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CHAPTER 7. HOUSING ELEMENT

7.1 INTRODUCTION

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~~ The intention of the 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 2040-2046~~ elements such as ~~T~~ransportation, ~~E~~conomic ~~D~~evelopment, ~~C~~apital ~~F~~acilities, ~~U~~tilities, ~~E~~nvironmental~~natural~~ settings, and ~~L~~and ~~U~~se. In turn, housing policies could directly impact some policies of other elements. The Introduction Element also contains some of the basic statistical foundations for housing issues faced by Yakima County.

The element builds upon principles and policies provided by the County-wide Planning Policy, the **Focus 2010** and **Vision 2010** documents, and the Visioning “check in”. During the **Plan 2015** process, housing policies were developed through extensive public participation to provide long-term guidance for Yakima County in developing the Housing Element. This work, including the

Visioning “check in”, has been carried forward in **Horizon 2040~~6~~2046**. These goals are included within insets throughout the Element.

7.1.1 Growth Management Act Requirements

The Growth Management Act (GMA) (RCW 36.70A.070) requires a housing element that ensures the “vitality and character of established residential neighborhoods” that:

- 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, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- Identifies sufficient land for housing, 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 GMA goals (goals 4 and 6) specifically apply to the Housing element:

- (4) Housing. Encourage the availability of affordable and workforce 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.
- (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. The following CWPPs address the need for affordable and diverse housing for all economic segments of the population:

E.3. Affordable and Workforce Housing Policy statements

- E.3.1. The County and the cities will inventory the existing and projected 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 and workforce housing needs. [RCW 36.70A.070(2)]

Commented [OS1]: Adding “workforce housing” to the comprehensive plan alongside “affordable housing” is important because it broadens the focus on housing that supports the local economy, particularly for people who don’t qualify for subsidized housing but still struggle to afford market-rate homes. “Workforce housing” typically targets essential workers, like teachers, healthcare workers, first responders, and others whose incomes are too high for traditional affordable housing programs but too low to compete in a rapidly increasing housing market.

It also demonstrates a more holistic approach to housing policy that goes beyond low-income or subsidized options, ensuring that a broader segment of the community can find affordable living options. Plus, it can help support economic development by keeping local workers close to their jobs, reducing commute times, and increasing local spending.

- 1 E.3.2. Local housing inventories will be undertaken using common procedures so as to
2 accurately portray countywide conditions and needs.
- 3 E.3.3. Each jurisdiction will identify specific policies and measurable implementation
4 strategies to provide a mix of housing types and costs to achieve identified
5 affordable [and workforce](#) housing goals. Affordable housing strategies should:
6
 - 7 • Encourage preservation, rehabilitation and redevelopment of existing
8 neighborhoods, as appropriate;
 - 9 • Provide for a range of housing types such as multi-family and manufactured
10 housing on individual lots and in manufactured housing parks;
 - 11 • Promote housing design and siting compatible with surrounding
12 neighborhoods;
 - 13 • Facilitate the development of affordable [and workforce](#) housing (particularly
14 for low-income families and persons) in a dispersed pattern so as not to
15 concentrate or geographically isolate these housing types; and,
 - 16 • Consider public and private transportation requirements for new and
17 redeveloped housing.
- 18 E.3.4. Housing policies and programs will address the provision of diverse housing
19 opportunities to accommodate the elderly, physically challenged, mentally
20 impaired, migrant and settled-out agricultural workers, and other segments of the
21 population that have special needs.
- 22 E.3.5. Local governments, representatives of private sector interests and neighborhood
23 groups will work cooperatively to identify and evaluate potential sites for
24 affordable [and workforce](#) housing development and redevelopment.
- 25 E.3.6. Public and private agencies with housing expertise should implement early and
26 continuous cooperative education programs to provide general information on
27 affordable [and workforce](#) housing issues and opportunities to the public including
28 information intended to counteract discriminatory attitudes and behavior.
- 29 E.3.7. Mechanisms to help people purchase their own housing will be encouraged. Such
30 mechanisms may include low interest loan programs and “self-help” housing.
- 31 E.3.8. Local comprehensive plan policies and development regulations will encourage and
32 not exclude affordable [and workforce](#) housing. [RCW 36.70A.070(2)(c)(d)]
- 33 E.3.9. Innovative strategies that provide incentives for the development of affordable [and](#)
34 [workforce](#) housing should be explored.
- 35 E.3.10. The County and the cities will locally monitor the performance of their respective
36 housing plans and make adjustments and revisions as needed to achieve the goal
37 of affordable [and workforce](#) housing, particularly for middle and lower income
38 persons.

The policies within the County-wide Planning Policy regarding affordable [and workforce](#) 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 ~~G~~goals, ~~O~~bjectives, and ~~P~~olicies to guide the implementation of ~~Horizon 2040~~2046.

7.2 MAJOR CONSIDERATIONS

7.2.1 Affordable Housing

Lack of adequate and affordable [and workforce](#) housing can lead to significant problems throughout Yakima County, especially for low income families and individuals. The housing affordability problem can also impact the farmworker population, which can have a large seasonal population in need of temporary housing, and the special needs population. 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. Most often, the 30 percent of household income is also considered the affordability threshold for rental housing.

By working to encourage the availability of affordable [and workforce](#) 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.

7.2.2 Farmworker Housing

Yakima County has a shortage of housing units for its farmworker population. This housing shortage is not a new condition, and it can grow to crisis proportions. The shortage can 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 result in health problems and environmental pollution. In the past, squatter developments and poorly regulated camps have resulted in outbreaks of disease. Consequences of overcrowding can become evident in social problems such as poor school performance, alcoholism, family break ups, and a decline in tax base and community social systems. The lack of affordable [and workforce](#) 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.

County housing policies must actively address the farmworker housing shortage. An appropriate role for the County would be to facilitate opportunities for affordable [and workforce](#) 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 are positive steps toward providing affordable [and workforce](#) housing.

Inset 1. Horizon ~~2040~~2046 Visioning Goals

Housing

1. Affordable [and Workforce](#) 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 [and workforce](#) 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 continued population increase poses a challenge in regards to providing adequate and affordable [and workforce](#) housing. 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 Introduction Element). Likewise, Yakima County is faced with meeting the housing needs of its special populations such as the developmentally and physically challenged. The Comprehensive Plan should adequately address the variety of housing needs (single-family, multi-family, [to include duplexes, triplexes, and townhomes](#), manufactured homes, etc.) that will be necessary for the population increase, at all income levels. [Within Urban Growth Areas \(UGAs\), moderate-density housing types such as duplexes, triplexes, and townhomes should be prioritized to support infill, affordability, and proximity to services.](#)

Commented [OS2]: This should address item "a" in the checklist

Commented [OS3]: Addresses item "a" of the checklist

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.

7.2.4 Housing Compatibility with Resource Lands

Conflicts invariably arise as more residential uses, related to and/or 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 move closer to farms, commercial forests and mining operations. Yakima County can address this problem by encouraging 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 residential use that has primary importance.

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 Self-Sufficient, Rural Settlement, Remote Rural, and Rural 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.

7.2.6 Housing Finance

The financing of affordable [and workforce](#) 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 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 with the Washington State Department of Commerce. The Housing Trust Fund makes funds available for affordable [and workforce](#) housing projects through a competitive application process. 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 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~~ Housing Code, and acceptable under applicable state codes in effect at the time of construction or the introduction of the home into the state. 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. Manufactured or mobile homes should be considered in the Housing Element because manufactured homes are a viable, affordable and workforce housing option that should be available as part of the diversity in housing type.

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 character of the neighborhood and services available to the neighborhood. The rehabilitation of existing and projected 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. **Horizon 2040-2046** 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

Inset 3. Horizon ~~2040~~2046 Visioning Goals

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.

important not only to maintain existing neighborhoods and housing stock, but also because it helps maintain affordable [and workforce](#) housing stock.

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.

