

1. Applicant Identification

The Housing Authority of the City of Yakima  
810 N 6<sup>th</sup> Ave  
Yakima, WA 98902

R10-26-C-013

2. Website URL: <https://yakimahousing.org/>

3. Funding Requested

- a. Grant Type – Multiple Site Cleanup
- b. Federal Funds Requested - \$898,347

4. Location

- a. City of Zillah
- b. Yakima County
- c. Washington State

5. Property Information

Site 1: Rainier Vista  
310 7<sup>th</sup> Street, Zillah WA 98953

Site 2: Zillah Gardens  
703 3<sup>rd</sup> Avenue, Zillah, WA 98953

6. Contacts

a. Project Director

Isabel Garcia  
Deputy Director of Housing Development  
Office of Rural and Farmworker Housing  
502 N 2<sup>nd</sup> Street  
Yakima, WA 98901  
509-969-7411  
[isabelg@orfh.org](mailto:isabelg@orfh.org)

b. Chief Executive/ Highest-Ranking Elected Official

Lowel Krueger  
Executive Director  
The Housing Authority of the City of Yakima  
810 N 6<sup>th</sup> Ave  
Yakima, WA 98902  
509-508-0183 (office)

[lowel.krueger@yakimahousing.org](mailto:lowel.krueger@yakimahousing.org)

7. Population

City of Zillah, WA- 3,1 79 per the 2020 Decennial Census

8. Other Factors

<b>Other Factors</b>	<b>Page #</b>
Community population is 15,000 or less.	1
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory. – <b>Does not apply to the proposed project.</b>	N/A
The proposed site(s) is impacted by mine-scarred land. – <b>Does not apply to the proposed project.</b>	N/A
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3-4
The proposed site(s) is adjacent to a body of water (i.e., the border of the proposed site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them). – <b>Does not apply to the proposed project.</b>	N/A
The proposed site(s) is in a federally designated flood plain. – <b>Does not apply to the proposed project.</b>	N/A
The reuse of the proposed site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the proposed site(s) will incorporate energy efficiency measures.	6
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	4
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	N/A

9. Releasing Copies of Applications

**Not applicable, this application does not include confidential, privileged, or sensitive information. Copies of successful applications can be shared if requested.**

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

### **Target Area and Brownfields**

#### a. Overview of Brownfield Challenges and Description of Target Area

Located in Central Washington, in the Yakima Valley over 140 miles southeast of Seattle is home to the Housing Authority of the City of Yakima (YHA). Created in 1977, YHA is dedicated to providing safe, decent, and affordable housing for low- and moderate- income residents of the City of Zillah. Through its dedicated staff and strong community partnerships, YHA administers multiple U.S. Department of Housing and Urban Development (HUD) programs that fund many of its services, including housing for seniors, persons with disabilities, families, veterans, farmworkers, and the homeless.

Also, within the Yakima Valley, the project site is another 24 miles southeast, in the rural agricultural area of the Yakima County in the City of Zillah. Established in the early 1900s, the City is the Target Area (TA) and is known for its fertile agricultural land. The Yakima Valley is the leading world producer of apples and hops, among a plethora of other fruits and vegetables such as cherries, peaches, pears, mint and asparagus. Per the 2020 U.S. Census, the city's median income is \$68,701 compared to the state's median income of \$94,606. Sixty-four percent (64%) of the City's housing stock is owner-occupied, while the other thirty six percent (36%) are renters with an average rental rate of \$1,142 for a two-bedroom unit and a vacancy rate of 2.4% leads to rent burden, which is why preserving low-income housing in the TA as a huge community need. Furthermore, ten percent (10%) of the housing stock in the City of Zillah was built prior to 1939 and the median year of all structures built in the City is 1979. Asbestos was a common building material used throughout the 1970's and 1980's until the EPA banned its use in 1989, and YHA believes that it is reasonable to believe that many structures within the city contain asbestos containing materials which continue to threaten the welfare of current and future inhabitants who desperately need safe, decent and affordable housing.

#### b. Description of the Proposed Brownfield Site(s)

The Brownfield Sites consist of two multifamily project sites that provide 64 units of affordable housing to the community:

**Rainier Vista (310 7th Street; Census Tract (CT) 22.01):** Approximately two blocks from the City's downtown, Rainier Vista was constructed in 1973 and consists of four two-story buildings interconnected through interior stairwells. The buildings (24,500 sf) contain 40 one-bedroom units with a 3,100-sf community room and central laundry. Rainier Vista is a HUD elderly property serving very low-income (household income that is 50% or less of the median family income for the area) seniors aged 62 and older. Income of residents is less than 30% of the local area median income (AMI) and nearly all residents rely solely on Social Security or other forms of assistance.

