YAKIMA, WA 98902** United States

Attention: Name: Justin Magyar Email: justin.magyar@yakimawa.gov Phone: 575-3006

NASPO ValuePoint **Contract Number:** Freight terms: **FOB** Destination CREDIT CARD PAY METHOD **Payment terms:**

Sales Contact: Name: Marlon Johnson Email: mjohnson@daywireless.com Phone: 5095478502

Item	Quantity	ty Nomenclature Description		lature Description List price		Extended Price
1	1	M37TXS9PW1AN	APX8500 ALL BAND HP MOBILE	\$5,620.00	\$4,102.60	\$4,102.60
la	1	G48BB	ENH: CONVENTIONAL OPERATION	S800.00	\$584.00	\$584.00
1 b	1	B18CR	ADD: AUXILIARY SPKR 7.5 WATT	\$60.00	\$43.80	\$43.80
lc	1	GA01517AA	DEL: NO J600 ADAPTER CABLE NEEDED	-		-
ld	1	GA05507AA	DEL: DELETE 7/800MHZ BAND	S-800.00	S-584.00	S-584.00
le	1	GA05509AA	DEL: DELETE UHF BAND	S-800.00	S-584.00	S-584.00
lf	1	G89AC	ADD: NO RF ANTENNA NEEDED		-	
lg	1	W22BA	ADD: STD PALM MICROPHONE APX	\$72.00	\$52.56	\$52.56
lh	1	GA01606AA	ADD: NO GPS/WI-FI ANTENNA NEEDED	-	-	-
1 i	1	G78AT	ADD: 3Y ESSENTIAL SERVICE	S168.00	S168.00	\$168.00
ij	1	G193AK	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	-		
lk	1	G806BL	ENH: ASTRO DIGITAL CAI OP APX	\$515.00	\$375.95	\$375.95
11	1	GA01670AA	ADD: APX E5 CONTROL HEAD	\$572.00	\$417.56	\$417.56
lm	1	G444AH	ADD: APX CONTROL HEAD SOFTWARE	-	-	

Estimated Tax Amount

Total Quote in USD

Totals do not include any programming or installation costs...

PO Issued to Motorola Solutions Inc. must:

>Be a valid Purchase Order (PO)/Contract/Notice to Proceed on Company Letterhead. Note: Purchase Requisitions cannot be accepted

>Have a PO Number/Contract Number & Date
 >Identify "Motorola Solutions Inc." as the Vendor
 >Have Payment Terms or Contract Number

>Be issued in the Legal Entity's Name

>Include a Bill-To Address with a Contact Name and Phone Number

>Include a Ship-To Address with a Contact Name and Phone Number

Include an Ultimate Address (only if different than the Ship-To)
Be Greater than or Equal to the Value of the Order
Be in a Non-Editable Format
Identify Tax Exemption Status (where applicable)
Include a Signature (as Required)



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON AGENDA STATEMENT

Item No. 15.A. For Meeting of: June 15, 2021

ITEM TITLE:Council General InformationSUBMITTED BY:Sonya Claar Tee, City Clerk

SUMMARY EXPLANATION:

1. Preliminary Council Agendas

ITEM BUDGETED: STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

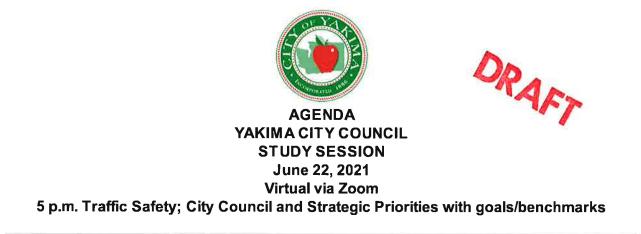
ATTACHMENTS:

Desc	ript	ion
------	------	-----

draft agenda

Upload Date 6/10/2021

Type Cover Memo



- 1. Roll Call
- 2. Public comment (allow 15 minutes)
- 3. Adjournment

The next meeting will be a City Council regular meeting on July 6, 2021, at 5:30 p.m. at City Hall

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.

A Council packet is available for review at the City Clerk's Office and on-line at www.yakimawa.gov. The City provides special accommodations, such as hearing devices, wheelchair space or language interpreters, for City meetings. Anyone needing special assistance please contact the City Clerk's office at (509) 575-6037 at least two business days prior to the meeting. All meetings are live streamed on the City of Yakima website at www.yakimawa.gov and telecast live on Y-PAC, Spectrum Cable Channel 194.





