

# City of Tieton

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## Housing Action Plan

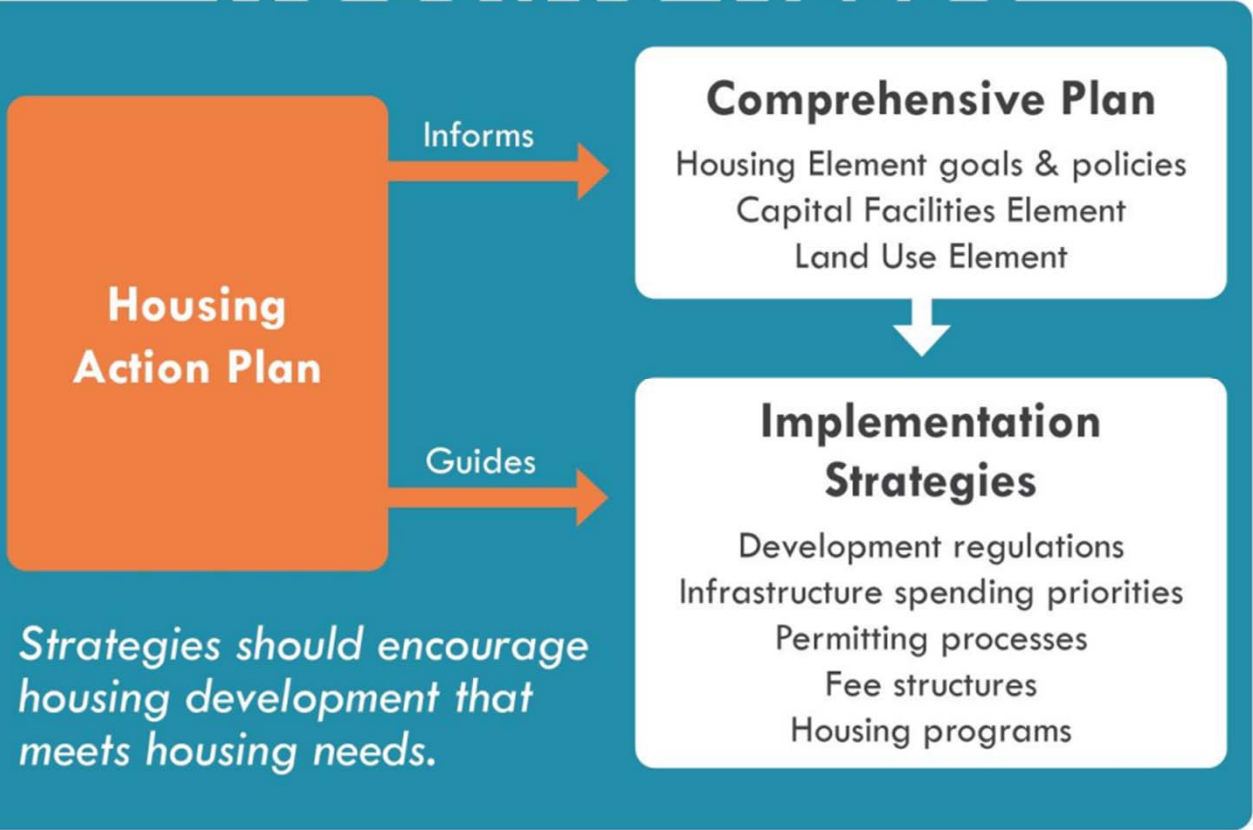
YVCOG

# What is a Housing Action Plan?

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- 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

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- 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