**Zillah Gardens (704 3rd Avenue; CT 22.01):** Directly east and adjacent to Rainier Vista, Zillah Gardens (18,000 sf) was constructed in 1977 and consists of four two-story and two one-story apartment buildings. It contains 24; 1-, 2- and 3-bedroom units that house individuals and families. Originally constructed through U.S. Department of Agriculture Rural Development's (USDA RD) 515 housing program and operated as rural affordable housing until 2016. Subsequently, the prior owner paid off the USDA RD debt and converted the property to market rate units. YHA procured both sites in 2023 and intends to convert this property back to affordable housing through the Low-Income Housing Tax Credit program. Since their

construction, the buildings have been maintained to HUD standards; however, based on their age, the presence of asbestos containing materials (ACM) was suspected. Because of its desire to complete extensive and essential accessibility upgrades, including accessible site and parking improvements, better access to laundry and the conversion of 2 units at Rainier Vista into fully accessible apartments, YHA needed to investigate the possibility of ACMs.

In June 2023, a Hazardous Materials Survey was completed that identified ACMs throughout both housing sites including: Five materials found at Rainier Vista and three materials at Zillah Gardens that included popcorn ceilings, flooring, and wall board. Additionally, an Asbestos Abatement Work Plan was also completed in June 2023 for both properties. The ACM must be properly removed and abated prior to the planned rehabilitation of the properties that will address health, safety, accessibility, and energy efficiency at the sites. Due to limited and very competitive funding opportunities to support rehabilitation and preservation of affordable housing, the EPA Cleanup Grant is essential to the overall rehabilitation which will allow YHA to continue providing essential and affordable housing in the City of Zillah. The 64 units need to remain affordable to prevent additional sensitive populations from becoming severely rent burdened and impoverished and potentially homeless.

### **Revitalization of the Target Area**

#### **c. Reuse Strategy and Alignment with Revitalization Plans**

Rainier Vista and Zillah Gardens both provide essential affordable housing in this small rural community where rental vacancy is less than 3% annually. The project will align with the *City of Zillah's 2023 Housing Action Plan - Objectives 1: - a more diverse/missing middle housing option and Objective 2: the preservation and rehabilitation of existing housing stock*. After asbestos removal and remediation, these buildings will be rehabilitated to preserve safe, healthy and energy efficient homes for very/low-income elderly and missing middle-income families in the community. Rehabilitation will include new siding and paint, health and safety, accessibility improvements to the parking lot and site, and new cabinets, flooring and paint to interior units to improve the longevity of materials. Energy efficiency upgrades are planned with new interior and exterior LED lighting and new energy efficient mini-split heat pumps that will provide both heating and cooling in the units. No residents will be permanently displaced, and all residents will be temporarily relocated during rehabilitation construction period. Residents will be able to move back into their original units and preserve their connections and contributions to the local community.

#### **d. Outcomes and Benefits of Reuse Strategy**

The direct benefit of remediation and abatement of the units from ACMs is immense. The preservation of 64 existing housing units to safer, healthier, affordable, energy-efficient housing units for the most vulnerable populations. The outcome of this reuse will also be that housing is not lost to market rate rents and ensures that seniors stay connected to their local health care and service providers and resources that they have come to trust and that small families are able to maintain stable housing within their current school district and have a safe, affordable energy efficient home that allows kids to focus on school and friends without the need to continually move to find more affordable housing. It also allows the units to receive energy efficient upgrades that also protect against climate change such as excessive heat, that affects this area.

### **Strategy for Leveraging Resources**

#### **e. Resources Needed for Site Characterization**

YHA is currently working on securing funding from both public, local and private sources to fund full rehabilitation needs and preservation of the proposed properties.

f. Resources Needed for Site Remediation

Based on the Hazardous Building Materials survey completed in 2023, the EPA Cleanup Grant request of **\$898,347** is sufficient to complete asbestos abatement at both sites.

g. Resources Needed for Site Reuse

Applications will be submitted to the Washington State Housing Trust Fund once notices are published for the 2026 funding round this year. YHA will also be applying in Spring 2026 for a grant from the Federal Home Loan Bank’s Affordable Housing Program. Once these sources are secured, YHA will utilize the 4% Low Income Housing Tax Credit program through the Washington State Housing Finance Commission and a Bond issued by the Yakima Housing Authority to fund the entirety of the proposed rehabilitation project. Public funding is crucial for affordable housing providers to service enough debt to fully rehabilitate the proposed properties. The lack of sufficient public funding can hinder the ability to keep rents affordable for low-income households. It is essential for affordable housing providers to explore various funding sources, including federal capital financing resources, to ensure viability of projects.

