



CHAPTER 7. HOUSING ELEMENT

EDIT NOTE: *Horizon 2040* incorporates portions of both Volume 1 and Volume 2 of *Plan 2015*. To help with your review, the existing language is in black text, **blue underlined** is new, **red strikethrough** is deleted, and **green text** is language moved to or from a different section.

7.1 INTRODUCTION/~~PURPOSE~~

~~Purpose of the Element~~

Housing is one of the most important components of our lives and our communities and it is the single largest purchase made by most households. As an industry, it is a major partner in the economic life of the community both as a consumer of goods and services and as a producer of houses, jobs, and income. The demand for housing is dependent on a number of factors, such as population increases or decreases, or median household incomes changes. As population growth occurs within Yakima County, there will be an increasing need for more housing that is affordable and desirable.

This housing element is intended to guide the location and type of housing that will be built over the next twenty years. The Housing Element serves two purposes. The first is to identify the housing needs of all people living in Yakima County. The second is to promote housing policies that will lead to affordable, safe housing options for all County residents over the next 20 years. Residential growth within the County is intended to occur within Urban Growth Areas (UGAs) first, followed by development in rural areas. Yakima County should develop policies that will encourage the development of new housing within the UGAs, Rural Settlements, and Rural Areas. Such development should be compatible with the unique character of the County, and should provide for the revitalization of existing service areas as well as for adequate open space.

Since many factors influence affordability, it is inevitable that housing affordability policies will be affected by policies adopted in other *Horizon 2040* elements such as transportation, economic development, capital facilities, utilities, natural settings, and land use. In turn, housing policies could directly impact some policies of other elements. The DemographicsIntroduction Element also contains some of the basic statistical foundations for housing issues faced by Yakima County.

~~Earlier comprehensive plans discussed housing primarily in light of its land use implications. *Horizon 2040* addresses housing in broader terms, reaching beyond land use patterns and densities to discuss affordability, creative financing, serving our special needs residents, and community character. The Housing Element serves two purposes. The first is to characterize the housing needs of present and future~~

~~residents. The second is to promote housing policies that will lead to affordable, safe housing options for all County residents over the next 20 years.~~ The element builds upon principles and policies provided by the Countywide Planning Policies, ~~and the~~ **Focus 2010** and **Vision 2010** documents, ~~and the Visioning "check in". During the Plan 2015 process, housing~~ ~~These~~ policies were developed through ~~an~~ extensive public participation ~~process and to~~ provide long-term guidance for Yakima County in developing the Housing Element ~~for Plan 2015~~. This work, including the Visioning "check in", has been carried forward in **Horizon 2040**. These goals are included within insets throughout the Element.

7.1.1 Growth Management Act Requirements

The Growth Management Act ~~of 1990 as amended~~, (RCW 36.70A.070), ~~and GMA Procedural Criteria for Adopting Comprehensive Plans (WAC 365-195-310)~~ requires a housing element that ensures the "vitality and character of established residential neighborhoods" ~~that 20-year County comprehensive plans include a housing element~~ that:

- Integrates relevant county wide policies;
- Includes an inventory and analysis of existing and projected housing needs ~~that identifies the number of housing units necessary to manage projected growth~~;
- Includes an inventory and analysis of existing and projected housing needs that identifies the ~~number of housing units necessary to manage projected growth~~;
- Includes a statement of goals, policies, ~~and~~ objectives, ~~and mandatory provisions~~ for the preservation, improvement, and development of housing, ~~including single-family residences~~;
- Identifies sufficient land for housing ~~(refer to Land Use Element)~~, including, but not limited to, government assisted housing, housing for low income families, manufactured housing, multi-family housing, ~~and~~ group homes, and foster care facilities; and
- Makes adequate provisions for existing and projected needs of all economic segments of the community.

RCW 36.70A.020 adopts goals to guide the development and adoption of comprehensive plans and development regulations. The following are those goals that apply to the Housing element:

Goal 4 – Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Goal 6 – Property Rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

7.1.2 County Wide Planning Policy

The County-wide Planning Policy (CWPP) represents a composite framework of policies intended to balance each other to create an overall direction for development of individual comprehensive plans. These policies establish the foundation for determining consistency of individual plans with each other and with the tenets of the Growth Management Act (GMA). The following CWounty wide Planning Policies address the need for affordable and diverse housing for all economic segments of the population:

E.3. Affordable Housing Policy statements

E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty-year population and employment forecasts to determine short and long range affordable housing needs. [RCW 36.70A.070(2)]

E.3.2. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs.

E.3.3. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

- Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
- Promote housing design and siting compatible with surrounding neighborhoods;
- Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and,
- Consider public and private transportation requirements for new and redeveloped housing.

E.3.4. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs.

E.3.5. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment.

E.3.6. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior.

E.3.7. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing.

E.3.8. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)]

E.3.9. Innovative strategies that provide incentives for the development of affordable housing should be explored.

E.3.10. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons.

The policies within the County-wide Planning Policy regarding affordable housing will, like the planning documents they are intended to guide, evolve over time.

7.1.3 Organization of the Element

The Housing Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies. Existing Conditions includes housing data and summarizes existing conditions and information in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities highlights demographic trends, compares existing housing supply with projected future demand, and examines the ability of the market to provide housing for various income levels. It includes a discussion of special needs housing and the entities most likely to develop housing for special need populations, including farmworker housing. The third section presents a comprehensive set of goals, objectives and policies to guide the implementation of Plan Horizon 201540. ~~A fourth section comments on the four land use alternatives and identifies how each of the alternatives impact housing development and affordability in an environmental matrix found in Volume 1, Chapter III, Environmental Analysis.~~

7.2 MAJOR CONSIDERATIONS

7.2.1 Affordable Housing

Lack of adequate and affordable housing can lead to significant problems throughout Yakima County, especially for low income families and individuals. Housing is becoming less affordable to more Yakima County residents. The housing affordability problem ~~is particularly severe among~~can also impact the farmworker population, ~~which can have a large seasonal population in need of temporary housing, and the special needs population, and the Hispanic population which includes many farmworkers and their families.~~ Federal housing authorities have suggested that 30% of a household's income is the threshold under which housing is considered affordable. This 30% of income standard says that non-housing needs, i.e. costs for basic necessities such as clothing, food, and other non-housing monthly bills that do not include rent, mortgage, property taxes, and the like, can be met with 70% of a household's annual income. It also suggests that when housing costs are at or less than 30% of a household's income, the household's ability to save for future needs or emergencies becomes easier. When costs become larger than 30% however, saving is significantly reduced or eliminated, and meeting basic needs with the left-over income becomes more difficult. The risk of foreclosure also becomes higher. ~~The federal government and most lenders consider affordable owner-occupied housing as housing that can be obtained for 30 percent of monthly gross income.~~ Most often, the 30 percent of household income is also considered the

affordability threshold for rental housing. The definition of affordable rental units is similar, although the percentages vary in part because of the tax benefits enjoyed by homeowners.

~~The Growth Management Act requires that housing goals and policies emphasize housing affordability. Yakima County must encourage affordable housing through its zoning and development regulations; establish an orderly process for distributing fair share housing funds; work in tandem with nonprofit housing organizations; and support programs that rehabilitate and preserve existing housing.~~

By working to encourage the availability of affordable housing for all segments of the population, the community can address the fundamental human and community need of providing shelter. Addressing housing needs countywide requires a regional approach that involves all levels of government, including federal, state and local, and private sector partnerships. Each community has a responsibility to provide affordable housing throughout Yakima County.

Affordable Housing

~~Housing has become less affordable to more Yakima County residents. This problem is particularly severe among the farmworker population, the special needs population, and the Hispanic population which includes most farmworkers and their families.~~

~~The federal government and most lenders consider affordable owner occupied housing as housing that can be obtained for approximately 30 percent of monthly gross income. The definition of affordable rental units is similar, although the percentages vary in part because of the tax benefits enjoyed by homeowners.~~

~~The Growth Management Act requires that housing goals and policies emphasize housing affordability. Yakima County should encourage affordable housing through its zoning and development regulations; establish an orderly process for distributing fair share housing funds; work in tandem with nonprofit housing organizations; and support programs that rehabilitate and preserve existing housing.~~

7.2.2. Farmworker Housing

~~Yakima County has a shortage of 30,000 housing units for its farmworker population (Larson and Colleagues, 1995). This housing shortage is not a new condition, and it can grow but it has grown to crisis proportions in recent years. The shortage can has lead to overcrowding, which leads to premature deterioration of existing housing and neighborhoods. This deterioration effectively reduces the number of housing units available for low income families, including large numbers of farmworkers. Overcrowding and blighting also erodes neighborhood vitality. In rural areas with inadequate water and sewer systems, overcrowding can results in health problems and environmental pollution. In the past, squatter developments and poorly regulated camps have resulted in outbreaks of disease. Other known consequences of overcrowding can become evident in social problems such as poor school performance, alcoholism, deviant behavior patterns and family break ups, and a decline in Neighborhood integrity, the tax base and community social systems decline with overcrowding.~~

~~The lack of affordable housing may also hurt the local agricultural industry by pushing farmworkers to neighboring agricultural counties that offer better affordable housing options. Ensuring an adequate supply of farmworker housing is essential to the County's agricultural economy. Nearby Okanogan County, for instance, has 2,797 designated farmworker housing units compared to Yakima County's 944. The estimated number of workers in Okanogan County is 9,549 compared to 58,000 in Yakima.~~

County housing policies must actively address the farmworker housing shortage. ~~RCW 70.114A and 70.54, passed by the 1995 state legislature, should also help. This bill focuses on temporary worker housing, thus making it easier to provide seasonal housing. Although this law will release some pressure on seasonal housing needs, the affordable housing problem still looms large for permanent, settled-out farmworkers.~~ An appropriate role for the County would be to facilitate opportunities for affordable housing, both seasonal and permanent. Building partnerships with non-profit groups, private financial lenders, and securing funds and technical assistance from the local, state, and federal government ~~DCTED's Housing Resource Team~~ are positive steps toward providing affordable housing.

Inset 1. Horizon 2040 Visioning Goals

Housing

1. ~~1.~~Affordable Housing

- A. Provide for flexibility in zoning, while preventing incompatible uses and development.
- B. Support and encourage financing opportunities.
- C. Promote infill housing that is compatible with nearby housing, different housing densities and economically diverse housing options.
- D. Promote temporary farmworker housing.
- E. Promote housing counseling.
- F. Support and encourage an increase in the number of affordable housing units.
- G. Promote innovative building practices.
- H. Provide safe, sanitary and affordable housing for everyone.
- I. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.
- J. Provide infrastructure to accommodate residential growth.
- K. Preserve neighborhood integrity through appropriate land use guidelines.
- L. Encourage resourceful and fair housing financing by lenders.
- M. Housing development should be encouraged in urban areas where services are readily available.
- N. Limit new housing in agricultural lands.

7.2.3 Housing {Type & Mix}

Yakima County's ~~9.5 percent net continued~~ population increase ~~between 1980-90~~ poses a challenge in regards to providing adequate and affordable housing. ~~and The~~ population forecasts by the cities, the County and the State's Office of Financial Management (OFM) anticipate additional growth over the coming decades (see Demographics Introduction Element). ~~Much of the new growth is among the Hispanic segment of the population which grew almost 78 percent during these same ten years. Furthermore, the continued growth of low income households has placed a great demand on the housing industry to provide low to moderate income housing throughout the County.~~ Likewise, Yakima County is faced with meeting the housing needs of its special populations such as the developmentally and physically challenged, ~~and participants in drug and alcohol rehabilitation.~~ The Comprehensive Plan should adequately address the variety of housing needs (single-family, multi-family, manufactured homes, etc.) that will be necessary for the population increase, at all income levels.

The demands call for County housing policies that support choice and flexibility in housing types, density and location. This in turn will allow the real estate and development communities to be responsive to the changing needs of the housing continuum. The County's special needs policies should encourage financial and regulatory flexibility that allow creative housing options (e.g. accessory unit construction, single room occupancy, clustering, manufactured housing) and siting of institutions. Furthermore, County policies must support codes, ordinances, and site plans that encourage development of special needs housing, and public/private investment in these projects.

Housing Type and Mix

~~Population forecasts for Yakima County anticipate substantial growth over the next twenty years. Much of the new growth is among the Hispanic segment of the population, which grew almost 78 percent from 1980 to 1990. Furthermore, the continued growth of low-income households has placed a great demand on the housing industry to provide low-to-moderate income housing throughout the County. Likewise, Yakima County is faced with meeting the housing needs of its special populations such as the developmentally and physically challenged, and participants in drug and alcohol rehabilitation.~~

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7.2.4 High Income Housing Compatibility with Resource Lands (Location & Density)

~~Conflicts invariably arise as more residential uses, related to and/or unrelated to large lot, costly homes unrelated to the resource use are sited within and adjacent to agricultural, forest and mineral resource lands. Noise, dust, spraying and other incompatible use issues emerge as new, existing, and expanded residents not involved in the economic use of the land move closer to farms, commercial forests and mining operations. Yakima County can address this problem by encouraging site plan requirements, use of landscaping as a buffer, special setbacks, and other means to separate resource from non-resource, or residential, uses. The County recognizes that on designated "resource lands of long term significance", it is the economic resource, not the houses residential use, that has primary importance.~~

~~Residential development through density requirements (dwelling units/acre) in natural resource areas as a way to protect the use of resource lands from incompatible residential uses.~~

7.2.5 Housing Density (Rural & Urban Growth Area)

Most of the cities within Yakima County are planning for phased growth. Phased growth means that development will occur in stages, with the first phase occurring within designated Urban Growth Areas (UGAs) that are already served by public water and/or sewer. The second phase of growth will occur in the outlying areas of the designated UGAs where services do not presently exist but are eventually planned. As part of phased growth development, housing density in the UGAs would be higher than those in the rural areas, and would be reflected through policies that support infill development, higher density zoning, and smaller lot sizes. Higher densities in the UGA are used to encourage development that is more suited to these areas due to the infrastructure that would be available.

Rural area housing densities are lower than UGA densities. There are four subcategories of rural lands: Rural ~~s~~Self-~~s~~Sufficient, Rural ~~s~~Settlement, Remote ~~r~~Rural, and Rural ~~t~~Transitional. Although densities vary by category, the transitional areas will have the most support for higher density. Density in the transitional areas will increase over time by cluster development and infill policies until such point where these areas can be served by local public services and facilities.

Housing Financing

~~Nonprofit and private finance sectors, as well as the County, play an important role in housing finance. A healthy and complete housing finance system joins all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on the financial markets. Yakima County housing policies should encourage partnerships among all three of these sectors, and should offer itself as a candidate for leveraging state and federal housing funds when it is beneficial to do so.~~

~~At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing (a government agency located in Yakima). At the state level, the County could strengthen ties with the Housing Finance Unit (HFU) of the Department of Community, Trade and Economic Development. The HFU administers funds for several state and federal housing programs. Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low income households, special need populations, and first time home buyers.~~

7.2.6 Housing Finance

The financing of affordable housing is a specialized market niche that requires the cooperation of land developers, builders, government and lenders. Finance plays a vital role in the final cost of housing and its associated infrastructure. The Housing policies will identify and advocate stable housing finance mechanisms. Because housing and infrastructure improvements are long-term investments, stable, long-term mechanisms are necessary to minimize risk and increase the potential for project funding.

The Housing Element recognizes that the public, not-for-profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system will involve the participation of all three sectors to reflect public purpose, capital requirements, costs and interest rates. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies.

The not-for-profit sector is an emerging finance player. Often acting to channel public funds to private sector developers, the not-for-profit sector serves a public purpose, but often functions free of restrictive government regulations. As a result, not-for-profits are often philosophically aligned with the public sector but functionally aligned with the private sector. Not-for-profit organizations vary in function; some finance and construct housing while others focus on different functions.