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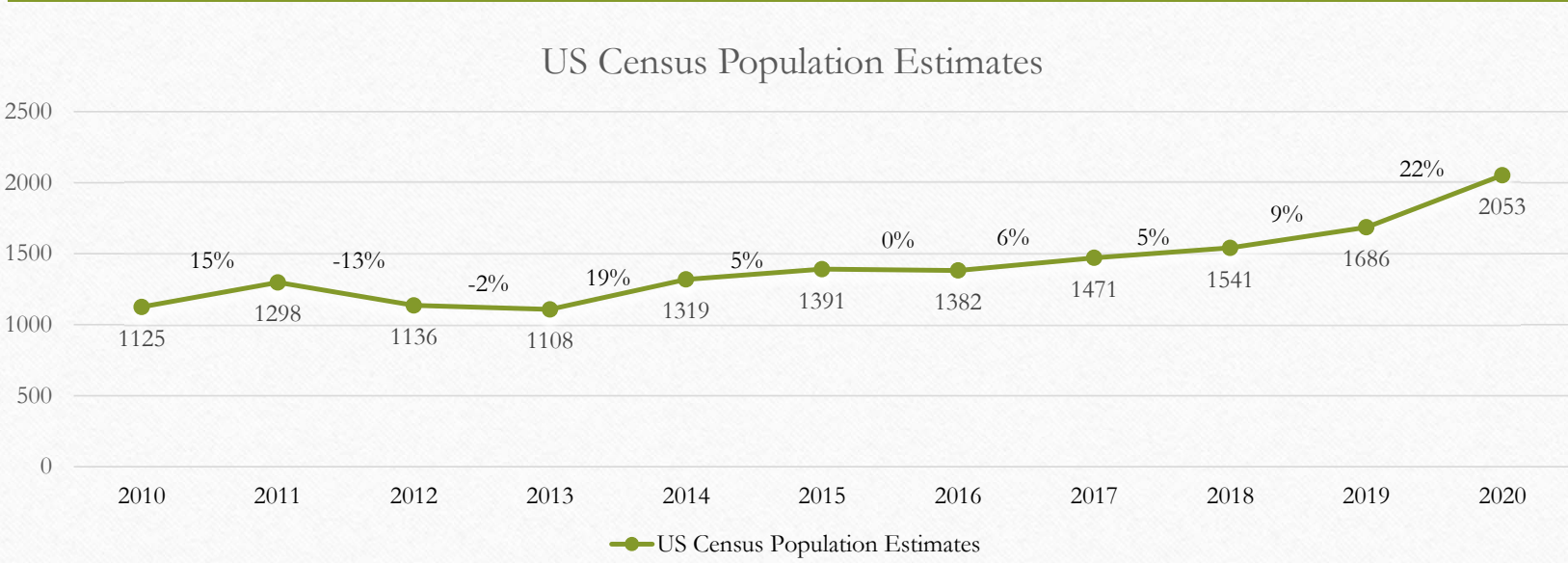
- Housing Needs Assessment Components
  - Community Profile – housing needs of current residents
  - Workforce Profile – do workers lack housing in Tieton
  - Housing Inventory – description of housing stock
  - Gap Analysis – are housing needs and housing stock aligned
  - Land Capacity Analysis – does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

# WA State Department of Commerce Data Source doesn't match existing population

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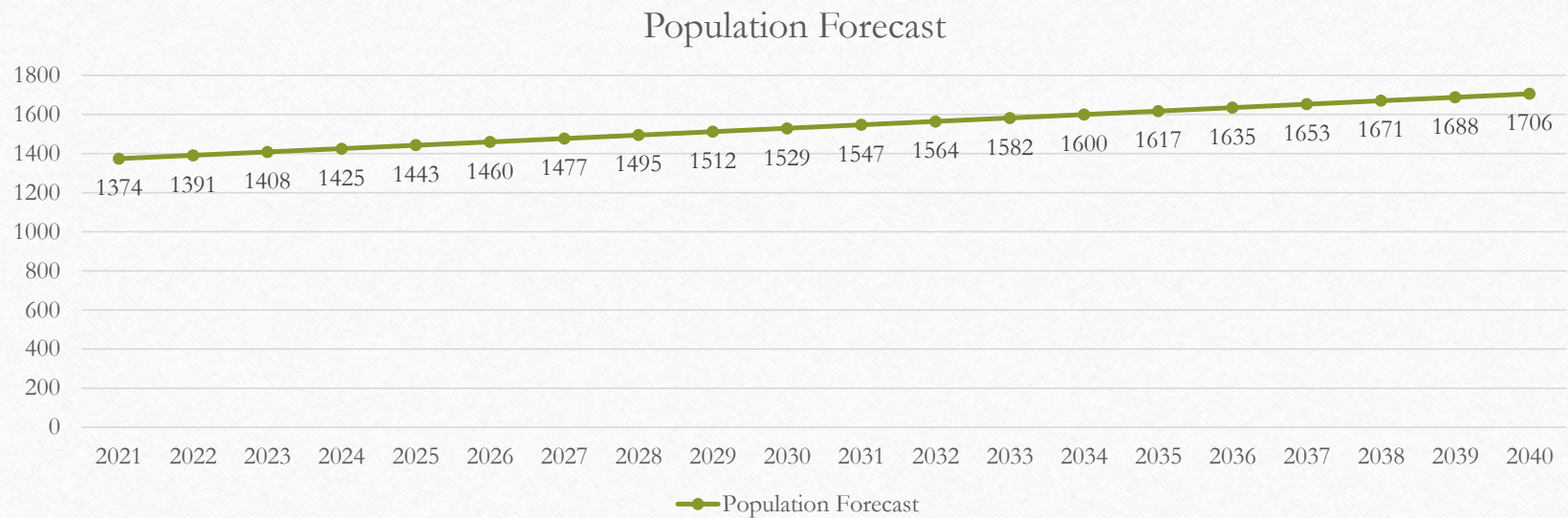
Topic	Data Source	Required Analysis	Additional Analysis to Consider
Projected population growth	Local Comp. Plan, OFM: <a href="#">GMA County Projections</a>	<ul style="list-style-type: none"><li>Total population growth projected for the planning period</li></ul>	<ul style="list-style-type: none"><li>Compare historic rate of population growth to future growth rate established to meet 20-year population projection for the city/county. See discussion on <b>page</b> Error! Bookmark not defined..</li></ul>

