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

Since many factors influence affordability, it is inevitable that housing affordability policies will be affected by policies adopted in other **Horizon 2040** elements such as transportation, economic development, capital facilities, utilities, natural settings, and land use. In turn, housing policies could directly impact some policies of other elements. The 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**. 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 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 Housing Policy statements

- E.3.1. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and twenty-year population and employment forecasts to determine short and long range affordable housing needs. [RCW 36.70A.070(2)]
- E.3.2. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs.

- E.3.3. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:
- Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
 - Provide for a range of housing types such as multi-family and manufactured housing on individual lots and in manufactured housing parks;
 - Promote housing design and siting compatible with surrounding neighborhoods;
 - Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and,
 - Consider public and private transportation requirements for new and redeveloped housing.
- E.3.4. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs.
- E.3.5. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment.
- E.3.6. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior.
- E.3.7. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and “self-help” housing.
- E.3.8. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)]
- E.3.9. Innovative strategies that provide incentives for the development of affordable housing should be explored.
- E.3.10. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons.

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

7.1.3 Organization of the Element

The Housing Element consists of three sections: Existing Conditions; Analysis of Assets, Needs and Opportunities; and Goals, Objectives and Policies. Existing Conditions includes housing data and summarizes existing conditions and information in Yakima County. It focuses on inventory data which support the policy orientation of growth management. The Analysis of Assets, Needs and Opportunities highlights demographic trends, compares existing housing supply with projected future demand, and examines the ability of the market to provide housing for various income levels. It includes a discussion of special needs housing and the entities most likely to develop housing for special need populations, including farmworker housing. The third section presents a comprehensive set of goals, objectives and policies to guide the implementation of *Horizon 2040*.

7.2 MAJOR CONSIDERATIONS

7.2.1 Affordable Housing

Lack of adequate and affordable housing can lead to significant problems throughout Yakima County, especially for low income families and individuals. 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 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 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 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 housing.

Inset 1. Horizon 2040 Visioning Goals

Housing

1. Affordable Housing

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

7.2.3 Housing Type & Mix

Yakima County's continued population increase poses a challenge in regards to providing adequate and affordable 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, manufactured homes, etc.) that will be necessary for the population increase, at all income levels.

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

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 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 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 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 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 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** housing policies encourage new development in previously undeveloped areas that fulfill visual and service character. Maintaining existing housing stock and infill in existing neighborhoods is important not only to maintain existing neighborhoods and housing stock, but also because it helps maintain affordable housing stock.

Inset 3. Horizon 2040 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.

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 persons, which is an increase of 75,263 people from the 2010 census. Table 7.3.1-1 shows the projected population growth out to the year 2040 for the County, both unincorporated and incorporated areas, and each of the cities.

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

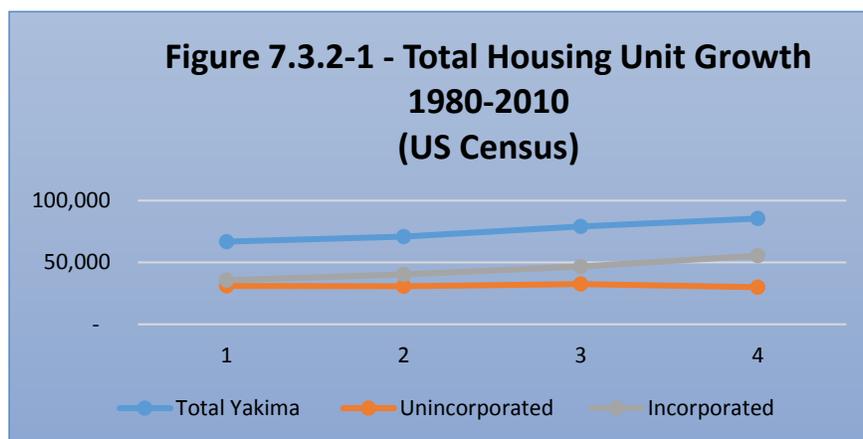
7.3.2 Housing Inventory

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

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

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



7.3.3 Persons Per Household

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

Table 7.3.3-1 Persons per Household, 1980-2010		
Year	Persons Per Households	
	Yakima County	Washington State
1980	2.77	2.61
1990	2.80	2.53
2000	2.96	2.53
2010	2.97	2.55

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

7.3.4 Projected Housing Needs

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

Source: U.S. Bureau of the Census.

