

City of Grandview

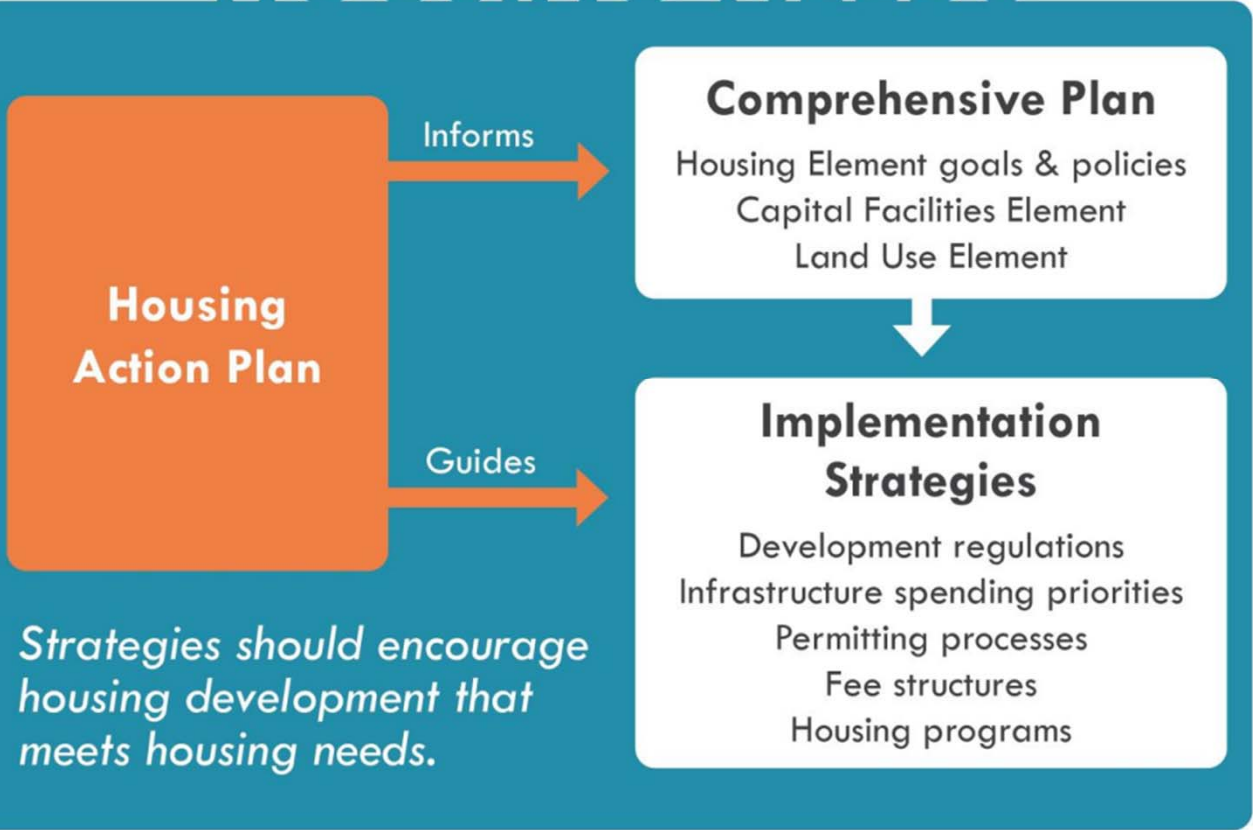
Housing Action Plan

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



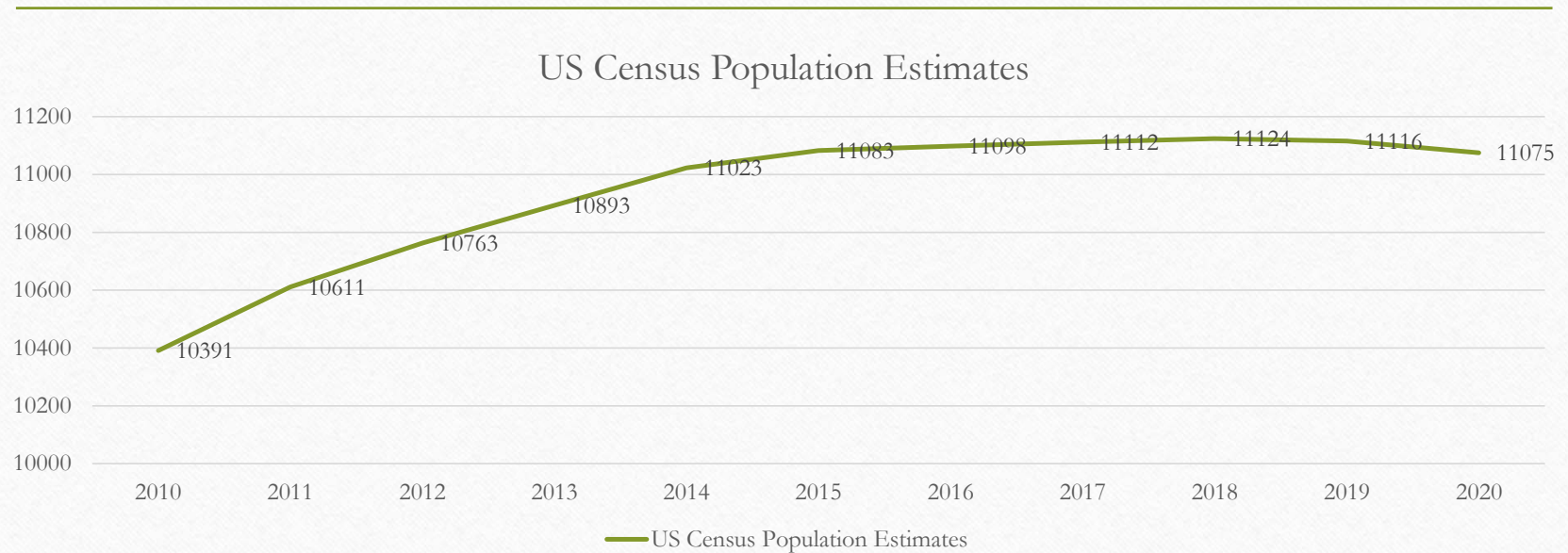
There is a process to creating a HAP

- 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

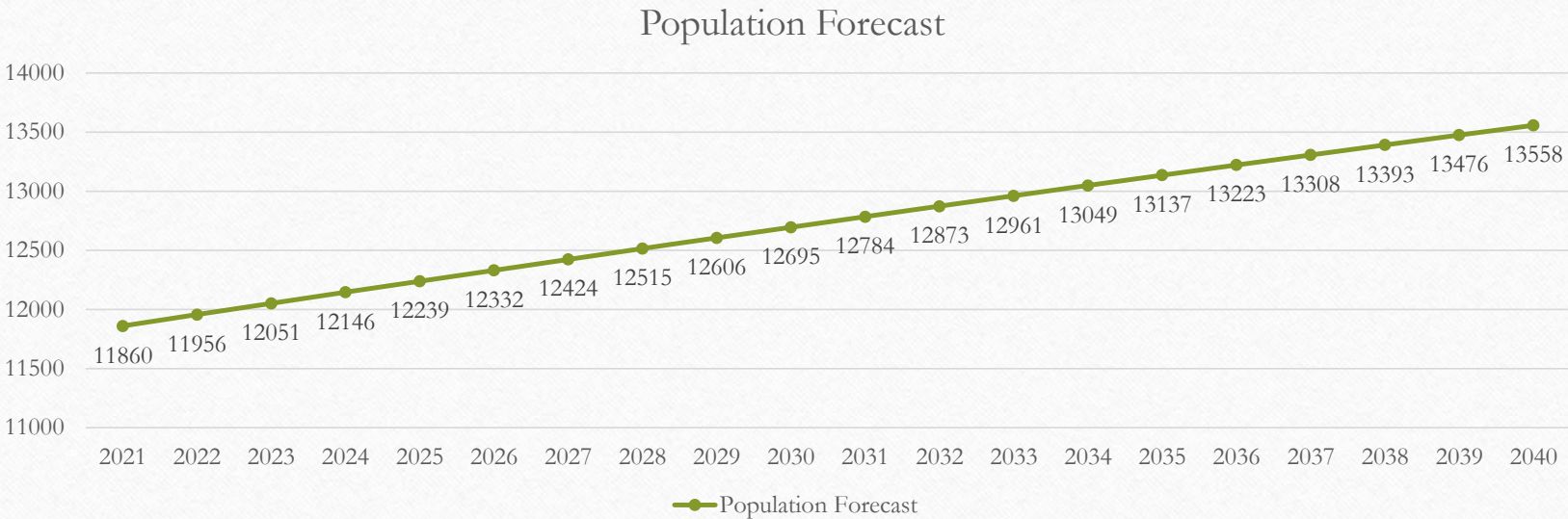
- Housing Needs Assessment Components
 - Community Profile – housing needs of current residents
 - Workforce Profile – do workers lack housing in Grandview
 - Housing Inventory – description of housing stock
 - Gap Analysis – are housing needs and housing stock aligned
 - Land Capacity Analysis – does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