Rehabilitation will include but is not limited to new cabinetry and flooring, new water efficient fixtures, new energy efficient lighting and mini-split heat pumps in each unit. Rehabilitation is based on thorough capital needs assessment reports completed for the properties and is intended to address needed repairs over the first next five years and through the next 20 years. In addition to the EPA Cleanup Grant funding, YHA is working on applying for several additional funding opportunities as provided in **Table 1**

**Table 1: Project Resources (Secured/Unsecured)**

<b>Funding Source</b>	<b>Assessment/ Remediation/ Reuse</b>	<b>Secure or Unsecured</b>	<b>Additional Details</b>
<i>YHA Equity</i>	<i>Assessment</i>	<i>Secured \$825,000</i>	<i>YHA has used its own resources to pay for the initial assessment of the sites, including Phase I, Hazardous Materials Survey and Asbestos Abatement Workplan.</i>
<i>EPA Cleanup Grant</i>	<i>Remediation</i>	<i>Unsecured \$898.347</i>	<i>The EPA cleanup grant will pay for removal and remediation of the asbestos at the sites.</i>
<i>Washington State Housing Finance Commission Preservation Loan</i>	<i>Acquisition</i>	<i>Secured \$1,500,000</i>	<i>These funds were used to acquire the properties and will remain in the project as a permanent source of funding.</i>
<i>Yakima County HOME Consortium</i>	<i>Rehabilitation/ Reuse</i>	<i>Secured \$1,500,000</i>	<i>An application for funding was submitted in September of 2024 and awarded in February 2025</i>
<i>Washington State Housing Trust Fund</i>	<i>Rehabilitation/ Reuse</i>	<i>Unsecured \$4,000,000</i>	<i>An application for funding was submitted in September of 2024 and not funded. YHA plans to re-apply for HTF 2026 funds.</i>
<i>Federal Home Loan Bank Affordable</i>	<i>Rehabilitation/ Reuse</i>	<i>Unsecured \$3,000,0000</i>	<i>Application to be submitted in April 2026.</i>

<i>Housing Program</i>			
<i>4% Low Income Housing Tax Credit</i>	<i>Rehabilitation/ Reuse</i>	<i>Unsecured \$8,860,383</i>	<i>Although an allocation of credit is not yet secured, these credits are not competitive for Washington State Housing Authorities. YHA plans to apply after a HTF award is secured.</i>
<i>Bond – Issued by Yakima Housing Authority</i>	<i>Rehabilitation/ Reuse</i>	<i>Unsecured \$5,250,000</i>	<i>The Bond cap is allocated by the Washington State Housing Finance commission and is not competitive for Washington State Housing Authorities.</i>

**h. Use of Existing Infrastructure**

All existing infrastructure serving the sites will remain in place including but not limited to water, sewer, and electrical utilities that are currently present and no upgrades or changes will be needed.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

**Community Need**

**a. The Community’s Need for Funding**

Based on 2022 Census data, 18% of Zillah’s population is 62 years and older, which is 1% more than the national average. This sensitive population, 5% of seniors in Zillah, rely on social security income to pay for rent as do all the residents at Rainier Vista, proving the housing insecurity many faces as a welfare concern of this sensitive population. This EPA Cleanup Grant will remove the asbestos exposure risk at the property, while maintaining the affordability due to the no match or repayment policy the grant affords. These properties are an essential source of affordable housing in the community and are at risk of being lost if abatement and rehabilitation do not occur. There are no local sources of funding because the City of Zillah is a small jurisdiction with a limited general fund and no dedicated brownfields or housing rehabilitation program. Without this work, the asbestos remaining in the building have the potential to be released into the air via fire. While the building is sprinklered, the risk is still high that contamination of the air could occur. There were three large fires in the City of Zillah in 2024 which could have affected these properties. The community needs safe and healthy, and affordable housing.

**b. Health And Welfare of Sensitive Populations**

According to EPA’s Environmental Justice Screening Tool, Zillah, Washington is considered adversely affected by asthma, in the 80-90 percentile range. Asthma-related flairs can be caused by exposure to asbestos. Removal of the asbestos, made possible with this EPA Cleanup Grant, will allow the reuse of the 64 units while eliminating exposure risk to asbestos and health related symptoms from that exposure. Due to the use of ACMs becoming commercially produced in the 1970s. Much of the current senior population could have been exposed during normal work and life activities as individuals age, internal processes change affecting how materials, drugs and food are absorbed, distributed, and metabolized. With exposure of asbestos taking 10 – 40 years to manifest into noticeable symptoms many seniors are developing asbestosis or mesothelioma. Leaving ACMs in their housing can continue to risk their exposure and prevent their ability to get well. While the removal of ACMs and reuse of the units for this aging in place, population will prevent further exposure and prevent the manifestation of asbestosis or mesothelioma in its residents.