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), housing tenure (renter or owners); income groups (very low, low and moderate); household types (single-family, multi-family, or manufactured homes) 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~~297, 319 persons, which is an increase of ~~75,263~~40,591 people from the ~~2010-2020~~ census. Table 7.3.1-1 shows the projected population growth out to the year ~~2040-2046~~ 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						
	2015	2020	2025	2030	2035	2040
Yakima County*	256,341	269,347	282,057	294,445	306,636	318,494
Unincorporated	91,460	97,047	102,478	107,784	112,997	117,983
Incorporated Total	164,881	172,300	179,579	186,661	193,659	200,511
Grandview	11,269	11,762	12,239	12,695	13,137	13,558
Granger	3,561	3,905	4,269	4,652	5,057	5,484
Harrah	650	677	703	727	751	773
Mabton	2,325	2,401	2,471	2,535	2,595	2,649
Moxee	3,831	4,430	5,108	5,871	6,733	7,701
Naches	830	881	931	982	1,033	1,084
Selah	7,489	7,965	8,445	8,926	9,412	9,899
Sunnyside	16,365	17,030	17,668	18,271	18,850	19,397
Tieton	1,272	1,357	1,443	1,529	1,617	1,706
Toppenish	9,004	9,241	9,454	9,642	9,810	9,955

Union-Gap	6,185	6,404	6,611	6,803	6,984	7,151
Wapato	5,073	5,232	5,380	5,514	5,638	5,750
Yakima	93,825	97,493	100,993	104,288	107,433	110,387
Zillah	3,202	3,523	3,864	4,226	4,610	5,016
Source: Office of Financial Management (OFM)* and Yakima County Planning.						

Table 7.3.1-1 Yakima County Twenty-year Population Projections and Allocations						
	2020	2025	2030	2035	2040	2046
Yakima County*	256,728	264,662	272,097	279,740	287,598	297,319
Unincorporated	88,147	89,742	90,153	90,341	90,276	89,812
Incorporated Total	168,581	174,921	181,944	189,398	197,322	207,508
Grandview	10,910	11,797	12,399	13,031	13,696	14,538
Granger	3,624	3,861	4,101	4,356	4,627	4,975
Harrah	585	586	594	601	609	618
Mabton	1,959	1,941	1,827	1,719	1,618	1,504
Moxee	4,326	4,961	5,728	6,614	7,637	9,076
Naches	1,084	1,147	1,265	1,396	1,540	1,732
Selah	8,153	8,771	9,566	10,432	11,378	12,626
Sunnyside	16,375	16,703	17,381	18,088	18,823	19,745
Tieton	1,389	1,640	1,856	2,099	2,375	2,755
Toppenish	8,854	8,930	9,006	9,083	9,161	9,254
Union Gap	6,568	6,727	7,070	7,430	7,809	8,290
Wapato	4,607	4,637	4,695	4,754	4,814	4,886
Yakima	96,968	99,985	103,118	106,349	109,681	113,818
Zillah	3,179	3,235	3,339	3,445	3,555	3,692
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 2020 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. As of 2020, roughly 65.66% of the total housing units in the County were located in the incorporated areas, with 35.34% in the unincorporated areas. Since 1980, household growth in incorporated areas has increased 55%.

TABLE 7.3.2-1 Housing Units in Yakima County, 1980-2010				
Jurisdiction/Area	1980	1990	2000	2010
Total Yakima	66,851	70,852	79,174	85,474
Unincorporated	31,112	30,703	32,518	29,982
Incorporated	35,739	40,149	46,656	55,492
Grandview	2,107	2,420	2,581	3,136
Granger	621	595	609	813
Harrah	119	130	179	183
Mabton	384	396	463	548
Moxee	250	305	307	1,032

Naches	270	282	279	346
Selah	1,667	1,930	2,408	2,759
Sunnyside	3,302	3,576	4,070	4,556
Tieton	234	282	363	385
Toppenish	2,235	2,254	2,440	2,334
Union Gap	1,335	1,347	2,210	2,173
Wapato	1,193	1,204	1,267	1,293
Yakima	21,372	24,699	28,643	34,829
Zillah	650	729	837	1,105

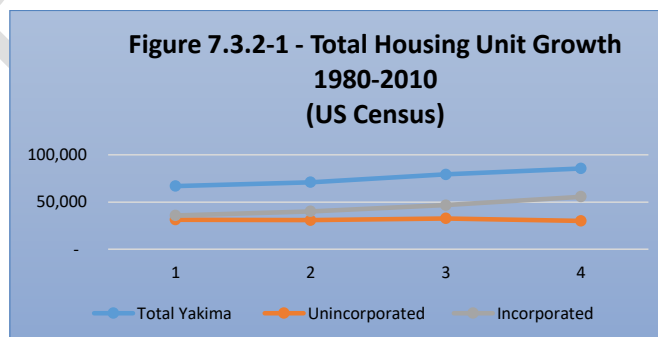
Source: U.S. Bureau of Census

TABLE 7.3.2-1 Housing Units in Yakima County, 1990-2020

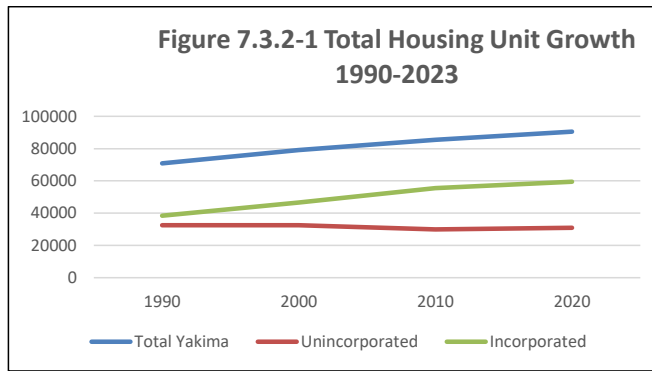
Jurisdiction/Area	1990	2000	2010	2020
Total Yakima	70,861	79,174	85,474	90,504
Unincorporated	32,435	32,521	29,927	31,026
Incorporated	38,426	46,653	55,547	59,478
Grandview	2,420	2,581	3,136	3,275
Granger	595	609	813	946
Harrah	128	176	180	188
Mabton	396	463	548	558
Moxee	308	307	1,032	1,360
Naches	280	279	346	393
Selah	1,930	2,408	2,759	3,072
Sunnyside	3,576	4,070	4,556	4,845
Tieton	282	363	385	452
Toppenish	2,254	2,440	2,334	2,453
Union Gap	1,347	2,210	2,173	2,275
Wapato	1,204	1,267	1,293	1,322
Yakima	22,977	28,643	34,887	37,192
Zillah	729	837	1,105	1,147

Source: U.S. Bureau of Census, Postcensal Estimates of April 1 Housing Units, 1990 to Present

In Figure 7.3.2-1 below, the graph shows a reduction in the number of housing units located in unincorporated areas between 2000 and 2010 total unincorporated housing units. This reduction



is not due to a loss in housing units, but more a result of annexations by cities. By 2020, unincorporated housing numbers had partially rebounded, though they remain slightly below the 2000 peak, in early to mid-2000s.



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 1980–1990 through 2010–2020 is listed. The drop in persons per household in Yakima County and Washington State is largely influenced by the COVID-19 pandemic. During the pandemic, many individuals stayed in smaller, more affordable living arrangements or returned to live with family, and these trends have continued post-pandemic. As a result, household sizes have remained smaller due to economic pressures and shifting social behaviors influenced by the pandemic. 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
2020	2.91	2.51

Source: U.S. Bureau of the Census 1980-2020.

7.3.4 Projected Housing Needs

Horizon 2040-2046
Housing Element

The 2040-2046 projected population for Yakima County is 318,494 people, which is a projected increase of 75,263 people from the 2010-2020 census. By dividing the projected increase in population of 75,263 from the 2010-2020 person per household number of 2.9791, Yakima County would need roughly 25,341 additional housing units by the year 2040-2046 to accommodate the population increase (see Table 7.3.4-1). 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			
Projected 2040-2046 Population	Projected Population Increase From 2010 to 2040	Persons Per Household	Number of Additional Housing Units Needed
318,494	75,263	2.9791	25,341

Source: U.S. Bureau of the Census.