7.3.5 Household Tenure

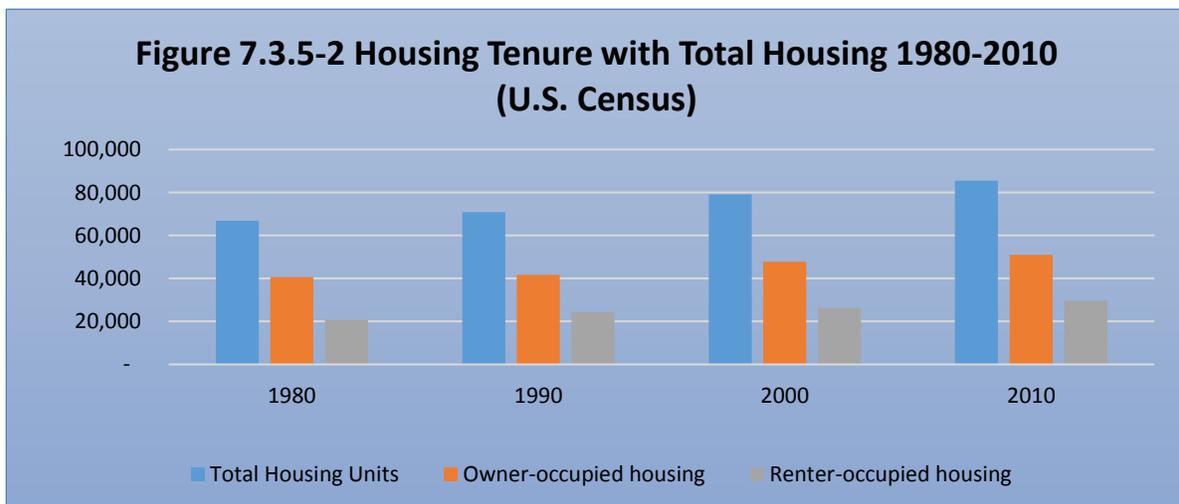
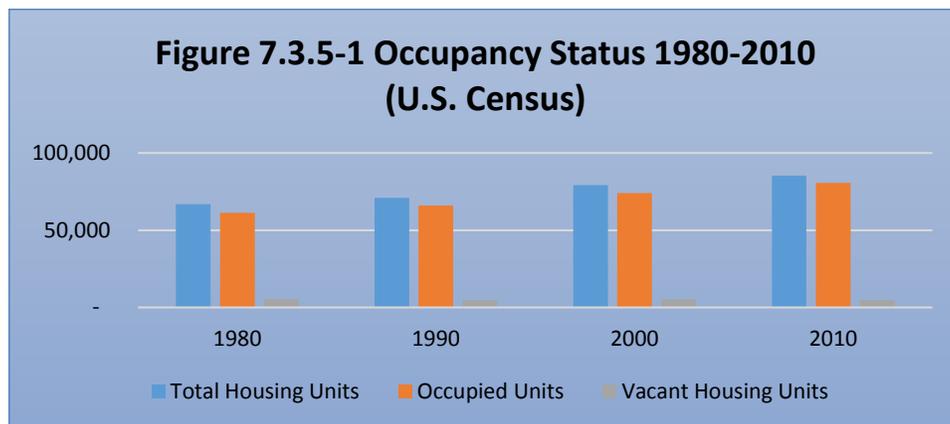
The number and types of households in a community can partially indicate the housing needs of that community. A household includes all people living in one housing unit, whether or not they are related. A single person renting an apartment is a household, as is a family living in a single-family house.