# Tieton Total Population



Source: US Census Bureau

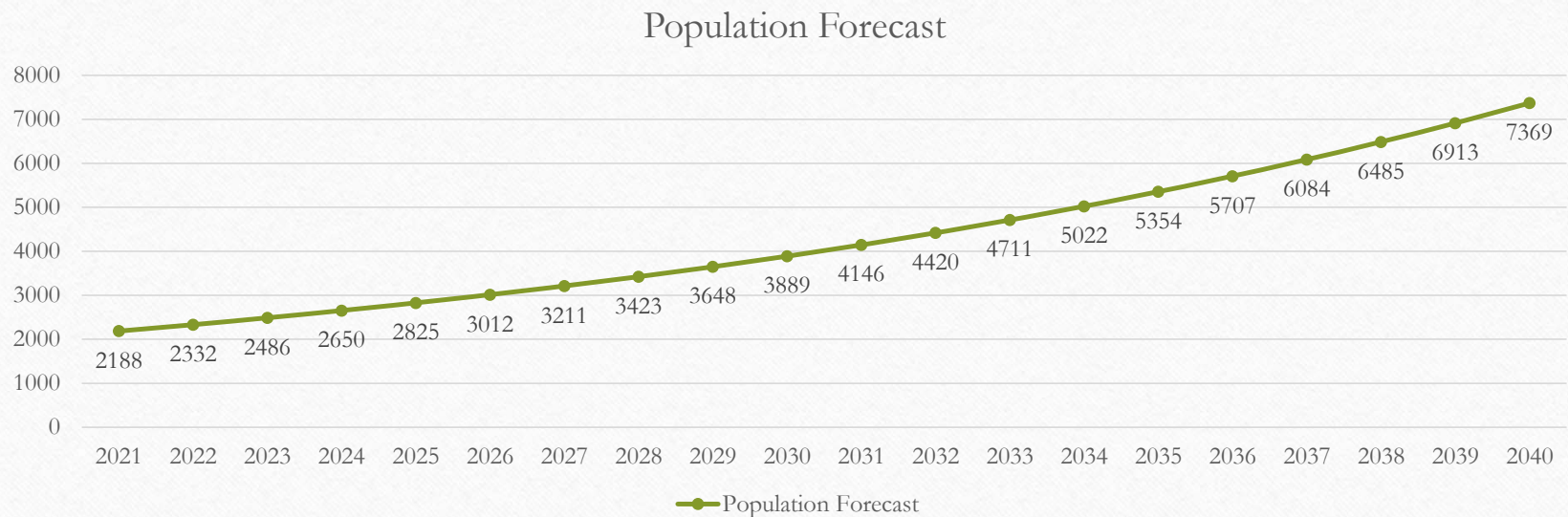
# Projected Population Growth (1.3% annual growth rate)



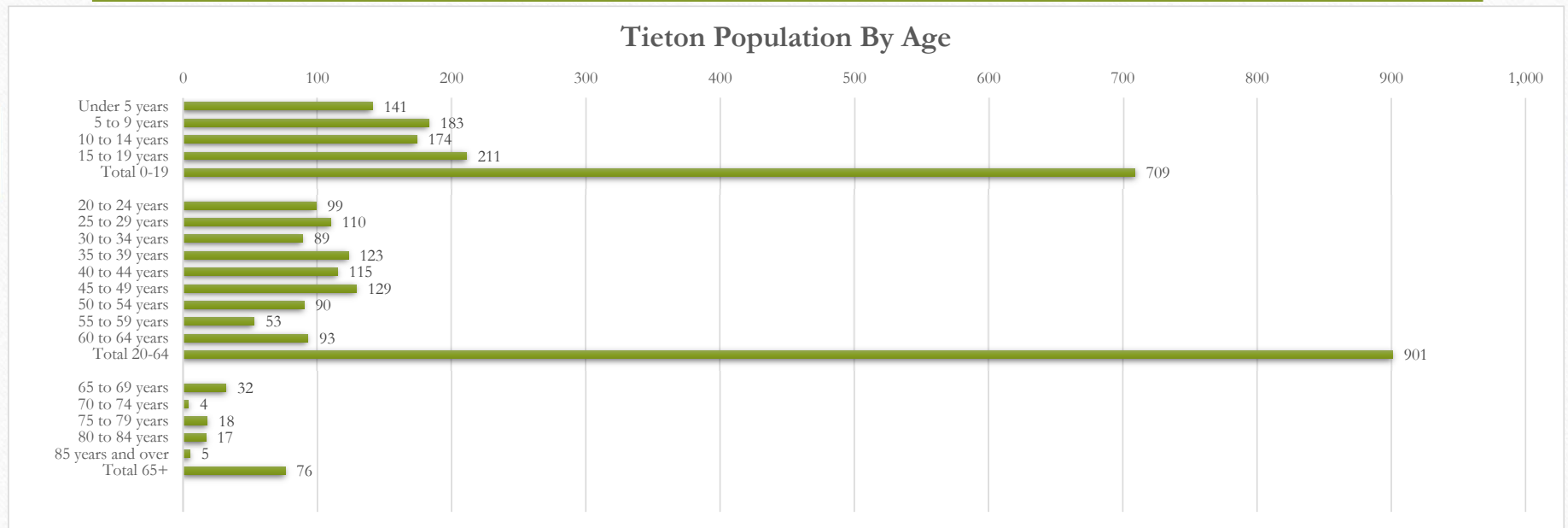
Source: Office Financial Management (OFM) and Yakima County