7.3.5 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 7.3.5-1 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, 94.89% (80,592) were owner- or renter-occupied, while 5.11% 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. By 2020, this rate had decreased significantly. According to the U.S. Department of Housing and Urban Development (HUD), during the fall of 2020, the vacancy rate in the Yakima metropolitan area, which includes the city of Yakima and surrounding areas, was 0.6%, indicating a very tight rental market. This substantial decrease in vacancy rates reflects a high demand for housing and limited availability, underscoring the need for increased housing development within the incorporated areas of Yakima County. In the unincorporated areas, a total of 7% of all housing units were vacant in 2010. In 2010, approximately 63% percent of Yakima's County's occupied housing was owner-occupied, while 37% was rental housing. The percentage of owner-occupied housing units has decreased since 1980 by 3%, increasing the renter-occupied housing by 3%.

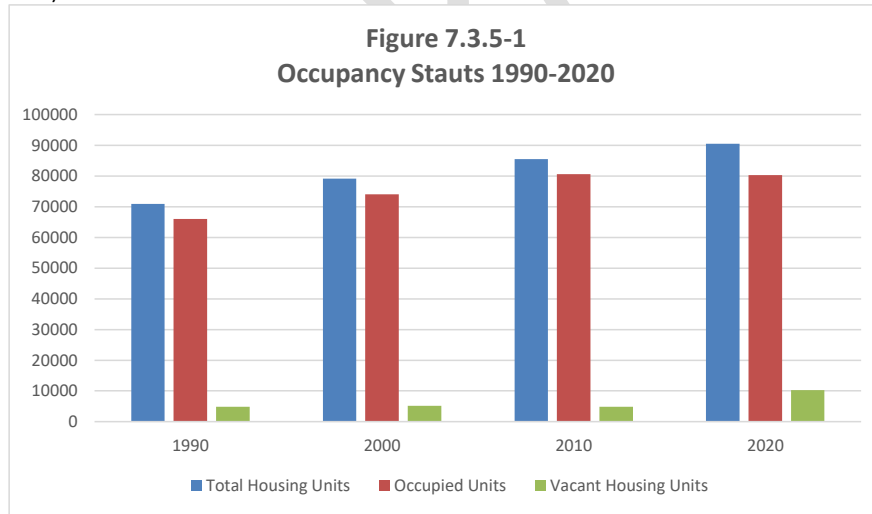
Table 7.3.5-1 Yakima County Housing Units by Occupancy Status and Tenure, 1980-2010				
OCCUPANCY STATUS	1980	1990	2000	2010
Total Housing Units	66,851	70,852	79,174	85,474
Occupied Units	61,341	65,985	73,993	80,592
Vacant Housing Units	5,510	4,867	5,181	4,882
TENURE				
Owner-occupied housing	40,674	41,682	47,670	50,944
Renter-occupied housing	20,667	24,303	26,323	29,648

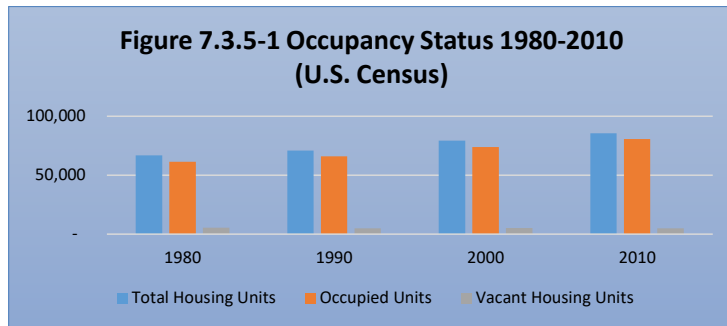
Source: U.S. Bureau of Census

Table 7.3.5-1 Yakima County Housing Units by Occupancy Status and Tenure, 1990-2020				
OCCUPANCY STATUS	1990	2000	2010	2020
Total Housing Units	70,852	79,174	85,474	90,504
Occupied Units	65,985	73,993	80,592	80,276
Vacant Housing Units	4,867	5,181	4,882	10,228
TENURE				
Owner-occupied housing	41,682	47,670	50,944	50,070
Renter-occupied housing	24,303	26,323	29,648	30,206

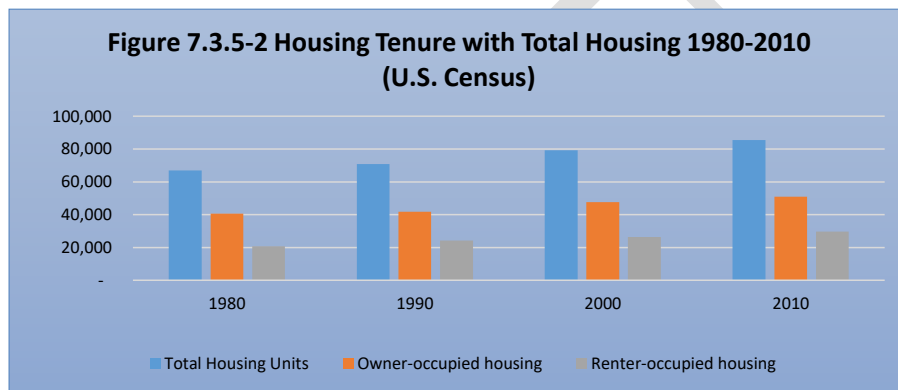
Source: U.S. Bureau of Census

Between 1990-1990 and 2010-2020 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).

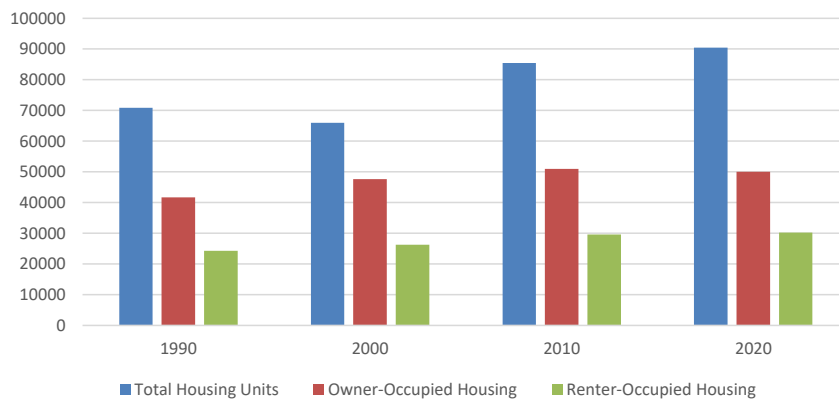




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**Figure 7.3.5-2
Housing Tenure with Total Housing 1990-2020**



2

7.3.6 Housing Type

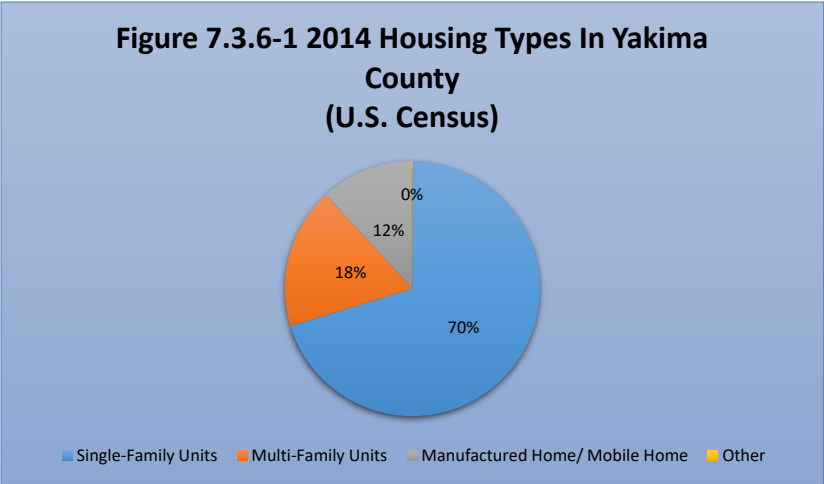
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Most of the housing in the County is comprised of three basic types: single-family (stick-built), multi-family (apartments, duplexes), and mobile/manufactured homes. Table 7.3.6-1 shows the composition of housing types in the County between 2010-2019 and 2014-2023. Historically, the housing stock within Yakima County consists ~~predominately~~ predominantly of single-family homes.