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% (80,592) were owner- or renter-

occupied, while 6 % of the housing units were vacant (4,882). The vacancy rate for housing units located within incorporated limits of the cities was 5% in 2010. In the unincorporated areas, a total of 7% of all housing units were vacant in 2010. 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				

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



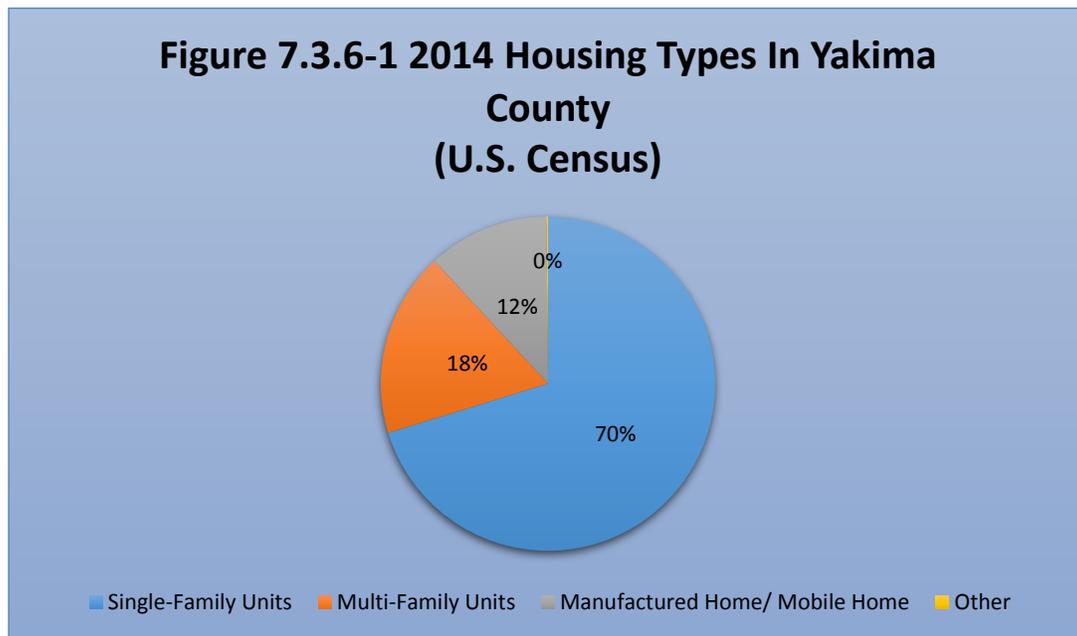
7.3.6 Housing Type

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

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

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



7.3.7 Value and Cost of Housing

The price of housing compared to household income determines the ability of Yakima County's residents to secure adequate housing. Table 7.3.7-1 compares median household incomes for Yakima County and each of its cities over a ten-year span. Median income is defined as the mid-point of all of the reported incomes; that is, half the households had higher incomes and half the households had lower incomes than the mid-point. In 2010, the median household income

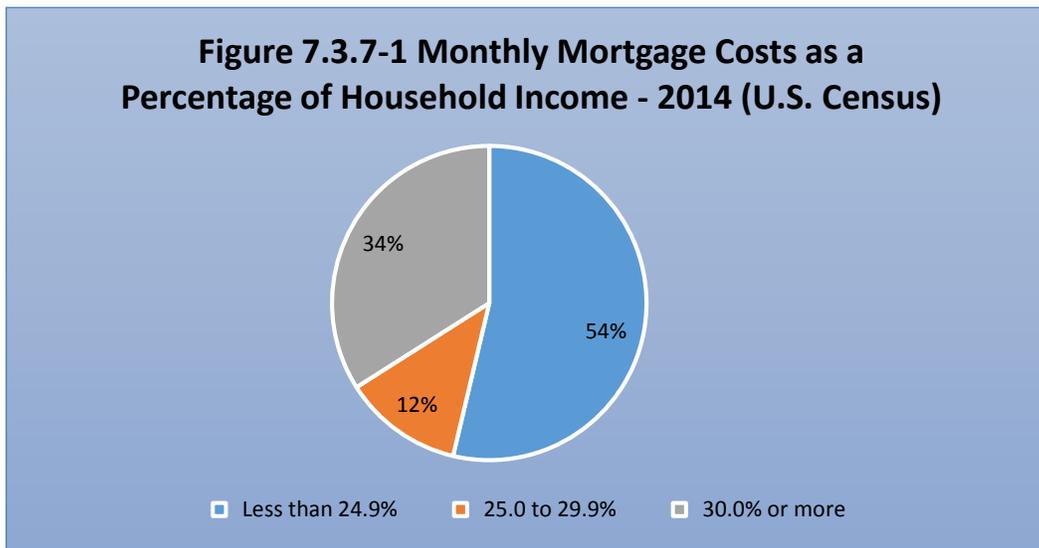
was \$42,877. Not surprisingly, household income often determines the type and size of housing obtained by a household.

