

Chapter 6

Housing Element

I. INTRODUCTION

Purpose

The Housing Element is intended to guide the location and type of housing that will be built over the next

20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The Washington Growth Management Act (GMA) requires that the following be addressed by the Housing element:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

Applicable Countywide Planning Policies

The goals of the GMA related to housing include encouraging the availability of affordable housing to all economic sectors, promoting a variety of residential densities and housing types, and encouraging the preservation of existing housing stock. The following Countywide Planning Policies established by Yakima County relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (A.3.1.)
2. The baseline for twenty-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)
3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.6.)
4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7.)
5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)

6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)

7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)

8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)

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

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

Affordable housing strategies should:

- a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
- c. Promote housing design and siting compatible with surrounding neighborhoods;
- d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
- e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

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

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

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

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

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

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

17. 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. (E.3.10.)

Relationship to Other Elements or Land Uses

As a major user of land in urban areas, housing directly affects most Comprehensive Plan elements.

Those elements in turn, especially land use, capital facilities and transportation, directly affect housing.

Urban Growth Areas

For the most part, the conversion of vacant and agricultural land to urban use means the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

Land Use

Housing is a major consumer of land, and often a driving factor of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

Capital Facilities

Availability of water, sewer and other public services makes possible more dense, less costly types of housing. Conversely, low-density housing may make the provision of public services extremely expensive.

Transportation

As a major generator of traffic flow, housing affects the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

II. MAJOR HOUSING CONSIDERATIONS

Availability of Housing

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is an extremely low rate of vacancy (as is the case in Zillah for owner-occupied homes), housing is not generally available, the price is inflated, overcrowding can increase, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of housing consumers.

In Zillah, increasing the vacancy rate will involve developing vacant land. This situation raises a few issues.

- a) What is the preferred role of the City in land development and housing production?
- b) How can City programs best be designed to stimulate activity in the private sector?

c) How can City programs promote residential infill development to make use of underused or vacant parcels in current residential areas?

Housing Density

The City should consider all of the available alternative housing types (such as single family, multifamily, mobile homes, foster and group homes). In considering various housing types, the City will need to:

- a) Determine an appropriate mix of housing types and densities to meet the current and future needs of the community;
- b) Determine the most appropriate location for these different types and densities to avoid the mixing of incompatible uses; and
- c) Determine the most appropriate location for these different types and densities to promote the mixing of compatible uses.

Housing Rehabilitation

A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower-income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock.

Housing Mix

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can focus on specific income groups. When new housing is focused toward the housing needs of higher-income groups, the provision of these higher-cost units may increase the alternatives of low-income groups through a trickle down or filtration process. By providing more housing for higher-income groups, more affordable existing homes can become available for lower income groups. The effectiveness of this trickle-down process, however, depends upon older, more affordable housing being rehabilitated when needed and maintained for livability, and preserving existing older homes instead of replacing them with new construction. Some activities that might facilitate this process are:

- a) Monitoring housing needs in all income groups.
- b) Developing and implementing an active housing rehabilitation programs for older homes.
- c) Ensuring that existing residential parcels are not targeted by redevelopment efforts.
- d) Keeping developers informed as to current housing needs and encouraging them to address those needs.
- e) Providing information on loan programs to eligible persons seeking to improve their living situation.

Aggressive Code Enforcement and/or Rental Licensing

Much of the deterioration of rental housing stock within Zillah could be alleviated through aggressive code enforcement and a reduction in the number of illegal and substandard rental units. Adoption of a rental licensing ordinance would achieve this through monitoring substandard housing, and ensuring that landlords provide proper maintenance. An education program is also an important component, as the risk of fire and other hazards that residents may not be aware of would be reduced.