AGENDA YAKIMA CITY COUNCIL July 6, 2021 City Hall – Council Chambers 5:30 p.m. Regular meeting

- 1. Roll Call
- 2. Pledge of Allegiance
- 3. Interpreter Services

4. Open Discussion for the Good of the Order

- A. Presentations / Recognitions / Introductions
 - i. Apple Award to Yakima Police Sergeant Ritch Fowler
 - ii. Retirement recognition of Police Officer Darryl Henning for 31 years of service

5. Council Reports

6. Consent Agenda

Items listed are considered routine by the City Council and will be enacted by one motion without discussion. A Council member may request to remove an item from the Consent Agenda and, if approved, it will be placed on the regular agenda for discussion and consideration.

- A. Resolution authorizing the execution of an agreement with Central Washington Asphalt to rehabilitate the East General Aviation Apron at the Yakima Air Terminal-McAllister Field
- B. Resolution authorizing a contract with XXXX for Professional Services for N 1st Tiger Oil
- C. Resolution authorizing an Interagency Agreement with the Washington Traffic Safety Commission for School Zone RRFB Signage
- D. Resolution authorizing a reimbursement agreement with the Washington State Department of Health for the COVID-19 Mass Vaccination Site
- E. Resolution authorizing Yakima School District School Resource Officer contract

7. Public Comment

Community members are invited to address items listed on the meeting agenda. There will be 35 minutes allotted for public comment with two and a half (2.5) minutes per speaker in order to allow as much opportunity as possible for audience participation. Written communication and e-mail messages are strongly encouraged.

PUBLIC HEARINGS

8. Public input meeting and Resolution to consider citizen comments on the proposed Draft 2021 Annual Action Plan for Community Development Block Grant (CDBG), HOME Fund Programs, and Cares Act CDBG-CV3 funds



DEPARTMENT ITEMS

- 9. Ordinance amending the 2020 Budget for the City of Yakima; and making appropriations from Unappropriated Fund Balances within various Funds for expenditure during 2020 for various purposes (First Reading)
- 10. Resolution authorizing a contract with Northbank Civil and Marine for the Nelson Dam Removal: Water Supply, Riverine Process and Fish Passage Improvements

11. Other Business

12. Adjournment

32

The next meeting will be a City Council study session on July 13, 2021, at 5:00 p.m. at City Hall

Any invocation that may be offered before the official start of the Council meeting shall be the voluntary offering of a private citizen, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council, and the Council does not endorse the religious beliefs or views of this, or any other speaker.

A Council packet is available for review at the City Clerk's Office and on-line at www.yakimawa.gov. The City provides special accommodations, such as hearing devices, wheelchair space or language interpreters, for City meetings. Anyone needing special assistance please contact the City Clerk's office at (509) 575-6037 at least two business days prior to the meeting. All meetings are live streamed on the City of Yakima website at www.yakimawa.gov and telecast live on Y-PAC, Spectrum Cable Channel 194.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 15.B. For Meeting of: June 15, 2021

ITEM TITLE:	Update on Utility Account Balances
SUBMITTED BY:	Steve Groom, Director of Finance and Budget James Dean, Utility Services Manager

SUMMARY EXPLANATION:

An update on utility billing balances is attached with results through April. The suspension of water shutoffs due to nonpayment continues to be in effect. No further action by Council is recommended at this time.

ITEM BUDGETED:	NA
STRATEGIC PRIORITY:	Public Trust and Accountability

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Review only. Submitted for routine transparency and accountability purposes.

ATTACHMENTS:

D

Description

Update on Utility Balances

Upload Date

Type Cover Memo

UTILITY SERVICES DIVISION



TO:	City Council Bob Harrison, City Manager
FROM:	James Dean, Utility Services Division Manager Vanesa Sanchez, Utility Services Supervisor Steve Groom, Finance Director
DATE:	May 14, 2021

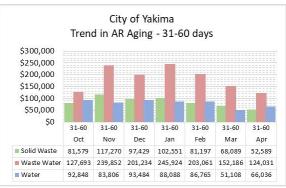
RE: Update on Utility Account Balances – April 2021

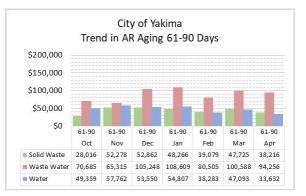
This is to provide feedback on the economic impact of the COVID-19 emergency on the City's Utility Services Billing, since the emergency declaration in March 2020 and subsequent Governor's Stay-At-Home Order. The primary question being answered is, generally are city residents able to pay their utility bills? Receivable balances, in total, have fluctuated. The number of payment arrangements has also fluctuated but this month increased to 82 from 75 last month. **Shut-offs for non-payment are still suspended**, meaning that we are not enforcing payment using suspension of service.