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)

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;



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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%.

Table 7.3.7-2 Monthly Homeowner Costs as a Percent of Household Income, 2010-2014.

% Monthly Income Toward Mortgage	2010		2011		2012		2013		2014	
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	54%
25.0 to 29.9 percent	4,385	13%	4,114	12%	4,038	13%	3,842	12%	3,852	12%
30%+	12,324	36%	11,812	36%	11,180	35%	10,921	34%	10,640	34%

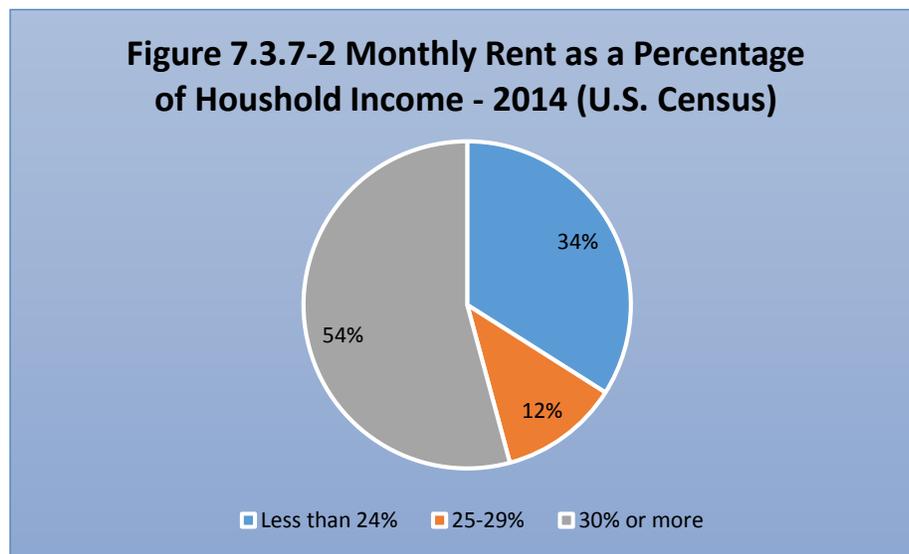
Source: U.S. Census 2006-2010 through 2010-2014 American Community Survey.

As the percentage of home mortgages decline the number of units occupied by renters has increased by 6% (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 percent of household income in 2014. According to the U.S. Census data for Yakima County, the median rent increased by 20% between the years 2010-2014, from \$644 to \$771. The median rent has increased at a greater rate than the median mortgage during the same time period, with the median mortgage up 4% (from \$1,215 to \$1,271).

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

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

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



7.3.8 Overcrowded Units

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

Residents live in overcrowded conditions when they cannot afford a unit which would adequately accommodate them or there aren't sufficient safe, sanitary and affordable units available. That is, the County lacks low cost housing for larger households. Table 7.3.8-1 shows that in 2014, 6.1% of Yakima's housing stock was crowded and 1.6% was severely crowded. The table also shows that the number of crowded and severely crowded housing units has been rising since 2011. In comparison, in 2014, 2.2% of occupied housing units in Washington State were crowded and 0.8% of housing units were severely crowded.

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

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

7.3.9 Investment and Rehabilitation in Unincorporated Areas

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

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

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 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 2009-2014, the number of persons 65 and older increased from 26,824 to 29,842 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.