Total Population



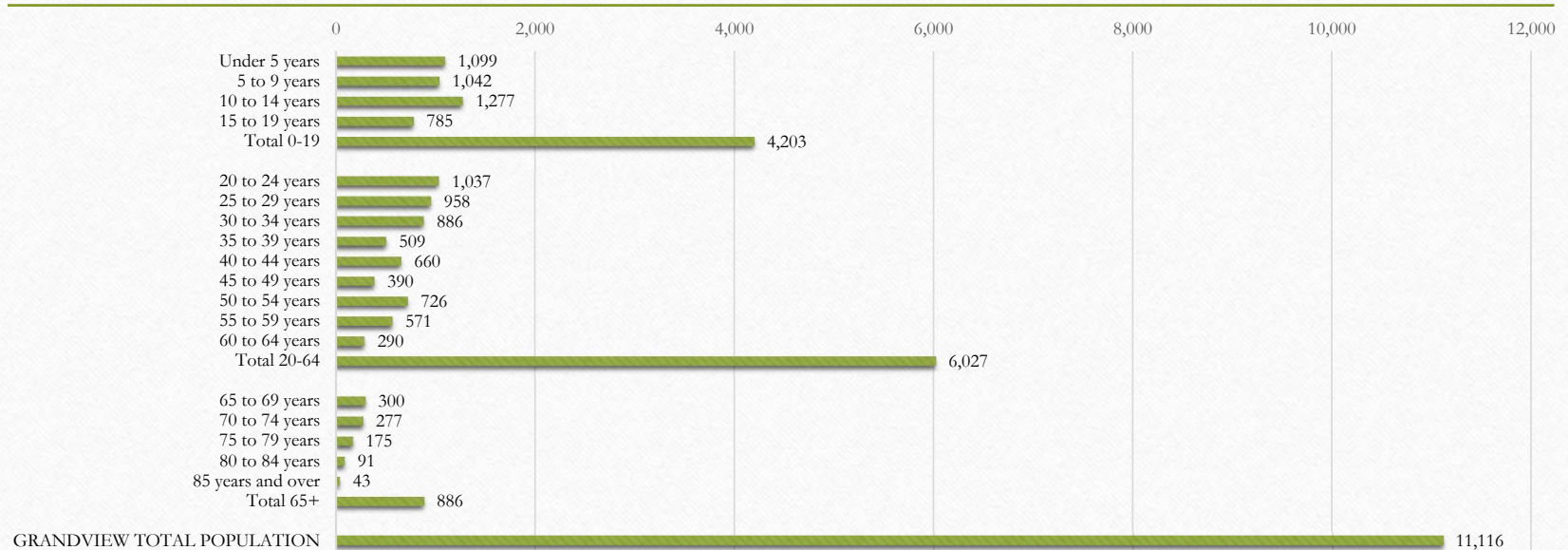
Source: US Census Bureau

Projected Population Growth



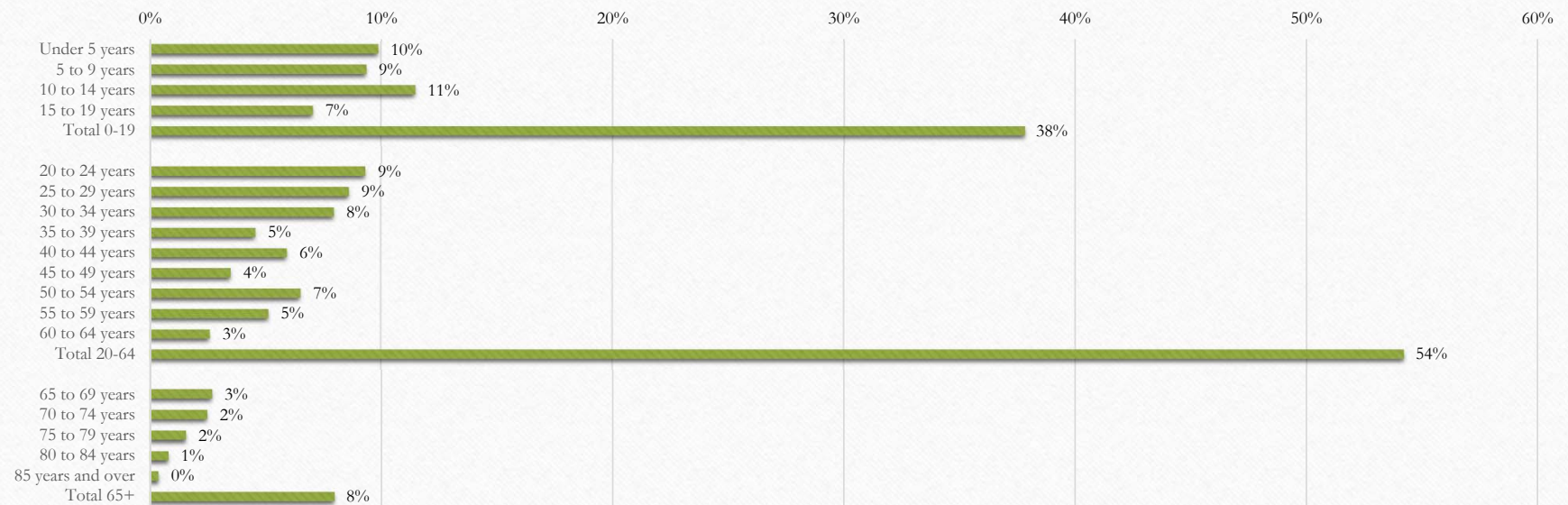
Source: Office Financial Management (OFM) and Yakima County

Estimation of Population by Age Group (Numbers)



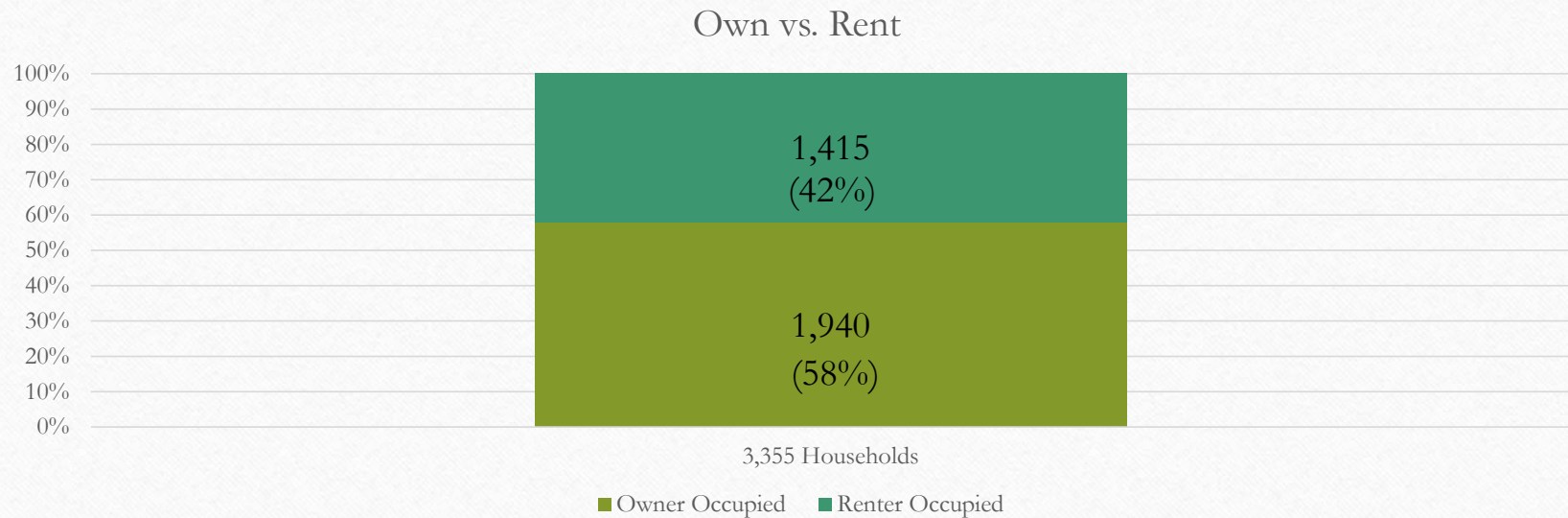
Source: US Census Bureau

Estimation of Population by Age Group (Percentage)