Private sector finance is the mainstay of housing development. Increasingly, in order to meet the needs of low and moderate income persons, the private finance institutions need the assistance of the public and not-for-profit sectors.

At the local level, Yakima County could strengthen its alliance with Habitat for Humanity and the Office of Rural and Farmworker Housing, which is (a government agency located in Yakima)a private, statewide

nonprofit corporation that develops and helps preserve housing for farmworkers and other rural residents of Washington State). At the state level, the County could strengthen ties with the Housing Trust Fund Finance Unit (HFU) of with the Department of Community, Trade and Economic Development Washington State Department of Commerce. The Housing FU Trust Fund makes funds available for affordable housing projects through a competitive application process. administers funds for several state and federal housing programs. Also, on the state level, is the Washington Housing Finance Commission which administers funds for a number of housing programs aimed at low-income households, special need populations, and first-time home buyers.

Inset 2. Horizon 2040 Visioning Goals

Housing

2. Housing Diversity and Integration of Neighborhoods:

- A. Promote financing partnerships.
- B. Create a mix of types of housing and land uses that supports a diverse socioeconomic community.

7.2.7 Mobile Homes (Safety)–Manufactured/Mobile Housing

Mobile homes are defined as a factory-built dwelling built prior to June 15, 1976, to standards other than the Department of Housing and Urban Development (HUD) Manufactured housing Code, and acceptable under applicable state codes in effect at the time of construction or the introduction of the home into the state. as single family residences transportable in one or more sections that are eight feet or more in width and thirty two feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. Manufactured housing means a factory assembled single-family dwelling as also defined by WAC 296-150M and built according to the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act. units, by contrast, are more durable and less mobile in nature, and are constructed after June 15, 1976 in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing. Manufactured or mobile homes should be considered in the Housing Element because manufactured homes are a viable, affordable housing option that should be available as part of the diversity in housing type.

Deteriorating conditions plague aging mobile homes, which are often occupied by low income owners and renters. Health and safety hazards include neglected gas and electricity hook ups, faulty plumbing, and inadequate weatherization. State housing funds cannot be used to rehabilitate mobile homes built before June 15, 1976. Furthermore, relocation of mobile home occupants is difficult when the County has very little affordable housing to offer as a substitute.

7.2.8 Preservation and Rehabilitation

Yakima County's residential neighborhoods vary in size, number of houses per acre, housing type, and amenities. The character of a neighborhood is closely associated with its design, the people who live there, and the services provided. Residents want to feel comfortable, safe, and that they "belong". Over the next 20 years, preservation and rehabilitation must acknowledge the nature of the residents, visual

character of the neighborhood and services available to the neighborhood. The rehabilitation of existing housing stock is essential to maintaining valuable housing stock, especially in existing neighborhoods. Encouraging infill development, which is the development of vacant or under-used parcels within an existing urban area that is already developed, is another way to support the preservation and rehabilitation of existing neighborhoods. Infill development should reflect a visual and service character compatible with existing development. Plan 2015 Horizon 2040 housing policies encourage new development in previously undeveloped areas that fulfill visual and service character. Maintaining existing housing stock and infill in existing neighborhoods is important not only to maintain existing neighborhoods and housing stock, but also because it helps maintain affordable housing stock.

Minority Populations

~~Yakima County's population increased from 188,823 persons to 222,581 persons between 1990 and 2000, a net increase of 33,758 persons or 17.9 percent. During the same period the Hispanic segment of the population increased from 45,114 to 79,905, a net increase of 34,791 persons or almost 78 percent. The increase in Hispanic population changed the percent of Hispanics to the total population from 24 percent in 1990 to 36 percent in 2000.~~

~~This growing Hispanic population has further segregated County residents by income and ethnicity, with the Lower Valley absorbing the greatest increase in Hispanic population. This growth, coupled with an out migration of white residents to other parts of the County or out of the County altogether, is changing the nature of the County's socioeconomic characteristics: as income levels fall, demand for affordable housing grows.~~

~~The change is reflected in several ways. Greater demand is now placed on the housing industry to provide low to moderate income housing. Many residents, unable to afford decent housing, have moved to unincorporated rural settlement areas such as Outlook and Buena where public health and safety issues require additional costly infrastructure investments. Or they may move to existing residential neighborhoods at densities the existing housing stock cannot accommodate.~~

~~To address these problems, County housing policies encourage regulatory flexibility and the ability to provide for diversity in housing type, density and location. This in turn allows the real estate and development communities to better serve the changing needs of the population. By allowing regulatory flexibility, new innovative housing projects can address housing and supportive infrastructure based on need.~~

Horizon 2040 Visioning Goals

Inset 3.

Housing

3. Neighborhood Conservation:

- A. Stabilize viable neighborhoods.
- B. Encourage the preservation and conservation of existing housing stock.
- C. Protect the positive elements in existing neighborhoods through zoning ordinances.
- D. Prioritize code enforcement in all neighborhoods.

4. Neighborhood Safety, Security, and Activities:

- A. Support community based police forces.
- B. Support comprehensive fire and emergency medical services.
- C. Plan public and private streets with sensitivity to future growth and ensure inclusion of bike lanes and sidewalks where appropriate.
- D. Support recreation activities and community centers where appropriate.
- E. Ensure new housing developments include parks, trails, sidewalks, and trees where appropriate.

7.2.9 Special Needs Populations

There are groups of the population requiring special housing accommodations. Special accommodations include group housing with a shared living space, or accessible housing for people with disabilities. Special needs populations include homeless, single parents, physically or mentally disabled, and other individuals or groups as designated by HUD. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs.

EXISTING CONDITIONS

7.3 EXISTING CONDITIONS

The County's future need for housing is closely related to the projected population growth over the next twenty years. Other considerations, such as amount of existing available housing, will also factor in to the housing needs of the County. The housing needs of Yakima County can be discussed in terms of available housing stock (occupied, vacant), tenure (renter or owners); income groups (very low, low and moderate); household types (single-family, multi-family, or manufactured homes) (elderly, nonfamily, first home buyers) and special needs populations (homeless, single parents, elderly, physically disabled, migrant workers, etc.). This section of the element will discuss each of these needs and their impact on housing.

7.3.1 Population

The projected population increase for Yakima County has a direct impact on the housing needs. Over the next twenty years, the entire County is expected to grow to at least 318,494~~236,484~~ persons, which is an increase of 75,263 people from the 2010 census. Table 7.3.1-1 shows the projected population growth out to the year 2040 for the County, both unincorporated and incorporated areas, and each of the cities.

Table 7.3.1-1 Yakima County Twenty-year Population Projections and Allocations

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>
<u>Yakima County*</u>	<u>256,341</u>	<u>269,347</u>	<u>282,057</u>	<u>294,445</u>	<u>306,636</u>	<u>318,494</u>
<u>Unincorporated Total</u>	<u>91,460</u>	<u>97,047</u>	<u>102,478</u>	<u>107,784</u>	<u>112,997</u>	<u>117,983</u>
<u>Incorporated Total</u>	<u>164,881</u>	<u>172,300</u>	<u>179,579</u>	<u>186,661</u>	<u>193,659</u>	<u>200,511</u>
<u>Grandview</u>	<u>11,269</u>	<u>11,762</u>	<u>12,239</u>	<u>12,695</u>	<u>13,137</u>	<u>13,558</u>
<u>Granger</u>	<u>3,561</u>	<u>3,905</u>	<u>4,269</u>	<u>4,652</u>	<u>5,057</u>	<u>5,484</u>
<u>Harrah</u>	<u>650</u>	<u>677</u>	<u>703</u>	<u>727</u>	<u>751</u>	<u>773</u>
<u>Mabton</u>	<u>2,325</u>	<u>2,401</u>	<u>2,471</u>	<u>2,535</u>	<u>2,595</u>	<u>2,649</u>
<u>Moxee</u>	<u>3,831</u>	<u>4,430</u>	<u>5,108</u>	<u>5,871</u>	<u>6,733</u>	<u>7,701</u>
<u>Naches</u>	<u>830</u>	<u>881</u>	<u>931</u>	<u>982</u>	<u>1,033</u>	<u>1,084</u>
<u>Selah</u>	<u>7,489</u>	<u>7,965</u>	<u>8,445</u>	<u>8,926</u>	<u>9,412</u>	<u>9,899</u>
<u>Sunnyside</u>	<u>16,365</u>	<u>17,030</u>	<u>17,668</u>	<u>18,271</u>	<u>18,850</u>	<u>19,397</u>
<u>Tieton</u>	<u>1,272</u>	<u>1,357</u>	<u>1,443</u>	<u>1,529</u>	<u>1,617</u>	<u>1,706</u>
<u>Toppenish</u>	<u>9,004</u>	<u>9,241</u>	<u>9,454</u>	<u>9,642</u>	<u>9,810</u>	<u>9,955</u>
<u>Union Gap</u>	<u>6,185</u>	<u>6,404</u>	<u>6,611</u>	<u>6,803</u>	<u>6,984</u>	<u>7,151</u>
<u>Wapato</u>	<u>5,073</u>	<u>5,232</u>	<u>5,380</u>	<u>5,514</u>	<u>5,638</u>	<u>5,750</u>
<u>Yakima</u>	<u>93,825</u>	<u>97,493</u>	<u>100,993</u>	<u>104,288</u>	<u>107,433</u>	<u>110,387</u>
<u>Zillah</u>	<u>3,202</u>	<u>3,523</u>	<u>3,864</u>	<u>4,226</u>	<u>4,610</u>	<u>5,016</u>

Source: Office of Financial Management (OFM)* and Yakima County Planning.

7.3.2 Housing Inventory

In Table 7.3.2-2 the total number of housing units for Yakima County from 1980 to 2010 are listed. These U.S. Census numbers represent housing unit totals for each city individually, the total incorporated and unincorporated areas, and the County as a whole. ~~In As of 2010, roughly 65% of the total housing units in the County -were located in the incorporated areas of Yakima County, with 35% in the unincorporated areas. Since 1980 Over the past 20 years, household growth in incorporated areas has increased 55% most 71.7 percent).~~

TABLE 7.3.2-1 Housing Units in Yakima County, 1980-2010

<u>Jurisdiction/Area</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>
<u>Total Yakima</u>	<u>66,851</u>	<u>70,852</u>	<u>79,174</u>	<u>85,474</u>
<u>Unincorporated</u>	<u>31,112</u>	<u>30,703</u>	<u>32,518</u>	<u>29,982</u>
<u>Incorporated</u>	<u>35,739</u>	<u>40,149</u>	<u>46,656</u>	<u>55,492</u>
<u>Grandview</u>	<u>2,107</u>	<u>2,420</u>	<u>2,581</u>	<u>3,136</u>
<u>Granger</u>	<u>621</u>	<u>595</u>	<u>609</u>	<u>813</u>
<u>Harrah</u>	<u>119</u>	<u>130</u>	<u>179</u>	<u>183</u>
<u>Mabton</u>	<u>384</u>	<u>396</u>	<u>463</u>	<u>548</u>
<u>Moxee</u>	<u>250</u>	<u>305</u>	<u>307</u>	<u>1,032</u>
<u>Naches</u>	<u>270</u>	<u>282</u>	<u>279</u>	<u>346</u>
<u>Selah</u>	<u>1,667</u>	<u>1,930</u>	<u>2,408</u>	<u>2,759</u>
<u>Sunnyside</u>	<u>3,302</u>	<u>3,576</u>	<u>4,070</u>	<u>4,556</u>
<u>Tieton</u>	<u>234</u>	<u>282</u>	<u>363</u>	<u>385</u>
<u>Toppenish</u>	<u>2,235</u>	<u>2,254</u>	<u>2,440</u>	<u>2,334</u>

<u>Union Gap</u>	<u>1,335</u>	<u>1,347</u>	<u>2,210</u>	<u>2,173</u>
<u>Wapato</u>	<u>1,193</u>	<u>1,204</u>	<u>1,267</u>	<u>1,293</u>
<u>Yakima</u>	<u>21,372</u>	<u>24,699</u>	<u>28,643</u>	<u>34,829</u>
<u>Zillah</u>	<u>650</u>	<u>729</u>	<u>837</u>	<u>1,105</u>

Source: U.S. Bureau of Census

In Figure 7.3.2-1 below, the graph shows a reduction in total unincorporated housing units. This reduction is not due to a loss in housing units, but more a result of annexations by cities in early to mid-2000s.

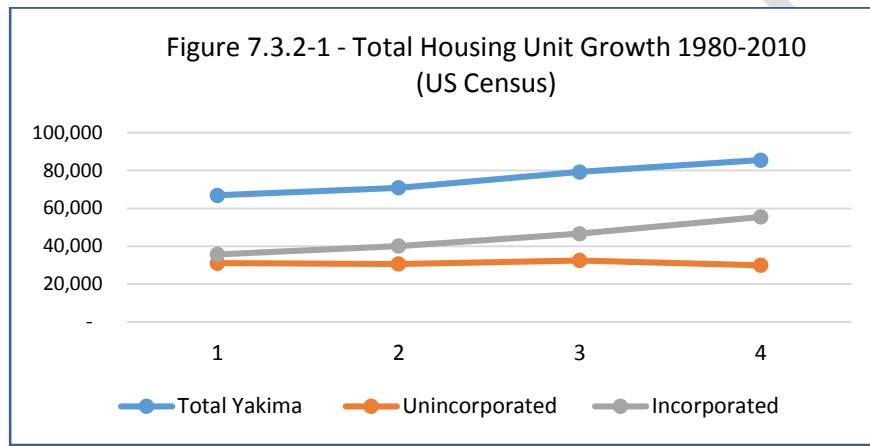


Figure 7.1 The total number of housing units in the unincorporated and incorporated areas.
Source: U.S. Census.

7.3.3 Persons Per Household

A “household” includes all of the people who occupy a housing unit. All of the various relationship types contribute to the formation of households, both family and nonfamily households. Who lives in a household has important consequences for economic resources available to housing units and for access to everyday social support systems such as care for young children or older parents. In Table 7.3.3-1 below, the number of persons per household for Yakima County from 1980 through 2010 is listed. The table shows a gradual increase in the number of persons per household in the County over the decades. The 2010 U.S. Census has Yakima County at 2.97 persons per household, which has outpaced the State of Washington’s 2.55.

Table 7.3.3-1 Persons per Household, 1980-2010

Year	Persons Per Households	
	Yakima County	Washington State
1980	2.77	2.61
1990	2.80	2.53
2000	2.96	2.53
2010	2.97	2.55

Source: U.S. Bureau of the Census 1980-2010.

7.3.4 Projected Housing Needs

The 2040 projected population for Yakima County is 318,494 people, which is a projected increase of 75,263 people from the 2010 census. By dividing the projected increase in population of 75,263 from the 2010 person per household number of 2.97, Yakima County would need roughly 25,341 additional housing units by the year 2040 to accommodate the population increase (see Table 7.3.4-1).

~~Using the 2.97 persons per household (Table 7.2, 2010 U.S. Census Data) projected number of persons per household in 2015 of 2.8, and the projected population (318,494), this means the County will require need at least approximately 107,23784,459 additional households units by 2040 (Ta (Table 7.1) Table VII-3 for other population and housing units projections. The 1990-2010 Census counted 70,85285,474 housing units (Table 7.6XXX) in Yakima County, indicating a need for an additional 13,60721,763 housing units between 1990 and 2015 to meet the projected population growth. The issue facing local governments is where to direct this growth given environmental constraints and the costs of providing public services, and how to ensure that a range of housing types and prices are available.~~

Table 7.3.4-1 Number of Additional Housing Units Needed In Yakima County

<u>Projected 2040 Population</u>	<u>Projected Population Increase From 2010 to 2040</u>	<u>Persons Per Household</u>	<u>Number of Additional Housing Units Needed</u>
<u>318,494</u>	<u>75,263</u>	<u>2.97</u>	<u>25,341</u>

Source: U.S. Bureau of the Census.