Utility Services bills for Water, Waste Water, Solid Waste & Irrigation on a 60-day rotating cycle, meaning bills are for 2 months of service. Approximately 10,000 of our customers are served by Nob Hill Water Association and are only billed for Waste Water and or Solid Waste services. The division also prepares invoices for the Storm Water utility which are billed initially through Yakima County as part of the property taxes.

As the graph at right shows, the trend in receivables for 31-60-day balances from October to April has fluctuated. There is seasonality to billing and the economic effects of the COVID event in the economy have created varying results. Generally, though, the outstanding receivables balances for Solid Waste, Wastewater and Water are all trending down compared to prior month, suggesting customers are able to pay their outstanding balances.

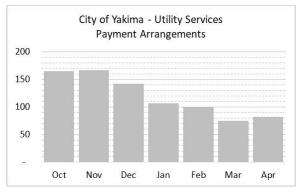
Receivable balances in April in the 61-90-day category continue to vary roughly in a steady range. Balances in this range indicate unpaid balances for two billing cycles. For April, the outstanding receivables balances for Solid Waste, Wastewater and Water are all down compared to prior month, suggesting outstanding balances are being paid down.





The trend in Pay Arrangements is shown at right, an indicator for the general economic health of the city, to the degree that this measures the number of citizens having difficulty paying their utility bills.

Pay Arrangements are established for customers who will be unable to pay bills within the sevenday grace period given past the due date of the bill. Pay arrangements are a snapshot in time and can vary depending on the day the report is generated.



There was a slight increase in the number of pay arrangements for April, compared to the prior month, but a generally-downward trend, suggesting that more customers are able to pay their outstanding current balances.

Staff continues to make efforts, in talking to customers, to identify those who have a need and to make payment arrangements. Staff has met with customers by appointment in order to assist with setting up online payments.

As always, please forward customer inquiries to Utility Services Division. Customers are encouraged to call (509) 575-6080.



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 15.C. For Meeting of: June 15, 2021

ITEM TITLE: 2021 Clean City 1st Quarter Report Quarter Report 2021 Clean City 1st Quarter Report

SUBMITTED BY: Scott Schafer, Public Works Director (509) 576-6411

SUMMARY EXPLANATION:

The City of Yakima developed "Clean City" as a program in which to address the chronic blight plaguing neighborhoods in the City of Yakima. Under the direction of Public Works, a coordinated effort to execute a successful program is required utilizing Public Works, Codes, Yakima Police Department and Sunrise Outreach.

Attached for City Council review is the 2021 1st Quarter Report. Below is a summary of the accomplishments and cost over the 1st quarter period:

2021 1st Quarter (January – March) Report Highlights:

- · Graffiti incidents 1,092
- Shopping Carts Removed 316
- Homeless Encampments Cleaned 79
- · Garbage Removed (Tons) 29
- Homeless Individuals Contacted 2,375
- Abandoned/Junk Vehicles 114
- · Dangerous Buildings 3

Cost = \$ 65,460.19

ITEM BUDGETED:

NA

STRATEGIC PRIORITY:

Public Safety

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Accept Report

ATTACHMENTS:

Description

2021 Clean City 1st Qtr Report

Type Backup Material

Clean City

2

1st Quarter Report

		st)	n Mar. 2021)		
Refuse	Activities	the second second second second	Codes	Activities	
	Graffiti Sites Cleaned	11		Graffiti Incidents	1,018
	Illegal Dumps Cleaned	124		Abandoned/Junk Vehicles	6
	Shopping Cart Sites Removed 17			Dangerous Buildings	3
	Homeless Sites Cleaned	З		Illegal Dumping in Alleys	29
	Cleared Vegatation Sites 0			Shopping Cart Sites Removed	79
	Alleys Incidents Cleaned	111		Vegetation Along Sidewalk	2
	Commodities Removed	and the second		Weeds in Right of Way/Alley	7
	Tires	198		Weedy Lots	6
	Electronics 6 Appliances 7 Mattresses 40			Yard Debris	47
				Recreational Vehicle as Dwelling	14
				Unlawful Encampment	34
	Couches	29		Costs	
	Shopping Carts	89		Labor	\$ 18,524.89
	Graffiti	15		Equipment	\$0.00
	Others	303		Supplies	\$1,694.43
	Total Amo	unt Removed (Tons): 28.9	92	Vehicle Maintenance	\$575.00
	Costs			Fuel	\$ 445.72
	Refuse Code Compliance Officer	\$8,581.33		Cost for Otr	\$ 21,240.04
	Refuse Support Staff	\$2,380.58			·
	Equipment	\$3,563.00	Parks & Rec		
	Fuel	\$803.58		Graffiti Abatements	27
	Equipment Labor	\$1,322.75		Shopping Cart Sites Removed	23
	Equipment Parts	\$204.41		Illegal Dump Cleanups	2
	Supplies	\$0.00		Costs	2
	Data Communication	\$362.63		Labor	\$ 884.21
	Landfill Fee	\$1,469.92		Equipment	\$ 517.88
		: \$ 18,688.20		Supplies	\$ 383.30
	Cost for Qu	. \$ 10,000.20			+
unrise Outreach	Activities	(Contract Started April 1, 2020)		Cost for Qui	\$ 1,785.39
(Homelessness)	Individuals Contacted	1,123	YPD	Acatulates	
		·	TPD	Activities	
ontract Amount = \$60,000	Referred and Placed in Shelters	116		Trespass Letters Issued	16
Per Year	Referred to Housing/Other Services	80		Homeless Contacts	1,252
	Costs			Shopping Cart Removal	125
	Expenses	\$ 17,280.64		Abandoned Vehicles Towed	108
	Cost for Qt	: \$ 17,280.64		Railroad Encampments Dismantled	0
				Homeless Encampments Dismantled	42
reets & Traffic				Costs	
	Graffiti Incidents	32		Labor	\$1,236.54
	Weed Abatement	0		Equipment/Supplies	\$31.03
	Debris Removal	0		Cost for Qtr:	\$1,267.57
	Homeless Sites Cleaned	0			
	Costs				
	Labor	\$ 2,599.24			
	Equipment	\$ 2,599.11			
	Matariala	¢0.00			