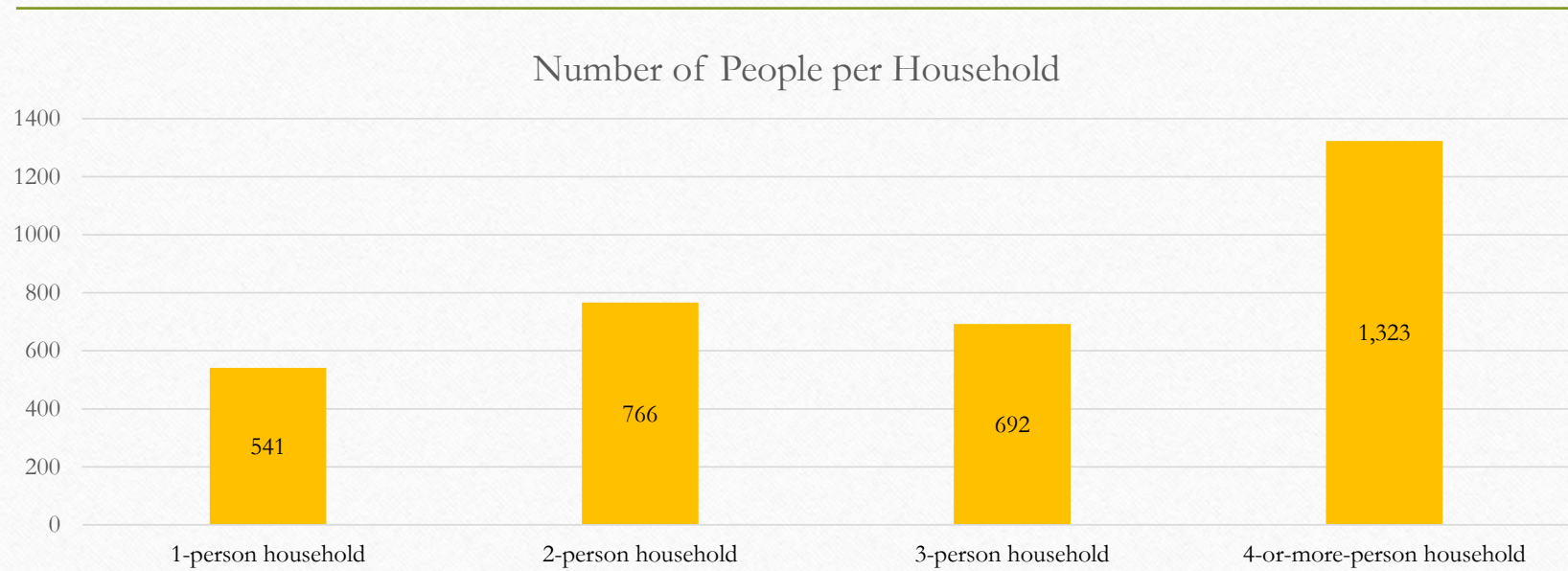
Source: US Census Bureau

Total Households



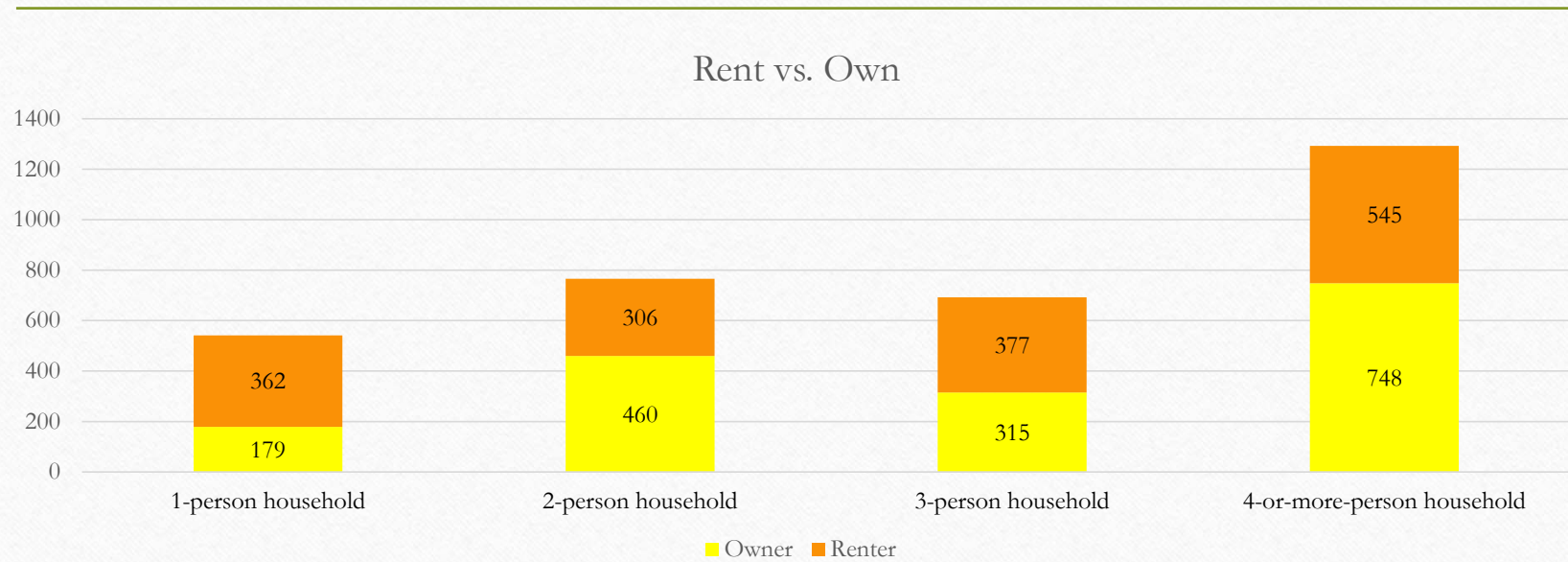
Source: US Census Bureau/HUD

Household Size



Source: US Census Bureau

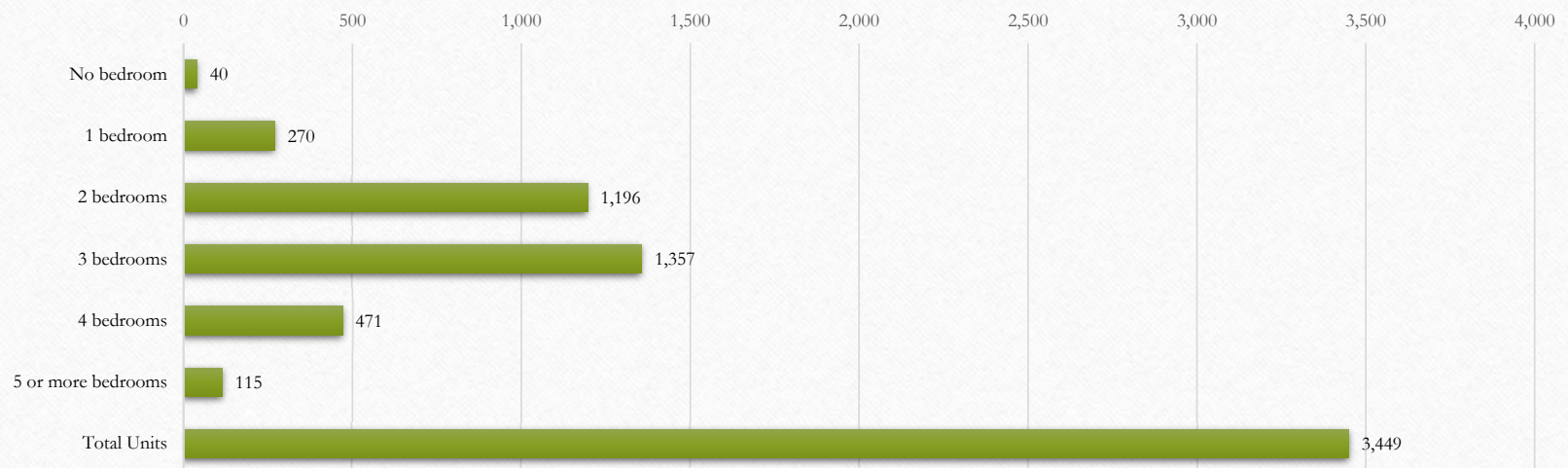
Household Size



Source: US Census Bureau

Number of Bedrooms per Home

Housing Inventory by Bedrooms - Grandview



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

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
- $13.7 \times 20 \text{ years} = 274$
- $733 - 274 = \mathbf{479 \text{ additional homes needed}}$
- 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