7.3.5 Households and Household Tenure

The number and types of households in a community can partially indicate the housing needs of that community. A household includes all people living in one housing unit, whether or not they are related. A single person renting an apartment is a household, as is a family living in a single-family house.

~~Table 7.3VIII 1 p provides historic information on the numbers of households housing units in Yakima County and each of its cities. Table 7.3.5-1 identifies the occupancy status and tenure of housing units. Occupancy status is the percentage of owner-occupied housing units to all occupied units and housing tenure identifies a basic feature of the housing inventory: whether a unit is owner occupied or renter occupied. Out of the 85,474 housing units in the County in 2010, 94% (80,592) were owner- or renter-occupied, while 6 % of the housing units were vacant (4,882). The vacancy rate for housing units located within incorporated limits of the cities was 5% in 2010. In the unincorporated areas, a total of 7% of all housing units were vacant in 2010. Over the past 20 years, most of the household growth (71.7 percent) occurred in incorporated cities.~~

~~For the past 20 years, it is safe to say that In 2010, approximately roughly 630% percent of Yakima's County's occupied housing has been was owner-occupied, while about one third has been occupied 37% was rental housing. The percentage of owner-occupied housing units has decreased since 1980 by 3%, increasing the renter-occupied housing by 3%. Growth in total housing units did not keep pace with the growth in the number of households and reduced the vacancy rate. There were 4,833 households created between 1980 and 1990 but only a net gain of 4,001 housing units. Most housing units in Yakima County are single family (see Table VIII-5). In 1990, almost 70 percent of all units were single family. Multiple~~

~~dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20-year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.~~

~~Table VIII-4 above provides a summary of housing units available in Yakima County. The greatest change has been in the number of housing units, with a 34.8 percent increase between 1970 and 1980. Between 1980 and 1990 the greatest growth was in renter households, a 17.9 percent increase compared to owner households, a 2.47 percent increase. Of the total number of housing units in 1990, 93.1 percent were occupied, predominately by homeowners (58.8 percent), and 34.3 percent were occupied rentals.~~

Table VIII-1 Household Units in Yakima County, 1970-1990

	1970	1980	% Change 1970-80	1990	% Change 1980-1990
Total Yakima County	49,589	66,851	34%	70,852	6.0%
Unincorporated	27,213	31,112	14%	32,436	4.3%
Incorporated	22,376	35,739	5.9%	38,416	7.5%
Naches	N/A	270	N/A	282	4.4%
Tieton	N/A	234	N/A	282	20.5%
Selah	1,064	1,667	56%	1,930	5.8%
Yakima	6,475	21,372	29%	24,699	15.6%
Union Gap	966	1,335	38%	1,347	.9%
Moxee	177	250	41%	305	22.0%
Wapato	N/A	1,193	N/A	1,204	.9%
Harrah	N/A	119	N/A	130	17.6%
Zillah	N/A	650	N/A	729	12.2%
Toppenish	1,835	2,235	21%	2,254	.9%
Granger	453	621	37%	595	-4.2%
Sunnyside	2,181	3,302	51%	3,576	8.3%
Grandview	1,199	2,107	75%	2,420	14.9%
Mabton	N/A	384	N/A	396	3.1%

Source: University of Washington, Housing Data Book #1, December 1991

—U.S. Bureau of the Census

Table VIII-2 Persons per Household in Yakima County, 1970-1990

Year	Persons Per Households	
	1970	1980
1970	3.07	
1980		2.77
1990		2.80
2015 (projected)		2.80

Source: U.S. Bureau of the Census 1970, 1980, 1990.

Table VIII-3 identifies the 20-year population forecasts provided by the Office of Financial Management and the County's preferred base range. The preferred forecast has been separated into the various land

~~base categories. Using these population projections, the County has estimated the number of total household units necessary to meet expected demand.~~

~~Past and present trends in the housing stock are the starting point for considering housing supply issues. The housing stock in the County is the total of all occupied and vacant units.~~

~~Housing units by tenure, that is, the form of occupancy (renter-occupied, owner-occupied, or vacant) is depicted in Table VIII-4.~~

Table VIII-3 Yakima County Population Forecasts

Population Forecast Ranges	2000	2001	2005	2010	2015
Yakima-Base	208,680	210,413	217,510	226,770	236,484
Household Units	74,528	75,147	77,682	80,989	84,459
Urban					
— Cities	112,696	113,806	118,251	123,806	129,361
— Unincorporated Urban	37,509	37,898	39,610	42,119	45,058
— Total UGA	150,205	151,704	157,861	165,925	174,419
— UGA +25%	187,756	189,631	197,327	207,407	218,024
Rural					
— Y.C. Low	58,475	58,708	59,648	60,845	62,065
— Y.C. High	70,171	70,450	71,578	73,014	74,479
OFM-Low	212,328	n/a	220,687	228,579	239,937
Household Units	75,831	n/a	78,816	81,635	85,691
OFM-Middle	215,637	n/a	227,623	239,435	255,253
Household Units	77,013	n/a	81,293	85,512	91,161
Yakima High	250,416	252,495	261,012	272,124	283,781
Household Units	89,434	90,176	93,218	97,187	101,350

Source: Population Forecasts & Assumptions, Bucher, Willis & Ratliff, May 1995.

Table VIII-4 Yakima County Housing Units by Tenure, 1970-1990

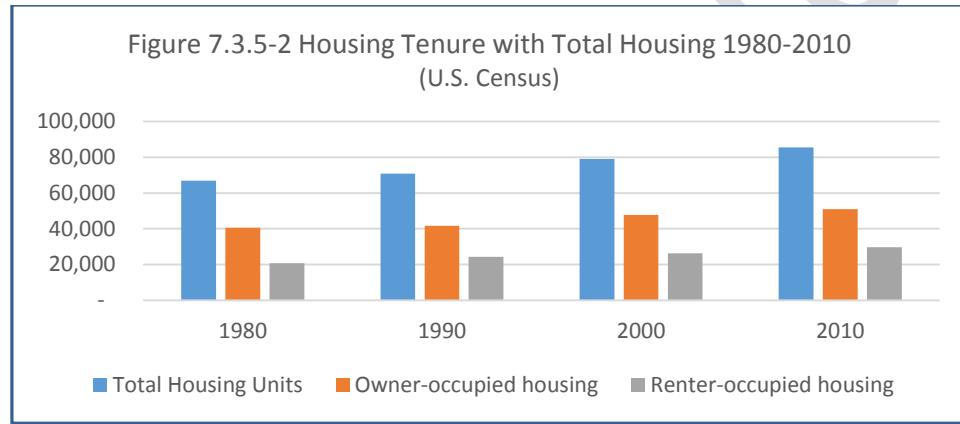
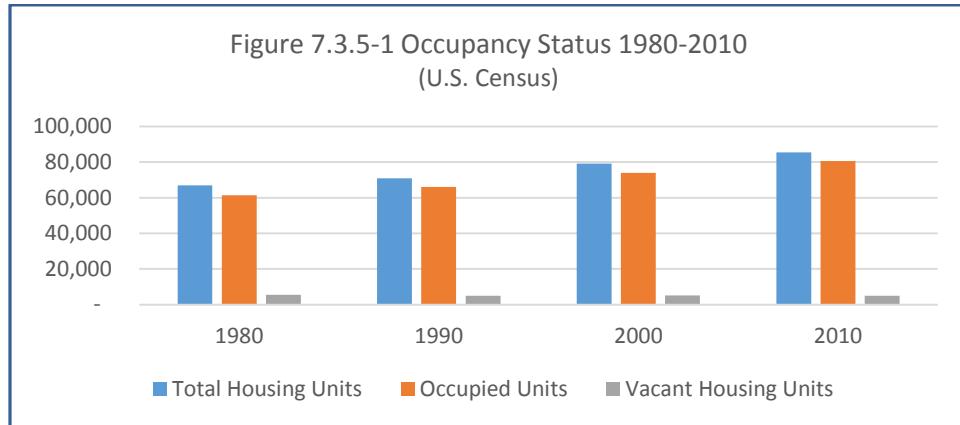
Tenure	1970	% of Total	% Change 1970-1980	1980	% of Total	% Change 1980-1990	1990	% of Total
TOTAL UNITS	49,589	100.0	34.81%	66,851	100.0	5.98%	70,852	100.0
Occupied	46,482	93.7	31.96%	61,341	91.8	7.57%	65,985	93.1
Owner	31,130	62.8	30.65%	40,674	60.8	2.47%	41,682	58.8
Renter	15,352	31.0	34.62%	20,667	30.9	17.59%	24,303	34.3
Vacant Units	N/A	N/A	N/A	5,510	8.2	-11.66%	4,867	6.8

Table 7.3.5-1 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010

OCCUPANCY STATUS	1980	1990	2000	2010
Total Housing Units	66,851	70,852	79,174	85,474
Occupied Units	61,341	65,985	73,993	80,592
Vacant Housing Units	5,510	4,867	5,181	4,882
TENURE				
Owner-occupied housing	40,674	41,682	47,670	50,944
Renter-occupied housing	20,667	24,303	26,323	29,648

Source: U.S. Bureau of Census

Between 1980 and 2010 both the occupancy status and tenure for housing in Yakima County have remained relatively consistent from decade to decade (see Figures 7.3.5-1 and 7.3.5-2 below).



Source: U.S. Bureau of the Census 1970, 1980, 1990,
University of Washington Data Book Volume 1.

Table 7.4 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010				
	1980	1990	2000	2010
OCCUPANCY STATUS				
Total Housing Units	<u>66,851</u>	<u>70,852</u>	<u>79,174</u>	<u>85,474</u>
Occupied Units	<u>61,341</u>	<u>65,985</u>	<u>73,993</u>	<u>80,592</u>
Vacant Housing Units	<u>5,510</u>	<u>4,867</u>	<u>5,181</u>	<u>4,882</u>
TENURE				
Owner-occupied housing	<u>40,674</u>	<u>41,682</u>	<u>47,670</u>	<u>50,944</u>
Renter-occupied housing	<u>20,667</u>	<u>24,303</u>	<u>26,323</u>	<u>29,648</u>

Source: U.S. Bureau of Census

7.3.6 Housing Type

Most of the housing in the County is comprised of three basic types: single-family (stick-built), multi-family (apartments, duplexes), and mobile/manufactured homes. Table 7.3.6-1 shows the composition of

housing types in the County between 2010 and 2014. Historically, the housing stock within Yakima County consists predominately of single-family homes.

<u>Housing Types</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
<u>Single-Family Units</u>	<u>57,719</u>	<u>58,507</u>	<u>59,830</u>	<u>59,767</u>	<u>60,401</u>
<u>Multi-Family Units</u>	<u>15,307</u>	<u>15,509</u>	<u>15,312</u>	<u>15,229</u>	<u>15,392</u>
<u>Manufactured Home/ Mobile Home</u>	<u>11,219</u>	<u>10,806</u>	<u>10,155</u>	<u>10,541</u>	<u>10,082</u>
<u>Other</u>	<u>142</u>	<u>138</u>	<u>123</u>	<u>120</u>	<u>131</u>
Total	84,387	84,960	85,420	85,657	86,006

Source: U.S. Bureau of Census, American Community Survey

In 2014, 70% of the County's housing units (or 60,401) were single family units, while 18% were multi-family units. Another 12% percent of housing units were mobile/manufactured homes.
Most housing units in Yakima County are single family (see Table VIII-5). In 1990, almost 70 percent of all units were single family. Multiple dwellings represented 15.8 percent of all housing units. Manufactured units had the most dramatic increase (66.9 percent) of all housing types, capturing almost 8 percent of the housing market. Recent data from the Washington Association of Manufactured Housing reveals that in 1994, 56.6 percent of the building permits granted in the County were for manufactured homes. Table VIII-6 illustrates the amount of housing units necessary for the 20 year planning horizon. These figures are based on the County's preferred population forecast. It does not amend the existing percentages of housing types between 1995 and 2015.

In Figure 7.3.6-1 below, the graph illustrates the breakdown of housing types from 2014 in Yakima County. The breakdown shows In 2014, 70% of the County's housing units (or 60,401) were single-family units, while 18% were multi-family units, . Another 12% percent of housing units-were mobile/manufactured homes and less than 1% counted as "other".

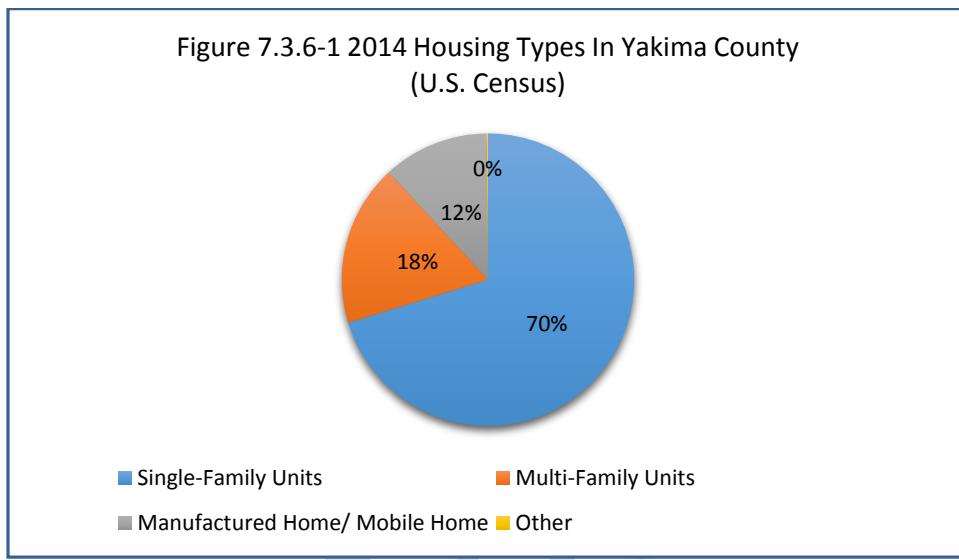


Figure 7.4 The 2014 breakdown of housing types in Yakima County. Source: U.S. Census Data.
7.3.7 Value and Cost of Housing

The price of housing compared to household income determines the ability of Yakima County's residents to secure adequate housing. Table 7.3.7-1~~6~~^{VIII-7} compares median household incomes for Yakima County and each of its cities over a ten year span. Median income is defined as the mid-point of all of the reported incomes; that is, half the households had higher incomes and half the households had lower incomes than the mid-point. In 1990~~2010~~, the median household income was \$23,612~~\$42,877~~.

