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

Housing Action Plan

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

Implementation Strategies
- Development regulations
- Infrastructure spending priorities
- Permitting processes
- Fee structures
- Housing programs

Strategies should encourage housing development that meets 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 Tieton
  • 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
WA State Department of Commerce
Data Source doesn’t match existing population

<table>
<thead>
<tr>
<th>Topic</th>
<th>Data Source</th>
<th>Required Analysis</th>
<th>Additional Analysis to Consider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Projected population growth</td>
<td>Local Comp. Plan, OFM: GMA County Projections</td>
<td>Total population growth projected for the planning period</td>
<td>Compare historic rate of population growth to future growth rate established to meet 20-year population projection for the city/county. See discussion on page Error! Bookmark not defined...</td>
</tr>
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</table>
Tieton Total Population

US Census Population Estimates

-13% -2% 19% 5% 0% 6% 5% 9% 22%

Source: US Census Bureau
Projected Population Growth
(1.3% annual growth rate)

Source: Office Financial Management (OFM) and Yakima County
Projected Population Growth based on Observed Population Growth (6.6%)
Estimation of Population by Age Group (Numbers)

Tieton Population By Age

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

<table>
<thead>
<tr>
<th>Age Group</th>
<th>By Percent of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 5 years</td>
<td>8%</td>
</tr>
<tr>
<td>5 to 9 years</td>
<td>10%</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>11%</td>
</tr>
<tr>
<td>15 to 19 years</td>
<td>13%</td>
</tr>
<tr>
<td>Total 0-19</td>
<td>42%</td>
</tr>
<tr>
<td>20 to 24 years</td>
<td>6%</td>
</tr>
<tr>
<td>25 to 29 years</td>
<td>7%</td>
</tr>
<tr>
<td>30 to 34 years</td>
<td>7%</td>
</tr>
<tr>
<td>35 to 39 years</td>
<td>7%</td>
</tr>
<tr>
<td>40 to 44 years</td>
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<tr>
<td>45 to 49 years</td>
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<tr>
<td>50 to 54 years</td>
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</tr>
<tr>
<td>55 to 59 years</td>
<td>6%</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>6%</td>
</tr>
<tr>
<td>Total 20-64</td>
<td>53%</td>
</tr>
<tr>
<td>65 to 69 years</td>
<td>2%</td>
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<td>70 to 74 years</td>
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<td>80 to 84 years</td>
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<tr>
<td>85 years and over</td>
<td>0%</td>
</tr>
<tr>
<td>Total 65+</td>
<td>5%</td>
</tr>
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</table>

Source: US Census Bureau
Total Households

Own vs. Rent

484

232 (48%)

252 (52%)

Source: US Census Bureau/HUD (S2502)
Household Size

Number of People per Household

1-person household: 64
2-person household: 75
3-person household: 95
4-or-more-person household: 250

Source: US Census Bureau (S2501)
Household Size

Rent vs. Own

Source: US Census Bureau
Number of Bedrooms per Home

Housing Inventory by Bedrooms - Tieton

- 5 or more bedrooms: 2
- 4 bedrooms: 109
- 3 bedrooms: 269
- 2 bedrooms: 66
- 1 bedroom: 48
- No bedroom: 12

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

• Average Household Size is 4.18
• ~50/50 split between ownership and rental housing units
  • Need more opportunities for ownership?
• 42% of households have children under 18 living there
• 55% of City Population is under 30
• Young population with families

Source: US Census Bureau
GAP Analysis

- Projected need for housing
- 7,369 projected population – 2,053 estimated current population
- 5,316 new residents in Tieton ÷ 4.18 Average household size
- 1,272 new homes needed within the next 20 years
GAP Analysis

• 1,272 new homes needed within the next 20 years
• Data shows that 120 housing units were built between 2010 and 2020 (ACS B25001)
• Average of 12 per year
• 12 x 20 years = 240
• 1,272 – 240 = 1,032 additional homes needed (52/year)
• Housing is not projected to keep up with population growth; however, current construction activity will be researched, and will be included in the final analysis.
Median Household Income

Source: US Census Bureau (S2503)
Household Incomes

Source: US Census Bureau (S2503)
Household Income Distribution

- 30% of households make more than the median income
- 20% of households make 80% - 100% of the median income
- 26% of households make 50% - 80% of the median income
- 13% of households make 30% - 50% of the median income
- 11% of households make less than 30% of the median income

