City of Grandview

Housing Action Plan

YVCOG
What is a Housing Action Plan?

- A Housing Action Plan (HAP) defines strategies and implementing actions that promote greater housing diversity, affordability, and access to opportunity for residents of all income levels.
- It’s a review of policies, programs, and regulations that shape housing development.
- Once the plan is adopted by the City Council, it is the implementation of the plan that creates changes in policy and code.
Housing Needs

Strategies should encourage housing development that meets housing needs.

Housing Action Plan

Informs

Comprehensive Plan
- Housing Element goals & policies
- Capital Facilities Element
- Land Use Element

Guides

Implementation Strategies
- Development regulations
- Infrastructure spending priorities
- Permitting processes
- Fee structures
- Housing programs
There is a process to creating a HAP

- **Step One: Housing Needs Assessment**
  - Where we are now.

- **Step Two: Housing Action Plan**
  - Public engagement
  - Review of local housing policies
  - Review recommended strategies
  - Develop implementation and monitoring program
  - Adopt the plan
  - Implement the plan
Housing Needs Assessment

• Housing Needs Assessment Components
  • Community Profile – housing needs of current residents
  • Workforce Profile – do workers lack housing in Grandview
  • Housing Inventory – description of housing stock
  • Gap Analysis – are housing needs and housing stock aligned
  • Land Capacity Analysis – does the community have enough developable land
Total Population

US Census Population Estimates

Source: US Census Bureau
Projected Population Growth

Population Forecast

Source: Office Financial Management (OFM) and Yakima County
Estimation of Population by Age Group (Numbers)

Source: US Census Bureau
Estimation of Population by Age Group (Percentage)

Source: US Census Bureau
Total Households

Own vs. Rent

3,355 Households

- Owner Occupied: 1,415 (42%)
- Renter Occupied: 1,940 (58%)

Source: US Census Bureau/HUD
Household Size

Number of People per Household

- 1-person household: 541
- 2-person household: 766
- 3-person household: 692
- 4-or-more-person household: 1,323

Source: US Census Bureau
Household Size

Rent vs. Own

Source: US Census Bureau
Number of Bedrooms per Home

Housing Inventory by Bedrooms - Grandview

- No bedroom: 40
- 1 bedroom: 270
- 2 bedrooms: 1,196
- 3 bedrooms: 1,337
- 4 bedrooms: 471
- 5 or more bedrooms: 115
- Total Units: 3,449

Source: US Census Bureau
Household Size/Occupancy Characteristics
Initial Takeaways

- Average Household Size is 3.39
- There is a need to create ownership opportunities
- More than 90% of households have 1 or less occupant per room
  - Good sign of no overcrowding
- 49% of households have children under 18 living there
  - Young families

Source: US Census Bureau
GAP Analysis

- Projected need for housing
- 13,558 projected population – 11,075 estimated current population
- 2,483 new residents in Grandview ÷ 3.39 Average household size
- 733 new homes needed within the next 20 years
GAP Analysis

• 733 new homes needed within the next 20 years
• Data shows that 137 housing units were built between 2010 and 2020
• Average of 13.7 per year
• $13.7 \times 20 \text{ years} = 274$
• $733 - 274 = \textbf{479 additional homes needed}$
• Housing is not projected to keep up with population growth; however, current construction activity is significant, and will be included in the final analysis.
Workforce Profile Analysis
Commuting from Grandview

Where they are going in Yakima County

Source: Streetlight
Workforce Profile Analysis
Commuting from Grandview

Morning Migration 2020 (6 a.m. to 10 a.m.)
1,565 People

Source: Streetlight
Workforce Profile Analysis
Commuting to Grandview

Source: Streetlight
Workforce Profile Analysis
Commuting to Grandview

Source: Streetlight
Median Household Income

Source: US Census Bureau ($2503)
Household Incomes

- Less than $5,000: 79
- $5,000 to $9,999: 56
- $10,000 to $14,999: 70
- $15,000 to $19,999: 155
- $20,000 to $24,999: 277
- $25,000 to $29,999: 254
- $30,000 to $34,999: 740
- $35,000 to $39,999: 933
- $40,000 to $44,999: 434
- $45,000 to $49,999: 266
- $50,000 to $54,999: 58