# Projected Population Growth based on Observed Population Growth (6.6%)



# Estimation of Population by Age Group (Numbers)



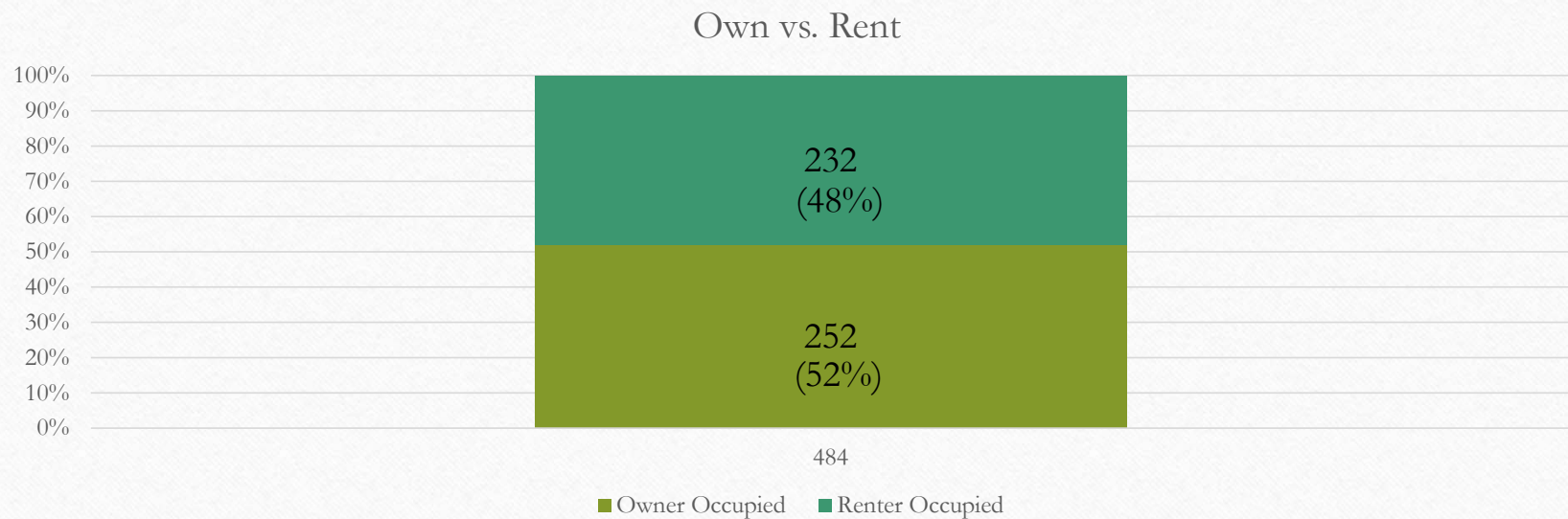
Source: US Census Bureau