\$0.00

\$0.00

Cost for Qir: \$ 5,198/35

Materials Landfill Fee

Total Quarterly Cost: \$ 65,460.19



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON AGENDA STATEMENT

Item No. 15.D. For Meeting of: June 15, 2021

ITEM TITLE:	Code Administration Division Report - Monthly Building Permits Issued - May 2021
SUBMITTED BY:	Glenn Denman, Code Administration Manager
SUMMARY EXPLANATIO	N:
Attached is the summary of t	puilding permits issued in May 2021.
ITEM BUDGETED:	NA

STRATEGIC PRIORITY:	Neighborhood and Community Building

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

ATTACHMENTS:

	Description
D	May 2021_Buiding Permits Issued Summary

Upload Date

6/3/2021

Type Backup Material

Permit Detail - May 1-31, 2021						Permit Detail - May 1 - 31, 2020							
	Current Month			Year to Date			Current Month		Year to Date				
	#	Dwelling	Valuation	#	Dwelling	Valuation			Dwelling			Dwelling	
Permit Type	Permits	Units	Amount	Permits	Units	Amount	Permit Types	# Permits	Units	Valuation Amount	# Permits	Units	Valuation Amount
Single Family	4	4	\$836,425.66	56	56	\$13,291,554.31		12	11	\$2,302,786.16	51	50	\$11,170,878.05
Duplex	1	2	\$177,489.00	7	14	\$1,749,155.31		1	2	\$261,441.00	7	14	\$1,503,716.40
Multi-Family				5	33	\$3,316,092.00	Multi-Family	1	3	\$253,500.00	4	12	\$1,707,089.76
Residential Alteration	58		\$696,831.77	206		\$3,298,903.01	Residential Alteration	46		\$656,638.06	221	2	\$2,411,508.06
Grading				2			Grading						
New Commercial	5		\$1,352,348.63	16		\$2,154,417.15	New Commercial	2		\$35,000.00	23		\$19,470,827.94
Commercial Alteration	16		\$773,841.13	70		\$7,918,556.90	Commercial Alteration	14		\$1,592,521.00	79	2	\$9,525,496.15
Garage-Residential	1		\$15,505.92	7		\$235,615.32	Garage-Residential	1		\$40,703.04	3		\$160,648.38
Moves							Moves						
Demolitions	2			8			Demolitions	4			16		
Pools	2		\$155,000.00	4		\$235,800.00	Pools	2		\$5,900.00	2		\$5,900.00
Footing/Foundation				1		\$19,562.68	Footing/Foundation				2		\$39,503.18
Mobile Home	2	1		6	4		Mobile Home				9	9	
Retaining Wall				4		\$12,216.18	Retaining Wall	2		\$2,657.76	4		\$43,168.46
TOTALS	91	7	\$4,007,442.11	392	107	\$32,231,872.86	TOTALS	85	16	\$5,151,147.02	421	89	\$46,038,736.38



BUSINESS OF THE CITY COUNCIL YAKIMA, WASHINGTON <u>AGENDA STATEMENT</u>

Item No. 15.E. For Meeting of: June 15, 2021

ITEM TITLE:	Yakima River Basin Integrated Water Resource Management Plan May 2021 Project Activity Update
SUBMITTED BY:	David Brown, Assistant Director of Public Works 509-575-6204 Scott Schafer, Director of Public Works

SUMMARY EXPLANATION:

The May 2021 Project Activity Update provides information on technical aspects of ongoing planning studies for the Yakima River Basin Integrated Water Resource Management Plan (Integrated Plan).