III. EXISTING CONDITIONS

CHARACTERISTICS

The number of housing units within Zillah has grown from 400 total housing units in 1970 to an estimated 1,167 units in 2015, a 152% increase. Over this same time period, the population of Zillah has grown by approximately 278%. In 1970, Zillah had 1,138 residents. By 2015, Zillah had grown to an estimated 3,140 persons. Table VI-1 shows these trends.

Table VI-1. Population and Housing within the City of Zillah

City of Zillah: Population and Housing Units	Population		Housing Units		Persons per Housing Unit	
	Number	Percent Growth	Number	Percent Growth	Number	Percent Change
2015	3,140	5.9%	1,167	5.6%	2.87	---
2010	2,964	19.9%	1,105	16.9%	2.87	---
2001 (state certified census)	2,472	12.5%	945	11.8%	2.8	
2000	2,198	15.0%	845	15.9%	2.77	---
1990	1,911	19.5%	729	12.2%	2.8	---
1980	1,599	40.5%	650	62.5%	2.7	---
1970	1,138	---	400	---	2.8	---

Source: U.S. Census Bureau, Census of Population and Housing and Washington State Office of Financial Management.

HOUSING	Zillah, Washington	United States
Median Home Age "The average age of homes in years. Updated: December, 2016"	34	37
Median Home Cost "This is the value of the years most recent home sales data. Its important to note that this is not the average (or arithmetic mean). The median home price is the middle value when you arrange all the sales prices of homes from lowest to highest. This is a better indicator than the average, because the median is not changed as much by a few unusually high or low values. Updated: December, 2016"	\$169,500	\$185,800
Home Appr. Last 12 months "House appreciation - last 12 months Updated: December, 2016"	-3.99%	3.74%
Home Appr. Last 5 yrs. "House appreciation - last 5 years Updated: December, 2016"	-4.96%	16.02%

Home Appr. Last 10 yrs. "House appreciation - last 10 years Updated: December, 2016"	11.31%	-0.68%
Property Tax Rate "The property tax rate shown here is the rate per \$1,000 of home value. If the tax rate is \$14.00 and the home value is \$250,000, the property tax would be \$14.00 x (\$250,000/1000), or \$3500. This is the 'effective' tax rate. Updated: December, 2016"	\$10.99	\$11.80
Homes Owned "The percentage of housing units which are owned by the occupant. A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	66.13%	56.34%
Housing Vacant "The percentage of housing units which are vacant (unoccupied). A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	5.47%	12.45%
Homes Rented "The percentage of housing units which are rented by the occupant. A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	28.40%	31.21%

Vacancy Rate

Of the 1,167 housing units within Zillah in 2015, 1,103 were reported as occupied and 64 were reported as vacant. The total vacancy rate as reported in the 2010 Census was 5.5%. The vacancy rate for properties "for sale only" was reported as 1.23%. The vacancy rate for properties for rent was 1.32%. Those already sold or rented but not occupied was reported as less than 1%. All other vacancies less than 1%. However, these vacancy figures from the April 1, 2015 American Fact Finder –US Census survey may not represent the average vacancy rate, as it occurs before many farm workers arrive for late spring and fall harvests in this agricultural region.

VACANT HOUSING	Zillah, Washington	United States
Vacant For Rent "Vacant housing - for rent Updated: December, 2016"	1.32%	2.34%
Vacant Rented "Vacant housing - rented Updated: December, 2016"	0.00%	0.46%
Vacant For Sale "Vacant housing - for sale Updated: December, 2016"	1.23%	1.20%
Vacant Sold "Vacant housing - sold Updated: December, 2016"	2.93%	0.46%
Vacant Vacation "Vacant housing - seasonal, recreational or occasional use Updated: December, 2016"	0.00%	3.97%
Vacant Other "Vacant housing - other Updated: December, 2016"	0.00%	4.02%

Housing Types

Table VI-2 shows the mix of housing types in 2000, 2010 and 2015. The mix of housing types has changed significantly over this period as the percentage of manufactured homes within the city has increased relative to conventional stick-built single family and multifamily housing.