**c. Greater Than Normal Incidence of Disease and Adverse Health Conditions**

According to the EPA’s Environmental Justice Screening and Mapping Tool (EJ Screen), residents of the TA are disproportionately exposed to environmental and socioeconomic stressors and are in the 84th percentile for asthma. In addition, the American Lung Associate noted that asthma rates increased in those whose income fell below the poverty threshold. Additionally, TA residents are also exposed to air pollution as indicated by its EJ Index of 94<sup>th</sup> percentile for Particulate Matter 2.5. This EPA Cleanup Grant will eliminate ACMs and prevent future exposure of asbestos and provide a clean and safe living environment for 64 units of reusable units for the seniors aging in place at Rainier Vista and young families at Zillah Gardens, which will prevent asthma flair ups and allow individuals to maintain their affordable housing and improve their quality of life.

**d. Economically Impoverished/ Disproportionately Impacted Populations**

This project will directly benefit Zillah’s low-income and historically overburdened residents by removing hazardous asbestos-containing materials from two affordable housing properties that primarily serve extremely low-income seniors and working families. Residents at Rainier Vista live on fixed Social Security income, placing them below 30% AMI, and many families at Zillah Gardens face similar rent burdens due to the shortage of affordable units in a market with less than 3% annual vacancy rates. EPA’s EJ Screening data shows that the target area experiences elevated asthma and particulate matter exposure, which disproportionately impact low-income households. Cleanup will eliminate a significant indoor environmental hazard, reduce respiratory health risks while prevent loss of 64 affordable units. This work protects vulnerable residents from displacement and improves environmental and housing conditions in a community that has historically faced cumulative socioeconomic and environmental burdens.

**Community Engagement**

**e. Project Involvement**

The Community Involvement Plan (CIP) for this project incorporates the participation of personnel at the City of Zillah. YHA will work closely with them to organize regular meetings, as detailed in the next section, and will track and respond to public input.

**f. Project Roles**

Name of Organizations	Organization’s Mission	Point of Contact	Involvement/ Role in Project
City of Zillah	“With our eyes toward the future, our ears on the past, and our feet in the present, our vision for the City of Zillah is to remain a small, rural, family-oriented town where everyone can enjoy a feeling of safety and community ownership”	Ardele Steele Planning & Community ment Dir.; <a href="mailto:asteel@cityofzilla.us">asteel@cityofzilla.us</a> 509-829-515	Community Point of Contact; Assist with publicizing and organizing meetings with the community
Zillah Fire Department	Same as above	Paul Stonementz Fire Chief; <a href="mailto:pstonemetz@cityofzillah.us">pstonemetz@cityofzillah.us</a> 509-829-5151	Experience and knowledge of buildings and ACM exposure risk; organize, ensure safety of first responders accordingly
Office of Rural and	“ORFH was founded on the belief that affordable housing is an important	Korbie Jorgensen Haley, Director of	Provides development and funding support, assists

Farmworker Housing	means of making a positive impact on rural communities, particularly for those households who have lacked access to homes, work, services and more”	Development and Isabel Garcia Deputy Director of Housing Development <a href="mailto:isabelg@orfh.org">isabelg@orfh.org</a> 509-969-7411	YHA with coordinating cleanup activities and preparing required documents for rehabilitation financing.
Landmark Management Services	“Working in unison with clients, innovative planning, and practicing strong property management fundamentals are the foundation for producing rewarding results in every property.”	Bryanna Mincel Rainier Vista/Zillah Gardens Property Manager <a href="mailto:rainerivista@landmarkcw.com">rainerivista@landmarkcw.com</a> 509-829-5493	Supports resident communication and logistics during cleanup, posts notices, coordinates temporary relocations, and assists with site access for contractors.
Dean Alen Architects	Will provide architectural services to ensure buildings and structures meet current building codes and ES&S requirements.	1511 3 <sup>rd</sup> Ave #301 Seattle WA 98101 206-783-4086	Development team member for design and efficiency
General Contractor: To be determined	To complete all construction related project tasks.		General Contractor be selected through a public bid process after funding is secured.

**g. Incorporating Community Input**

In order to keep the residents, community and stakeholders informed of the progress of the remediation efforts under the Cleanup Grant, YHA will: 1) publish regular updates on two City of Zillah community information boards; 2) conduct a public kickoff event when the grant is awarded; 3) hold at least three (3) public meetings during the grant period; 4) develop a CIP not only to share information but also to solicit feedback that will be reviewed and incorporated if applicable and 5) utilize various communication strategies including social media, press releases and make quarterly reports available at the City of Zillah’s offices. Information will be received in person and via email, and responses will be provided promptly and on an individual basis. Public meetings will be held similarly to the Community meeting that was held on January 13<sup>th</sup>, 2026, where input from residents and the local community was solicited. Residents were encouraged to provide feedback on the application, get answers to their questions, and to voice their concerns. Many of these concerns included exposure to individuals with kids and those with disabilities, illnesses, as temporary relocation procedures. If unable to attend the community meeting, residents were encouraged to bring questions to the on-site property manager or to submit questions to the project manager via email, text or phone call. Signage will also be displayed during the abatement work explaining the project and acknowledging the funding from EPA’s Brownfields Program. Questions will be addressed by either the project manager or by YHA within 48 hours of receipt. All community feedback will be considered and will be incorporated into the plan for remediation and rehabilitation as is reasonable and possible.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**a. Proposed Cleanup Plan**