ITEM BUDGETED:

NA

STRATEGIC PRIORITY:

Partnership Development

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Information only

ATTACHMENTS:

Description

Report

Upload Date 5/24/2021

Type Cover Memo

IP Project Activity Update

May 2021

Purpose: Update on ongoing technical planning studies and project implementation activities for the Yakima River Basin Integrated Water Resource Management Plan (Integrated Plan)

Fish Passage Element

Cle Elum Dam Fish Passage Facilities and Reintroduction Project

The juvenile fish passage facility will use an innovative helix design to transport juvenile fish downstream. It will allow fish to leave the reservoir as the water surface fluctuates over the top 63 feet in elevation. This will provide downstream passage from April 1 through the beginning of June in most years. The upstream adult fish passage facility will be a trap-and-haul facility where fish are trapped at the base of the spillway, loaded into a truck, and then hauled for release into Cle Elum Reservoir or to upstream tributaries.

<u>Construction Update</u>: The access road and spillway bridge construction contract is complete. The secant vault construction is complete. Construction for the tunnel contract is complete as of March 2021. Reclamation anticipates close-out of the contract by the end of the year. Please note that the last downstream section of the tunnel will be constructed as part of the Adult Collection Facility contract; this will be the last construction contract needed to complete the Cle Elum Dam Fish Passage project.

The Intake, Gate, and Helix (IGH) contractor mobilized in late April 2019. Construction of Intake #6, the lowest elevation intake within the reservoir, was completed in December 2019 and Intake #5, was partially completed in December 2020. Trenching and shoring work, needed for the placement of precast concrete boxes that will run between the intake gates (reservoir) and the secant vault, were installed in 2019. The contractor re-mobilized on-site in July 2020 and prepared the trench for precast concrete box placement. The first box, one of 194 boxes, was placed in September 2020. These boxes form the conduit or tunnel that will connect the reservoir intakes to the secant vault. Conduit levels 6, 5, 4, 3 and 2, the bottom 5 levels, have been placed and sealed in concrete except for the last few conduit boxes for each level. These final boxes will be placed following the penetration of the secant vault later in 2021. The IGH contractor has completed the secant vault foundation and is currently working on the helix/gate chamber separation wall and the access structure walls which will contain the structures elevators and stairs. Subcontractors continue fabricating and constructing steelwork, gates, and helical flume sections for installation beginning summer 2021. Video: <u>https://vimeo.com/508632343</u>

<u>Sockeye Study Update:</u> In 2018, Reclamation and the Yakama Nation worked with the U.S. Geological Survey to conduct an adult sockeye tracking test to understand their migration between Roza and Cle Elum dams. The study found that 20 of the 20 tagged fish migrated successfully to the base of Cle Elum Dam. In 2019, these same partners, along with Washington Department of Fish and Wildlife (WDFW), began a sockeye tracking study in the lower Yakima River. The study reach runs from the mouth of the Yakima River up to the Roza Dam and is evaluating potential passage issues at diversion dams, possible false attraction, microclimate use, and Columbia River Stranding. We expect to conduct this study over three years depending on the study findings.

Results from the first year of the study (2019) found very low migration success rates for tagged Sockeye primarily due to high river temperatures. The 2020 Summer sockeye study began at the end of



— BUREAU OF — RECLAMATION



June by tagging fish captured at Prosser Dam and in the Columbia River near Bateman Island. USGS completed gathering tracking data in September 2020 and have been analyzing the data and writing a draft report. Preliminary findings continue to show that high river temperatures limit access upstream for much of the summer, Sockeye migration can be slowed down at diversion dams, and false attraction and predation may also be impacting upstream migration. The final report for 2020's study is currently being peer reviewed and will released May 2021. We are currently preparing for the summer 2021 Sockeye study.

Box Canyon Creek Fish Passage

WDFW, with input from Reclamation, Ecology, and other passage restoration experts, has completed a conceptual design for the Box Canyon Creek Fish Passage Enhancement Project. Reclamation has contracted with HDR to prepare a 60% design. The project partners have met to establish performance goals for 60% design. A site-visit with project partners and stakeholders was held October 1, 2020. Additional survey work was needed for the 60% design. Reclamation completed this survey May 1, 2021 with the assistance of USFWS. Reclamation anticipates 60% design to be completed in July 2021

Clear Creek Dam Fish Passage

Reclamation and Ecology completed an appraisal level design for fish passage in September 2018. The design consists of a traditional pool-and-weir-style fishway with a steel bulkhead at the upstream end that will draw cool water from deeper in the reservoir. Situated along the left abutment of the dam, fish would enter the fishway in the stilling basin and exit in the reservoir pool. The bulkhead will be deep enough to maintain suitable water temperature in the fishway for Bull Trout.