Source: US Census Bureau
Household Income Distribution

Source: US Census Bureau
Household Income Distribution

- 36% of households make more than the median income
- 17% of households make 80% - 100% of the median income
- 21% of households make 50% - 80% of the median income
- 17% of households make 30% - 50% of the median income
- 9% of households make less than 30% of the median income

Source: US Census Bureau
Yakima County
MTSP-Income and Rent Limits
Effective 4/1/21
Median Income: $  60,300

<table>
<thead>
<tr>
<th>Set-aside Percentage</th>
<th>1-person</th>
<th>2-person</th>
<th>3-person</th>
<th>4-person</th>
<th>5-person</th>
<th>6-person</th>
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<table>
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<tr>
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<th>Studio</th>
<th>1-Bedroom</th>
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<td>20%</td>
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<td>318</td>
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<td>530</td>
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<td>1469</td>
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Source: WA State Housing Finance Commission
Average Home Value

ZILLOW HOME VALUE INDEX

$298,342

18.0% 1-year change

Source: Zillow
Average Rent

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<th>Year</th>
<th>Average Rent</th>
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<td>2010</td>
<td>$613</td>
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<td>2019</td>
<td>$782</td>
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<tr>
<td>2020</td>
<td>$870</td>
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Median Rent

Source: US Census Bureau (DP04)
Housing Cost-burdened Households

Household Income $\leq 30\%$ Average ($< 15,133$)
(295 Total Households)

Renters and Owners

- Renters: 85
- Owners: 4

Cost Burden $> 30\%$

Cost Burden $> 50\%$

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >30% to <=50% Average ($15,133 - $25,222)  
(580 Total Households)

<table>
<thead>
<tr>
<th></th>
<th>Renters and Owners</th>
<th>Owners</th>
<th>Renters</th>
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<tbody>
<tr>
<td>Cost Burden &gt; 30%</td>
<td>385</td>
<td>140</td>
<td>245</td>
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<tr>
<td>Cost Burden &gt; 50%</td>
<td>90</td>
<td>55</td>
<td>35</td>
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</tbody>
</table>

Source: US Census Bureau
Housing Cost-burdened Households

| Household Income >50% to <=80% Average ($25,222 – $40,355) (690 Total Households) |
|-------------------------------|-----------------|-----------------|
| Renters and Owners             | Renters         | Owners          |
| Cost Burden > 30%              | Cost Burden > 50%|
| 30                            | 10              | 25              |
| 250                           | 160             | 10              |

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >80% to <=100% Average ($40,355 - $50,444) (580 Total Households)

- Renters and Owners: 80, 15
- Owners: 80, 15
- Renters: 0

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >100% Average (> $50,444)
(1,210 Total Households)

Source: US Census Bureau
Takeaway from Household Cost-Burdened Charts

- 195 of 295 = 66% of households with Household Income < $15,133 are cost-burdened
- 475 of 580 = 82% of households with Household Income $15,133 - $25,222 are cost-burdened
- 280 of 690 = 41% of households with Household Income $25,222 – $40,355 are cost-burdened
- 95 of 580 = 16% of households with Household Income $40,355 - $50,444 are cost-burdened
- 25 of 1,210 = 2% of households with Household Income > $50,444 are cost-burdened
Next Steps?

- Continued data collection and analysis to finalize the Housing Needs Assessment

- Community outreach
  - Vicki will be organizing stakeholder groups and meetings to gather feedback for council when making their decisions
  - Stakeholders: Members of the Public, Builders, Realtors, Business owners, Nonprofit Housing Advocates, Local religious groups, etc. Any recommendations?

- Ongoing meetings with City Councilors – one on one to identify community preferences
Questions?

Yakima Valley Conference of Governments

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