The proposed project will remove ACM from the proposed project buildings at an estimated cost of \$898,347. Abatement alone was determined by Blue Mountain Environmental Consulting (specializing in hazardous building materials identification and abatement design). Project costs

include site preparation, removal, disposal, cleaning, and sampling. A competitively procured and qualified environmental professional (QEP) will oversee critical stages of the cleanup, while a project manager will oversee grant management and mitigation work. Site preparation includes isolation set up, sheeting and decontamination of effected areas. Removal includes negative air fans and HEPA filtering, proper PPE for asbestos removal personnel and removal of specified flooring, ceiling and wallboard according to the Hazardous Materials Survey and done so based on current asbestos clean up and applicable laws. Disposal includes the encapsulation of ACMs in doubled 3cf bags and loaded into an “ACM Only” labeled dumpster. Disposal also includes the physical hauling of said material to an approved disposal site. Lastly, cleaning, to be completed, be approved by hygienists of all previously asbestos contaminated areas.

**Description of Tasks/Activities and Output**

<b>Task 1: Programmatic Support</b>
<b>b. Implementation:</b> Cooperative Agreement compliance and oversight; reporting including ACRES entries; grant closeout report summarizing accomplishments, outputs/outcomes, lessons learned, expenditures and resources leveraged. Participation in at least one brownfields conference and monthly meetings with QEP (TBD) and City.
<b>c. Anticipated Project Schedule:</b> Throughout grant period; quarterly and annual reporting; ACRES entries upon cleanup completion; by 1st Q26 work plans and procurement. Throughout the remainder of 2026, through 2028 - 2 days per month, ongoing monthly for reporting and reimbursement requests
<b>d. Task/Activity Lead:</b> YHA
<b>e. Outputs:</b> 15 quarterly reports and 4 annual reports (DBE/FFR); attend at least 1 brownfields conference; ACRES Reporting and Final Closeout Report

<b>Task 2: Community Engagement</b>
<b>b. Implementation:</b> 1) Annual community update meetings (virtual and/or in-person) as well as milestone meetings; 2) outreach materials such as press releases, fact sheet and dedicated webpage on the YHA website 3) responses to community input and providing progress updates through press releases, social media and direct mailings
<b>c. Anticipated Project Schedule:</b> Early 2026 -2028 – monthly or more if necessary; milestone meeting when cleanup plan is final and when abatement is completed; public update meetings at least once a year
<b>d. Task/Activity Lead:</b> YHA with the support from City and QEP
<b>e. Outputs:</b> 1 CIP; at least 4 annual community meetings and project fact sheet and signs; project updated on YHA’s and City’s social media pages and other community spaces

<b>Task 3: Cleanup</b>
<b>b. Implementation:</b> 1) Finalize ABCA if necessary; 2) implement cleanup plan as described previously including all permitting and pre-work submittals and removal of ACMs; and 3) preparation of cleanup/closure report (as applicable) documenting all aspects of cleanup project.
<b>c. Anticipated Project Schedule:</b> Updated ABCA (2nd Q); site setup and abatement 3Q 2027 – 1Q2027; cleanup report submitted by spring 2028.
<b>d. Task/Activity Lead:</b> QEP will oversee contractor under YHA’s direction
<b>e. Outputs:</b> Updated ABCA; Final cleanup/clearance data; Cleanup/Closure Report

f. Cost Estimates

Cost estimates are based on 2023 Hazardous Materials survey for the project and rates are average for Yakima County and adjusted for inflation. *A general contractor has not been procured for this project.*

**Task 1: Programmatic Support & Task 2: Community Engagement**

Consists of 2 employees overseeing Programmatic Support, Community Engagement, and Clean up oversight for a total of 105 hours (at \$150/hour) each, over the 3 tasks, over the two sites. As well as financial oversight of the two sites by the YHA finance director: \$45,760

**Task 3: Cleanup**

**Rainier Vista:** Consists of Site preparation, Removal, Disposal, Cleaning and Sampling according to the Asbestos Abatement Work Plan and estimated by third-party cost estimator.