Reclamation is coordinating with Ecology, U.S. Fish and Wildlife Service (USFWS), Yakama Nation, WDFW, USFS and others to complete the final ladder design. The partners met with basin biologists to define the range of species targeted for passage and provide input for designers regarding ladder geometry. Reclamation conducted geotechnical investigations in October 2020 and completed 30% designs on November 2, 2020. Comments from the Yakima Dams Fish Passage Core Team were reviewed on January 21, 2021 and have been sent to the technical workgroup for review and comment. A Value Engineering Study was completed the week of February 8, 2021. Reclamation anticipates 60% design in June 2021.

Until passage improvements are accomplished, USFWS, Reclamation, USFS, and WDFW will continue capturing Bull Trout from below Clear Creek Dam and transporting genetically identified North Fork Tieton River fish around the dam so they can reach spawning habitat in the North Fork Tieton River. Fish capture and transport has been conducted 2016 through 2020. To date, 75 adult Bull Trout have been transported above the dam.

Structural and Operational Changes Element

Cle Elum Pool Raise

The purpose of the Cle Elum Pool Raise Project is to increase the Cle Elum reservoir's capacity for improved aquatic resources for fish habitat, rearing, and migration in the Cle Elum and upper Yakima River, thereby fulfilling the intent of the congressional authorization, Title XII of Public Law 103-434.

<u>Completed:</u> Radial Gate construction was completed in April 2017. Reclamation completed modifications to three saddle dikes as of 2018. The USFS Cle Elum River Campground recreation area was completed in November 2017. The USFS Speelyi Day Use Area recreation area was completed in May 2019.

<u>Construction Update</u>: Reclamation and Ecology are currently implementing shoreline protection actions for private and public lands and facilities. Construction of shoreline protection at Wish Poosh Campground began in April 2021 and will be completed by the end of May 2022. The Sandelin Lane shoreline protection area contract is expected to be awarded in 2021. Remaining shoreline protection will be implemented as funding is available. Landowners and the public will be updated periodically on the project via mail and website postings during project implementation. Reclamation and Ecology continue working with landowners along the shoreline to acquire easements as appropriate for the project and recently released a video to educate our partners and public on the project. Video: https://youtu.be/9G3-CqBMQsE.

In addition, Reclamation and Ecology also sent out quarterly update post card to landowners to continue outreach among the landowners around Cle Elum Reservoir.

Chandler Pumping Plant Electrification

Kennewick Irrigation District (KID) continues to evaluate an electrical pumping plant at Chandler. As of May 2021, Reclamation continues to work with KID. KID is preparing updated design drawings and operational diversion plans for review of Chandler Electrical Pumping Plant by Reclamation. Reclamation has extended an existing Memorandum of Agreement through 2022 with KID for this work. Reclamation and KID have regular meetings to address KID water supply issues. Reclamation is part of the Lower River Leadership team along with Ecology, Yakama Nation, and KID to discuss a multitude of options to meet lower river flow needs for KID. An electrical pumping plant may still be considered by KID, however, recently KID has been reviewing other options which may include an onsite storage reservoir.

Lower Yakima River Smolt Survival Study

The survival of juvenile salmon (smolts) migrating to the ocean can influence the abundance of returning adults and the availability of fish for harvest years later. Smolt survival is affected by passage at dams, predators, and environmental conditions such as river flow and water quality. Factors affecting smolt survival are being identified by the Lower Yakima River Smolt Survival Study with the goal of developing recommendations for improvement projects. The study area includes the mainstem Yakima River from the City of Yakima to the Columbia River confluence. Project funding comes from Yakama Nation (YN), Reclamation, irrigation districts, Ecology, and the US Geological Survey (USGS), with YN and USGS leading the field work and data analysis. During each year of the study (2018–2022) about 1,000 juvenile salmon and steelhead are collected, tagged, and released in the Yakima River to monitor their behavior and survival as they migrated downstream. Monitoring stations are set up at major diversion dams and key river reaches. Data on predator populations such as pelicans and bass, river flows, and water temperatures are also being collected so they can be related to fish survival.

Preliminary results over three years indicated smolt survival was highest in early spring and lowest in June when the Yakima River warmed, flows declined, and predator abundance was high. In 2020 the study focused on evaluating survival at Wapato, Sunnyside, and Prosser dams. Survival was lower than expected for fish that were inadvertently diverted into canals. Significantly, no smolts were found downstream of the fish screens, indicating survival was affected by other factors in the canals which are still being evaluated.