Table 7.3.6-1 Housing Types in Yakima County, 2010-2014					
Housing Types	2010	2011	2012	2013	2014
Single-Family Units	57,719	58,507	59,830	59,767	60,401
Multi-Family Units	15,307	15,509	15,312	15,229	15,392
Manufactured Home/ Mobile Home	11,219	10,806	10,155	10,541	10,082
Other	142	138	123	120	131
Total	84,387	84,960	85,420	85,657	86,006
Source: U.S. Bureau of Census, American Community Survey					

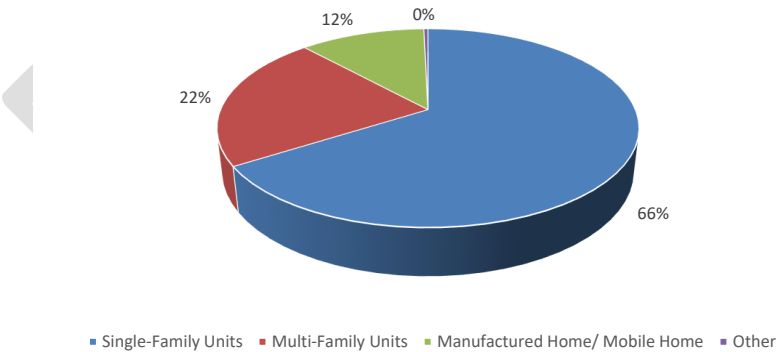
Table 7.3.6-1 Housing Types in Yakima County, 2019-2023					
Housing Types	2019	2020	2021	2022	2023
Single-Family Units	64,464	62,821	65,187	64,869	61,676
Multi-Family Units	14,504	15,769	15,345	15,969	20,698
Manufactured Home/ Mobile Home	10,738	10,647	10,726	11,270	10,692
Other	45	117	97	355	356
Total	89,751	89,354	91,355	92,463	93,422
Source: U.S. Bureau of Census, American Community Survey (Table B25024)					

1 In Figure 7.3.6-1 below, the graph illustrates the breakdown of housing types from ~~2014~~2023 in
2 Yakima County. The breakdown shows ~~70~~66% of the County's housing units ~~(or 60,401)~~ were
3 single-family units, ~~while 18~~22% were multi-family units, 12% were mobile/manufactured
4 homes, and less than 1% counted as "other."



5
6

**Figure 7.3.6-1
2023 Housing Types in Yakima County**



7
8

7.3.7 Value and Cost of Housing

9 The price of housing compared to household income determines the ability of Yakima County's
10 residents to secure adequate housing. Table 7.3.7-1 compares median household incomes for
11 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 2010, the median household income was \$42,877. Not surprisingly, household income often determines the type and size of housing obtained by a household.

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

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

Table 7.3.7-1 Median Household Incomes in Yakima County, 1990-2020

	1990	2000	2010	2020
Yakima County	\$23,612	\$34,828	\$42,877	\$54,917
Grandview	\$20,328	\$32,588	\$35,321	\$50,444
Granger	\$17,048	\$26,250	\$34,386	\$54,107
Harrah	\$20,124	\$36,875	\$48,542	\$62,500
Mabton	\$15,950	\$26,650	\$33,654	\$43,971
Moxee	\$18,750	\$32,500	\$53,125	\$83,649
Naches	\$18,500	\$42,083	\$44,271	\$68,214
Selah	\$27,374	\$42,386	\$52,706	\$58,854
Sunnyside	\$20,393	\$27,583	\$34,761	\$40,766
Tieton	\$18,421	\$30,052	\$33,026	\$49,085
Toppenish	\$19,976	\$26,950	\$28,896	\$52,981
Union Gap	\$20,639	\$30,676	\$35,067	\$51,200
Wapato	\$17,596	\$25,804	\$29,130	\$42,981
Yakima	\$22,189	\$29,475	\$39,706	\$48,220
Zillah	\$22,903	\$38,214	\$51,199	\$63,750

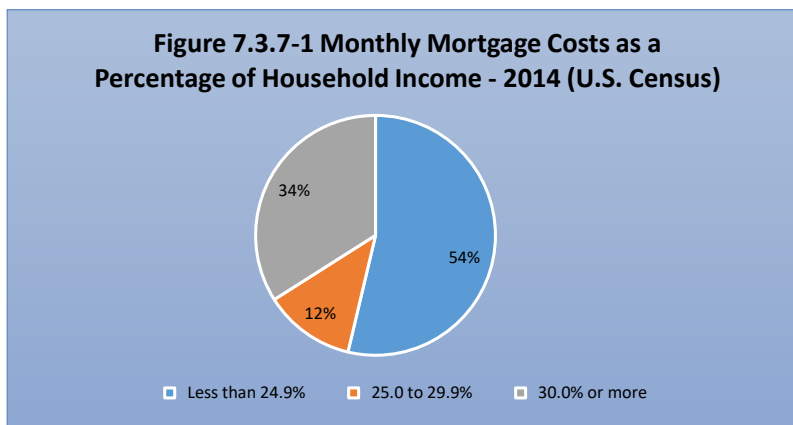
Source: U.S. Bureau of Census (Table B19013).

Commented [OS4]: These numbers represent an increase of about 43%, which aligns with regional economic trends and inflation adjustments. However, it's essential to consider that ACS estimates for smaller cities can have larger margins of error due to smaller sample sizes. For instance, in 2010, Grandview had a population of 10,862. Such sample sizes can lead to variability in estimates

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 2010 and 2014, the number of homeowners paying more than 30% of their income towards mortgage payments has decreased. The majority (66%) of homeowners in 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 (34%) spending 30% or more of their monthly income toward their mortgage (see Figure 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%.~~

Figure 7.3.7-1 illustrates the housing cost burden in Yakima County as of 2023. Based on American Community Survey data, 61% of homeowners with a mortgage pay less than 25% of their income toward housing, while 28% are considered cost burdened, paying 30% or more. These figures reflect progress compared to previous years, though housing affordability remains a concern for many residents.

Figure 7.3.7-1
2023 Monthly Mortgage Costs as a Percentage of
Household Income

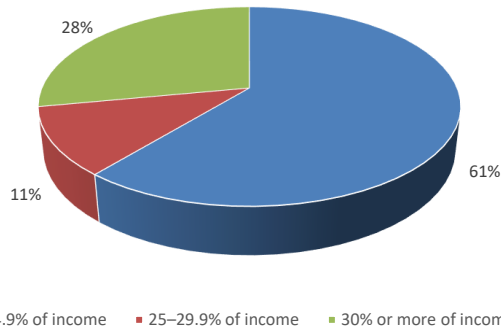


Table 7.3.7-1 Monthly Homeowner Costs as a Percent of Household Income, 2010-2014									
% Monthly Income Toward Mortgage	2010		2011		2012		2013		2014
Total Housing Units with Mortgage	33,831		33,286		32,402		31,835		31,321
0–24.9%	17,122	51%	17,360	52%	17,184	53%	17,072	54%	16,829
25.0 to 29.9 percent	4,385	13%	4,114	12%	4,038	13%	3,842	12%	3,852
30%+	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.