<i>Site Preparation:</i>	26,734 SF of isolation, sheeting & decontamination.....	\$ 69,696
<i>Removal:</i>	16 negative air fans and HEPA Filters, PPE.....	\$ 43,400
	ACM Floor 2,200 SF, Ceiling 22,734 SF, Wallboard 3,264 SF.....	\$115,839
<i>Disposal:</i>	Encapsulate ACM in doubled 3cf bags, disposal & dump fee.....	\$138,862
<i>Cleaning:</i>	Final cleaning and industrial hygienist.....	\$ 29,700
<i>Sampling:</i>	Air monitoring and sampling by environmental consultant.....	\$ 11,627

**Zillah Gardens:** Consists of Site preparation, Removal, Disposal, Cleaning and Sampling according to the Asbestos Abatement Work Plan and estimated by third-party cost estimator.

<i>Site Preparation:</i>	18,005 SF of isolation, sheeting & decontamination.....	\$ 46,939
<i>Removal:</i>	24 negative air fans and HEPA Filters, PPE.....	\$ 48,489
	ACM Ceiling 13,600 SF, Wallboard 2,560 SF.....	\$ 66,498
<i>Disposal:</i>	Encapsulate ACM in doubled 3cf bags, disposal & dump fee.....	\$ 89,260
<i>Cleaning:</i>	Final cleaning and industrial hygienist.....	\$ 25,475
<i>Sampling:</i>	Air monitoring and sampling by environmental consultant.....	\$ 16,237

Other costs: Consists of environmental consultants' oversight fees at \$1,680/day..... \$46,970

Rainier Vista		Project Tasks (\$)				
Budget Categories		Task 1: Programmatic Support	Task 2: Community Engagement	Task 3: Clean Up	Administrative Costs	Total
Direct Costs	Personnel	\$15,400	\$6,600	\$3,300		\$25,300
	Fringe Benefits	\$5,060				\$5,060
	Travel	\$1,400				\$1,400
	Equipment					\$0
	Supplies					\$0
	Contractual					\$0
	Construction			\$454,884		\$454,884
	Other- Env. Consultant			\$20,130		\$20,130
<b>Total Direct Costs</b>		<b>\$21,860</b>	<b>\$6,600</b>	<b>\$478,314</b>	<b>\$0</b>	<b>\$506,774</b>
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		<b>\$21,860</b>	<b>\$6,600</b>	<b>\$478,314</b>	<b>\$0</b>	<b>\$506,774</b>

Zillah Gardens		Project Tasks (\$)				
Budget Categories		Task 1: Programmatic Support	Task 2: Community Engagement	Task 3: Clean Up	Administrative Costs	Total
Direct Costs	Personnel	\$15,400	\$6,600	\$3,300		\$25,300
	Fringe Benefits	\$5,060				\$5,060
	Travel	\$1,400				\$1,400
	Equipment					\$0
	Supplies					\$0
	Contractual					\$0
	Construction			\$339,683		\$339,683
	Other- Env. Consultant			\$20,130		\$20,130
Total Direct Costs		\$21,860	\$6,600	\$363,113	\$0	\$391,573
Indirect Costs		\$0	\$0	\$0	\$0	\$0
<b>Total Budget</b>		<b>\$21,860</b>	<b>\$6,600</b>	<b>\$363,113</b>	<b>\$0</b>	<b>\$391,573</b>

g. Plan to Measure and Evaluate Environmental Progress and Results

Once awarded, YHA will distribute report progress to EPA, and project partners to demonstrate expected outcomes were obtained. This will be overseen and managed during removal by an environmental consultant, to be determined, and YHA via air samples taken daily and pre and post clearances as stipulated in the workplan, and regulatory statutes will be followed. To track grant resources, YHA will utilize a Draw Tracking Sheet used for all other development work. All reportable data will be saved on cloud-based storage to allow for quarterly project updates to be evaluated by all parties and distributed as necessary. Milestones that occur during this period will also be tracked and shared alongside reportable data. All communications regarding the project will CC a project specific email address to ensure communication is easily searched and archived.

4. PROGMATTIC CAPABILITY AND PAST PERFORMANCE

**Programmatic Capability**

a. Organizational Structure

YHA has the capability to administer the EPA grant by two staff members overseen by the Executive Director, all of which are directed by the Board comprised of local community members appointed by the City of Yakima. The technical data will be overseen by a third-party environmental consultant and the housing developer based on previous experience on hazardous materials sites. All financial requirements will be overseen by the YHA Finance Director, the Executive Director and guided by the housing developer.

b. Description of Key Staff

*Isabel Garcia, Deputy Director of Housing Development* for the Office of Rural and Farmworker Housing (ORFH) has over 22 years of experience in affordable housing development, construction management, community lending and grant writing. *Ted Layton, Construction Coordinator*, has worked extensively with YHA to coordinate construction procedures. *Chanelle Murphy, Finance Director*, will obtain all finance directions regarding pertinent information from Isabel Garcia and Ted Layton and ensure compliance and proper financial reporting occurs. *Lowel Krueger, YHA Executive Director*, will oversee all work completed by Ms. Garcia, Mr. Layton & Mrs. Murphy.

c. Acquiring Additional resources

As lead, Ms. Garcia will continue to pursue the necessary grants and loans needed to rehabilitate the units beyond the asbestos removal. This will take place over the course of the next year with full funding expected at the end of 2026. Additionally, YHA is familiar with procuring services (as required with federal funding as outlined in 2 CFR 200 and 1500) and has policies and procedures in place to competitively procure services. Requests for proposals will define Scope of Work to be performed as well as weighted evaluation criteria.