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

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

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

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

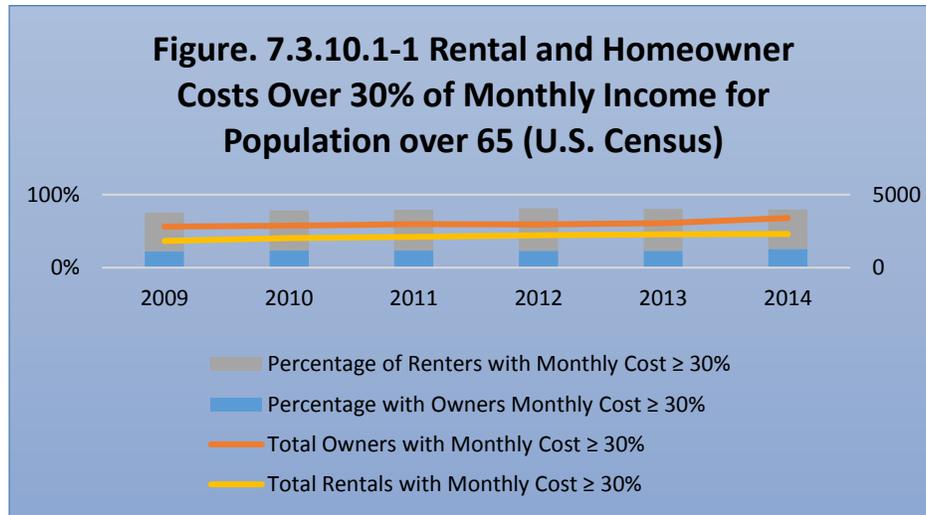
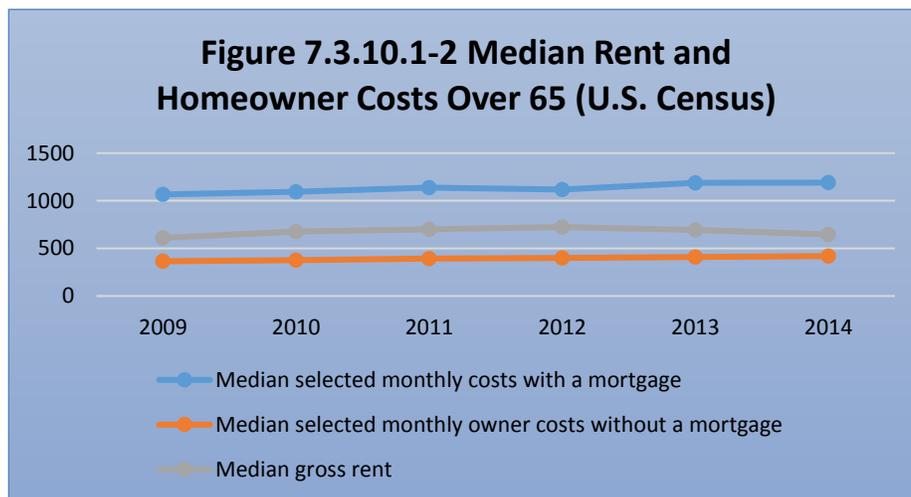
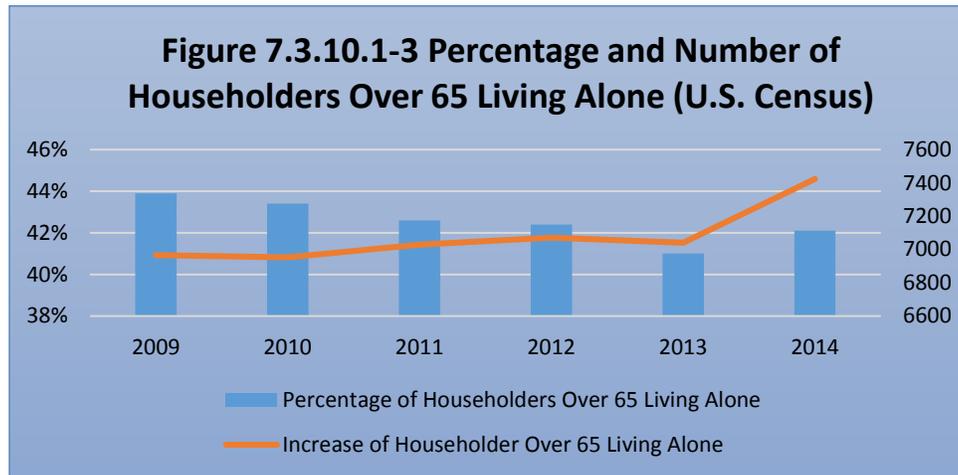


Figure 7.3.10.1-2 shows that homeowners 65 and over with mortgages pay more each month on their mortgages than renters 65 and over pay in rent. The monthly costs for homeowners has increased over the 5-year period between 2009-2014, up 12% for homeowners with a mortgage and 15% for homeowners without 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 housing options. This 1990 law requires changes to building and zoning codes to improve access for disabled persons. The codes apply to both new construction and to major rehabilitation. While data from other states shows that it costs less than \$1,000 to provide accommodation in new multi-family housing, it is expensive and not always possible to modify an existing unit. Older units, particularly older multi-family structures, are very expensive to retrofit for disabled occupants because space is rarely available to modify elevator shafts, add ramps, and widen doorways. Much of the existing multi-family housing (traditionally the more affordable housing) cannot economically be modified to meet the needs of disabled residents.