Table 7.3.7-2 Monthly Homeowner Costs as a Percent of Household Income, 2019-2023									
% Monthly Income Toward Mortgage	2019		2020		2021		2022		2023
Total Housing Units with Mortgage	30,882		31,155		31,095		31,455		30,926
0–24.9%	18,473	60%	18,696	60%	18,579	60%	19,142	61%	18,896
25.0 to 29.9 %	3,109	10%	3,344	11%	3,289	11%	3,336	11%	3,245
30%+	9,300	30%	9,115	29%	9,227	30%	8,977	30%	8,785

Source: U.S. Census American Community Survey (Table B25091).

As the percentage of home mortgages declines, the number of units occupied by renters has increased by 6.5% (see Table 7.3.7-3). Figure 7.3.7-2 shows that renters paid more of their monthly income for rent than homeowners with a mortgage. Fifty-four percent of the renter households (15,242 households) in Yakima County had a cost burden greater than 30

Horizon ~~2040~~2046

Housing Element

percent of household income in ~~2014~~2023. According to the U.S. Census data for Yakima County, the median rent increased by ~~2031.3~~% between the years ~~2010~~2019-~~2014~~2023, from ~~\$644~~~~\$771~~ to ~~\$771~~~~\$1,012~~. The median rent has increased at a greater rate than the median mortgage during the same time period, with the median mortgage up 4.6% (~~from \$1,215 to \$1,271~~).

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

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%	2,836	11%	3,332	12%	3,194	12%	3,237	12%	3,318	12%
30%+	12,851	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.

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

Gross Rent as a Percentage of Household Income	2019		2020		2021		2022		2023	
Total Occupied Rental Units	30,986		31,543		32,195		32,234		32,577	
0 to 24%	11,576	37%	12,125	39%	12,788	40%	12,382	38%	12,780	39%
25 to 29%	3,945	13%	4,091	13%	3,792	12%	3,894	12%	3,616	11%
30%+	15,465	50%	15,327	49%	15,615	49%	15,958	50%	16,181	50%

Source: U.S. Census American Community Survey (Table B25070).

Figure 7.3.7-2 Monthly Rent as a Percentage of Household Income - 2014 (U.S. Census)

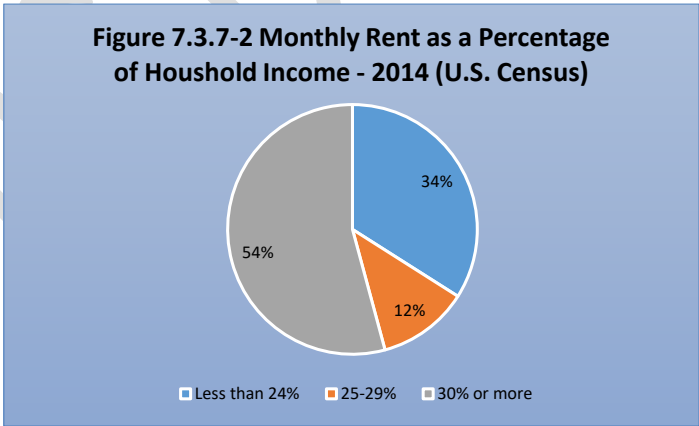
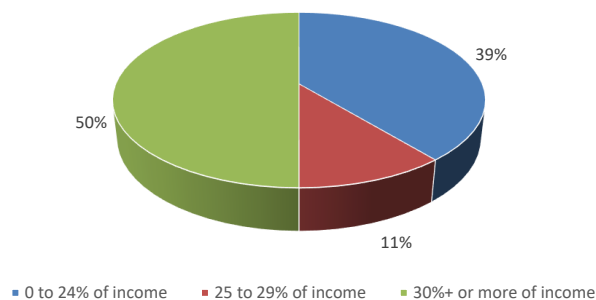


Figure 7.3.7-2
2023 Monthly Rent Costs as a Percentage of Household
Income



7.3.8 Overcrowded Units

HUD defines occupied housing units with more than one person per room as crowded and severely crowded homes, those with more than 1.5 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-that 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 shows that in 20142023, 6-15.1% of Yakima's housing stock was crowded and 1-62.1% was severely crowded. The table and historic data also shows-show that the number of crowded and severely crowded housing units has been rising since 2011, and slightly declining since 2019. In comparison, in 20142023, 2-2.1% of occupied housing units in Washington State were crowded and 0-81.3% of housing units were severely crowded.

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

Table 7.3.8-1 Percentage of Overcrowded Units

Occupants per Room	2019	2020	2021	2022	2023
1.00 or less	91.5%	91.7%	91.9%	92.3%	92.7%
1.01 to 1.50	5.5%	5.4%	5.5%	5.1%	5.1%
1.51 or more	2.8%	2.7%	2.5%	2.4%	2.1%
Source: American Community Survey (Table B25014)					

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.

7.3.10 Special Housing Needs

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, 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.

The Housing Element 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.

7.3.10.1 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 2009-2018-2014-2023, the number of persons 65 and older increased from 26,824-32,887 to 29,842-36,622 persons, or 11% (Table 7.3.10-1). A rise in the proportion of senior households will have an impact on future housing needs in Yakima County. As a proportion of the entire population, the percentage of the elderly population increased from 11.5 percent to 12.1 percent.

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

Table 7.3.10.1-1 Total Population and Total Population Over 65 Years.						
	2018	2019	2020	2021	2022	2023
Total Population	249,325	249,697	250,649	255,151	256,143	256,604
Total Population over 65 years	32,887	33,738	34,568	34,955	35,878	36,622

Source: American Community Survey (Table S0101)

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 which 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.

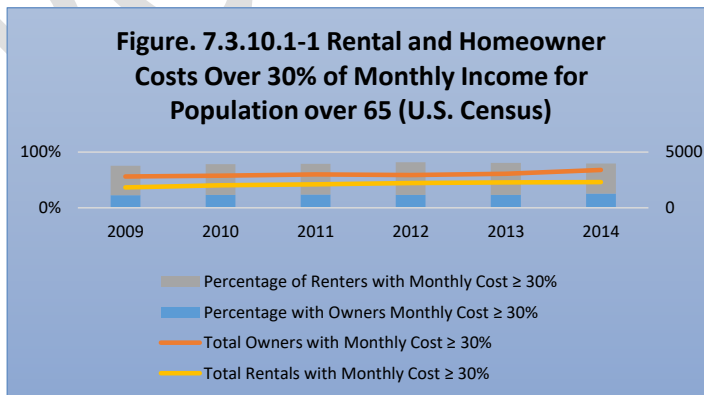
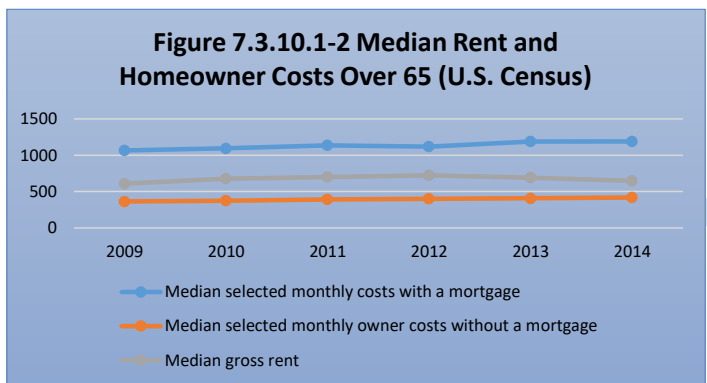
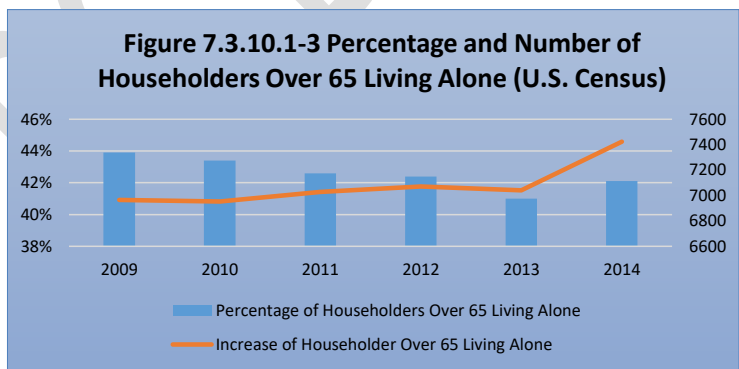


Figure 7.3.10.1-2 shows that homeowners 65 and over with mortgages pay more each month on their mortgages than renters 65 and over pay in rent. The monthly costs for homeowners has increased over the 5-year period between 2009-2014, up 12% for homeowners with a mortgage and 15% for homeowners without 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.