# Estimation of Population by Age Group (Percentage)



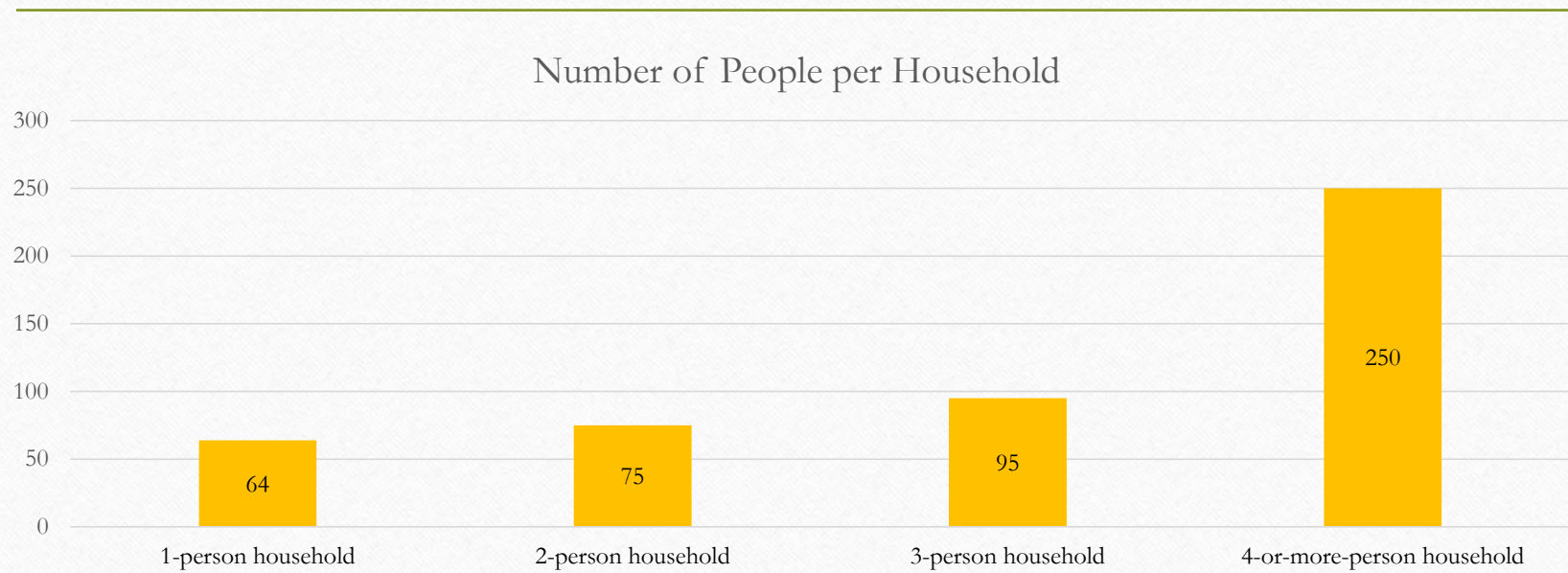
Source: US Census Bureau

# Total Households



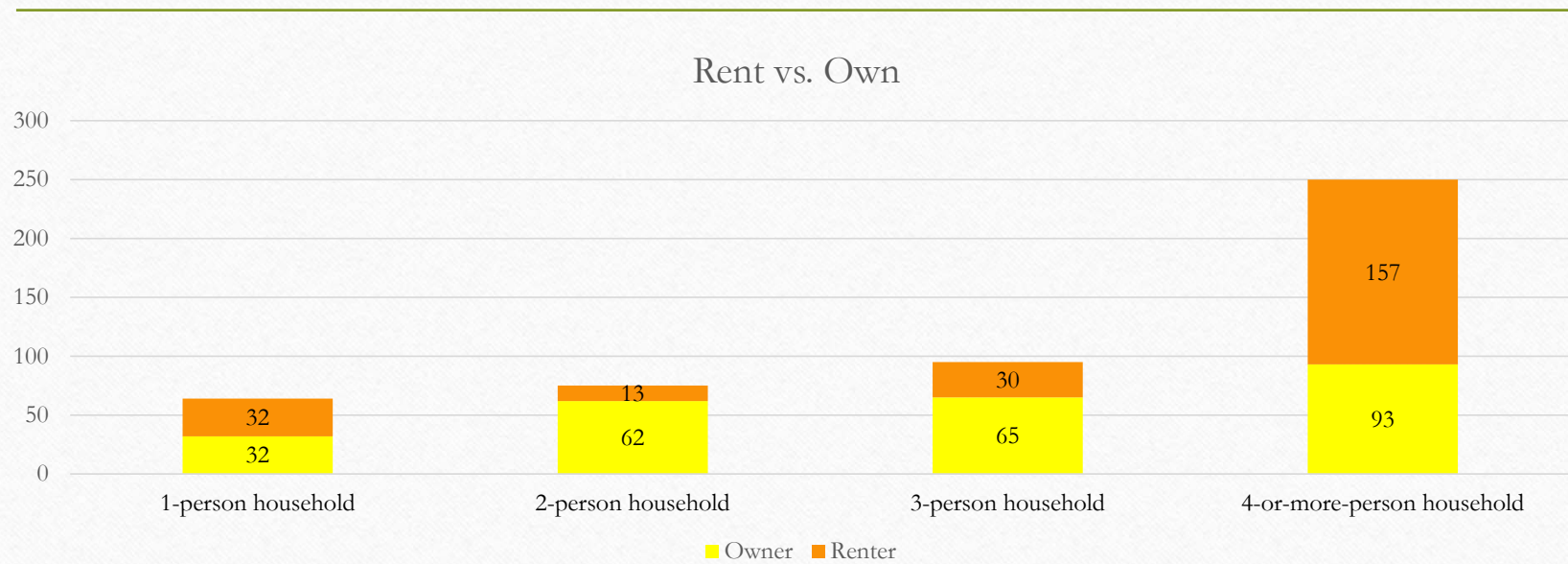
Source: US Census Bureau/HUD (S2502)