7.3.10.3. Farmworker Housing

Yakima County is dependent on seasonal laborers for its agricultural industry in order to meet harvest and agricultural labor requirements. 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,

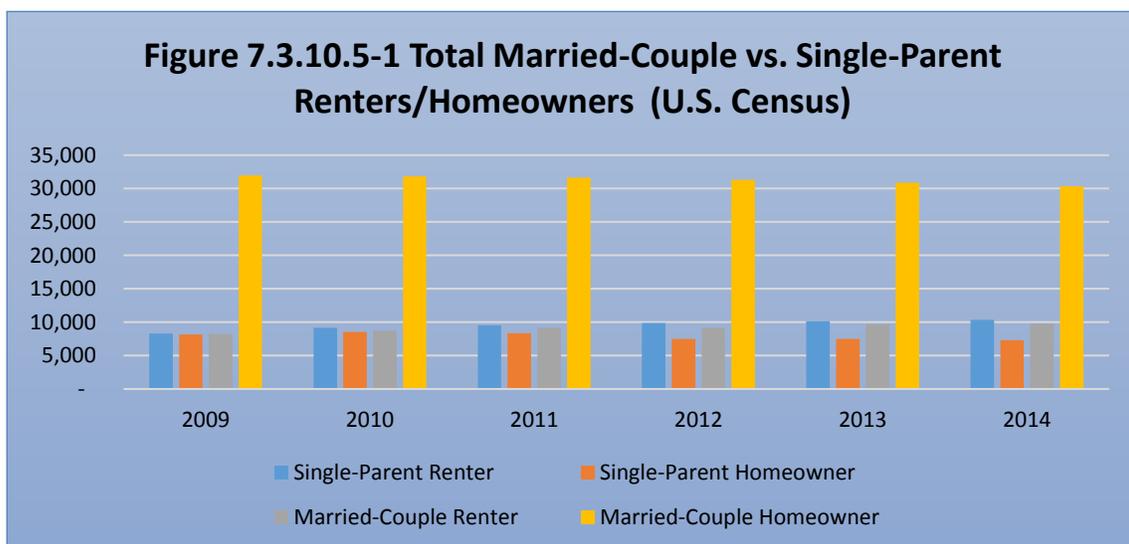
- Individuals and families who are fleeing, or are attempting to flee, domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member.

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 household typically have only one source of income, they may be more inclined to need low-income, affordable housing. In 2014, 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 is an important group to consider is the percentage of single family householders who are homeowners compared to married-couple homeowners. In 2014, only 15% of all owner-occupied households were single parent householders, while 62% owner-occupied households were married-couple householders. When considering renter-occupied householders, 32% were occupied by married-couple householders, with 34% of all renter-occupied household rented by single-parent households. In Figure 7.3.10.5, you can see that the trend for single-parent households there has historically been more renter-occupied households with the gap between renter- and owner-occupied growing for single parent households. Of note, Figures 7.3.7-1 and 7.3.7-2 (in Section 7.3.7 above) show that a larger percentage of renters are more likely to spend 30% or more of their monthly income on rent as compared to homeowners in Yakima County.



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 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. This section works on the assumption of that 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).

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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
					Incorporated	Unincorporated UGA	
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	3,246	5,484	2,238	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	1182	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.

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 additional residents by 2040. This population increase will require roughly 908 additional housing units. The table shows that Grandview has an estimated 411 vacant residential acres in its city limits, with an additional 858 acres in the unincorporated UGA for a total of 1,269 acres. When you convert those vacant residential acres to square feet and then divide that number by the assumed minimum lot size of 8,000 square feet, the results show that the vacant residential acreage for Grandview could accommodate 6,910 additional housing units, 6,002 more than they will need in twenty-years. Using this same calculation for each city and the unincorporated areas

of the County indicates that there is more than enough available vacant residential land to accommodate the additional housing units needed over the GMA required planning horizon.

7.4.2 Maintaining the Housing Stock

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

Often, older housing stock provides many of the more affordable units within Yakima County. The 2014 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 housing options for low and moderate income persons.