Source: Streetlight

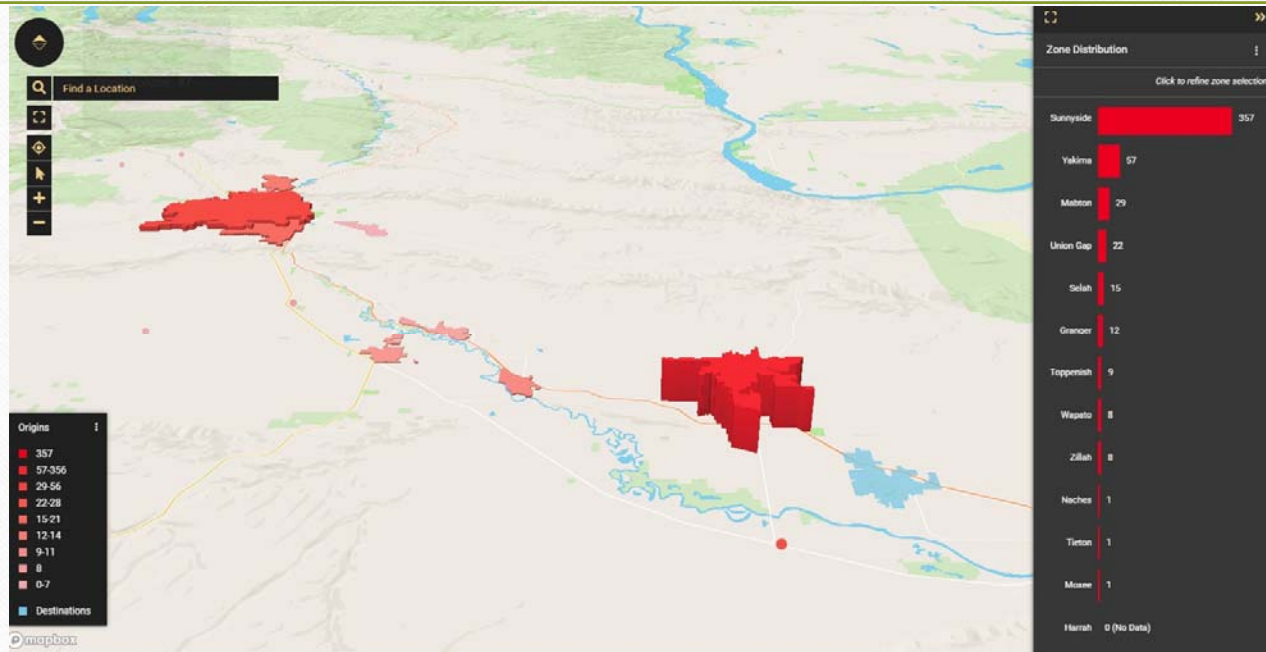
Workforce Profile Analysis

Commuting from Grandview



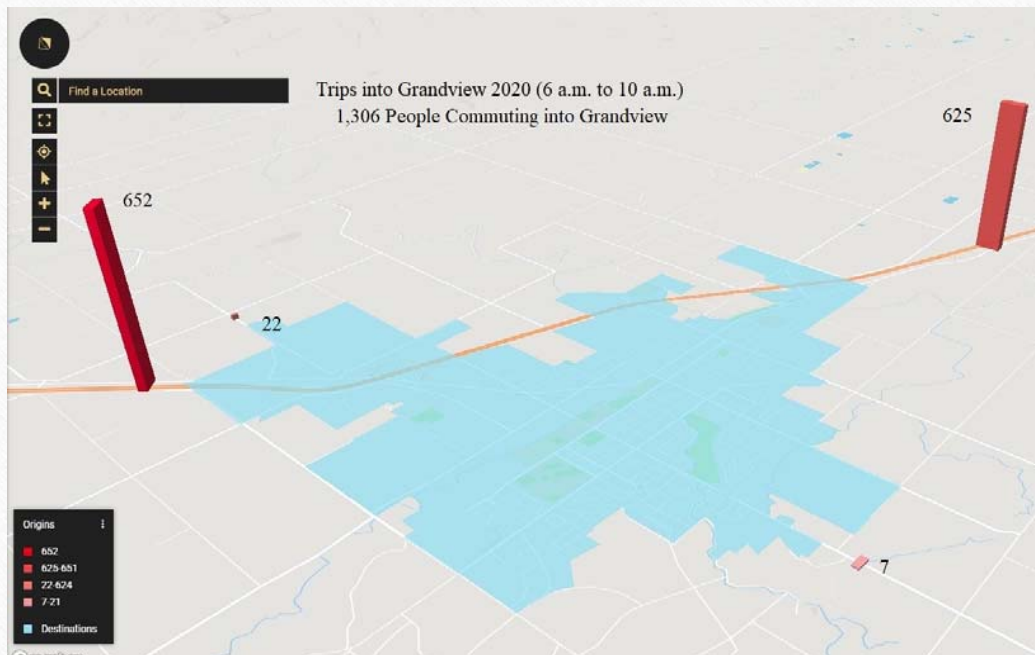
Source: Streetlight

Workforce Profile Analysis Commuting to Grandview



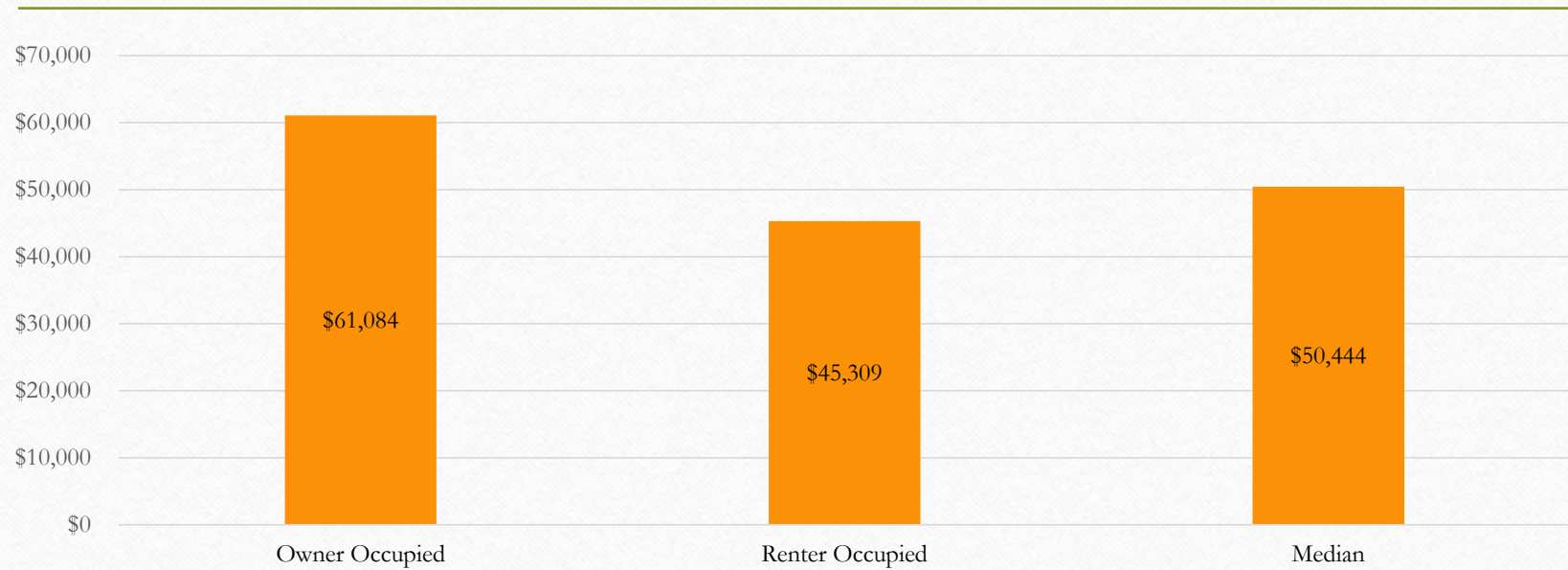