Single family units within Zillah increased from 579 units in 2000 to 815 units in 2015. Multifamily units within Zillah increased from 197 housing units in 2000 to 234 units in 2015. Manufactured homes increased from 61 to 118 units over this same time period.

Table VI-3 shows the age of housing units within Zillah. Almost 45% of all housing units within Zillah are more than 40 years old having been built prior to 1970. As shown in the table below, the number of renter occupied units built over the last decade, 1980 to 1990, have increased at about the same rate of growth as owner occupied units.

Table VI-2 City of Zillah Housing Types

City of Zillah: Type of Housing Units	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	579	69.1%	762	69.0%	815	69.8%
Multifamily	197	23.5%	227	20.5%	234	20.0%
Manufactured Home and Other Housing	61	7.3%	116	10.5%	118	10.2%
Total Housing Units	837	100.0%	1,105	100.0%	1,167	100.0%

Table VI-3. Age of Housing Units Within the City of Zillah

HOUSING UNITS BY YEAR STRUCTURE BUILT	Zillah, Washington	Yakima County	Washington State
2010 and newer "2010 and newer Updated: December, 2016"	0.00%	2.37%	2.91%
2000 to 2009 "2000 to 2009 Updated: December, 2016"	17.08%	10.52%	16.04%
1990 to 1999 "1990 to 1999 Updated: December, 2016"	23.96%	12.53%	17.24%
1980 to 1989 "Percentage of Housing Units by Structure Built 1980 to 1989. Updated: December, 2016"	6.79%	11.56%	13.47%
1970 to 1979 "Percentage of Housing Units by Structure Built 1970 to 1979. Updated: December, 2016"	20.66%	18.72%	16.99%
1960 to 1969 "Percentage of Housing Units by Structure Built 1960 to 1969. Updated: December, 2016"	23.96%	12.53%	17.24%
1950 to 1959 "Percentage of Housing Units by Structure Built 1950 to 1959. Updated: December, 2016"	7.45%	10.95%	7.88%
1940 to 1949 "Percentage of Housing Units by Structure Built 1940 to 1949. Updated: December, 2016"	3.59%	10.29%	5.02%
1939 or Earlier "Percentage of Housing Units by Structure Built 1939 or Earlier. Updated: December, 2016"	14.62%	13.52%	10.56%

* Includes both occupied housing units and vacant housing units.

Source: U.S. Census Bureau, Census of Population and Housing, American Fact Finder, 2015.

When compared with the County and the State, the age of housing stock within the City of Zillah is most similar to that found on average, statewide. Table VI-3 also compares the housing stock of Zillah with that of Yakima County and Washington State.

Housing Condition

It has been many years since the City of Zillah has formally undertaken a community-wide review and survey of housing conditions. The last community-wide review of housing conditions was conducted for the City's Housing Assistance Plan (HAP), dated June 1981. The HAP utilized both a windshield survey of exterior housing conditions and a mail-in survey to determine housing conditions. This section of the comprehensive plan is based on a summary of these survey results until such time that efforts are completed to update and replace this information.

Housing within Zillah was classified as standard, marginal, substandard, or critical depending on the condition of the housing unit. Standard units were structurally sound with three or fewer minor defects such as lack of paint, broken windows, and leaking kitchen or bathroom fixtures. Marginal housing units are basically structurally sound but have one or two major defects, four or more minor defects, or some combination thereof. Examples of major defects include an absence of a permanent foundation, holes, cracks, rotted material over a substantial area, and a lack of central heating. Substandard housing is structurally inadequate with three or more major defects or one or more critical defects. Critical defects include a substantial sagging of the floors, walls or roof, dirt floors, and the lack of a major indoor facility such as heating, hot water or electricity. Critical defects pose a threat to the inhabitants and do not meet local, state and/or federal regulations and standards.