Not surprisingly, household income often determines the type and size of housing ~~defined obtained~~ by a household. ~~When household income increases, housing consumption (size, amenities, location) increases and vice versa. Table VIII-8 shows the numbers of households in each income category for 1980 and 1990. Over the ten-year period, there was a significant increase in the number of households (13,861 in 1980 to 31,391 in 1990) in the middle and upper income group. The number of households in the very low, low, and moderate income groups all declined during this period.~~

Table VIII-7 Median Household Incomes in Yakima County, 1980-1990

Jurisdiction/Area	1980	1990	Change 1980-1990
Total Yakima County	\$18,664	\$23,612	26.5%
Naches	N/A	\$18,500	N/A
Tieton	N/A	\$18,421	N/A
Selah	\$15,334	\$27,374	78.5%
Yakima	\$13,677	\$22,189	62.2%

Union Gap	\$11,883	\$20,639	73.6%
Moxee	N/A	\$18,750	N/A
Wapato	\$10,000	\$17,596	75.9%
Harrah	N/A	\$20,124	N/A
Zillah	N/A	\$22,903	N/A
Toppenish	\$12,494	\$19,976	59.8%
Granger	N/A	\$17,048	N/A
Sunnyside	\$13,402	\$20,393	52.1%
Grandview	\$12,838	\$20,328	58.3%
Mabton	N/A	\$15,950	N/A

Source: U.S. Bureau of the Census 1980, 1990

Table 7.3.7-1 Median Household Incomes in Yakima County, 1980-2010

	1980	1990	2000	2010
<u>Total Yakima County</u>	\$ 18,664	\$ 23,612	\$ 34,828	\$ 42,877
<u>Grandview</u>	\$ 12,838	\$ 20,328	\$ 32,588	\$ 35,321
<u>Granger</u>	N/A	\$ 17,048	\$ 26,250	\$ 34,386
<u>Harrah</u>	N/A	\$ 20,124	\$ 36,875	\$ 48,542
<u>Mabton</u>	N/A	\$ 15,950	\$ 26,650	\$ 33,654
<u>Moxee</u>	N/A	\$ 18,750	\$ 32,500	\$ 53,125
<u>Naches</u>	N/A	\$ 18,500	\$ 42,083	\$ 44,271
<u>Selah</u>	\$ 15,334	\$ 27,374	\$ 42,386	\$ 52,706
<u>Sunnyside</u>	\$ 13,402	\$ 20,393	\$ 27,583	\$ 34,761
<u>Tieton</u>	N/A	\$ 18,421	\$ 30,052	\$ 33,026
<u>Toppenish</u>	\$ 12,494	\$ 19,976	\$ 26,950	\$ 28,896
<u>Union Gap</u>	\$ 11,883	\$ 20,639	\$ 30,676	\$ 35,067
<u>Wapato</u>	\$ 10,000	\$ 17,596	\$ 25,804	\$ 29,130
<u>Yakima</u>	\$ 13,667	\$ 22,189	\$ 29,475	\$ 39,706
<u>Zillah</u>	N/A	\$ 22,903	\$ 38,214	\$ 51,199

Source: U.S. Bureau of Census, 1980, 1990, and 2000. The 2010 data is American Community Survey 5-year data (2006-2010). Tieton's 2010 data is from the 2012 American Community Survey 5-year data (2008-2012)

HUD defines housing cost burden as the extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau. This is the threshold at which the cost of housing typically becomes a burden. At this point, the money available for other necessary expenses such as food and medical care is reduced.

Table 7.3.7-2 shows that between 1980-2010 and 2014, the amount of homeowners were dedicating paying more than 30% of their income towards a mortgage payments has decreased larger portions of their monthly income to mortgage payments. While the majority (86.2 percent) of homeowners in 1990-2014 paid less than 30 percent of their monthly income toward their mortgage; however, that means that there is still a large portion of Yakima County other homeowners (13.8 percent) paying 30% or more of their monthly income toward their mortgage (see Figure 7.3.7-2).

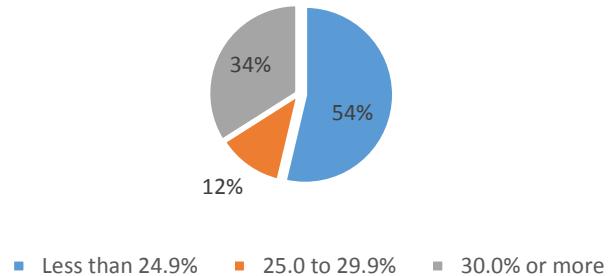
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7.3.7-1). It should be noted that the number of housing units with a mortgage has declined from 2010 to 2014 by 7%. while

Table 7.3.7-2 Monthly Homeowner Costs as a Percent of Household Income, 2010-2014.									
% Monthly Income Toward Mortgage	2010		2011		2012		2013		2014
<u>Total Housing Units with Mortgage</u>	33,831		33,286		32,402		31,835		31,321
0 - 24.9%	17,122	51%	17,360	52%	17,184	53%	17,072	54%	16,829
<u>25.0 to 29.9 percent</u>	4,385	13%	4,114	12%	4,038	13%	3,842	12%	3,852
<u>30%+</u>	12,324	36%	11,812	36%	11,180	35%	10,921	34%	10,640

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.

Figure 7.3.7-1 Monthly Mortgage Costs as a Percentage of Household Income - 2014 (U.S. Census)



As the percentage of home mortgages decline the number of units occupied by renters has increased by 6% (see Table 7.3.7-3) Table 8. Figure 7.3.7-2 VIII-10 shows that renters paid more of their monthly income for rent ~~in 1990 than in 1980~~ than homeowners with a mortgage. ~~Fifty-four~~ ~~Thirty-seven~~ percent of the renter households (~~815,534~~ ~~242~~ households) in Yakima County ~~had~~ a cost burden greater than 30 percent of household income ~~in 2014~~. According to the U.S. Census data for Yakima County, Over the last ten years the median rent increased by ~~58~~ ~~20~~ percent% between the years 2010-2014, from \$644 to \$771. The median rent has increased at a greater rate than the median mortgage during the same time period, with the median mortgage up 4% (from \$1,215 to \$1,271).

Table VIII-8 Households by Income Group in Yakima County, 1980-1990

Income Group	1980		1990	
	Number of Households	% of Total Households	Number of Households	% of Total Households
Very Low Income (50% or less of Median)	21,202	35%	13,103	19.8%
Low Income (51% - 80% of Median)	10,230	17%	7,298	11.1%
Moderate Income (81% - 95% of Median)	16,048	26%	14,382	21.7%

Middle and Upper Income (96%+ of Median)	13,861	22%	31,391	47.4%
	Total Households 61,341	Median Income Household \$18,664	Total Households 66,174	Median Income Household \$23,612

Source: U.S. Bureau of the Census

Table VIII-9 Monthly Homeowner Costs as a Percent of Household Income, 1980-1990

% Monthly Income Toward Mortgage	1980 Homeowners	1990 Homeowners	Absolute Change	% change
0-24%	22,652	23,119	467	2.1%
25-29%	-2,071	2,203	132	6.4%
30%+	-3,657	4,068	411	11.2%

Figure 7.5 Percentage of monthly household income dedicated towards mortgage costs for 2014. Source: U.S. Census Data.
Source: U.S. Census 1980, 1990

Table 7.3.7-3 Gross Rent as a Percent of Household Income (GRAPI).

Gross Rent as a Percentage of Household Income	2010		2011		2012		2013		2014	
Total Occupied Rental Units	26,390		27,194		27,543		28,093		28,133	
0-24%	10,703	41%	10,090	37%	9,815	36%	9,604	34%	9,573	34%
25-29%	2,886	11%	3,332	12%	3,194	12%	3,237	12%	3,318	12%
30%+	12,801	48%	13,772	51%	14,534	52%	15,252	54%	15,242	54%

Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.

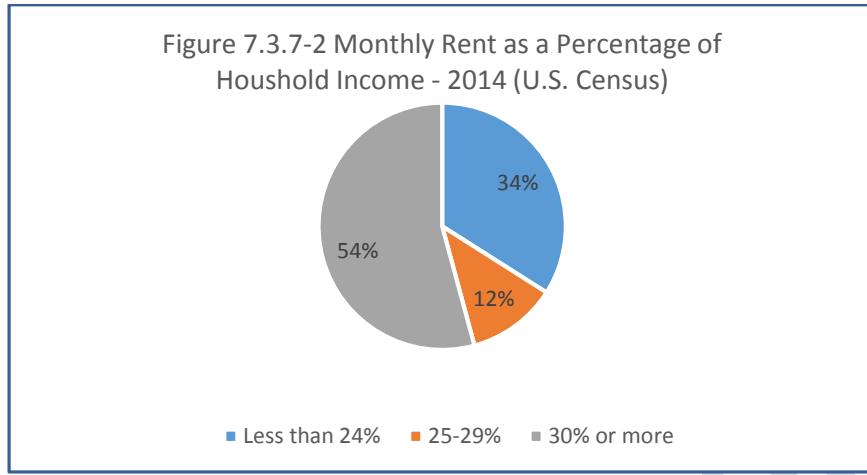


Figure 7.6 Percentage of monthly income dedicated to rent in 2014. Source: U.S. Census Data.

7.3.8 Overcrowded Units

HUD defines occupied housing units with more than one person per room crowded and severely crowded homes those with more than 1.5 persons per room. ~~an overcrowded household as one having 1.01 or more persons per room~~. Overcrowding is undesirable for the residents and is also hard on the housing stock because it wears out faster. Overcrowding occurs when there is insufficient supply of housing of the right size and the right price to accommodate the larger households in the County.

Residents live in overcrowded conditions when they cannot afford a unit which would adequately accommodate them or there aren't sufficient safe, sanitary and affordable units available. That is, the County lacks low cost housing for larger households. Table 7.3.8-1 9VIII-11 shows that in 2014, 11.16.1% percent of Yakima's housing stock was over crowded and 1.6% was severely crowded. The table also shows that the number of crowded and severely crowded housing units has been rising since 2011. In comparison, in 2014, 2.2% of occupied housing units in Washington State were crowded and 0.8% of housing units were severely crowded.

Renter-occupied units are more apt to be overcrowded. While 16.6 percent of renter-occupied units are overcrowded, only 5.6 percent of owner-occupied units are overcrowded.

Table VIII-10 Gross Rent as a Percent of Household Income, 1980-1990

% Monthly Income Toward Rent	1980	1990	Absolute Change	% Change
<20%	5,579	7,135	1,556	27.9
20-24%	2,363	3,192	-829	35.1
25-29%	1,927	2,278	-351	18.2
30-34%	1,315	1,606	-291	22.1

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>35%	5,854	6,928	1,074	18.4
Not computed	1,579	1,853	N/A	N/A

Source: U.S. Bureau of Census

Table VIII-11 Percentage of Overcrowded Units, 1990

Type of unit	Percent of Total Units
Overcrowded units	11.1%
Rental Units	16.6%
Owner-Occupied Units	5.6%

Source: U.S. Bureau of Census

Table 7.3.8-1 Percentage of Overcrowded Units

Occupants per Room	2010	2011	2012	2013	2014
1.00 or less	93.5%	93.7%	93.0%	92.5%	92.4%
1.01 to 1.50	5.0%	4.9%	5.6%	6.1%	6.1%
1.51 or more	1.4%	1.4%	1.4%	1.5%	1.6%

Source: American Community Survey, 2006-2010 through 2010-2014

7.3.9 Investment and Rehabilitation in Unincorporated Areas

In some unincorporated areas of the County, residences have been built without the appropriate infrastructure to support them. Consequently, the County has pockets of substandard housing characterized by overcrowding, unsanitary conditions caused by stressed community septic systems and shallow wells that are contaminated or may soon go dry.

These areas offer the County the ideal opportunity to rehabilitate and preserve existing housing stock. With the help of nonprofits and state agencies, the County could provide relief to these areas and by doing so, maintain affordability among the existing housing stock. The County should seek Community Development Block Grants and other federal and state funding sources that fund rehabilitation and infrastructure improvements. In addition, adopting land use policies that consider population densities and development patterns could help prevent an increase in future substandard housing. For example, increasing population densities in specified unincorporated areas would encourage urban-level services that could prevent septic system failures.

Public Housing Assistance

The Yakima Housing Authority (YHA) administers a Low Rent Public Housing Program, a Section 8 New Construction Program; Section 8 Certificate and Voucher Programs; a Section 8 Moderate Rehabilitation Program; and two non-federally subsidized projects. In addition, the YHA contracts with several non-profit housing corporations to manage three Section 202 projects and a Section 236 project.

~~The YHA provides rental assistance primarily for very low and low/moderate income families. YHA administered 822 assisted housing units during the 1993 program year. The YHA currently distributes housing assistance payments on behalf of 500 Section 8 families. However, the need for subsidy assistance continues to expand. Nearly 900 families are still waiting for subsidy assistance.~~

~~The Sunnyside Housing Administration (SHA) owns and manages 5 units of FmHA Rural Rental Housing. The SHA also owns and manages HUD units and administers a Section 8 program. These units are in Sunnyside, Grandview, and Mabton.~~

~~Additionally, there are 217 public housing units in the County that were developed under Farmers Home Administration for agricultural workers. Of these units, 147 are managed by the YHA and 70 are managed by the SHA.~~

~~Subsidized housing also exists on the Yakama Indian Reservation. Although the reservation is not within the jurisdiction of Yakima County, these housing units still provide affordable homes to low-income residents.~~

7.3.10 Special Housing Needs

Special Needs Residents

Special needs residents such as the mentally and physically challenged, the homeless, single parents, the elderly, and other individuals or groups as designated by HUD, ~~the elderly, and persons with HIV and AIDS~~ require special consideration to meet their housing needs. Special housing accommodations include group housing with a shared living space, or accessible housing for people with disabilities. A special needs housing project is housing that is specifically targeted to provide shelter and appropriate supportive services for those with special needs. Because these populations have needs that the fair market housing industry cannot adequately address, their housing is often provided through a partnership of public-private/nonprofit organizations. ~~Little other support is available to serve these residents. A critical shortage of available, decent and affordable living units makes it difficult for these persons and their families to maintain an acceptable living standard. Limited incentives for private market construction, a limited supply of affordable land and high construction costs make it difficult for the private market to provide affordable housing.~~

The Housing policies meet this need by offering creative housing options. They include accessory unit construction, granny flats, single room occupancy, clustering, and manufactured housing and siting institutions in areas where they were previously prohibited. Providing for people with special needs does not necessarily mean more social services or infrastructure. It means greater regulatory flexibility and offering incentives to provide affordable, accessible housing.

While this housing sector is not a large one, it is one that has been historically difficult to provide for. Meeting this housing need often relies on federal grant funding and benevolence of charitable or social organizations. Following is a discussion of several of the special housing needs of Yakima County.

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7.3.10.1 Elderly and Frail Elderly

According to the U.S. Census, the U.S. population is expected to become older; by 2030, more than 20 percent of the U.S. residents are projected to be aged 65 and over, compared with 13 percent in 2010 and 9.8 percent in 1970. Between the years 1980 and 1990 2009-2014, the number of persons 65 and older increased from 20,131 26,824 to 24,505 29,842 persons, or 11% (Table 7.3.10-1). A rise in the proportion of senior households will have the greatest impact on future housing needs in Yakima County.

As a proportion of the entire population, the percentage of the elderly population increased from 11.75 percent to 13 12.1 percent.

Table VIII-12 shows that 63 percent (15,724) of senior citizens are heads of households. Another 28 percent (7,041) live alone. At least 5 percent (1,229) of the senior citizens live in group quarters (e.g. nursing or retirement homes) while 2.8 percent (511) live with family or friends.

Table VIII-12 Senior Citizens Housing Arrangements in Yakima County, 1990

Household Type	Total Number of Persons	Percent of Total
Family Households (Head of Household over 65)	15,724	64.2%
Living Alone	7,041	28.0%
Group Quarters	1,229	5.0%
Other Situations	511	2.8%
Totals	24,505	100.0%

Source: U.S. Bureau of the Census 1990

Table 7.3.10.1-1 Total Population and Total Population Over 65 Years.

	2009	2010	2011	2012	2013	2014
Total Population	232,911	236,542	239,836	242,454	244,654	246,402
Total Population over 65 years	26,824	27,012	27,712	28,301	29,016	29,842

Source: American Community Survey, 2006-2010 through 2010-2014

The elderly are considered a special needs group because of the high correlation between age and disability. Also, many seniors live on a fixed income that makes high rents prohibitive. If they own their own home they may not be able to afford the cost of increasing property tax, insurance or maintenance. Also, a fixed income may not permit them to rent a new apartment in a new facility that would provide them with a full range of care services.

Figure 7.3.10.1-1 below shows that as a percentage, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). However, the total number of

homeowners paying 30% or more of their monthly income on housing cost is higher. Although more renters pay more than 30% of their monthly income on rent.