# Household Size



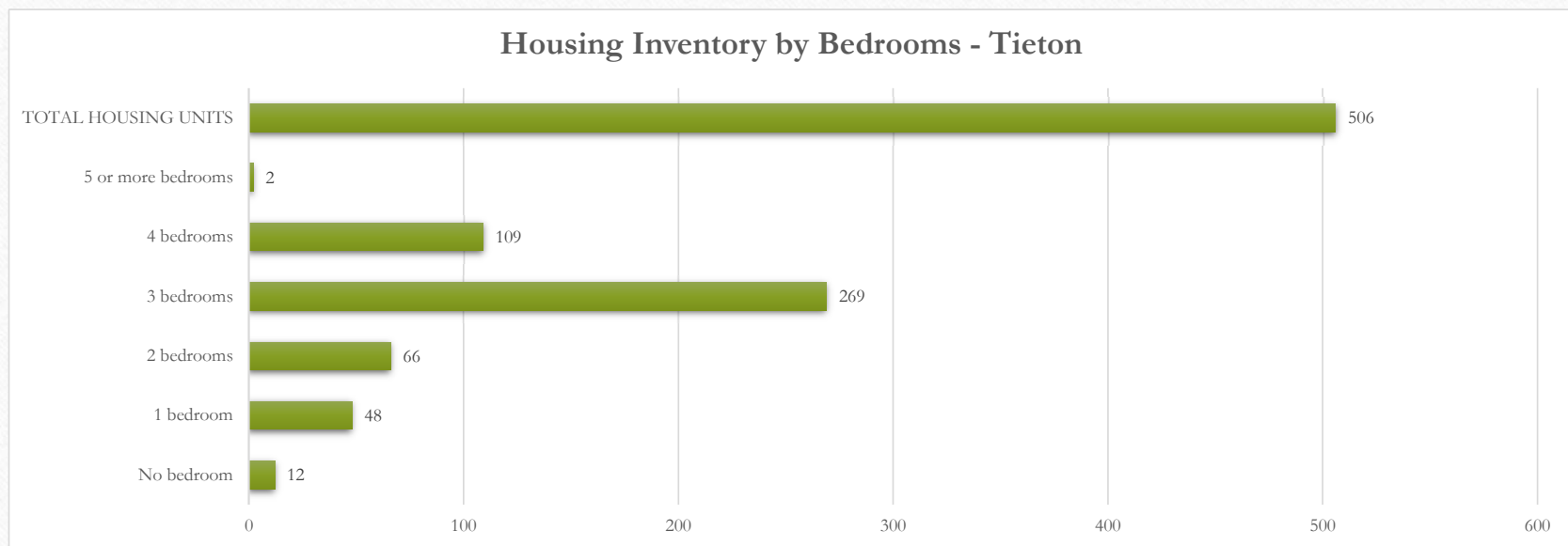
Source: US Census Bureau (S2501)

# Household Size



Source: US Census Bureau

# Number of Bedrooms per Home



Source: US Census Bureau

# Household Size/Occupancy Characteristics

## Initial Takeaways

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- 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