Source: US Census Bureau
Household Income Distribution

Owners and Renters

- Median Income >100% of Average
- Median Income >80% to <=100% of Average
- Median Income >50% to <=80% of Average
- Median Income >30% to <=50% of Average
- Median Income <= 30% of Average

Source: US Census Bureau
## Yakima County
### MTSP-Income and Rent Limits
**Effective 4/18/22**
**Median Income:** $72,300

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<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>
<th>7-person</th>
<th>8-person</th>
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<tr>
<td>20%</td>
<td>11060</td>
<td>12640</td>
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<td>15780</td>
<td>17060</td>
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<td>30%</td>
<td>16590</td>
<td>18960</td>
<td>21330</td>
<td>23670</td>
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<td>27480</td>
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<td>19355</td>
<td>22120</td>
<td>24885</td>
<td>27615</td>
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<td>28440</td>
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<td>31600</td>
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<tr>
<th>Set-aside Percentage</th>
<th>Studio</th>
<th>1-Bedroom</th>
<th>2-Bedroom</th>
<th>3-Bedroom</th>
<th>4-Bedroom</th>
<th>5-Bedroom</th>
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</thead>
<tbody>
<tr>
<td>20%</td>
<td>276</td>
<td>296</td>
<td>355</td>
<td>410</td>
<td>458</td>
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<tr>
<td>30%</td>
<td>414</td>
<td>444</td>
<td>533</td>
<td>615</td>
<td>687</td>
<td>757</td>
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<tr>
<td>35%</td>
<td>483</td>
<td>518</td>
<td>622</td>
<td>718</td>
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<td>40%</td>
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<td>592</td>
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<td>821</td>
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<td>1010</td>
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<td>740</td>
<td>888</td>
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<td>60%</td>
<td>829</td>
<td>888</td>
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<td>1244</td>
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<td>1106</td>
<td>1185</td>
<td>1422</td>
<td>1642</td>
<td>1832</td>
<td>2021</td>
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</tbody>
</table>

Source: WA State Housing Finance Commission
Average Home Value

Source: Zillow

ZILLOW HOME VALUE INDEX

$313,634

21.7% 1-year change

Source: Zillow
Average Rent

Median Rent

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

Household Income \(<= 30\%\) Average (\(< $14,726\))
(40 Total Households)

- **Renters and Owners**
  - Cost Burden > 30%: 29
  - Cost Burden > 50%: 25

- **Owners**
  - Cost Burden > 30%: 20
  - Cost Burden > 50%: 20

- **Renters**
  - Cost Burden > 30%: 14
  - Cost Burden > 50%: 10

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >30% to <=50% Average ($14,726 - $24,543) (50 Total Households)

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >50% to <=80% Average ($24,543 – $39,268)
(95 Total Households)

Renters and Owners:
- Cost Burden > 30%: 40
- Cost Burden > 50%: 10

Owners:
- Cost Burden > 30%: 34
- Cost Burden > 50%: 4

Renters:
- Cost Burden > 30%: 4
- Cost Burden > 50%: 4

Source: US Census Bureau
Housing Cost-burdened Households

Household Income >80% to <=100% Average ($39,268 - $49,085)
(75 Total Households)

Source: US Census Bureau
## Housing Cost-burdened Households

Household Income >100% Average (> $49,085)
(110 Total Households)

<table>
<thead>
<tr>
<th>Renters and Owners</th>
<th>Owners</th>
<th>Renters</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="cost-burden-30.png" alt="Cost Burden &gt; 30%" /></td>
<td><img src="cost-burden-50.png" alt="Cost Burden &gt; 50%" /></td>
<td><img src="cost-burden-30.png" alt="Cost Burden &gt; 30%" /></td>
</tr>
</tbody>
</table>

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

- 29 of 40 = 73% of households with Household Income < $14,726 are cost-burdened
- 40 of 50 = 80% of households with Household Income $14,726 - $24,543 are cost-burdened
- 40 of 95 = 42% of households with Household Income $24,543 – $39,268 are cost-burdened
- 10 of 75 = 13% of households with Household Income $39,268 - $49,085 are cost-burdened
- 0 of 110 = 0% of households with Household Income > $49,085 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 – identify community preferences
Questions?

Yakima Valley Conference of Governments

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