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.

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 pose a challenge to providing affordable [and workforce](#) 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 [and workforce](#) 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. 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

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.

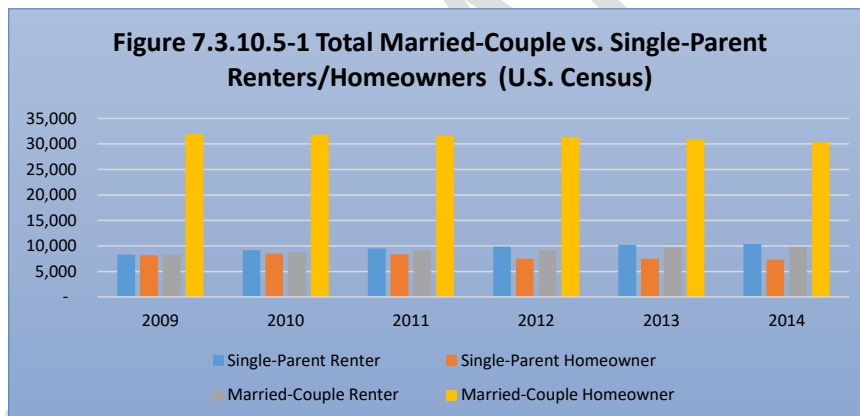
People become homeless for many reasons and the type of housing and related support services needed depends on the individual's needs. Homelessness can be temporary, short-term, or long-term, with emergency shelters needed for all three levels of homelessness to provide individuals and families with 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.

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 households typically have only one source of income, they may be more inclined to need low-income, affordable and workforce housing. In ~~2014~~2023, Yakima County had a total of 33,112 households with children under 18. Of these, approximately 6,648 were single-parent families, while 26,464

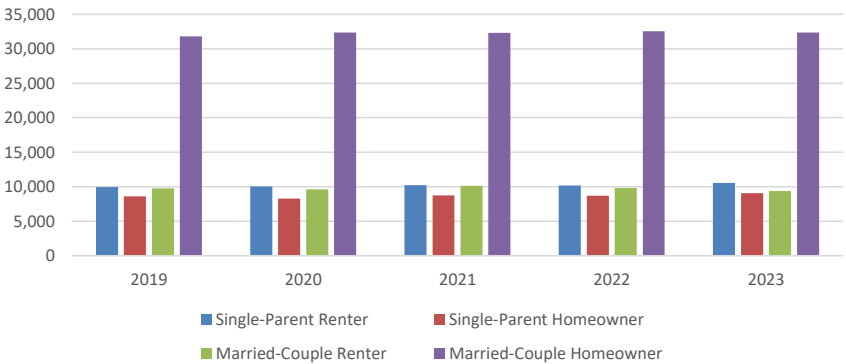
were married couple households with children. This indicates that married couple households make up about 80% of households with children, and single parent families make up the remaining 20%. there was a total of 10,972, or 14%, female-headed households with children and 5,525 (7%) male-headed households. This is compared to the 52% (or 40,231) of married-couple households with children according to the U.S. Census.

One reason this group is important to consider is that single-parent householders are less likely to be homeowners compared to married-couple householders. 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 15.16% of all owner-occupied households were single parent householders, while 62.60% of owner-occupied households were married-couple householders. When considering renter-occupied householders, 32.29% were occupied by married-couple householders, with 34.32% of all renter-occupied household rented by single-parent householders. In Figure 7.3.10.5-1, 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 7.3.10.5-1
Total Marrie-Couple vs. Single-Parent
Renters/Homeowenrs



Source: American Community Survey (Table B25011)

7.3.10.6 Mentally Disabled

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. 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 Union Gospel Mission provides housing options for men, women, and children and offer alcohol and drug treatment programs (New Life).

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 [and workforce](#) 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

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 based on the population increase.

This section works on the assumption of that of 25,341 total housing units, 11,525 housing units will be needed just for the unincorporated areas, and 13,816 for the incorporated areas (see Table 7.4.1-1).

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.

	2010 Census Population Data	2040 Projected Population	Projected Increased Population	Additional Housing Required Based on Pop. Increase	Vacant Acres of Residential Land		Potential Housing Units Based on Avail. Land
Yakima County	243,231	318,494	75,263	25,341	15,755		85,786
Unincorporated Total	83,755	117,983	34,228	11,525	10,827		58,953
Incorporated Total	159,476	200,511	41,035	13,816	4,928		26,833
					Incorporated	Unincorporated UGA	
Grandview	10,862	13,558	2,696	908	411	858	6,910
Granger	2,246	5,484	3,238	754	215	75	1,579
Harrah	630	773	143	48	8	38	250
Mabton	2,286	2,649	363	122	57	167	1,220
Moxee	3,308	7,701	4,393	1,479	207	510	3,904
Naches	795	1,084	289	97	36	83	648
Selah	7,147	9,899	2,752	927	898	817	9,338
Sunnyside	15,858	19,397	3,539	1,192	471	1,182	9,001
Tieton	1,191	1,706	515	173	252	288	2,940
Toppenish	8,949	9,955	1,006	339	98	767	4,710
Union Gap	6,047	7,151	1,104	372	157	344	2,728
Wapato	4,997	5,750	753	254	21	374	2,151
Yakima	91,196	110,387	19,191	6,462	1,883	4984	37,391
Zillah	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.

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.

	2020 Census Population Data	2046 Projected Population	Projected Increased Population	Additional Housing Required Based on Pop. Increase	Vacant Acres of Residential Land		Potential Housing Units Based on Avail. Land
Yakima County	256,728	297,319	40,591	13,949			
Unincorporated Total	88,147	89,812	1,665	572			
Incorporated Total	168,581	207,508	38,927	13,377			

Commented [O55]: This table will be completed when the LCAs are finalized.

Horizon ~~2040~~2046

Housing Element

					Incorporated	Unincorporated UGA		
Grandview	10,910	14,538	3,628	1,247				
Granger	3,624	4,975	1,351	464				
Harrah	585	618	33	11				
Mabton	1,959	1,504	-455	-156				
Moxee	4,326	9,076	4,750	1,632				
Naches	1,084	1,732	648	223				
Selah	8,153	12,626	4,473	1,537				
Sunnyside	16,375	19,745	3,370	1,158				
Tieton	1,389	2,755	1,366	469				
Toppenish	8,854	9,254	400	137				
Union Gap	6,568	8,290	1,722	592				
Wapato	4,607	4,886	279	96				
Yakima	96,968	113,818	16,818	5,790				
Zillah	3,179	3,692	513	176				

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. 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~~3,628 additional residents by ~~2040~~2046. This population increase will require roughly ~~908~~1,247 additional housing units. The table shows that Grandview has an estimated ~~411~~xxx vacant residential acres in its city limits, with an additional ~~858~~xxx acres in the unincorporated UGA for a total of ~~1,269~~xxx 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~~xxx additional housing units, ~~6,002~~xxx 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.

Yakima County, in cooperation with its cities and towns, evaluates the availability of land to support a wide range of housing types. Housing types includes, but are not limited to, independent government-assisted housing, housing for all income levels, manufactured homes, multifamily housing, group homes, foster care facilities, emergency housing, and permanent supportive

housing. Within Urban Growth Areas (UGAs), existing zoning allows for moderate-density options such as duplexes, triplexes, and townhomes.