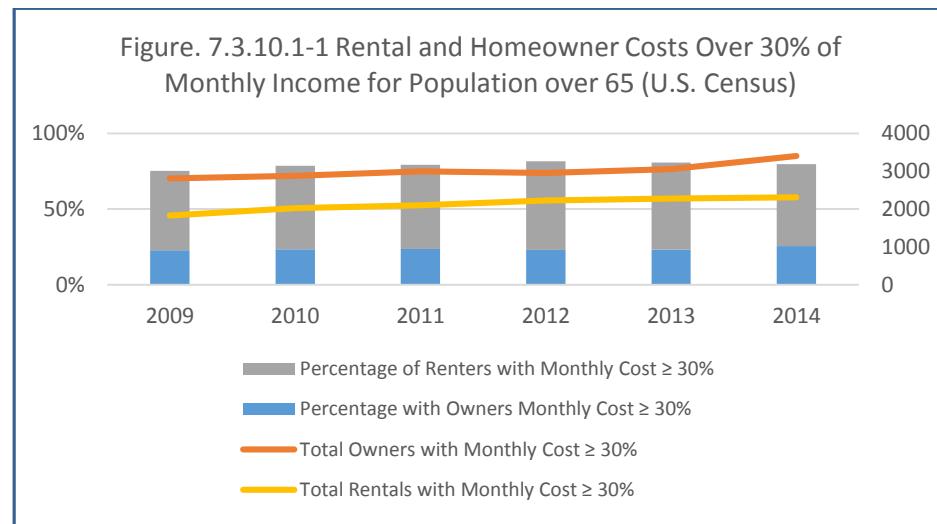


Figure 7.7 below shows that as a percentage, more renters are paying greater than 30 percent of their household monthly income than homeowners (owner-occupied). Although more renters pay more than 30% of their monthly income on rent, Figure 7.3.10.1-2 shows that homeowners 65 and over with mortgages pay more each month on their mortgages than renters 65 and over pay in rent. The monthly costs for homeowners has increased over the 5 year period between 2009-2014, up 12% for homeowners with a mortgage and 15% for homeowners without a mortgage. Overall, renters have experienced an increase of 6% since 2009; however, there has been a slight decrease in median monthly rent since 2012 as depicted in the figure below.

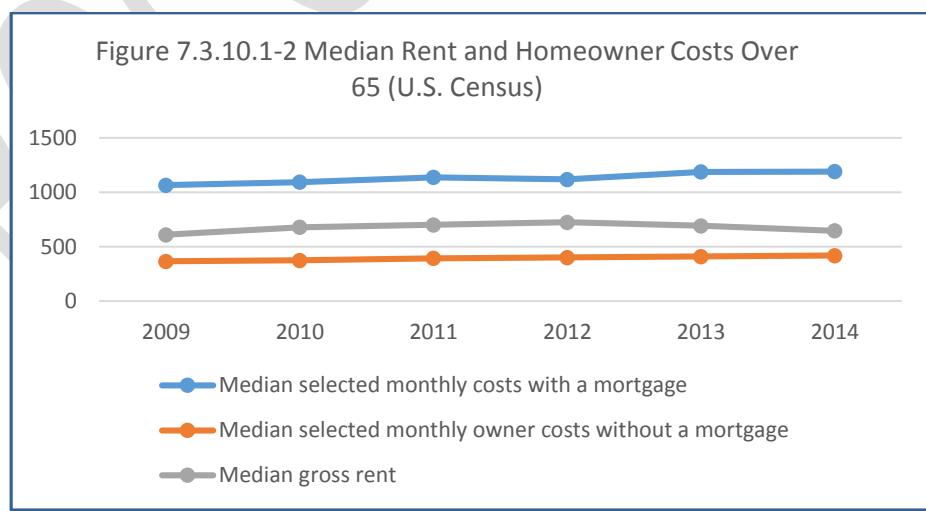
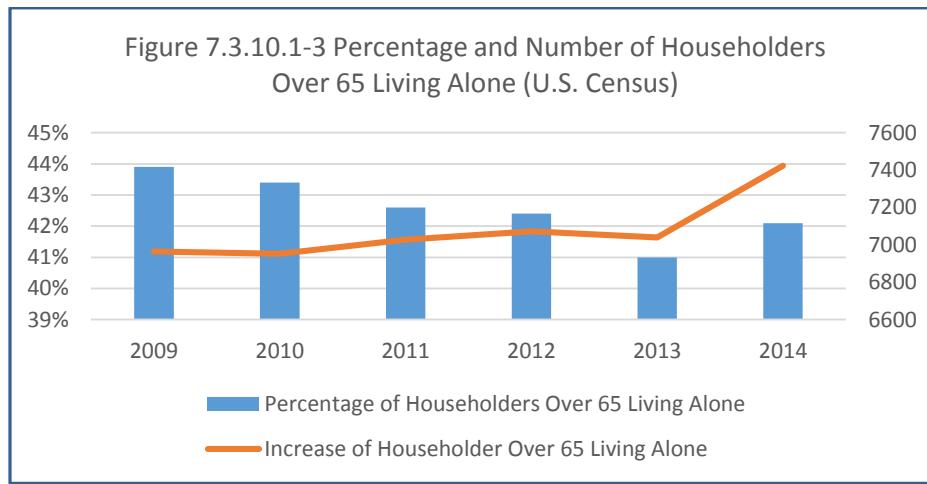


Figure 7.8 Monthly median rent and homeowner costs for the population over 65 years in age. Source: U.S. Census Data.

The low-income elderly who own their homes do not always have resources to maintain them. As a result, their residences have a high incidence of deferred maintenance. Many elderly persons are disabled and in need of special housing assistance, including the removal or modification of barriers that will allow them to live safely and independently at home. Figure 7.3.10.1-3 shows that there is an increase in homeowners 65 and over living alone.



There are cases where it is no longer possible for individuals to live in their own residence by themselves even with in-home care. Alternatives include adult family homes, nursing homes, or convalescent centers. The County has a total of 1,414 licensed nursing home beds, 285 beds of congregate care, and 182 beds in adult home family care. Use of these facilities is high. Within the region, there are 58 nursing home beds per 1,000 persons over age 65.

Figure 7.9 The percentage and total number of householders over 65 living alone. Source: U.S. Census Data.

“Frail elderly” are elderly that have one or more Limitations to Activities of Daily Living (ADL’s) or Instrumental Activities to Daily Living (IADL’s). That is, they may need assistance to perform routine activities of daily living.

An ADL (difficulty eating, bathing, toileting, etc. by oneself) is more limiting than an IADL (difficulty using the telephone, getting outside, shopping, doing light housework, etc. by oneself). We assume that elderly persons need supportive housing assistance if they are both frail and low income since supportive housing assistance offers both services to compensate for frailty and financial assistance to offset low income. Local estimates of the number of frail elderly and their supportive housing needs are not available. Therefore, national prevalence is used to estimate need in Yakima County. Nationally, 14.4 percent of all elderly are frail, 19.1 percent are very low income, and 2.8 percent are frail and very low income. Applied to the Yakima County elderly population, this translates into an estimated 3,529 frail elderly, of which 686 have a supportive housing need.

7.3.10.2 Physically Disabled

Future housing policy decisions must meet the needs of physically challenged persons. The greatest need is among the elderly, the age group expected to grow the fastest over the next twenty years. These people may need special housing with ramps instead of stairs, elevators for units with two or more stories and modified facilities.

The ~~Federal Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in employment, State and local government, public accommodations, commercial facilities, transportation, and telecommunications. This covers businesses and nonprofit service providers that are public accommodations, privately operated entities, and public facilities; which include homeless shelters.~~ Homeless shelters are finding themselves out of compliance with the ADA and are faced with the need to accommodate this population. In order to meet ADA standards they are attempting to retrofit old buildings which is expensive and difficult.

~~The Fair Housing Act requires owners of housing facilities to make reasonable exceptions in their policies and operations to afford people with disabilities equal housing opportunities. For example, a landlord with a “no pets” policy may be required to grant an exception to this rule and allow an individual who is blind to keep a guide dog in the residence. The Fair Housing Act also requires landlords to allow tenants with disabilities to make reasonable access-related modification to their private living space, as well as to common use spaces. The Act further requires that new multifamily housing with four or more units be designed and built to allow access for persons with disabilities. This includes accessible common use areas, doors that are wide enough for wheelchairs, kitchens and bathrooms that allow a person using a wheelchair to maneuver, and other adaptable features within the units.~~

~~ADA requirements and the Fair Housing Act~~ poses a challenge to providing affordable housing options. This 1990 law requires changes to building and zoning codes to improve access for disabled persons. The codes apply to both new construction and to major rehabilitation. While data from other states shows that it costs less than \$1,000 to provide accommodation in new multi-family housing, it is expensive and not always possible to modify an existing unit. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available to modify elevator shafts, add ramps, and widen doorways. Much of the existing multi-family housing (traditionally the more affordable housing) cannot economically be modified to meet the needs of disabled residents.

7.3.10.3. Farmworker Housing

~~Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. The 1995 Housing Foundation report, Farmworker Housing in Yakima County, reveals that 58,500 laborers are needed to meet the County's harvest and agricultural labor requirements. Increasingly, farmworker families are no longer migrants traveling from California, the Southwest, or Mexico to harvest crops and then returning home. Now the majority of farm laborers are permanent residents of Yakima County. Furthermore, of those that still migrate from place to place to find work, many are using Yakima County as their home base. Many of these people who have settled out call Yakima County their home and need permanent, year round, affordable housing. Yakima County presently has few housing options to meet their needs.~~

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The study reveals that the peak farmworker labor population is about 58,500 persons, which translates into a need for 30,000 housing units. Of these 30,000 units, 25,949 are needed for family housing and 4,051 are needed to serve single person households. Because so many farmworkers are "settling out", or remaining permanently in the Yakima Valley, at least 26,000 to 28,000 of these units should be designated as year round residences.

Finally, the study found that of the 30,000 plus families residing in the County during peak periods, over 20,000 are inadequately housed. This means that these households are either living in severely substandard conditions, are overcrowded, or are paying in excess of 30 percent of their income for housing.

While the typical farmworker family has an annual income of \$7,000 to \$12,000, some farmworker incomes are significantly higher. With the help of public and nonprofit partnerships, some of these families have successfully become homeowners. Yakima County should explore this partnership potential to provide decent, affordable home ownership opportunities for farmworker families.

During the Plan 2015 development, the Shareholder committee questioned whether the County should address farmworker housing needs separately from the low income population in general. Some members did not want to identify and separate a single group for lower housing standards, or create a farm labor situation where groups of workers could be brought in for work rather than relying on local residents. Further, members felt that tents or other housing solutions that fall short of meeting permanent needs should be considered inadequate, although trailers or R.V. parks with bathing and laundry facilities would be appropriate for temporary needs.

Farmworkers

Due to Yakima County's agricultural base, farm workers are a significant population. Migrant farm workers have been present in Yakima since the first harvests and have become more permanent over the years. Traditionally, the migrant farm workers stayed long enough to perform specific agricultural jobs and then left the region. Since 1987, with the passage of the Immigration Reform Control Act (IRCA), we have seen more farm workers choosing to stay in the Yakima Valley. The changing nature of the farm workers from migrant to "settled out" or year-round residents has led to a major shortage of housing for this segment of the population.

A recent study, Yakima County Farmworker Housing Action Plan: 2011-2016, conducted by the Washington Farmworker Housing Trust and the Yakima County Farmworker Housing Trust Advisory Council (June 2011), states that in Yakima and Klickitat Counties approximately 95% of the farmworkers surveyed have their primary residence within the County and had an average annual income of about \$20,213. The study also states that 53% of farmworkers interviewed (in Yakima and Klickitat Counties) spent more than 30% of their income on housing and 35% lived in overcrowded conditions. Ensuring affordable homes are available for farmworkers will support the local agricultural economy.

7.3.10.4 Homeless Persons

HUD defines "homeless" as those persons or families which (1) lack a fixed, regular, and adequate nighttime residence, or (2) whose nighttime residence is a public or private emergency shelter; an institution that provides temporary residence for individuals intended to be institutionalized; or a public

~~or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.~~

The U.S. Department of Housing and Urban Development (HUD) identifies four categories of homelessness. These categories are:

- Individuals and families who lack a fixed, regular, and adequate nighttime residence and includes a subset for an individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or a place not meant for human habitation immediately before entering that institution;
- Individuals and families who will imminently lose their primary nighttime residence;
- Unaccompanied youth and families with children and youth who are defined as homeless under other federal statutes who do not otherwise qualify as homeless under this definition; or,
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

~~This definition does not include persons forced to live with friends or relatives in unsafe or inappropriate housing. This definition also excludes recently homeless persons who are in transitional housing programs but have not yet attained housing self-sufficiency.~~

People become homeless for many reasons and the type of housing and related support services needed depends on the individual's needs. Homelessness can be temporary, short-term, or long-term, with emergency shelters needed for all three levels of homelessness to provide individuals and families with a safe, warm place to sleep. Temporary and short-term homeless people also need reliable temporary housing to get back on their feet financially. Yakima County needs to ensure there are housing options for those in needs, such as crisis residential facilities and shelters.

~~The City of Yakima's Consolidated Plan notes that there are no precise estimates available for the number of homeless persons and families. The 1990 Census count of homeless persons is considered very inaccurate due to undercounting.~~

~~The Yakima Housing Authority estimates that approximately 5 percent (9,850 people) of the County's population was homeless in 1993. Additionally, the Yakima County Coalition for the Homeless estimates that there are 200 homeless persons on any given night. This estimate includes documented and undocumented persons without housing. The Housing Authority notes that the fastest growing groups of homeless persons in Yakima County are families with children, followed by youth, single persons, battered women, and older adults. These numbers are based on the number of requests for shelter, so the actual number of homeless persons in the County is probably higher.~~

~~Families with children are Yakima County's largest unhoused population. With one exception, families are sheltered in facilities on a space available basis. Most shelters have a seven day limit; however, one~~

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shelter allows families a 30 to 90 day stay. This family shelter can accommodate up to eight families. Transitional housing is available in Yakima, Wapato and Toppenish.

There are no official estimates of the number of homeless youths in Yakima County. But Yakima County service providers agree that a significant population of homeless youths exists. Washington state law does not allow emergency shelters to admit unaccompanied youths. Minor children are the responsibility of their parents or guardians, or they may be served by the Department of Social and Health Service's foster home services. The Consolidated Plan notes that many youths do not seek foster care assistance, but may be living with friends or are homeless on the streets without shelter. Table VIII-13 provides information on the existing facilities in Yakima County and their operating status. In addition to these resources, the Yakima Valley Farm Workers Clinic provides vouchers for housing at the Salvation Army facility in Grandview.

Table VIII-13 Emergency Shelter Network in Yakima County

Shelters	Spaces Available	Persons Served	Funding Sources
YWCA	11 Beds	Women/Children	Private/State & Local
Coalition For Homeless	13 Beds	Single Parents	ESAP (Emerg. Shelter Ass. Program.)
Salvation Army	Varies On Demand	Men/Women & Children	ESAP
Union Gospel Mission	200 Beds	Men/Women & Children	Private Only
St. Vincent DePaul	Hotel Voucher	Men/Women & Children	ESAP
OIC(Opportunity Industry Center)	21 Beds	Youth	Private

7.3.10.5 Single Parent Households

Single parent households are more likely to need housing located near schools, day care and recreation facilities and with access to public transportation. Since single parent household typically have only one source of income, they may be more inclined to need low-income, affordable housing. In 1990 2014, there were ~~was~~ a total of 10,972, or 14%, female 5,089 female-headed households with children and 5,525 (7%) male-headed households. This is compared to the 52% (or 40,231) of married-couple households with children according to the U.S. Census. This was 7.8 percent of the total number of households in Yakima County. In comparison, there were 2,831 (or 4.3 percent) male headed households with children.

One reason this is an important group to consider is the percentage of single family householders who are homeowners compared to married-couple homeowners. In 2014, only 15% of all owner-occupied households were single parent householders, while 62% owner-occupied households were married-couple householders. When considering renter-occupied householders, 32% were occupied by married-couple householders, with 34% of all renter-occupied household rented by single-parent households. In Figure 7.3.10.5, you can see that the trend for single-parent households there has historically been more

renter-occupied households with the gap between renter- and owner-occupied growing for single parent households. Of note, Figures 7.3.7-1 and 7.3.7-2 (in Section 7.3.7 above) show that a larger percentage of renters are more likely to spend 30% or more of their monthly income on rent as compared to homeowners in Yakima County.