### **Past Performance and Accomplishments**

#### **d. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements**

YHA's largest Federal Assistance Agreement is with the U.S. Department of Housing and Urban Development (HUD) for YHA's Housing Choice Voucher (HCV) program. The 2024 total budget authority for the HCV program is \$9,280,144.

- i. Purpose and Accomplishments: The purpose of the HCV program is to provide low-income households with assistance to rent market rate units in the community. This is accomplished through Housing Choice or Project Based Vouchers where residents pay 30% of their income toward rent and the voucher program pays the remainder of the rent directly to the landlord. YHA currently administers 1,198 vouchers throughout Yakima and Kittitas County. This means that 1,198 households can afford a rental home without compromising their ability to also buy food or medicine for their families. YHA has consistently been rated as a High Performing Housing Authority per HUD's Section Eight Management Assessment Program (SEMAP) criteria.
- ii. Compliance with Grant Requirements: YHA grant is in compliance with grant requirements  
YHA has a federal assistance agreement with HUD that funds its Family Self Sufficiency (FSS) program. The amount of funding for 2024 was \$221,938.
  - i. Purpose and Accomplishments: The FSS grant from HUD supports the salaries and training needs of YHA's FSS Program Coordinators who assist participating families receiving housing assistance through the Housing Choice Voucher (HCV/PBV) and Public Housing (PH) programs. FSS Program Coordinators connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency. YHA's FSS program has been expanded since its inception to serve 125 families with over 70 graduates over the last 6 years with over \$600,000 paid out to those families who have saved to better their rent independence.
  - ii. Compliance with Grant Accomplishments: YHA grant is in compliance with grant requirements

1. Applicant Eligibility

Housing Authority of the City of Yakima (YHA) is a public housing authority formed by the City of Yakima on June 27<sup>th</sup>, 1977. YHA was formed per Washington State Law RCW 35.82 and operated as a nonprofit. YHA is not a 501(c) (4) and does not lobby.

*See attachment Resolution No. D-3719*

2. Previously Awarded Cleanup Grants

The proposed sites have not received any funding from a previously awarded EPA Brownfield Clean up Grant

3. Expenditure of Existing Multipurpose Grant Funds

YHA has never received nor has any open EPA Brownfields Multipurpose Grants

4. Site Ownership

YHA is the sole owner of the sites. Tax Credit funding is being sought to fund other rehabilitation work at the sites. A tax credit partnership in the form of an LLLP will be formed prior to beginning work at the sites, where YHA will be the General Partner and Managing Member of the LLLP. YHA will retain sole ownership of the project sites during construction. The LLLP will lease the projects from the Housing Authority through a 99-year ground lease.

5. Basic Site Information

Site 1: Rainier Vista, 310 7<sup>th</sup> Stret, Zillah, WA 98953

Site 2: Zillah Gardens, 703 3<sup>rd</sup> Ave., Zillah, WA 98953

6. Status and History of Contamination at the Site

- a. Hazardous Substances or Petroleum: The sites contain hazardous substances in the form of asbestos containing materials that were used in the construction of the buildings.
- b. Operational history and current use(s): The sites have been operated as affordable housing since their construction and continue to be used as affordable housing. Rainier Vista houses low-income seniors and Zillah Gardens housed individual household and small families.
- c. Environmental concerns: The environmental concern is the risk of asbestos containing materials aging, and exposure to the residents.
- d. How the site became contaminated and description of nature and extent of the contamination: Rainier vista was constructed in 1973 and Zillah Gardens in 1977. Standard Building materials at that time contained asbestos and 5 homogenous materials were found to contain asbestos >1%, ceiling texture, wallboard texture, two types of sheet vinyl, and floor mastic at Rainier Vista. The Hazardous

Materials Survey for Zillah Gardens found asbestos containing materials greater than 1% in 3 homogenous materials, ceiling textures, sheet vinyl, and wallboard texture. It is assumed that there is some level of these materials in each of the 64 units.

7. Brownfield Site Definition

- a. The sites are NOT listed or proposed for listing on the National Priorities List
- b. The sites are NOT subject to unilateral administrative orders under CERCLA.
- c. The sites are NOT subject to jurisdiction, custody, or control U.S. government.