While the Land Capacity Analysis identifies residential land by zoning designation, the County and its partners also consider the proportion of land realistically available for these housing types based on infrastructure, development standards, and zoning allowances. This ongoing coordination ensures that local planning efforts can support diverse and inclusive housing opportunities across the region.

Commented [OS6]: This addresses item "c" in the checklist

7.4.2 Maintaining the Housing Stock

Rehabilitating older housing offers an excellent opportunity to provide safe, affordable and workforce 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.

Often, older housing stock provides many of the more affordable units within Yakima County. The 2014-2020 American Community Survey (U.S. Census) indicated that 10,804 of the County's housing units were built in or before 1939. This is 12.6% 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 and workforce 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 2014-2023 54.2% of the County's renters were paying more than 30% percent of their income on rent (U.S. Census, ACS 5-Year Table B25070). This increase greatly affects those in Yakima County that tend to be cost burdened; such as, 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 32.7% between 1980-1990 and 2010-2020. 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 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. Across the County, household income has increased; however, so has the cost of housing. According to 202 Census data (ACS – Five Year Table B19013), between ~~2010-2019~~ to ~~2014-2023~~ the median income increased ~~3~~11.5%. However, during the same time frame, the median homeowner costs (with a mortgage) increased ~~5~~4.6% and the median rent increased ~~20~~31.3%. As stated previously, paying up to 30% of monthly income on housing costs is considered affordable. This disparity indicates that rental costs have been increasing at a much faster rate than both homeowner expenses and household incomes, potentially impacting housing affordability for renters in the region. Additional expenses, such as payroll taxes, health care costs, food, clothing, and insurance costs can limit the amount of income available for housing. Households with low incomes 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. Workers looking to improve their living standards provide an excellent labor force for expansion and attraction of non-agricultural businesses and industries. Yakima County recognizes the importance of locating housing near employment centers and will promote land use strategies that reduce commute times and improve job accessibility.

Commented [OS7]: Addresses item “a” in checklist

7.4.5 Affordable Housing and Projected Housing Need by Income Band

Yakima County has an adequate supply of residentially zoned land to meet the housing needs through ~~2040~~2046. 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 and workforce 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 and workforce housing within Yakima County.

One of the ways Yakima County can help maintain affordable and workforce housing is to allow home occupations and businesses within existing residential structures. This will create an opportunity for ~~household~~ households 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 and workforce housing within

Yakima County is manufactured housing. Yakima County should ensure that there are ~~provision~~ provisions in zoning ordinance that allow for the siting of manufactured homes.

To further understand the scale of affordable housing needs in Yakima County, staff used the Washington State Department of Commerce’s Housing for All Planning Tool (HAPT), Method C. This tool projects housing needs by income level through the year 2046, accounting for current shortages, projected population growth, and appropriate vacancy rates.

The table below presents a countywide estimate of total housing units needed by income level, expressed as a percentage of Area Median Income (AMI). These figures offer essential guidance for shaping affordability-focused land use, zoning, and housing incentive policies.

Commented [OS8]: This addresses item “b” of the checklist.

		HOUSING ALLOCATION FROM SELECTED SHARES											
		Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)									
				0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%			
		Non-PSH	PSH										
	User Input	Actual											
Grandview	City	6.66	6.66 %	14,840	1,669	274	299	384	202	119	81		
	Unincorporated UGA	1.67	1.67 %	2,095	419	69	75	96	51	30	20	78	
Granger	City	2.56	2.56 %	5,471	642	105	115	148	78	46	31	119	
	Unincorporated UGA	0.64	0.64 %	648	160	26	29	37	19	11	8	30	
Harrah	City	0.06	0.06 %	576	15	2	3	3	2	1	1		
	Unincorporated UGA	0.01	0.00 %	0	1	0	0	1	0	0	0	0	
Mabton	City	0.00	0.00 %	1,788	0	0	0	0	0	0	0		
	Unincorporated UGA	0.00	0.00 %	262	0	0	0	0	0	0	0	0	
Mexee	City	8.33	8.33 %	9,938	2,137	351	383	492	258	153	103	397	
	Unincorporated UGA	2.13	2.14 %	2,073	535	88	96	123	65	38	26	99	
Naches	City	1.51	1.51 %	1,705	378	62	68	87	46	27	18	70	
	Unincorporated UGA	0.38	0.39 %	449	97	16	17	22	12	7	5	18	
Selah	City	8.27	8.27 %	12,137	2,071	340	371	477	250	148	100	385	
	Unincorporated UGA	2.07	2.07 %	2,765	518	85	93	119	63	37	25	96	
Sunnyside	City	6.35	6.35 %	19,670	1,591	261	285	366	192	114	77	296	
	Unincorporated UGA	1.59	1.58 %	2,894	397	65	71	92	48	28	19	74	
Tieton	City	2.45	2.45 %	3,090	614	101	110	141	74	44	30	114	
	Unincorporated UGA	0.61	0.60 %	739	151	25	27	35	18	11	7	28	
Toppenish	City	0.83	0.83 %	8,721	208	34	37	48	25	15	10	39	
	Unincorporated UGA	0.21	0.21 %	921	53	9	9	12	6	4	3	10	
Union Gap	City	2.23	2.24 %	8,039	813	134	146	187	98	58	39	151	
	Unincorporated UGA	0.81	0.81 %	1,144	203	33	36	47	25	14	10	38	
Wapato	City	0.62	0.63 %	4,668	137	26	28	36	19	11	8	29	
	Unincorporated UGA	0.16	0.16 %	2,400	40	7	7	9	5	3	2	7	
Yakima	City	33.98	33.99 %	107,443	8,517	1,400	1,529	1,960	1,028	608	411	1,581	
	Unincorporated UGA	8.50	8.50 %	16,816	2,131	350	382	490	258	152	103	399	
Zillah	City	0.92	0.92 %	3,475	230	38	41	53	28	16	11	43	
	Unincorporated UGA	0.23	0.23 %	376	57	9	10	13	7	4	3	11	
Unincorporated Rural		Rural	5.00	5.00 %	62,175	1,253	0	0	0	151	90	61	951

7.4.6 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 or detached from 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. 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.

7.4.8 Special Needs Housing

Horizon ~~2040s~~–2046s goal is to encourage 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.

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 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 [and workforce](#) housing available by ensuring there is enough residential land available and that the zoning ordinance allows for a variety of housing options.

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 [and workforce](#) 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~~2046~~** 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, 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.

A major objective of the 20-year Plan is to ensure that housing remains affordable for all income groups. One of the advantages of **Horizon 2040~~2046~~** is the variety of housing options which will be encouraged for a variety of housing needs.

7.4.12 Neighborhood Variety

Horizon 2040~~2046~~ is intended to be implemented in a manner that preserves and enhances neighborhoods while also maintaining identity and livability. 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.

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 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 GMA. 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 that apply throughout Yakima County are identified as follows:

- County-wide Housing Goals and Policies – H X.XX

The goals and policies incorporated from the Yakima Urban Area Comprehensive Plan 2025 that only apply to the Yakima UGA are identified as follows.

- Yakima UGA Housing Goals and Policies – YKH X.X

PURPOSE STATEMENT H 1

The GMA requires the County to make adequate provisions for the existing and projected housing needs of its residents. Yakima County shall provide adequate provisions to meet existing and projected housing needs for all economic segments of the community by supporting a range of housing types and affordability levels. The County shall identify and document barriers to housing development, including regulatory constraints, infrastructure limitations, and market conditions. To address these barriers, the County shall implement strategies such as zoning revisions, streamlining permitting processes, and leveraging public-private partnerships to promote housing availability and affordability. 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.