# GAP Analysis

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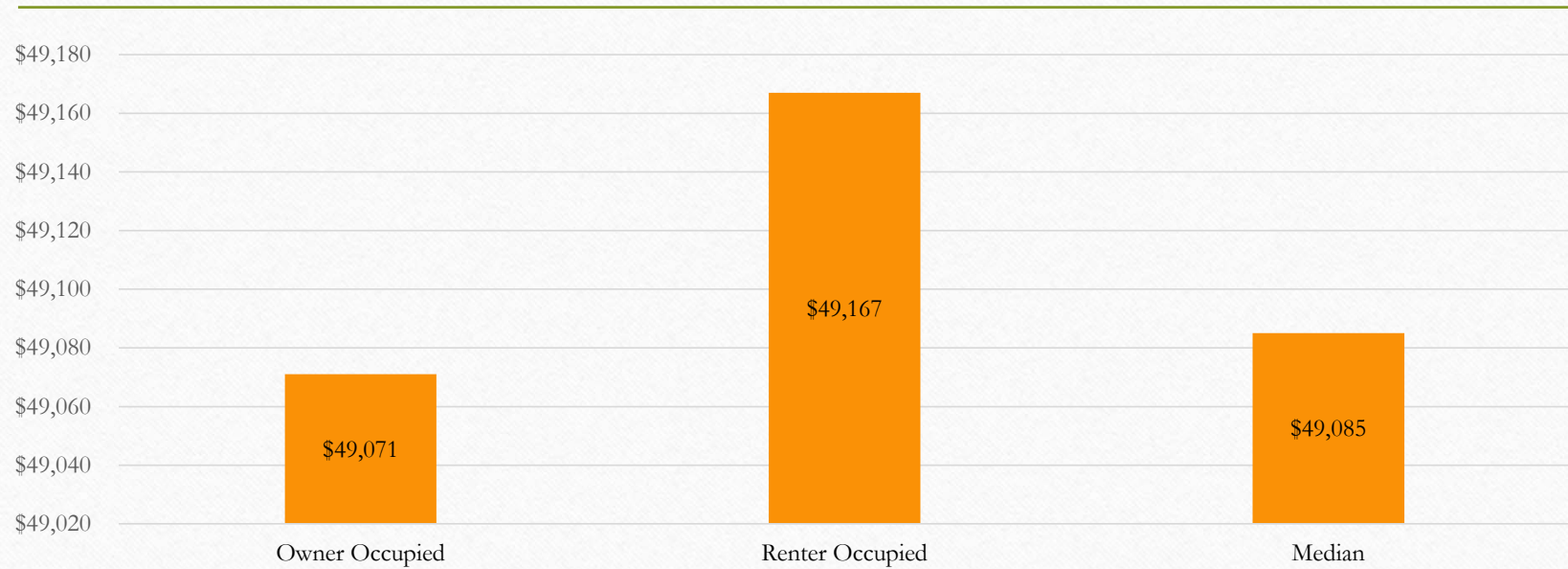
- Projected need for housing
- 7,369 projected population – 2,053 estimated current population
- 5,316 new residents in Tieton ÷ 4.18 Average household size
- 1,272 new homes needed within the next 20 years

# GAP Analysis

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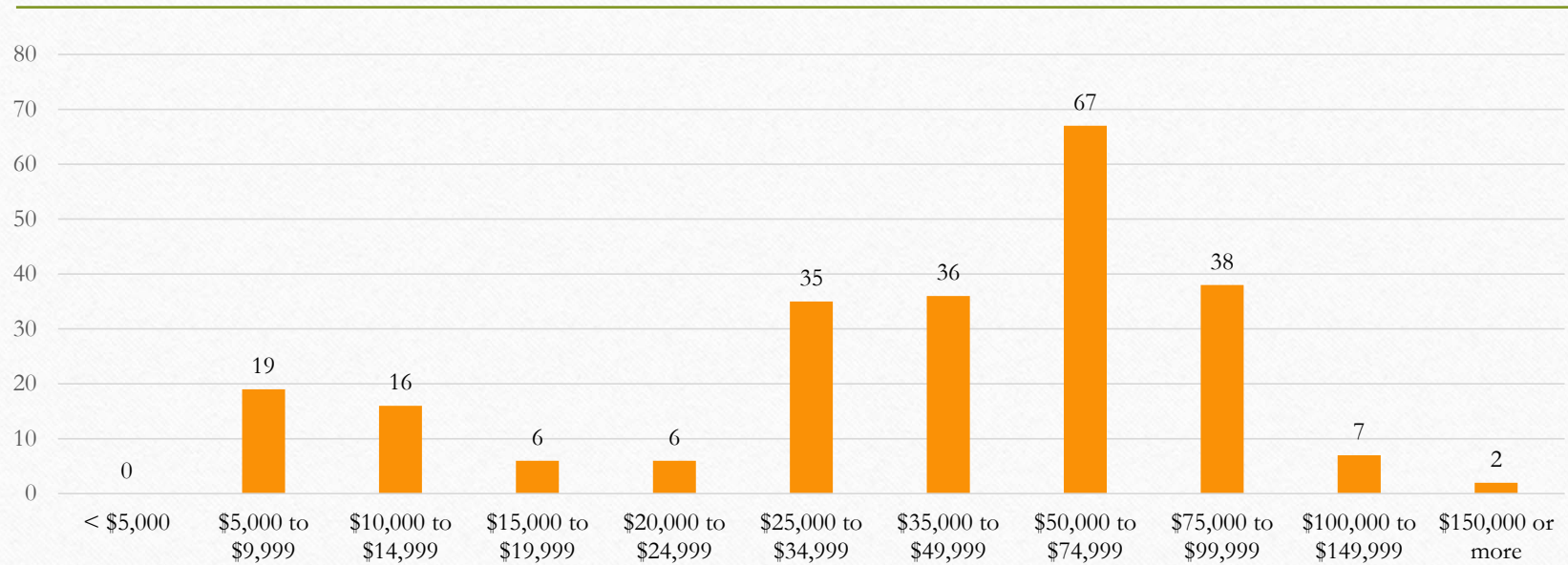
- 1,272 new homes needed within the next 20 years
- Data shows that 120 housing units were built between 2010 and 2020 (ACS B25001)
- Average of 12 per year
- $12 \times 20 \text{ years} = 240$
- $1,272 - 240 = \mathbf{1,032 \text{ additional homes needed (52/year)}}$
- Housing is not projected to keep 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