Source: Streetlight

Workforce Profile Analysis Commuting to Grandview



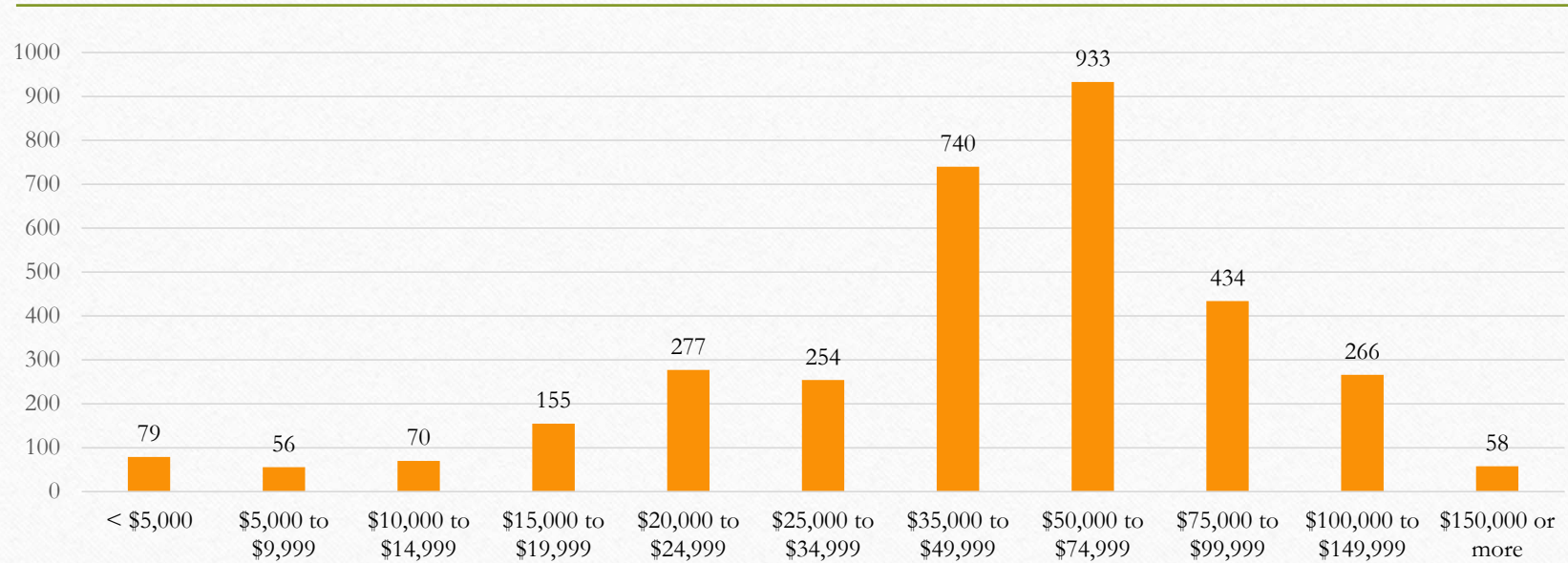
Source: Streetlight

Median Household Income



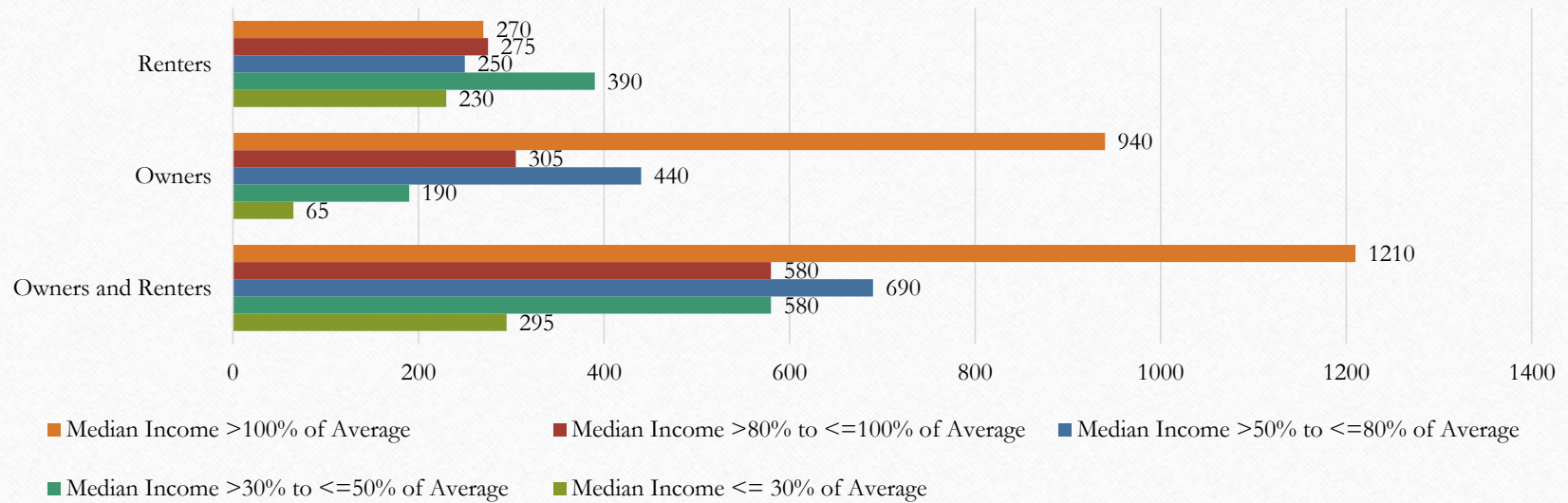
Source: US Census Bureau (S2503)