Commented [OS9]: This satisfies item “d” in the checklist

GOAL H 1:	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.
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:	
H 1.1	Allow for a variety of housing types in appropriate areas of the County.
H 1.2	Encourage a variety of housing types that allow high densities and creative use of land within the urban area.
H 1.3	<u>Ensure sufficient land capacity is available to accommodate a diverse range of housing types, including, but not limited to government-assisted housing, housing for moderate-, low-, very low-, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing. Within Urban Growth Areas (UGAs), the County shall promote a mix of housing options, including duplexes, triplexes, and townhomes, to support housing affordability and availability.</u>
H 1.42	Encourage development of new housing within the Urban Growth Areas where facilities and services exist or are planned.
H 1.5	Increase density in communities with existing infrastructure. Allow for alternative housing options, such as accessory dwelling units. Redevelop properties and encourage infill where infrastructure exists.
H 1.63	In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.
H 1.74	Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.
H 1.85	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.

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PURPOSE STATEMENT H 2

This goal specifically addresses housing for special needs populations (e.g., the elderly, the developmentally and physically challenged, 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:	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

In Yakima County, there is a need for adequate, affordable, and workforce housing. This is especially true for farm workers, low-income households, and special needs populations (which include the elderly, migrant workers, developmentally and physically disabled, 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 that promote housing equity and affordability, the County can encourage affordable and workforce housing. This goal and its policies address specific ways the County can encourage affordable and workforce 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 affordable housing through regulatory, planning, and financial techniques.
OBJECTIVE:	Work with local jurisdictions to facilitate adequate, affordable housing is available at all economic levels within unincorporated Yakima County.
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 3.10	Allow for the siting of manufactured homes that comply with the most recent federal standards, in the same manner as regular site built homes
<u>H 3.11</u>	<u>Encourage a range of moderate-density housing types, including duplexes, triplexes, and townhomes, within UGAs where infrastructure exists</u>
<u>H 3.12</u>	<u>Promote moderate-density housing types such as duplexes, triplexes, townhomes, and cottage housing, particularly within UGAs where infrastructure and services support such development.</u>
<u>H 3.13</u>	<u>Yakima County shall identify and monitor the capacity of land to accommodate a range of housing types, including government-assisted housing, manufactured homes, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and housing for moderate-, low-, very low-, and extremely low-income households. Within Urban Growth Areas, this shall also include capacity for moderate density housing such as duplexes, triplexes, and townhomes.</u>
<u>H 3.14</u>	<u>Identify and reduce regulatory, financial, and infrastructure barriers to housing availability. Conduct periodic review of development codes, zoning, and infrastructure limitations that may constrain housing for low-, very low-, and moderate-income households. Develop and implement strategies to remove or reduce these barriers, such as streamlined permitting, code amendments, and expanded funding options.</u>
<u>H 3.15</u>	<u>Identify and monitor areas at higher risk of displacement due to market forces, zoning changes, and public capital investments. Coordinate with county departments and community partners to assess where vulnerable populations—including low-income households, renters, seniors, and communities of color—may be at increased risk of displacement. Develop mitigation strategies such as anti-displacement zoning tools, affordability requirements, tenant protections, and preservation of existing affordable housing stock.</u>

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Commented [OS13]: This addresses section “c” of the checklist

Commented [OS14]: This covers the section “d” of the checklist

Commented [OS15]: Covers first question in “g” of checklist

H 3.16	Yakima County supports the development of Accessory Dwelling Units (ADUs) to expand housing options, support multigenerational living, and improve housing affordability. The County will allow ADUs in appropriate zones within Urban Growth Areas, consistent with state law, and encourage ADUs in rural areas where compatible with rural character and available infrastructure.
OBJECTIVE:	Implement anti-displacement policies and equitable development strategies that protect existing communities, promote affordability, and preserve historical and cultural integrity.
POLICIES:	
H 3.17	Establish anti-displacement measures including preservation of existing affordable housing, tenant protections, and housing stability programs for vulnerable populations.
H 3.18	Identify and protect neighborhoods with significant cultural, historic, or community value at risk of displacement due to redevelopment or rising housing costs.
H 3.19	Explore and implement equitable development tools such as inclusionary zoning, community land trusts, and land banking for affordable housing.
H 3.20	Prioritize public land disposition strategies that reserve surplus or underutilized land for low, very low, extremely low, and moderate-income housing development.
H 3.21	Partner with local jurisdictions and stakeholders to implement tenant protection policies, such as relocation assistance, notice requirements, and education on tenant rights.

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PURPOSE STATEMENT H 4

A cost-effective way to provide affordable and workforce 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:	The County's existing housing stock should be preserved and rehabilitated to the extent practicable.
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 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:	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:	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.).

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

- 1 service provision is needed to accommodate the changing needs of farm workers and other low-
- 2 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.

PURPOSE STATEMENT H 8

Yakima County is committed to fostering an inclusive and equitable housing environment that meets the needs of all residents, regardless of race, income, or background. Historical patterns of exclusion, disinvestment, and infrastructure disparities have contributed to unequal access to housing opportunities. To address these challenges, the County will implement policies that eliminate discriminatory zoning practices, promote reinvestment in underserved areas, and ensure infrastructure supports equitable housing development. This section establishes a framework for identifying and mitigating racially disparate impacts, preventing displacement, and expanding housing choices for historically marginalized communities. Through intentional planning and community engagement, Yakima County seeks to create a more just and sustainable housing future.

GOAL H 8:	Promote equitable access to housing by addressing racially disparate impacts, preventing displacement, and ensuring inclusive, sustainable development for all residents.
OBJECTIVE:	Identify and eliminate zoning and regulatory barriers that contribute to housing exclusion, encourage reinvestment in historically underserved communities, and

Commented [OS18]: This should satisfy section "e" and "f" of the checklist

	ensure infrastructure improvements support diverse and affordable housing opportunities.
POLICIES:	
H 8.1	Prioritize infrastructure investments, public services, and community revitalization efforts in historically disinvested neighborhoods. Promote equitable access to funding and incentives for affordable housing developments in areas that have experienced long-term economic neglect.
H 8.2	Coordinate land use and capital facilities planning to ensure that essential infrastructure, including roads, water, sewer, and transit, and supports the development of affordable and diverse housing options, particularly in areas vulnerable to displacement.
H 8.3	Protect existing residents from displacement due to rising housing costs or redevelopment pressures. Explore tenant protections, homeownership assistance programs, and land use tools such as inclusionary zoning and community land trusts to maintain long-term housing affordability.
H 8.4	Require equity-focused community engagement in housing policy decisions, ensuring that historically underrepresented groups have a voice in shaping local housing strategies. Implement an equity impact review process for major land use and housing policy changes to prevent unintended discriminatory effects.
H 8.5	<p>Yakima prioritizes the preservation of historical and cultural communities while fostering equitable development and increasing affordable housing opportunities. The County will:</p> <ul style="list-style-type: none"> • Support policies that preserve and rehabilitate existing affordable housing stock, particularly in historically and culturally significant neighborhoods. • Encourage equitable development initiatives that invest in infrastructure, public amenities, and economic opportunities in low, very low, extremely low, and moderate-income communities. • Explore and implement inclusionary zoning policies that require or incentivize the development of affordable housing in new residential projects. • Incorporate community planning requirements that engage affected residents in decision-making processes to mitigate displacement risks. • Strengthen tenant protections, such as rental assistance programs, just-cause eviction policies, and anti-harassment regulations to ensure housing stability. • Establish land disposition policies that prioritize the use of publicly owned land for affordable housing development. • Identify and evaluate underutilized or surplus land that may be repurposed for affordable housing projects, ensuring long-term affordability and accessibility.

YAKIMA URBAN GROWTH AREA HOUSING GOALS AND POLICIES:

GOAL YKH 1:	Provide homeownership opportunities.
OBJECTIVE:	Work with local jurisdictions and agencies to provide opportunities within Yakima County that will increase homeownership rates across all segments of the population.
POLICIES:	
YKH 1.1	Encourage various educational and financial assistance strategies to expand homeownership opportunities.
YKH 1.2	Encourage 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:	Promote the availability of special needs housing.
POLICY:	
YKH 2.1	Support development of programs that offer assistance to persons identified as being homeless.