The December 1980 windshield survey documented the conditions in 56% of the 650 households within Zillah. Of the 365 housing units surveyed, 283, or 77.5%, were considered to be in standard condition with few, relatively minor problems. Another 30 housing units, or 8.2%, were considered to be in marginal condition with somewhat more serious problems. Finally, 52 housing units, or 14.2%, were considered to be in substandard condition with serious problems. Of these 52 housing units, 12 units were seriously dilapidated and were suitable for demolition.

The mail-in survey of the 650 households within the City of Zillah had a return rate of 28%. A total of 185 surveys were returned. Home owners and renters completed a self-assessment of their housing and the deficiencies associated with this housing as part of this survey. The results of this survey were summarized by tenure. A majority of home owners reported their housing to be in standard condition. Of the 136 owner occupied housing units included within this survey, 109 units, or 80%, were reported in standard condition. The remaining 27 owner occupied housing units, or 20%, reported their housing to be in substandard condition.

A somewhat smaller percentage of renters reported their housing units to be in standard condition. Of the 44 renters returning surveys, 29 renters, or 66%, reported their housing to be in standard condition. The remaining 15 renters, or 34%, found their units to be in substandard condition.

Value and Cost of Housing

As indicated in Table VI-4 approximately 6.2% of the owner occupied homes in Zillah in 2016 were valued at less than \$50,000 (2010 Census). The median value of an owner occupied home in Zillah is \$169,500. Due to the demand for housing within Yakima County over the past few years, these values have changed significantly, as many communities have experienced increases in the value of owner occupied homes amounting to 7% to 9% per year.

Table 5 summarizes the tenure (ownership or rental status) of occupied home units in Zillah, as reported by the 2010 Census, the most recent source of housing tenure data. The number of renter occupied units built between 2000 to 2010 increased much more rapidly than owner-occupied units.

Renter-occupied units increased by 45.4%, while owner-occupied units increased by 9.1%. This could indicate not just a slowing in the number of owned homes built relative to rental homes, but also a conversion of owned single-family homes to rental property.

Table VI-4. Value of Owner Occupied Housing in 2016 -City of Zillah, Yakima County and Washington State

VALUE OF OWNER-OCCUPIED HOUSING	Zillah, Washington	Yakima County	Washington State
--	-----------------------	---------------	---------------------

Less Than \$20,000 "Percentage of Home Values less than \$20,000. Updated: December, 2016"	4.57%	6.61%	3.82%
\$20,000 to \$39,999 "Percentage of Home Values between \$20,000 and \$39,999. Updated: December, 2016"	0.00%	2.80%	1.69%
\$40,000 to \$59,999 "Percentage of Home Values between \$40,000 and \$59,999. Updated: December, 2016"	1.57%	1.43%	1.19%
\$60,000 to \$79,999 "Percentage of Home Values between \$60,000 and \$79,999. Updated: December, 2016"	0.00%	3.69%	1.54%
\$80,000 to \$99,999 "Percentage of Home Values between \$80,000 to \$99,999 Updated: December, 2016"	0.71%	9.06%	2.25%
\$100,000 to \$149,999 "Percentage of Home Values between \$100,000 to \$149,999. Updated: December, 2016"	32.10%	22.99%	8.46%
\$150,000 to \$199,999 "Percentage of Home Values between \$150,000 to \$199,999. Updated: December, 2016"	26.25%	21.85%	13.67%
\$200,000 to \$299,999 "Percentage of Home Values between \$200,000 to \$299,999. Updated: December, 2016"	25.82%	17.49%	25.52%
\$300,000 to \$399,999 "Percentage of Home Values between \$300,000 to \$399,999. Updated: December, 2016"	7.70%	8.74%	16.87%
\$400,000 to \$499,999 "Percentage of Home Values between \$400,000 to \$499,999. Updated: December, 2016"	1.28%	1.98%	8.99%
\$500,000 to \$749,999 "Percentage of Home Values between \$500,000 to \$749,999. Updated: December, 2016"	0.00%	1.98%	10.23%
\$750,000 to \$999,999 "Percentage of Home Values between \$750,000 to \$999,999. Updated: December, 2016"	0.00%	0.60%	3.20%
\$1,000,000 or more "Percentage of Home Values greater than \$1,000,000 or more. Updated: December, 2016"	0.00%	0.79%	2.59%

Source: U.S. Census Bureau, Census of Population and Housing, 2015.