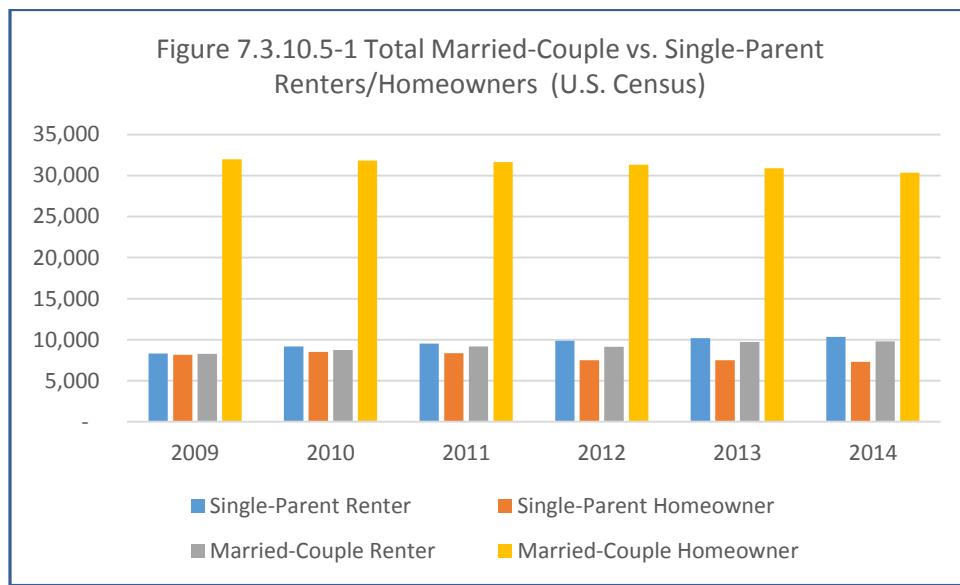


Figure 7.10 Total Married Couple vs. Single Parent Renters/Homeowners within Yakima County.

Source: U.S. Census Data.

Persons with HIV and AIDS

According to the Yakima Health District, the number of people infected with HIV (the virus that causes AIDS) in the U.S. is several times the number of known cases of AIDS. Between 1981 and 1995, there were 184 known cases of HIV infected people in Yakima County. During those fourteen years, sixty (33 percent) of these people died. During this same period, Washington State had 6,559 known HIV cases resulting in 3,898 deaths.

Based on these known cases, Yakima County lacks adequate housing to address the needs of its HIV and AIDS populations. Carebearers, a nonprofit housing agency in the city of Yakima, is the sole provider of housing services for HIV infected individuals. The agency operates Tamarack House, a duplex that can accommodate up to six individuals in an independent living situation.

The New Hope Clinic is a primary health care clinic in Yakima providing health care services to people infected with HIV or AIDS. The Clinic is affiliated with the Yakima Valley Farmworkers Clinic and is located on the same site. The New Hope Clinic also provides dental care, mental health, case management, counseling, anonymous testing and nutrition services. The Clinic confirmed that housing for the HIV and AIDS populations is severely inadequate and emphasized the need for housing for families with HIV, an increasing subpopulation of HIV infected people in Yakima County.

There is no suitable housing for AIDS patients. Home caretaker services, if available, would be an effective way to help patients live at home in semi-independent situations before the advanced stages of illness forces them to seek long term care. Hospice service, although limited, is available to patients who have

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~~six months or less to live. Currently, the only options for long term care are found in nursing homes which are too expensive for many HIV and AIDS individuals. Private homes that are set up for adult care are often inadequate to provide the type of care required for critically ill patients.~~

~~With heterosexual transmission of AIDS on the increase, families with one or more members infected with HIV or AIDS also need housing. An increase in scattered site housing based on the Tamarack House model would be a positive step in meeting this housing demand. In addition, the County needs residential treatment centers to help individuals inflicted with HIV and AIDS to address substance abuse.~~

7.3.10.6 Mentally Disabled

~~According to Central Washington Comprehensive Mental Health, a private non-profit operating in Yakima, there are several types of housing available for the County's mentally disabled population. The housing is primarily available to the chronically and severely mentally disabled, and the seriously disturbed.~~

~~Yakima County is a member of the 11-county Regional Support Network that shares block grant funds for the mentally disabled. 54 residential units for supportive living are available in Yakima. Sixteen of these units are earmarked for Yakima County and are funded by a McKinney grant targeting homeless people with mental illnesses. The residents have access to staff on a 24 hour basis but the staff does not reside on site. When the grant period ends, the units will be owned by Central Washington Comprehensive Mental Health.~~

~~In addition to the supportive living units, there is one group home consisting of twelve beds and 24 hour on-site staff. There is also an adult residential treatment facility (ARTF) in Sunnyside with twenty-four beds and 24-hour staff on-site.~~

~~Support services vary. Residents at the supportive living units and the group home are provided with intensive case management. Adult basic education is provided at the group home and at the supportive housing units. Psychiatric medicine and individual psychiatric therapy are available to all residents.~~

~~A HUD-funded twelve-unit apartment building is being built in Sunnyside to accommodate the mentally disabled. The mentally disabled have been competing unsuccessfully with the numerous migrant farmworkers in Sunnyside for low rent apartments. The new apartment building is scheduled for completion in July 1996 and will provide intensive case management on-call.~~

~~Generally, waiting lists are not kept for the 3 existing facilities. However, the County lacks crisis respite units for mentally disabled people who need temporary, 24 hour support services. According to Central Washington Comprehensive Mental Health, this gap could be filled by the creation of a group home with 6 to 8 beds.~~

Individuals with severe mental illness may require the services of institutionalized care either in a group home, nursing facility, congregate care, or other form of housing. Due in part to the high cost of the operation of mental health institutions and the changes in federal and state laws, more persons with mental illness are being placed in supervised supportive housing that is based in the community. Permanent supportive housing is needed for disabled or mentally ill persons who have certain capacities to live in a semi-independent environment. It is important for Yakima County to ensure that housing is available to support the needs of this population.

7.3.10.7 Other Special Needs Housing

Many other County residents need housing assistance but do not fall under the larger categories. They include people who have been recently released from correctional institutions or, people recovering from chemical dependency, ~~and very low income, middle-aged women who are alone and without resources~~. Some of these groups have been identified and services are available to them. The Triumph Treatment House, for example, provides transitional housing for women with children who are in recovery from chemical dependency. ~~Additionally, The prison system makes referrals for men to the Union Gospel Mission or New Hope, provides housing options for men, women, and children and offer alcohol and drug treatment programs (New Life) if the individual is recovering from a chemical dependency.~~

C. 7.4 ANALYSIS OF ASSETS, NEEDS AND OPPORTUNITIES

This section explores Yakima County's strengths, needs, and the opportunities we possess to provide safe, affordable housing for all Yakima County residents. While the existing conditions section focused on the variety of problems and needs we face, this section takes an in-depth look at how we can address those needs in creative, practical ways that will enhance the quality of life in Yakima County.

7.4.1 Additional Housing Units Needed~~Population Projection~~

As discussed in detail in Section 7.3.4 of this Element, Yakima County will need roughly 25,341 additional housing units by the year 2040. ~~This~~ This section works on the assumption ~~that of that~~ 25,341 total housing units, ~~11,525~~ ~~5,998 more~~ housing units will be needed ~~in just for the unincorporated areas and 13,816 for the incorporated areas (see Table 7.4.1-1) Yakima County by the year 201540, based on Office of Financial Management (OFM) population forecasts. Then comparing the amount of vacant acres~~

Table 7.4.1-1 Assessment of Vacant Residential Land Availability to Meet the Needs of Additional Housing Units Required to Meet the Demand Due to the Projected Population Increase.

	<u>2010 Census Population Data</u>	<u>2040 Projected Population</u>	<u>Projected Increased Population</u>	<u>Additional Housing Required Based on Pop. Increase</u>	<u>Vacant Acres of Residential Land</u>		<u>Potential Housing Units Based on Avail. Land</u>
<u>Yakima County</u>	<u>243,231</u>	<u>318,494</u>	<u>75,263</u>	<u>25,341</u>	<u>15,755</u>		<u>85,786</u>
<u>Unincorporated Total</u>	<u>83,755</u>	<u>117,983</u>	<u>34,228</u>	<u>11,525</u>	<u>10,827</u>		<u>58,953</u>
<u>Incorporated Total</u>	<u>159,476</u>	<u>200,511</u>	<u>41,035</u>	<u>13,816</u>	<u>4,928</u>		<u>26,833</u>
					<u>Incorporated</u>	<u>Unincorporated UGA</u>	
<u>Grandview</u>	<u>10,862</u>	<u>13,558</u>	<u>2,696</u>	<u>908</u>	<u>411</u>	<u>858</u>	<u>6,910</u>
<u>Granger</u>	<u>3,246</u>	<u>5,484</u>	<u>2,238</u>	<u>754</u>	<u>215</u>	<u>75</u>	<u>1,579</u>
<u>Harrah</u>	<u>630</u>	<u>773</u>	<u>143</u>	<u>48</u>	<u>8</u>	<u>38</u>	<u>250</u>
<u>Mabton</u>	<u>2,286</u>	<u>2,649</u>	<u>363</u>	<u>122</u>	<u>57</u>	<u>167</u>	<u>1,220</u>
<u>Moxee</u>	<u>3,308</u>	<u>7,701</u>	<u>4,393</u>	<u>1,479</u>	<u>207</u>	<u>510</u>	<u>3,904</u>
<u>Naches</u>	<u>795</u>	<u>1,084</u>	<u>289</u>	<u>97</u>	<u>36</u>	<u>83</u>	<u>648</u>
<u>Selah</u>	<u>7,147</u>	<u>9,899</u>	<u>2,752</u>	<u>927</u>	<u>898</u>	<u>817</u>	<u>9,338</u>
<u>Sunnyside</u>	<u>15,858</u>	<u>19,397</u>	<u>3,539</u>	<u>1,192</u>	<u>471</u>	<u>1182</u>	<u>9,001</u>
<u>Tieton</u>	<u>1,191</u>	<u>1,706</u>	<u>515</u>	<u>173</u>	<u>252</u>	<u>288</u>	<u>2,940</u>
<u>Toppenish</u>	<u>8,949</u>	<u>9,955</u>	<u>1,006</u>	<u>339</u>	<u>98</u>	<u>767</u>	<u>4,710</u>

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<u>Union Gap</u>	6,047	7,151	1,104	372	157	344	2,728
<u>Wapato</u>	4,997	5,750	753	254	21	374	2,151
<u>Yakima</u>	91,196	110,387	19,191	6,462	1,883	4984	37,391
<u>Zillah</u>	2,964	5,016	2,052	691	214	340	3,017

Source: Office of Financial Management (OFM), U. S. Census Bureau, and Yakima County Planning.

The table above also shows the amount of vacant residential acres in the unincorporated areas of the County, each individual city and their respective unincorporated urban growth areas. To calculate whether Yakima County and each of its cities and towns can accommodate the necessary number of housing units needed for the next twenty year period requires a number of general assumptions. First assumption is that the typical single-family residential lot size will be roughly 8,000 square feet. This represents a 1419 percent increase in dwelling units over the next twenty years (based on the 2010 U.S. Census data). Table 7.11 shows the 2010 population, the 2040 projected population, and the projected increased population. There is also a calculation for the additional housing required based on the projected population increase. Using the existing, vacant residentially zoned land Yakima County calculated the potential housing units that could be built (based on an assumed 8,000 square feet per housing unit). Second assumption is that for this calculation the 8,000 square feet lot will be used for all residential densities. Obviously, higher density residential uses may actually be developed, but by using an average residential density (8,000 square feet) for the calculation provides the minimum amount of land needed to accommodate the future housing needs.

For example, in Table 7.4-1 above the city of Grandview is projected to have roughly 2,696 additional residents by 2040. This population increase will require roughly 908 additional housing units. The table shows that Grandview has an estimated 411 vacant residential acres in its city limits, with an additional 858 acres in the unincorporated UGA for a total of 1,269 acres. When you convert those vacant residential acres to square feet and then divide that number by the assumed minimum lot size of 8,000 square feet, the results show that the vacant residential acreage for Grandview could accommodate 6,910 additional housing units, 6,002 more than they will need in twenty-years. Using this same calculation for each city and the unincorporated areas of the County indicates that there is more than enough available vacant residential land to accommodate the additional housing units needed over the GMA required planning horizon.

When comparing the potential housing units based on available residentially zoned land and the additional housing required based on the projected population increase in Table 7.11, Yakima County has sufficient land for housing to meet the future needs to 2040. Plan 2015 indicates that this number can be sufficiently accommodated and distributed among the plan's land use categories at densities established in the land use element.

7.4.2 Maintaining the Housing Stock

Rehabilitating older housing offers an excellent opportunity to provide safe, affordable housing for County residents. Existing structures provide character of place, and their preservation defines the community's character. Rehabilitation of existing structures also reflects an environmentally conscious approach to neighborhoods by re-using existing resources.

The city of Yakima's Consolidated plan notes that affordable housing is generally associated with an adequate supply of older housing. Existing Often, older housing stock will continue to provides many of the more affordable units within Yakima County the future. The 20141990 American Community Survey

(U.S. Census) indicated that ~~10,804~~^{10,769} of the County's housing units were built in or before 1939. This is ~~15.2~~^{12.6} percent of the current housing stock. This is a 14% decrease of houses built prior to 1939 from 2010.

In addition to maintaining &and rehabilitating the County's older housing stock, other likely targets for maintenance and rehabilitation efforts are homes owned by low-moderate income individuals or by those on fixed incomes such as the elderly, ~~and~~& rental units occupied by low income tenants. The County also has vacant units and dilapidated housing that could provide affordable, quality housing for low &and very low income populations if rehabilitated. However, in some cases, it can cost as much to acquire and rehabilitate dilapidated housing as it would cost for new construction.

Rehabilitation is a wise conservation of natural, human and physical/cultural resources. Strategies can be specifically tailored to each neighborhood by integrating physical, demographic and economic needs to re-use existing housing stock. The result will be affordable housing options for low and moderate income persons.

7.4.3 Rental -Housing

Yakima County needs affordable, quality rental units ~~at all income levels, but especially for very low, and low income. In 2014 54.2% Thirty-five percent~~ of the County's renters ~~are~~^{were} paying more than 30 percent of their income on rent ~~(U.S. Census, ACS). The~~^{is} increase greatly affects those in Yakima County populations that tend to be cost burdened; ~~such as, are female single parent~~ headed households, the senior citizen population, and farmworker families. ~~Additionally, the rate of renter-occupied housing units has increased in the County, up 3% between 1980 and 2010. Based on the increase in population and the increase in rate of renter-occupied housing, Yakima County will likely continue to have a need for rental housing in the future. Yakima County needs to ensure a wide variety of housing options are available within the residentially zoned land throughout Yakima County to guarantee an adequate supply of rental housing is available.~~

~~7.4.4 According to the Office of Rural and Farmworker Housing, 64 to 68 percent of farmworker families who paid their own housing costs were cost burdened. The sole exception was families in the Tieton/Cowiche area, where an unusual percentage of these families lived in grower provided housing. These populations could benefit by the availability of low market rents. Specifically, there is a need for very low income rental units that are suitable for the average low income family. Affordable rents for a low income house hold (between 51 and 80 percent of median income) would be between \$301 to \$472 per month.~~

Income

Just as supply and demand interact to influence cost, housing prices and local wages interact to influence affordability. Housing affordability and availability issues impact all households, in all income groups. Every household has an income and must find housing that meets, but does not exceed, the limitations of its income.