Household Incomes



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

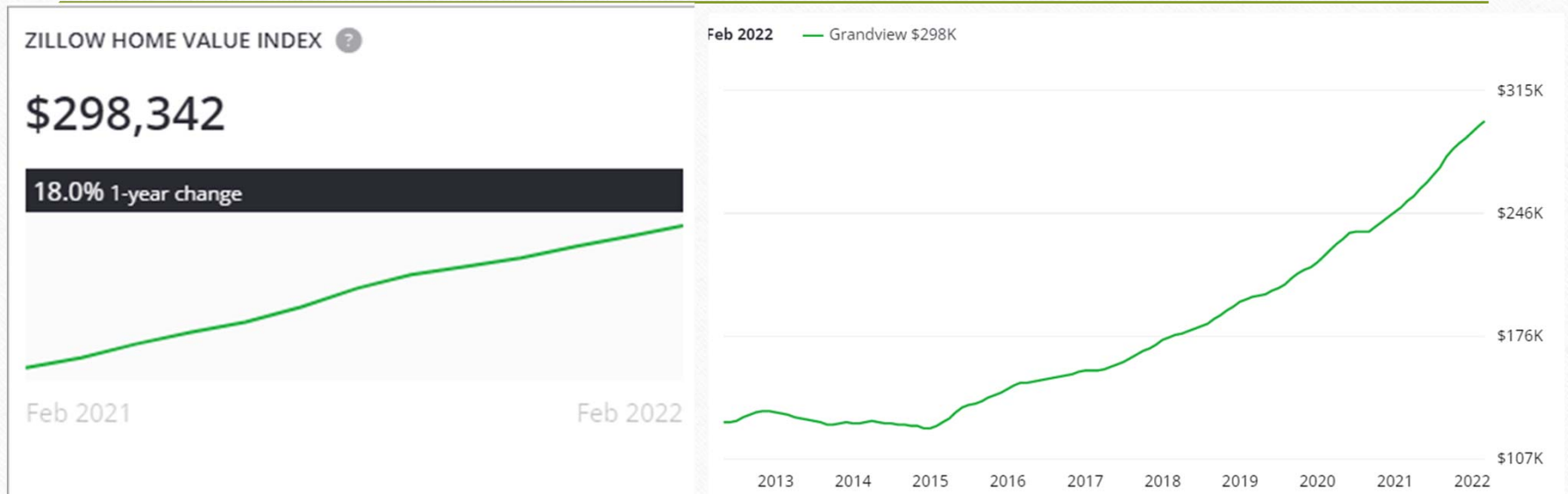
Yakima County
MTSP-Income and Rent Limits
Effective 4/1/21
Median Income: \$ 60,300

Set-aside Percentage	1-person	2-person	3-person	4-person	5-person	6-person	7-person	8-person
20%	9900	11300	12720	14120	15260	16380	17520	18640
30%	14850	16950	19080	21180	22890	24570	26280	27960
35%	17325	19775	22260	24710	26705	28665	30660	32620
40%	19800	22600	25440	28240	30520	32760	35040	37280
45%	22275	25425	28620	31770	34335	36855	39420	41940
50%	24750	28250	31800	35300	38150	40950	43800	46600
60%	29700	33900	38160	42360	45780	49140	52560	55920
70%	34650	39550	44520	49420	53410	57330	61320	65240
80%	39600	45200	50880	56480	61040	65520	70080	74560

Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	247	265	318	367	409	452
30%	371	397	477	550	614	678
35%	433	463	556	642	716	791
40%	495	530	636	734	819	904
45%	556	596	715	826	921	1017
50%	618	662	795	918	1023	1130
60%	742	795	954	1101	1228	1356
70%	866	927	1113	1285	1433	1582
80%	990	1060	1272	1469	1638	1808

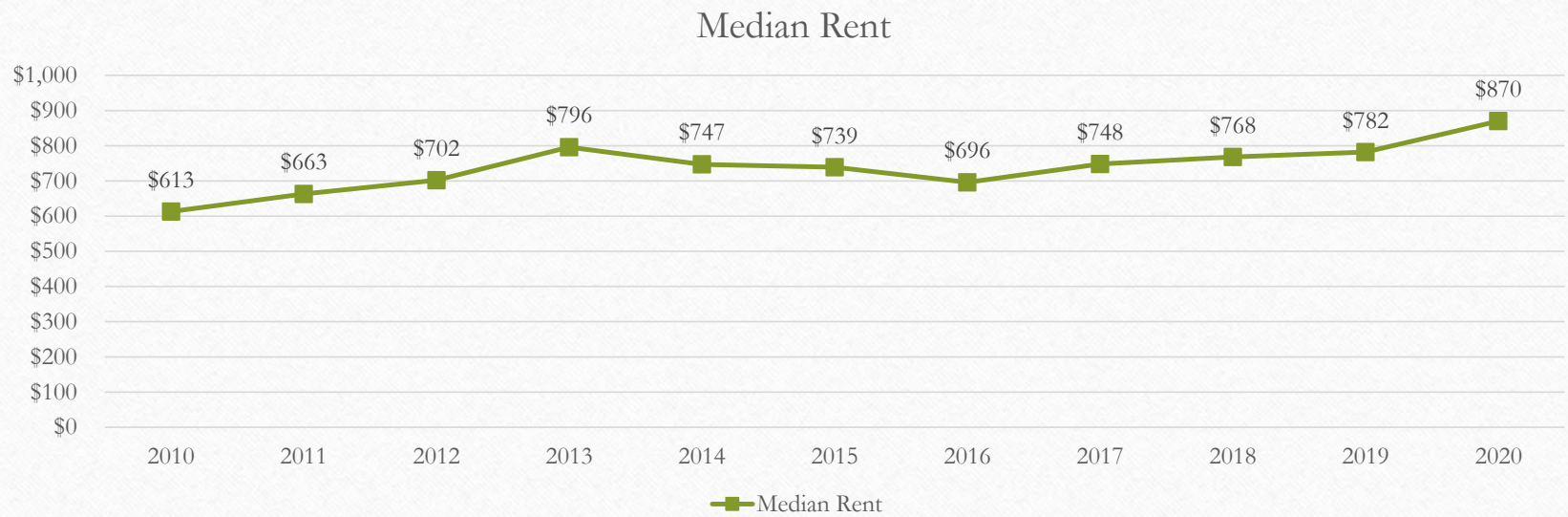
Source: WA State Housing Finance Commission

Average Home Value



Source: Zillow

Average Rent



Source: US Census Bureau (DP04)