Table VI-5 HOUSING TENURE- City of Zillah

HOUSING TENURE	Number	Percentage
Occupied housing units	1,033	100.0
Owner-occupied housing units	664	64.3
Population in owner-occupied housing units	1,928	(X)
Average household size of owner-occupied units	2.90	(X)
Renter-occupied housing units	369	35.7
Population in renter-occupied housing units	1,036	(X)

Average household size of renter-occupied units	2.81	(X)
--	------	-------

Source: U.S. Census Bureau, Census of Population and Housing, American Fact Finder, 2015.

AFFORDABLE HOUSING

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

Income and Housing Costs

Based on U.S. Department of Housing and Urban Development criteria, 48% of all Zillah households are low- and moderate-income. Table VI-5 compares four income statistics for the City of Zillah with Yakima County and the State of Washington. Zillah's median household income and median family income are higher than that found county-wide however slightly lower than statewide. The percentage of persons living below the poverty rate in Zillah has grown from 13.5% in 1980 to 14.6% in 1990 to 15.3% in 2015. Tables VI-6 present the breakdown of Average Income Statistics and poverty rate.

As a result of these low income levels, occupants of at least 14.0% of Zillah's households spent 30% or more of their 2015 income on housing, including utilities (2015 US Census- American Fact Finder). Significant are those householders age 15-64 who rent. Approximately 28% pay more than 30% for housing and utilities. When the percentage of income expended on housing costs exceeds 30%, the remaining income available to many low-income households is often inadequate to meet life's other basic necessities.

Table VI-6. Comparison of Average Income Statistics-City of Zillah, Yakima County, and Washington State

	Median Household Income	Median Family Income	Poverty Rate in Percent
City of Zillah	\$ 60,068	\$ 64,107	15.3%
Yakima County	\$ 44,749	\$ 49,907	21.3%
Washington State	\$ 61,062	\$ 74,025	13.3%

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing

Table VI-7 Average Income Statistics-City of Zillah

AVERAGE RENT FOR HOME OR APARTMENT	Zillah
Studio Apartment "Average rent for studio apartment Updated: December, 2016"	\$610
1 Bedroom Home or Apartment "Average rent for 1-bedroom home or apartment Updated: December, 2016"	\$700

2 Bedroom Home or Apartment "Average rent for 2-bedroom home or apartment Updated: December, 2016"	\$900
3 Bedroom Home or Apartment "Average rent for 3-bedroom home or apartment Updated: December, 2016"	\$1,240
4 Bedroom Home or Apartment "Average rent for 4-bedroom home or apartment Updated: December, 2016"	\$1,420

Local residents throughout Yakima County have discussed housing problems through the county-wide visioning effort. The results of this effort have been used as the basis for the County-wide Planning Policies that address housing. The purpose of these policies is to provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these County-wide Planning Policies have been incorporated into the Goals and Policies contained within this housing element.

IV. HOUSING NEEDS ASSESSMENT

EXISTING DENSITIES

As indicated by Figure III-4 - Population Density Map, population densities in Zillah range from near 0 to over 12,175 persons per square mile (2010 Census). The areas of greatest density are in the older sections of the city, immediately north, southeast, and southwest of the downtown business and industrial core. These areas average between 5,000 and 9,000 persons per square mile with pockets of much higher density. In general, the farther from the downtown core, the fewer persons per square mile that are found in residential areas. Other areas of Zillah vary in population density reflecting commercial and industrial areas, and a mixture of more rural housing.