7.4.3 Rental Housing

Yakima County needs affordable, quality rental units at all income levels, but especially for very low, and low income. In 2014 54.2% of the County's renters were paying more than 30 percent of their income on rent (U.S. Census, ACS). 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 3% between 1980 and 2010. Based on the increase in population and the increase in rate of renter-occupied housing, Yakima County will likely continue to have a need for rental housing in the future. Yakima County needs to ensure a wide variety of housing options are available within the residentially zoned land throughout Yakima County to guarantee an adequate supply of rental housing is available.

7.4.4 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 Census data, between 2010 to 2014 the median income increased 3%. However, during the same time frame, the median homeowner costs (with a mortgage) increased 5% and the median rent increased 20%. As stated previously, paying up to 30% of monthly income on housing costs is considered affordable. 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.

7.4.5 Affordable Housing

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

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

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

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 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 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 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 housing for them to occupy. Since there is no one type of homeless person, a variety of housing types are necessary. These may include special transitional shelters, group housing, shared/congregate facilities, seasonal housing and standard housing units of both on-site and off-site manufacture. **Horizon 2040** can ensure policies are in place to address the needs of the County's homeless population.

7.4.11 Neighborhood Character and Vitality

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

7.4.12 Neighborhood Variety

Horizon 2040 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 pertain to Yakima County, such as: Yakima County as a whole, Rural Areas, Resource Areas, Urban Growth Areas, City of Yakima’s UGA including West Valley and Terrace Heights. The goals and policies are identified as follows:

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

PURPOSE STATEMENT H 1

The GMA requires the County to make adequate provisions for the existing and projected housing needs of its residents by identifying sufficient land for housing and a diversity in housing type. A diversity in housing will help ensure there is adequate housing available to meet future needs.

GOAL H 1:	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.

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	Encourage a variety of housing types that allow high densities and creative use of land within the urban area.
H 1.2	Encourage development of new housing within the Urban Growth Areas where facilities and services exist or are planned.
	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 1.3	In siting housing, consider the locational needs (proximity to employment, access to transportation and services) of the various types of housing.
H 1.4	Encourage the public and private sectors to develop and maintain an adequate supply of housing for all segments of the population.
H 1.5	Work closely with local governments and the private sector to extend infrastructure and provide other services to accommodate residential growth, particularly in Urban, Rural Settlement and Rural Transitional areas which are suitable for higher density development.

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 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, the County can encourage affordable housing. This goal and its policies address specific ways the County can encourage affordable housing

through policies such as flexible zoning regulations, establishing an orderly process for distribution of fair share housing monies, and encouraging housing that does not use a lot of land. The following goals and policies address the needs of these citizens through various means, including public and private partnerships and encouraging development regulations that are not a hindrance to providing housing.

GOAL H 3:	Promote 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

PURPOSE STATEMENT H 4

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

GOAL H 4:	Preserve and rehabilitate the County’s existing housing stock.
OBJECTIVE:	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 service provision is needed to accommodate the changing needs of farm workers and other low-income residents.

GOAL H 7:	Encourage the availability of safe, sanitary and affordable housing for both migrant and permanent-resident farm workers.
OBJECTIVE:	Work with the state legislature to pursue legislation to remove obstacles to these policies.
POLICIES:	
H 7.1	Continue to allow seasonal and accessory farm worker accommodations in rural and agricultural resource areas, with the requirement that one or more persons in each household must be employed by the property owner.
H 7.2	Work with the agricultural community to develop criteria and a process for siting permanent and migrant farm worker housing in rural and agricultural resource areas with consideration given to neighborhood and project security, health and sanitation, availability of public services, access, child care, and the availability of affordable housing in a nearby urban area.
H 7.3	Provide a siting process to expedite farm worker housing projects using pre-approved designs for housing of both temporary and permanent farm workers employed by the property owner.
H 7.4	Continue to work with state and local agencies to remove barriers to providing farmworker housing, and explore innovative approaches to meeting farm worker housing needs.
H 7.5	Evaluate state requirements for farm worker housing.

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H 7.6	Work cooperatively with other public agencies, private institutions and organizations to encourage new housing and /or housing rehabilitation in suitable areas.
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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.
POLICIES:	
YKH 2.1	Support development of programs that offer assistance to persons identified as being homeless.