~~A dual effort to increase local wages while also retaining moderately priced housing will keep housing affordable to more of the population.~~

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Across the County, household income has increased; however, so has the cost of housing. According to Census data, between 2010 to 2014 the median income increased 3%. However, during the same time frame, the median homeowner costs (with a mortgage) increased 5% and the median rent increased 20%. ~~is not keeping pace with the cost of housing. The majority of new jobs are in the low-paying service sector. As stated previously, paying up to 30% of monthly income on housing costs is considered affordable. Additional expenses, such as Rising payroll taxes, health care costs, food, clothing, and insurance costs also reduce an employee's take-home pay, and thereby limit their access~~ can limit the amount of income available for ~~to~~ housing. ~~As stated earlier, Households with low incomes are~~ can be hard-pressed to find suitable housing within their budget, especially with the cost of rentals increasing at a greater rate than the median income. Yakima County also has a large amount of seasonal, agricultural related jobs, which can limit the amount of income earned by a large portion of the community to a seasonal income. ~~The agricultural and service-oriented jobs which dominate the County's economy do not provide sufficient income for low-income wage earners to obtain housing on the open market. In particular, certain agricultural tasks cannot be mechanized &, therefore, will remain labor intensive for the foreseeable future.~~ Workers looking to improve their living standards provide an excellent labor force for expansion and attraction of non-agricultural businesses and industries.

Rental Assistance

~~Rental assistance is targeted to very low income renters. Market rate rental units can be made more affordable through the use of Section 8 certificates and vouchers. With a certificate or voucher, the tenant pays not more than 30 percent of their income for rent. The remaining portion of the rent is paid by the government, up to the Fair Market Rent (FMR) limits. These limits are determined by HUD for individual communities. Although the County is using its current allotment of vouchers and certificates, small turnover and long waiting lists show there is a large unmet need for families and individuals eligible for this type of housing assistance.~~

~~Additionally, FmHA (now Rural Economic and Community Development, or RECD) financed housing often has project based Rental Assistance. These are units of assisted family housing which have RECD Section 521 Rental Assistance. This program allows eligible families to pay only 30 percent of their adjusted income for rent and utilities. These projects are located throughout the County.~~

7.4.5 Constructing Affordable Housing

Yakima County has an adequate supply of residentially zoned land to meet the housing needs through 2040. However, having enough residentially zoned land does not address the need to provide adequate housing for the low- and moderate-income households. Affordable housing means that a household can afford a place to live, and pay for all other expenses associated with supporting the household. Affordable housing is typically considered to be 30% or less of the monthly income of the household.

Ensuring that there is an adequate supply of affordable housing in Yakima County is essential to meet the needs of the low- and moderate-income population. There are a number of factors that could affect both the affordability of housing and the supply of affordable housing within Yakima County.

One of the ways Yakima County can help maintain affordable housing is to allow home occupations and businesses within existing residential structures. This will create an opportunity for household to increase/supplement their household incomes. Home businesses may be regulated to ensure the goals and policies of the governing jurisdiction and land use requirements are met. Another option for

affordable housing within Yakima County is Mmanufactured housing. is a major source of affordable housing in Yakima County. Yakima County should ensure that there are provision in zoning ordinance that allow for the siting of manufactured homes.

~~Land and construction costs for new housing have escalated over the past five years. If the trend continues, there will be even less affordable new housing built in the County. It will become more difficult for new housing to meet the affordability needs of the middle class as well as lower income households. A number of housing designs that are sensitive to cost should be considered when building Yakima's future housing stock.~~

7.4.6 Manufactured Housing

~~Manufactured housing is a major source of affordable housing in Yakima County. Manufactured housing units are distinguished from "mobile homes" because they are more durable and less mobile in nature. Once manufactured housing units are sited, they are rarely moved. Additionally, manufactured housing meets HUD standards, which make it possible to get a loan to purchase a new manufactured home with little or no down payment. The buyer can also purchase the land to site the manufactured home on contract, with little down payment. This is a very attractive option for those with little savings.~~

Accessory Housing

Accessory units provide one of the most economical options in the real estate market. Accessory housing units are complete living quarters constructed within an existing single family unit. They are typically created in a converted attic, basement, garage or other space. They are always secondary in size to the existing dwelling, ~~usually less than 900 square feet~~. Common names for these units include granny flats, mother in law apartments, and bachelor units. Some communities allow accessory units to be detached. Accessory units combine the advantages of small size, maximized use of existing dwellings, and income for home owners. They also provide an opportunity to increase residential density with minimal community disruption. They must be carefully planned however, to avoid negative impacts (primarily traffic and parking) on neighborhood character.

Since most elderly residents prefer to live independently in family units or alone, they would be well served by smaller, affordable and accessible rental and housing units. Elderly persons who live with family or friends might benefit from zoning provisions that allow for another, smaller unit to be built on single family lots.

7.4.7 Infill

In order to achieve the 20-year Plan, Yakima County and its cities should encourage the use of infill parcels for new homes which are compatible with the surrounding neighborhood. Infill is a term used to describe development of parcels that were "passed over" in a first phase of development. Some lots in the urban area were not built on because they continued in rural use (horse lots, orchards, etc.). In some cases, there was insufficient demand for the land. The physical development constraints of parcels, such as drainage ways, steep slopes, etc. may also lead to its being "passed over." These infill parcels are now surrounded by development, which may be residential, commercial or industrial in nature.

In some areas, infill will mean mixing housing with commercial development and may require special consideration of physical constraints, existing infrastructure and adjacent land use. Infill development is key to achieving target densities.

Housing Financing

~~The public, not for profit and private finance sectors all play an important role in housing finance. A healthy and complete housing finance system involves the participation of all three sectors in a manner that most appropriately reflects public purpose, capital requirements, costs, interest rates and other influences on financial markets. Public sector financing of housing is traditionally identified with housing for the lowest income groups and involves the deepest direct subsidies. The public sector is also involved in middle and high income subsidies to housing through tax policies. The public sector's role, however, is changing with the trend toward partnership building among nonprofit and private entities.~~

~~Private sector finance is the mainstay of housing development. Increasingly, in order to meet the needs of low and moderate income persons, the private finance institutions need the assistance of the public and not-for-profit sector. The private sector also has responsibilities to invest in communities through the Community Reinvestment Act. CRA goals often give impetus both to partnerships with the other sectors and to innovative financing techniques.~~

~~Nonprofit organization such as Habit for Humanity, the Housing Foundation, and the Office of Rural and Farmworker Housing have also contributed to housing development in the County. Alliances between these groups and the public and private sectors help stretch housing resources. Some of the financing tools to be considered in packaging new housing and rehabilitating existing housing include: sweat equity and donated labor, silent second mortgages/interest subsidies; tax credits; limited partnership arrangements; nontraditional design concepts and use of building materials, land trusts and/or 50 year land leases; rent certificates; donated structures and materials; cooperative ownership patterns; Community Development Block Grants for infrastructure, rehabilitation, construction and planning; RECD and Washington State Housing Trust Fund financing; and Washington State Housing Finance Commission bonds and public authority bonds.~~

7.4.8 Special Needs Housing

~~Plan Horizon 2040's~~ goal is to encourage ~~self-determination~~self-determination and independence among individuals with special needs. County policies, ordinances, and codes should treat people with special needs equivalent to the general population and should not discriminate against these households. Land use regulations should be limited to the impact of the use upon the landscape, without consideration of the circumstance of the persons in the household.

People with special needs, just like other segments of the population, want to locate across the County based on personal preferences and upon the locations of family and friends, health care, support services and transit. Housing provided by both the public and private sectors will allow the greatest range of locational choices. Special needs populations live throughout the County at this time, even though they may be under served or be limited in their access to housing. In the next 20 years, neighborhoods across the County should become accessible to special needs individuals. ~~There is a dual responsibility: neighborhoods must become more accepting of people with special needs, and people with special needs must become good neighbors in their community.~~

The specific housing needs of people with special needs vary. Not all disabled persons require housing adapted with rehabilitated kitchens or bathrooms. Nor do they always require assistance from a care giver. It is important that the community understands the needs of different client groups and avoids generalizations.

Providing for people with special needs does not necessarily mean increased levels of social services or infrastructure. It may mean cultivation of a greater awareness of the impact of regulations upon these groups and offering incentives to provide affordable, accessible housing.

7.4.9 Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. In order to address the shortages of farmworker housing units, Yakima County must ensure that there are provisions in the zoning ordinance to allow for seasonal farmworker housing and streamline this permitting process. Additionally, many community members may work seasonally in the agricultural industry but remain in Yakima County as permanent residents. Due to this, Yakima County needs to make sure there is adequate affordable housing available by ensuring there is enough residential land available and that the zoning ordinance allows for a variety of housing options.

~~the Housing Foundation developed a comprehensive planning program described in the 1995 Farmworker Housing in Yakima County Report. The strategy calls for County wide outreach for recruitment of housing applicants; a long range conceptual plan for the fair share distribution of new housing units; the coordination of resources needed to develop various types of housing appropriate for the farmworker population; a new “bag of tools” to finance, build, regulate, and manage the housing units; and a comprehensive system of support services. The dual goals are to provide housing and facilitate the economic and social development of people living in them.~~

~~A recent law, ESSB 5503, will make it easier to provide temporary worker housing. Among other directives, the 1995 law requires that the State Building Code Council develop a temporary worker housing building code. Additionally, the new law directs the Department of Health to develop recommendations for incentives for the development of additional temporary worker housing, a streamlined permitting process, appropriate building standards and a compliance strategy. This long awaited legislation will provide some relief for the 4,500 seasonal housing units in demand during Yakima County’s peak growing season.~~

7.4.10 Homeless

Housing policies should also address the significant need of the homeless. Experience indicates that the longer people spend on the streets, the harder it is to rejoin society. The successful reentry of the homeless into society will depend in part on the availability of affordable housing for them to occupy. Since there is no one type of homeless person, a variety of housing types are necessary. These may include special transitional shelters, group housing, shared/congregate facilities, seasonal housing and standard housing units of both on-site and off-site manufacture. Horizon 2040 can ensure policies are in place to address the needs of the County’s homeless population.

7.4.11 Neighborhood Character and Vitality

Yakima County's residential neighborhoods vary in size, density, housing type, and amenities. The character of a neighborhood, both its livability and identity, is closely associated with its design, the characteristics of the residents and the services provided. Regardless of the character of the neighborhood, residents generally want a feeling of comfort and security, privacy and a sense of belonging. Neighborhood character is an important element of the Housing Element and is a central component of an approach that encourages a hierarchy of well-defined places. Over the next 20 years,

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preservation of existing neighborhoods will require a conscious acknowledgment of the existing nature of the people, visual character, and services found in each neighborhood.

A population diverse in its age, ethnicity, income, household structure and size, and physical abilities has the potential to create strong and vital neighborhoods. The contribution of individuals, through their participation in public processes or through their daily lives in a neighborhood, influence the character of a neighborhood. Acceptance and appreciation of our diverse individuals was highlighted as a desirable value in the Visioning efforts conducted Countywide in 1991-92.

~~This plan intends to promote service delivery systems that are highly visible to users, accessible and centrally located on a neighborhood district basis.~~ A major objective of the 20-year Plan is to ensure that housing remains affordable for all income groups. One of the advantages of ~~Plan Horizon 204015~~ is the variety of housing options which will be ~~available~~ encouraged for ~~a variety of housing needs~~ residents.

7.4.12 Neighborhood Variety

~~Horizon 2040 is intended to be~~ in order to implement ~~the Plan~~ in a manner that preserves and enhances neighborhoods while also maintaining identity and livability. ~~Yakima County and local jurisdictions will identify the features that make an attractive residential development and ensure that future development include these features.~~ Over time, greater breadth and variety in neighborhood design should be allowed. The flexibility should also be accompanied by consistency and predictability in the development process. A major objective of the Plan is to ensure that housing remains affordable for all income groups. One of the advantages of the Plan is the variety of housing options which will be available for residents. These will include single-family homes on a variety of lot sizes, multi-family homes (apartments, condominiums, and town houses) and & mobile and manufactured homes. This variety is expected to make it easier for the home-building community to develop housing in a range of prices affordable and attractive to all County residents.

Fair Share

~~Under GMA, all communities must create policies to accommodate their “fair share” of housing types and income groups. The fair share process should provide low and moderate income housing targets for cities, urban growth areas and rural areas. The targets should be achieved over the 20 year planning period. Yakima County’s process will identify programs and finance mechanisms that will result in the construction and rehabilitation of housing to meet its targets. Plan 2015 supports the fair share approach and encourages its timely implementation.~~

~~The fair share principle has a close relationship to the question of neighborhood character and property values. In the 1980's and 1990's, homeowners have become increasingly protective of the value, both real and perceived, of their homes. This is often exhibited as NIMBYism (Not In My Back Yard) where property owners strenuously object to the introduction of new housing that differs from existing housing in type or value. Many of these objections are based in the fear of people of differing incomes, race, age, or ethnicity and their perceived impacts on the value of property.~~

~~NIMBYism influences housing affordability and it results in excessive delays in permit review processes or effectively excludes legitimate housing types or income groups from neighborhoods. In the planning process, this intolerance must not be underestimated but must be recognized and planned for in~~

~~education programs, public hearing processes and in programs that attempt to create a sense of community that extends beyond the financial commitment of a home purchase.~~

Fair Housing

~~The goal of fair housing is to encourage freedom of choice in the sale or rental of dwellings. Fair housing rights are established both through federal law (Title VIII of the Civil Rights Act of 1968) and Washington State (WAC 49.60.222 through 224). The private and public sector housing agencies are very familiar with these principles as they apply to buyer/seller or landlord/ tenant relationships. Discrimination based on race, color, age, sex, religion and national origin is prohibited.~~

~~In 1988 the federal Fair Housing Act was amended, making it illegal to deny persons with disabilities the opportunity to live in a community. The amendment also makes it clear that persons may not be discriminated against on the basis of family status. The Washington Housing Policy Act, adopted in 1993, reinforces these principles by prohibiting local ordinances that treat households with disabilities differently from other households. For the purposes of this Act, low income persons are not considered a group protected under fair housing laws. If applied, income tests must be applied to all groups (i.e. disabled, racial, national origin) equally.~~

~~Several of the groups specifically noted in fair housing laws are commonly referred to as "special populations." Special populations include the physically disabled, mentally disabled, mentally ill, homeless, and other persons who may experience barriers to housing because of a disability or condition. Special needs populations are among the most noticeable persons needing fair housing protection. Fair housing, however, is a broader concept that attempts to protect all citizens from unfair or discriminatory treatment.~~

~~When developing land use regulations, the County must examine whether the effect of a regulation, action or policy excludes people. Local land use policies, regulations and actions must not have the effect of excluding individuals within Yakima County from housing opportunities. Persons should be able to find a variety of housing opportunities.~~

~~Fair housing requires the attention of many segments of the community. Appropriate land use practices are a first step. These practices must be reinforced by fair lending practices, underwriting standards, appraisals, bonding and by other implementation policies and procedures that effectuate, on a daily basis, principles of fairness. Over time, the County's racial and ethnic structure, household living arrangements, and the number of special needs persons will change. As a result, there is a continuing need to educate government officials and citizens to their individual rights and to the rights of others.~~

7.5 HOUSING: GOALS, OBJECTIVES AND POLICIES

Goals, objectives and policies are essential in the development of the Housing Element. Not only are goals, objectives, and policies required by ~~the Growth Management Act (GMA)~~, but these statements provide a basis for a community to make decisions about its future housing needs. Goals and policies are consistent with the Planning goals and policies, and are also consistent with the Planning Goals of ~~the Growth Management Act~~. Goals are general statements of desired outcomes of the community. Policies are “operational” actions that a community will undertake to meet the goals and objectives. Policies provide overall direction for implementation of a strategy and provide guidance for decision-making subject to this Plan, and form the basis for development regulations. Following are the goals and policies of the Comprehensive Plan related to Housing.