In response to the study findings, the Sunnyside Division Board of Control (SBDOC) initiated a project to install a (1) fish and debris guidance boom and (2) sluice gate modification at Sunnyside Dam. The project is intended to reduce the numbers of fish diverted into Sunnyside canal without affecting irrigation. The guidance boom was manufactured by Pacific Netting Products and installed by SVID in

March 2021. The floating guidance boom was made from HDPE pipe and marine-grade hardware which suspends a 4-foot deep stainless-steel fish screen below the water surface. The guidance boom is being tested in 2021 for effectiveness at higher river flows. The sluice gate modification will be installed in the summer of 2021. It is intended to give fish a low-flow passage route at the dam and will be tested in 2022. The results from the Lower River Smolt Survival Study will help determine future actions to improve fish survival at diversion dams while still meeting irrigation needs.

Surface Water Storage Element

Kachess Drought Relief Pumping Plant (KDRPP)

The KDRPP is proposed to access 200,000 (out of 585,000) acre-feet of inactive storage in the Kachess Reservoir that is below the current outlet works for use in severe drought.

On April 26, 2019, Reclamation signed the *Record of Decision* (ROD), which does not approve implementation of any alternatives but carries forward Alternative 4 - KDRPP Floating Pumping Plant (FPP) for further analysis. Consistent with this decision, the remaining alternatives in the FEIS, including the Kachess to Keechelus Conveyance, are unlikely to be carried forward. Reclamation and Ecology will use a phased approach for further site-specific analysis in a Tier 2 NEPA process to narrow the range of feasible alternatives for KDRPP.

The Project Proponent, the Roza Irrigation District, in coordination with Reclamation and Ecology, is currently developing a new Proposed Action and clarifying the FPP alternative for the KDRPP Tier 2 NEPA process. This final and complete Proposed Action and Reclamation's subsequent Notice of Intent (NOI) for the Tier 2 EIS are currently projected for 2021. Roza and possibly other pro-ratable waters users (KRD, Wapato Irrigation Project (WIP) and KID) would fund, design, construct, and operate the KDRPP.

Wymer Reservoir

Consideration of site requirements is ongoing.

Bumping Reservoir Enlargement Project

Consideration of site requirements is ongoing.

Groundwater Storage Element

Groundwater Storage – Basin-wide Analysis

In March 2021, the Groundwater Subcommittee provided the YRBWEP Workgroup with a presentation of Groundwater Storage Subcommittee activities during the last biennium. The Subcommittee continues progress on 2019-2021 biennium projects. These projects are:

- Field Assessment of High-Priority Managed Aquifer Recharge (MAR) Sites in the Upper Yakima Basin, Kittitas Reclamation District,
- Strategies for Groundwater Storage in Diverse Settings of the Yakima Basin: Headwater Tributaries and Lower Basin Irrigation Districts, Central Washington University, and
- Low Head Check Structures, Yakama Nation.

Selah-Moxee Irrigation District completed the Yakima River Groundwater Infiltration Study in the service area. The study reported relatively high groundwater levels, low infiltration rates and relatively slow

groundwater flow rates in the shallow aquifer system due to the wide-spread presence of fine-grained sediments, making large scale shallow aquifer recharge unlikely in this location.

The Groundwater Storage Subcommittee formed a knowledge gap subgroup to discuss technical aspects of shallow aquifer recharge, aquifer storage and recovery, and floodplain storage, and to help identify future efforts in the Yakima Basin. The subgroup will continue to make recommendations to the Subcommittee concerning the investigation of sites in the basin and provide technical guidance towards new projects.

Aquifer Storage and Recovery (ASR)

The City of Yakima is planning full build-out for its permitted ASR program and intends to drill two ASR-devoted wells: the first well is estimated for 2022-2023, and the second is estimated for 2025-2026.

Habitat Protection and Enhancement Element

Targeted Watershed Protection and Enhancement

The Watershed Lands Conservation Subcommittee is finalizing a new 10-year lands plan (the Phase 2 Plan). The plan describes the Subcommittee's focus elements – acquisitions, designations, and forest health and management - for continued implementation of the Targeted Watershed Protection and Enhancement component of the Habitat Element of the Integrated Plan. The Subcommittee plans to discuss the plan with the Workgroup at its June Quarterly Meeting.

Mainstem Floodplain and Tributaries Fish Habitat Enhancement Program

The Habitat Subcommittee has developed its 2021-2023 biennial budget proposal to Ecology for the Habitat Element. Additionally, the Subcommittee has allocated the remainder of its contingency funds from the 2019-2021 biennium to projects in that same biennium that experienced cost overruns.