Approximately 13.7% of the total land area within Zillah, or 218 acres, is devoted to housing.

INVENTORY OF VACANT BUILDABLE LAND

Of the parcel acreage within Zillah, approximately 646.54 acres or 40.5%, is either vacant or critical areas. Of this acreage, approximately 118 acres are residentially zoned within the current city limits. These 120 acres are fairly well distributed between the city's SR and R-3 zones. This acreage will allow space for new residential construction within the city limits. The total amount of space for residential uses will depend upon how much of this land becomes available for conversion to residential use during the planning period.

FUTURE NEEDS

At the medium growth rate, it is estimated that 654 additional housing units would be needed to serve the projected year 2016 population of 5,016. Table VI-10 shows the breakdown of housing types and number of units needed to serve either of these future populations, if the existing pattern of housing types were to continue. In addition to those needs displayed by the current housing stock, new construction will be needed to both increase the vacancy rate and to provide for population growth.

Table VI-10. Projections of Housing Types and Number of Units Needed in the City of Zillah by the Year 2040

Population Projection	Single-Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium projection	458	131	65	654

Source: Projections made utilizing 2010 Census baseline information and Yakima County population projections.

Land Requirements for Single-Family Housing

Using the medium growth projection, 458 additional single-family units would be required to meet the 2040 population projection of 5,016 people. This would consume approximately 89.4 acres (at 8,500 square feet per unit) of vacant land area.

Land Requirements for Multi-Family, Manufactured and Other Housing Types

Developable land is also needed to accommodate housing growth projections for multifamily units and manufactured housing units. Using the medium growth projection, approximately 36.1 acres would be needed to accommodate 131 additional multifamily units (at 12,000 square feet per unit). An additional 12.7 acres would be needed to accommodate another 65 manufactured homes (at 8,500 square feet/unit) within the City.

Total Land Needed to Accommodate Projected Housing Growth

The total land requirement for new housing to accommodate the medium population projection of 5,016 persons in the year 2040 is 138.2 acres. This requirement is based on an existing average parcel size of 8,500 sq. ft. per unit for single-family and manufactured housing, and an average parcel size of 12,000 sq. ft. + per unit for multifamily units (duplexes and larger). These calculations assume that the housing pattern existing in 2015 will continue throughout the planning period.

V. A COORDINATED HOUSING STRATEGY FOR ZILLAH

As is the case with most communities, Zillah's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Zillah should include:

1. Consideration and implementation of the housing goals and policies. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals and policies contained in this comprehensive plan.
2. A target area or areas for housing rehabilitation should be indicated within the plan and used to guide future activities aimed at improvement of the existing housing stock.
3. Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Zillah. The addition of more people in Zillah, particularly those active in the community work force will add to the viability of the community.

VI. GOALS AND POLICIES

Housing Goal #1: Support a varied housing stock that meets the needs of Zillah residents.

Housing Policy #1.1: Encourage the construction of a mix of housing types and densities to increase the local housing supply. New construction should provide for a moderate, to low income and elderly market demand as well as upscale residences

Housing Policy #1.2: Encourage and support the rehabilitation of older homes and revitalization of declining neighborhoods.

Housing Policy #1.3: Support the development of regional strategies to address housing needs.

Housing Policy #1.4: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

Housing Policy #1.5: Support programs to expand the housing options of low- and moderate income groups.

Housing Policy #1.6: Encourage the construction of multi-family designed to meet the limitations of elderly persons.

Housing Policy #1.7: Support the development of housing to meet the special needs of the disabled.

Housing Policy #1.8: Monitor and evaluate the progress and impact of housing developments with:

- a. A record keeping system to maintain accurate and current data;
- b. An evaluation system that accurately measures the impact of public programs on local housing problems; and
- c. A system to evaluate the effect on the City's infrastructure.