The goals and policies listed in this element pertain to Yakima County, such as: Yakima County as a whole, Rural Areas, Resource Areas, Urban Growth Areas, City of Yakima's UGA including West Valley and Terrace Heights. The goals and policies are identified as follows:

- County-wide Housing Goals and Policies – H X.X
- Yakima UGA Urban Land Use Goals and Policies – YKH X.X

Purpose Statement H 1

~~The Growth Management Act (GMA) requires Under state law the County is required to make adequate provisions for the existing and projected housing needs of its residents by identifying sufficient land for housing and a diversity in housing type. A diversity in housing will help ensure there is adequate housing available to meet future needs.~~

GOAL H 1: Encourage Sufficient housing should be available to meet the needs of the existing and projected population, including a diversity in the type, density and location of housing within the County ~~and its cities while protecting public health, safety, and quality of life.~~

OBJECTIVE	A variety of housing types, neighborhood settings, price ranges, amenities, natural settings, and proximity to transportation, employment, shopping, and other daily activities, should be available within the framework of established urban-rural land use policies.
POLICIES:	
<u>H 1.1</u>	<u>Allow for a variety of housing types in appropriate areas of the County.</u> <u>1. Encourage a variety of housing types that allow high densities and creative use of land within the urban area.</u>
<u>H 1.2</u>	<u>Encourage development of new housing within the Urban Growth Areas where facilities and services exist or are planned.</u> <u>1. Increase density in communities with existing infrastructure.</u> <u>2. Allow for alternative housing options, such as accessory dwelling units.</u> <u>3. Redevelop properties and encourage infill where infrastructure exists.</u>
<u>H 1.3</u>	In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.

H 1.4	Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.
H 1.5	Work closely with local governments and the private sector to extend infrastructure and provide other services to accommodate residential growth, particularly in Urban, Rural Settlement and Rural Transitional areas which are suitable for higher density development.
H 1.6	Coordinate with Yakima County's Public Health and Safety Network in planning and policy recommendations for social services delivery in the County.
	<p>H 1.3: Participate in periodic evaluations of the types, sizes and quantity of affordable living units that are required or will be required over a specified time. This evaluation will be made in collaboration with the Housing Foundation, the Office of Rural and Farmworker Housing, the Yakima County Coalition for the Homeless, the Yakima and Sunnyside Housing Authorities, financial institutions and other organizations or agencies providing housing services within Yakima County.</p> <p>H 1.5: Ensure that Yakima County residents have equal access throughout the continuum of housing types and locations.</p> <p>H 1.7: Convene a housing task force to develop specific strategies to implement <i>Plan 2015</i> housing policies. The task force should include representatives of the development industry, government, public and private nonprofit agencies, and concerned citizens.</p>

Purpose Statement H 2

This goal specifically addresses housing for "special needs" populations (e.g., the elderly, the developmentally and physically challenged, ~~persons with HIV and AIDS, and~~ participants in drug and alcohol rehabilitation, etc.). The policies support codes, ordinances and site plans that will encourage development of special needs housing, and encourages private/public investment in these projects.

GOAL H 2: Plan for adequate housing opportunities for households with special needs.	
OBJECTIVE	Yakima County code will comply with the Americans with Disabilities Act (ADA). Promote the availability of special needs housing.
POLICIES:	
H 2.1	Develop or amend and support codes and ordinances that allow for a continuum of care and housing opportunities for special needs populations in the same manner as standard housing.
H 2.2	Through building and site plan codes, encourage the development, rehabilitation and adaptation of housing that responds to the physical needs of special populations.
H 2.3	Encourage both the public and private sector to invest in the creation of special needs housing.

Purpose Statement H 3

~~Yet currently the County faces a lack of affordable housing choices. In the lower valley Yakima County there is a need for, decent, safeadequate, affordable housing. This is especially true -for farm workers, low-~~

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income households, and is virtually nonexistent; in all parts of the County "special needs" populations (which include the elderly, migrant workers, developmentally and physically disabled, persons with HIV and AIDS, among others) who also often require housing that is close to services and employment. -The following goals and policies address the needs of these citizens through various means, including public and private partnerships and encouraging development regulations that are not a hindrance to providing housing.

Through its zoning and development regulations, the County can encourage affordable housing. This goal and its policies address specific ways the County can encourage affordable housing through policies such as flexible zoning regulations, establishing an orderly process for distribution of fair share housing monies, and encouraging housing that does not use a lot of land.

The following goals and policies address the needs of these citizens through various means, including public and private partnerships and encouraging development regulations that are not a hindrance to providing housing.

GOAL H 3: Promote housing choices, including affordable housing ,through regulatory, planning, and financial techniques.	
OBJECTIVE	Work with <u>individual</u> <u>local</u> jurisdictions to <u>ensure</u> <u>facilitate</u> <u>adequate, affordable housing is available at all economic levels within unincorporated Yakima County. fair share housing by the year 2015.</u>
POLICIES:	
H 3.1	Ensure policies, codes and ordinances allow for a compatible mix of uses and housing types in neighborhoods.
H 3.2	Encourage infill as a redevelopment concept. Appropriate development regulations that accomplish infill should consider: <ol style="list-style-type: none">1. The Impact on older/existing neighborhoods;2. Development that is compatible with the surrounding residential density, housing types, affordability or use characteristics;3. Encouragement of affordable units;4. The provision of development standards and processes for infill regardless of the sector (public, not-for-profit, or public sectors) creating it; and,5. Compatibility with historic properties and historic districts.
H 3.3	Accommodate changing demographic trends and housing preferences by allowing accessory units, co-housing, and other nontraditional housing types in appropriate locations.
H 3.4	Encourage affordable housing for persons with incomes less than 30 percent of the median household income by using available funding programs and by promoting private/public partnerships which focus on this affordability range.
H 3.5	Provide incentives for developers that include a percentage of affordable housing units within new housing developments.
H 3.6	Provide incentives for developers that include a mix of housing types within new housing developments such as a broader assortment of housing sizes, accessory apartments, duplexes, etc.

H 3.7	Encourage structural housing alternatives that promote housing affordability.
H 3.8	Support regulatory and financial incentives to encourage construction of affordable housing.
H 3.9	Allow accessory living units as a means to increase the supply of affordable housing units and to help existing homeowners remain in their homes.
H 3.11:	Encourage upgrading of existing manufactured or mobile home parks to current development standards. Allow some expansion in exchange for a general upgrading of the existing park.
H 3.10:	Allow for the siting of manufactured homes built after the year 2006, and that comply with the most recent federal standards, in the same manner as regular site built homes
H 3.1:	Participate in the development of a regionally agreed upon fair share housing allocation that provides low and moderate income housing targets for cities and urban growth areas. (Under GMA, all communities must create policies to accommodate their "fair share" of housing types and income groups.) Urban areas shall have a fair share allocation. Fair share allocation shall be developed concurrently with the development of implementation ordinances. The allocation process must be supported by incentives and financing mechanisms to see that targets are achieved.

PURPOSE STATEMENT H 4

A cost-effective way to provide affordable housing is by rehabilitating existing neighborhoods. This goal's purpose is to elicit support from private and public sources in order to preserve and rehabilitate structures within the Urban Growth Area (UGA) and throughout the County. It encourages rehabilitation to focus on sanitary and safe housing options, as well as revitalizing existing neighborhoods.

GOAL H 4: Preserve and rehabilitate the County's existing housing stock.	
OBJECTIVE	Preserving and rehabilitating The County's existing housing stock should be preserved and rehabilitated to the extent practicable. Investigate/consider adopting a uniform housing code for the County by the year 2001.
POLICIES:	
H 4.1	Encourage housing and other programs to improve deteriorating older neighborhoods that address structural, demographic, preservation, aesthetic, and economic issues.
H 4.2	Encourage rehabilitation that provides safe and sanitary housing.
H 4.3	Provide sponsorship for agencies and nonprofit organizations applying for state or federal housing funds, consistent with other needs and priorities.
H 4.4	Encourage voluntary housing rehabilitation/preservation programs.

PURPOSE STATEMENT H 5

As more homes are sited within and adjacent to agricultural, forest and mineral resource lands, conflicts inevitably result between farmers, foresters, miners and their new neighbors. This goal works to reduce

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those conflicts by encouraging site plan requirements, use of landscaping, special setbacks, and other means to separate resource from non-resource uses. It also recognizes that on resource lands it is the resource, not the houses that has primary importance.

GOAL H 5: Minimize conflict between housing developments located within or adjacent to forest, agricultural and mineral extraction sites, and those activities associated with resource use and management.

OBJECTIVE	Review and amend County code if appropriate to e Ensure new development is consistent with resource management practices.
POLICIES:	
H 5.1:	New, residential construction adjacent to designated forest, agricultural or mineral resource lands should be designed and sited to reduce potential conflicts between residents and adjacent resource lands.
H 5.2:	Housing in designated agriculture, mineral or forest lands should be considered secondary to the primary use of those areas.
H 5.3:	Protect Critical Areas from development.

PURPOSE STATEMENT H 6

This goal recognizes that neighborhood character is an important quality-of-life issue to residents. Its intent is to discourage business or industry that might erode rural character and promote designs to encourage neighborhood development.

GOAL H 6: Encourage the preservation and protection of existing neighborhoods and design and/or plan future development in a manner which promotes neighborhood settings and environments.

OBJECTIVE	Initiate a subarea or neighborhood planning process by the time of the first update of Plan 2015 in 1998. Encourage the preservation and protection of existing neighborhoods.
POLICIES:	
H 6.1	Minimize business and/or industrial development which encroaches on existing neighborhoods.
H 6.2	Provide substantial land use buffers between residential neighborhoods and incompatible land uses.
H 6.3	Design subdivisions, planned residential developments, multi-family units or other residential projects in a manner which encourages neighborhood environments and open space.
H 6.4	Minimize disruption of neighborhoods when siting and constructing utilities and public facilities (e.g., major arterials, schools, landfills, sewage treatment facilities, power lines and towers, irrigation canals, public buildings, airports, etc.).
H 6.5	Establish a priority list for initiating neighborhood or subarea planning processes.

PURPOSE STATEMENT H 7

Low-income residents typically require access to social services, employment, and special housing types that are best provided within urban growth areas. Additionally, many farm workers have become year-round residents of Yakima County. Innovation in financing, housing types, and service provision is needed to accommodate the changing needs of farm workers and other low-income residents.

GOAL H 7: Encourage the availability of safe, sanitary and affordable housing for both migrant and permanent-resident farm workers.

OBJECTIVE	Work with the state legislature to pursue legislation to remove obstacles to these policies.
POLICIES:	
H 7.1	Continue to allow seasonal and accessory farm worker accommodations in rural and agricultural resource areas, with the requirement that one or more persons in each household must be employed by the property owner.
H 7.2	Work with the agricultural community to develop criteria and a process for siting permanent and migrant farm worker housing in rural and agricultural resource areas with consideration given to neighborhood and project security, health and sanitation, availability of public services, access, child care, and the availability of affordable housing in a nearby urban area.
H 7.3	Provide a siting process to expedite farm worker housing projects using pre-approved designs for housing of both temporary and permanent farm workers employed by the property owner.
H 7.4	Continue to work with state and local agencies to remove barriers to providing farmworker housing, and explore innovative approaches to meeting farm worker housing needs.
H 7.5	Evaluate state requirements for farm worker housing.
H 7.6	Work cooperatively with other public agencies, private institutions and organizations to encourage new housing and /or housing rehabilitation in suitable areas. <u>(Adopted 12/98)</u> -

• ***Yakima Urban Growth Area Housing Goals and Policies***

GOAL YKH 1: Provide homeownership opportunities.

OBJECTIVE:	<u>Work with local jurisdictions and agencies to provide opportunities within Yakima County that will increase homeownership rates across all segments of the population.</u>
POLICIES:	
YKH 1.1	Encourage various educational and financial assistance strategies to expand homeownership opportunities.
YKH 1.2	<u>Encourage</u> Work with existing housing providers and private lenders to provide homebuyer education seminars for potential first-time homebuyers; include outreach to current renters.

GOAL YKH 2: Ensure an Adequate Supply of Affordable Housing for Persons with Special Needs.

OBJECTIVE:	<u>Promote the availability of special needs housing.</u>
POLICIES:	

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YKH 2.1	Support development of programs that offer assistance to persons identified as being homeless.
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D. GOALS, OBJECTIVES AND POLICIES

The shaded boxes below identify the areas from the Vision 2010, Focus 2010, & County-wide Planning Policy, and Visioning Check-in documents. These are the foundation for Plan Horizon 2040015's Housing goals, objectives and policies, found in the Policy Plan (Chapter 1, Vol. I).

BOCC Adopted

Vision of the Future

The Housing Element builds upon principles and policy direction provided by the Vision 2010 (Upper Valley) and Focus 2010 (Lower Valley) Reports. These policies, developed through an extensive public participation process, are intended to provide long term, overall guidance for Plan 2015. The following Upper Valley vision statement is relevant to the housing element. Our vision in the year 2010 is that of a culturally diverse and economically balanced community. We value communities that offer affordable housing choices where there exists a partnership between the public and private sectors, and results in a diverse choice of housing affordable to all income ranges a community that offers affordable housing to special needs people. We see communities that have addressed the need for housing of its permanent and transient agricultural labor force. We value communities that are comprised of active and distinct neighborhoods and value the conservation and rehabilitation of the older housing stock. Residential neighborhoods will be connected to other areas by safe and functional transportation (p.59).

The Lower Valley Focus 2010 Report includes the following paragraph that aptly captures the County's vision of future housing:

Our vision for the Lower Yakima Valley in the year 2010 is that there is a wide range of safe, decent, affordable housing for everyone and that adequate infrastructure exists for future community expansion. This range of housing should include not only homes for middle and upper income families, but also lower income families as well. To make this possible will require commitments to rehabilitation of existing homes, more mobile home parks and subdivisions, multi family housing and seasonal farm worker housing (p.19)

Consistency with Countywide Planning Policies and with other Laws, Plans

The Housing Element also builds upon principles and policies established in earlier County comprehensive plans. To the greatest extent possible, the element is coordinated with housing policies developed by cities and towns in Yakima County. For the most part, earlier County plans discussed housing primarily in terms of its land use implications. Plan 2015 addresses housing in broader terms, reaching beyond land use patterns and densities to discuss issues such as affordability, farmworker housing, rehabilitation, manufactured housing, housing finance, and community character.

There are ten County wide Planning Policy statements which are relevant to the housing element:

The County and cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty year population and employment forecasts to determine short and long range affordable housing needs. (RCW 36.70A.070(2)) (E.3.1)

Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

- a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- b. Provide for a range of housing types such as multi family and manufactured housing on individual lots and in manufactured housing parks;

— Promote housing design and siting compatible with surrounding neighborhoods;

c. Promote housing design and siting compatible with surrounding neighborhoods;

- d. ~~Facilitate the development of affordable housing (particularly for low income families and persons in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and~~
- e. ~~Consider public and private transportation requirements for new and redeveloped housing. (E.3.3)~~

~~Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled out agricultural workers, and other segments of the population that have special needs. (E.3.4)~~

~~Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5)~~

~~Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6)~~

~~Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self help" housing. (E.3.7)~~

~~Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. (RCW 36.70A.070(2)(9c)(d)) (E.3.8)~~

~~Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9)~~

~~The County and the cities will locally monitor the performance of their respective housing plans and made adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. The Housing Element also has a relationship with the 1994-1999 Consolidated Plan, a consolidated application developed by the city of Yakima as a planning tool to qualify for four federal housing programs available through the U.S. Department of Housing and Urban Development. The Consolidated plan contains short term housing strategies (one and five year periods) and a thorough needs assessment that focuses primarily on special needs populations, and the availability and affordability of housing. Included in the Consolidated Plan are some references to unincorporated Yakima County housing issues.~~

PPB Recommended Draft