

Fruitvale Housing

Fruitvale Housing is the new construction of 54 units of housing located at 1116 Fruitvale Blvd in Yakima, WA. The project will be one four story building with a new YHA office on the first floor.

The project will create:



- **27 units of housing for general low income and 27 units set aside for households existing homelessness for a total of 54 units**

- 23 - studio units
- 23 - 1 Bedroom units
- 8 – 2 Bedroom units
- Community room, community kitchen, on-site laundry, on-site manager's office and on-site Resident Services coordinator
- 2500 SF of new office space for YHA on the ground floor
- 14 residents will be assisted with Project Based Housing Vouchers

- The Resident Services Coordinator will be provided through a partnership with Yakima Neighborhood Health Services to provide supportive services to residents of the building.
- Department of Ecology provided \$100,000 grant to YHA for environmental remediation of a former machine shop on the site.

Uses

Land	294,350
Hard Costs	14,152,443
Development Costs	2,306,658
Other Soft Costs	1,471,655

Total Uses	1,822,6170
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Sources

Low Income Housing Tax Credits	12,757,358
State Housing Trust Fund	3,619,000
City of Yakima HOME Funds	300,000
City of Yakima CHIP Funds	299,771
Deferred Developer Fee	131,000
Private Loan	482,353
YHA Equity	537,688

Total Sources	18,226,170
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