8. Environmental Assessment Required for Cleanup grant Applications

- a. A Hazardous Materials Survey and Asbestos Abatement workplan was completed for both the Rainier Vista site and Zillah Gardens site on *June 27<sup>th</sup>, 2023*.
- b. A phase I Environmental Report for each site was completed prior to the Hazardous Materials Survey on *June 9, 2023*

9. Site Characterization

- a. c) These sites do not need a Property- Specific Determination
  - i. Please see attached letter from Washington State Department of Ecology
  - ii. An environmental Professional completed an Asbestos Abatement Workplan for both of the sites and the plans provide sufficient characterization of the site for the remediation to begin as soon as funds are available.

10. Enforcement or Other Actions

There are no known ongoing or anticipated environmental enforcement or other actions related to the site for which Brownfield Grant funding is sought.

11. Sites Requiring Property-Specific Determination

The sites do NOT need a Property-Specific Determination

12. Threshold Criteria Related to CERCLA/ Petroleum Liability

- a. Property Ownership Eligibility- Hazardous Sites
  - IV. The sites have asbestos containing building materials that have not been released into the environment and there is no threat from building materials into the outdoor environment based on current site conditions.

13. Cleanup Authority and Oversight Structure: YHA does not plan to enroll in state response program.

- a. How YHA will ensure adequate oversight of the cleanup at the site:  
YHA will produce a qualified and certified Asbestos Abatement Contractor to perform the work specified in the Asbestos Removal Workplan developed by YHA's Environmental Consultant will be responsible for oversight of the work performed by the contractor.

- b. Neighboring properties will NOT be impacted by the cleanup work.
14. Community Notification
- a. Draft Analysis Cleanup Alternatives: The draft grant application and the Draft ABCA was made available to the community for comment on January 13<sup>th</sup>. These application materials were available in the Rainier Vista Community Room and comments were made in person during the meeting or can be submitted to YHA.
  - b. Community Notification Ad: A public notice was posted in the Yakima Herald Announcements category online on January 9<sup>th</sup> and in Print January 10<sup>th</sup> for a public meeting on January 13<sup>th</sup> in the Rainier Vista Community Room. A notice to this meeting was also posted to all Rainier Vista and Zillah Garden units before the meeting date and time and was also made available in English and Spanish.
  - c. Public Meeting: A public meeting was held on January 13<sup>th</sup>, 2026, in the Rainier Vista Community Room where the community had the opportunity to comment and discuss the draft ABCA and grant application. A sign-in sheet and notes kept regarding all comments received were summarized for the application and attached. Presentation was also provided in Spanish to monolingual residents.
  - d. Submission of Community Notification Documents:  
The submission of Community Notification Documents are as follows:
    - i. DRAFT ABCA - Rainier Vista
    - ii. DRAFT ABCA - Zillah Gardens
    - iii. Copy of Newspaper Ad and payment receipt
    - iv. Copy of posted flyers
    - v. Meeting notes that were taken during the meeting includes summary of comments received and responses provided.
    - vi. Meeting sign-in sheet and agenda (English and Spanish)
15. Contractors and Named Subrecipients
- a. Contractors: Not applicable- YHA has NOT yet selected a contractor to perform the asbestos cleanup
  - b. Subrecipients: YHA will NOT have a subrecipient.



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

January 9, 2026

Lowel Krueger  
Executive Director  
Housing Authority of the City of Yakima  
1116 Fruitvale Blvd  
Yakima, WA 98902

**RE: Ecology Support for the Housing Authority of the City of Yakima's Application for a Brownfields Cleanup Grant for Rainier Vista / Zillah Gardens**

Dear Lowel Krueger:

The Washington Department of Ecology (Ecology) acknowledges that the Housing Authority of the City of Yakima (YHA) plans to conduct the cleanup of a brownfield site and is applying for an FY26 EPA Brownfields Cleanup Grant.

YHA has developed an application requesting site-specific federal Brownfields Cleanup funding for asbestos abatement at Rainier Vista Apartments located at 310 7th Street and Zillah Gardens Apartments located at 704 3rd Avenue in Zillah, Washington.

Ecology affirms that the Rainier Vista Apartments and Zillah Gardens Apartments:

- i. Are not eligible to be enrolled in the State voluntary cleanup program (VCP). In Washington, hazardous building materials abatements are overseen by local clean air agencies or EPA Region 10 in areas without a local cleanup air agency. Yakima Regional Clean Air Agency is the local authority for asbestos abatement.

For any questions regarding this letter, please contact me at (509) 655-0538 or [ali.furmall@ecy.wa.gov](mailto:ali.furmall@ecy.wa.gov).

Sincerely,

Ali Furmall  
Brownfields Lead  
Toxics Cleanup Program  
Washington Department of Ecology

cc: Meredith Lightbody, EPA Region 10  
Sarah Frederick, EPA Region 10  
Valerie Bound, Ecology