Housing Cost-burdened Households

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



Source: US Census Bureau

Housing Cost-burdened Households

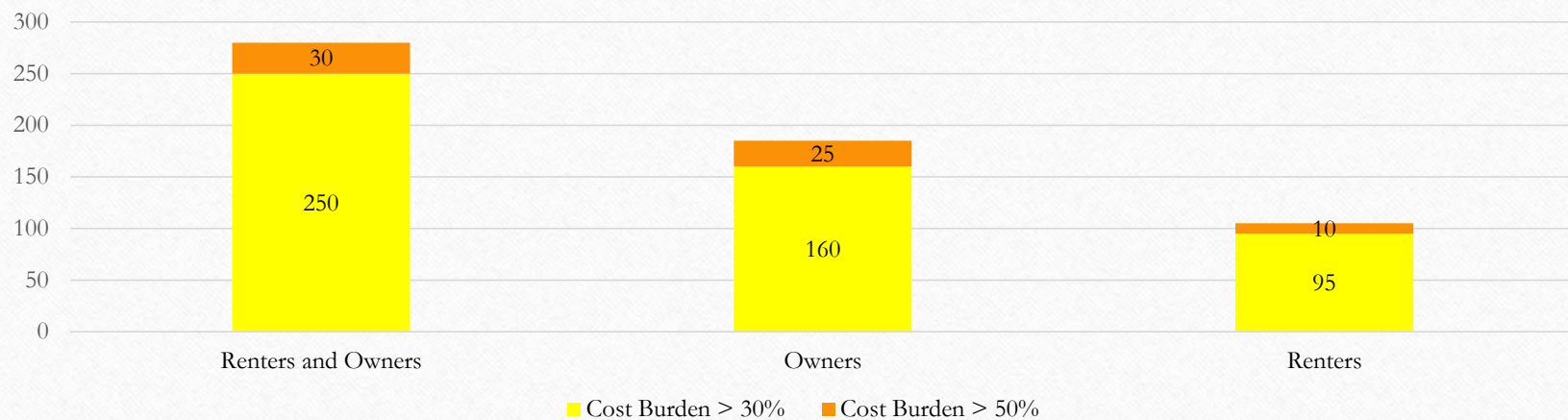
Household Income >30% to <=50% Average (\$15,133 - \$25,222)
(580 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households

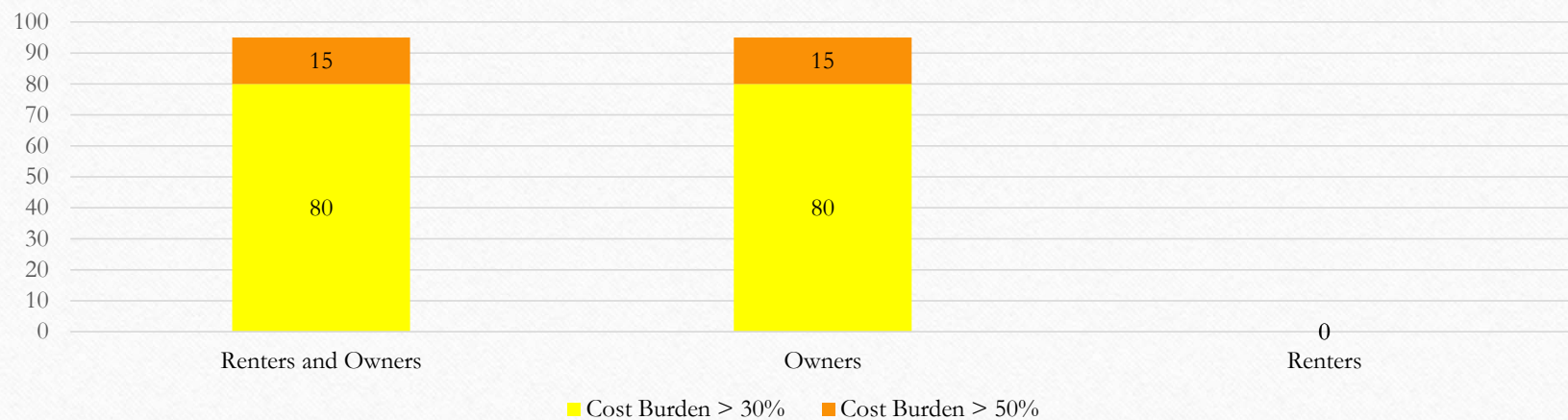
Household Income >50% to <=80% Average (\$25,222 – \$40,355)
(690 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households

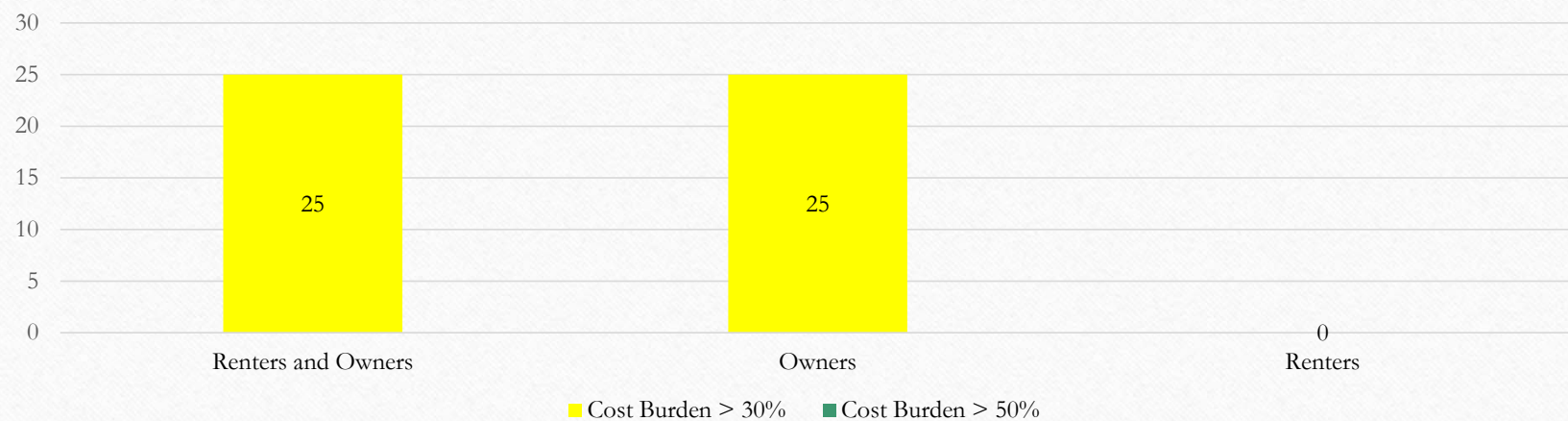
Household Income >80% to <=100% Average (\$40,355 - \$50,444)
(580 Total Households)



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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