The Subcommittee has focused the next biennial budget formulation on lower river priority actions related to high juvenile salmon and steelhead mortality as well as lower river temperature barriers to adult salmon migration. The Subcommittee recognizes the criticality of resolving lower river passage issues if upper-watershed habitat protection and enhancement projects are to be successful in the long-term.

The Habitat Subcommittee is closely monitoring the SBDOC fish boom and sluice gate project. The project is a key milestone for lower river habitat enhancements, and the Habitat Subcommittee is interested in how implementation of the project will affect smolt outmigration season in 2021. The Habitat Subcommittee will use the data gathered from the study in 2021 to further refine its lower river strategy.

Enhanced Water Conservation Element

Upon passage of the Dingell Act in March 2019, the Reclamation, Ecology, Yakama Nation and YRBWEP Workgroup Partners have a goal to conserve 85,000 acre-feet of water by 2029. The overall conservation savings goal upon full Integrated Plan implementation is 170,000 acre-feet. Reclamation and Ecology are conducting an inventory of water conservation accomplishments associated with the Integrated Plan. Projects that count towards this goal must adhere to three parameters:

- Begin in 2013 or later
- Be an agricultural or municipal improvement project resulting in conserved water, and

To date, there have been 104 conservation projects implemented. Approximately \$89 million invested has resulted in approximately 50,000 acre-feet conserved (\$1,800 per acre-foot). A technical memorandum explaining the history, accounting, and future framework planning for the Enhanced Water Conservation element projects was released to the Water Use Subcommittee in April 2020. Within this memorandum, Reclamation and Ecology have developed a project prioritization proposal for achieving the remaining portion of the initial development phase goal.

Among the work within the basin in 2020, the Yakama Nation and WIP made notable steps forward on their water conservation projects. This progress includes continuing to develop specifications and contract documents for the construction of 10 long crested weir check/grade control structure on the Satus 3 Pump Canal, canal lining within Satus Unit 2, replacement of leaking concrete pipeline, and the piping of laterals. The work completed in 2020 was estimated to conserve approximately 6,808 ac-ft.

Additionally, the Yakama Nation and WIP requested \$1.76M to acquire the right-of-way and to construct a 120 ac-ft regulating reservoir in the Unit 2 West Branch Canal. This reservoir will stabilize and provide operational flexibility to the overall delivery system. It will allow WIP to enclose the remaining laterals on the Unit 2 West and East canals. The reservoir is projected to save 7,700 ac-ft.

Market Reallocation Element

The Kittitas Reclamation District (KRD) and Trout Unlimited (TU) continued work on a water market project as part of the Market Reallocation element of YBIP. The project is identifying potential limitations and evaluating their impacts on market-based water transfers in the Yakima Basin. A key component of this project is the research and development of a Yakima Basin-specific Smart Market framework—a tool to increase transfer efficiency by automating steps in the process where possible. Over the last quarter, project partners and contractors advanced the analysis market-based transfer activity through data gathering and preliminary review of past Yakima Basin water transfers (approx. 2005 – 2020). The past activity analysis will help guide market simulations to evaluate potential future activity. Additionally, the project team advanced an agreement framework (i.e. terms of use) for stakeholders to use a Smart Market. The team also addressed questions irrigation districts face when an opportunity to move water arises. Finally, the project held a virtual Technical Work Group meeting in later January. The meeting was an opportunity for the team to provide analytical updates and gather feedback from key stakeholders.

More information about the project can be found at https://www.yakimabasinwatermarketing.org/

Proposed Projects for Consideration

During implementation of the Integrated Plan, an adaptive approach will be used periodically to assess progress towards meeting the identified instream flow objectives, the 70 percent proratable supply goal for irrigation, and goals for other out-of-stream needs. The need for additional water supply enhancements would depend on the effectiveness of projects that are implemented as part of the Integrated Plan, how the Yakima basin economy develops over time, and the timing of and manner in which climate changes affect water supply availability. From time-to-time, new projects may be identified (and proposed) for consideration under the Integrated Plan. Reclamation, Ecology, Yakama Nation, and the Executive Committee have developed a formalized process to consider new projects. Projects proposed for evaluation and those currently being evaluated are listed here: • Upper Yakima System Storage

Contacts for Information on the Integrated Plan:

Wendy Christensen, U.S. Department of the Interior, Bureau of Reclamation, Columbia-Cascades Area Office, (509) 573-8050

Thomas Tebb, Washington State Department of Ecology, Office of Columbia River, (509) 574-3989

Project website: http://www.usbr.gov/pn/programs/yrbwep/index.html