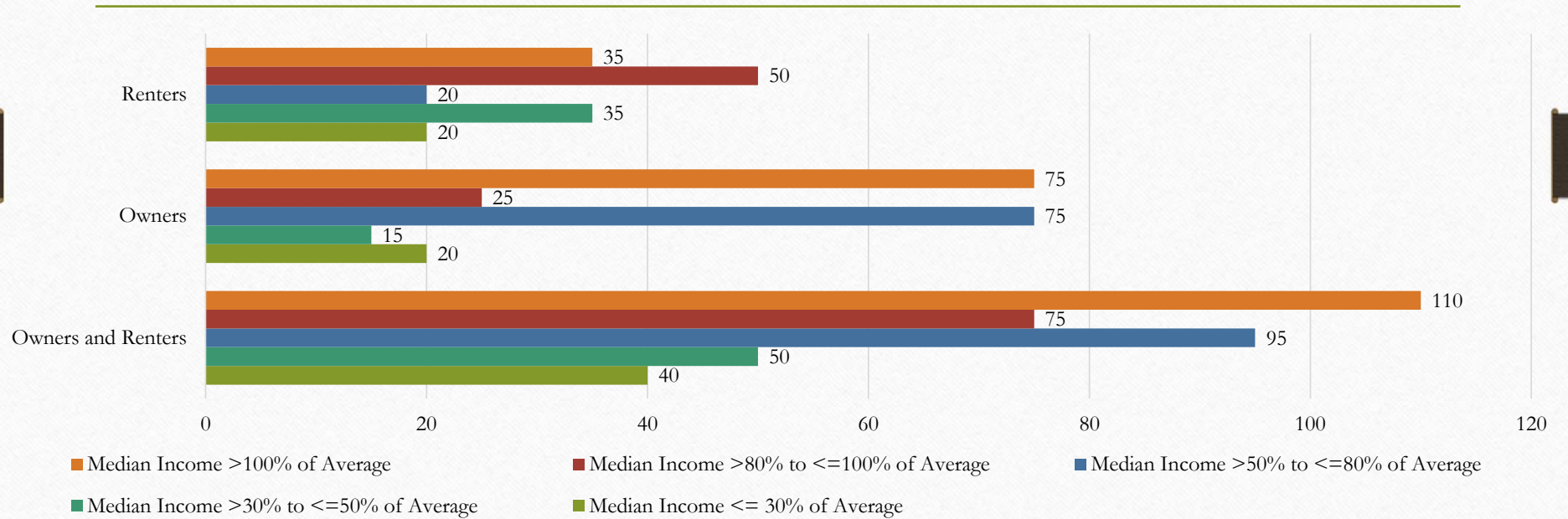
Source: US Census Bureau (S2503)

# Household Income Distribution

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- 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

# Household Income Distribution



Source: US Census Bureau

**Yakima County**  
**MTSP-Income and Rent Limits**  
**Effective 4/18/22**  
**Median Income: \$ 72,300**

<b>Set-aside Percentage</b>	<b>1-person</b>	<b>2-person</b>	<b>3-person</b>	<b>4-person</b>	<b>5-person</b>	<b>6-person</b>	<b>7-person</b>	<b>8-person</b>
<b>20%</b>	11060	12640	14220	15780	17060	18320	19580	20840
<b>30%</b>	16590	18960	21330	23670	25590	27480	29370	31260
<b>35%</b>	19355	22120	24885	27615	29855	32060	34265	36470
<b>40%</b>	22120	25280	28440	31560	34120	36640	39160	41680
<b>45%</b>	24885	28440	31995	35505	38385	41220	44055	46890
<b>50%</b>	27650	31600	35550	39450	42650	45800	48950	52100
<b>60%</b>	33180	37920	42660	47340	51180	54960	58740	62520
<b>70%</b>	38710	44240	49770	55230	59710	64120	68530	72940
<b>80%</b>	44240	50560	56880	63120	68240	73280	78320	83360

<b>Set-aside Percentage</b>	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>	<b>4-Bedroom</b>	<b>5-Bedroom</b>
<b>20%</b>	276	296	355	410	458	505
<b>30%</b>	414	444	533	615	687	757
<b>35%</b>	483	518	622	718	801	884
<b>40%</b>	553	592	711	821	916	1010
<b>45%</b>	622	666	799	923	1030	1136
<b>50%</b>	691	740	888	1026	1145	1263
<b>60%</b>	829	888	1066	1231	1374	1515
<b>70%</b>	967	1036	1244	1436	1603	1768
<b>80%</b>	1106	1185	1422	1642	1832	2021

Source: WA State Housing Finance Commission

# Average Home Value

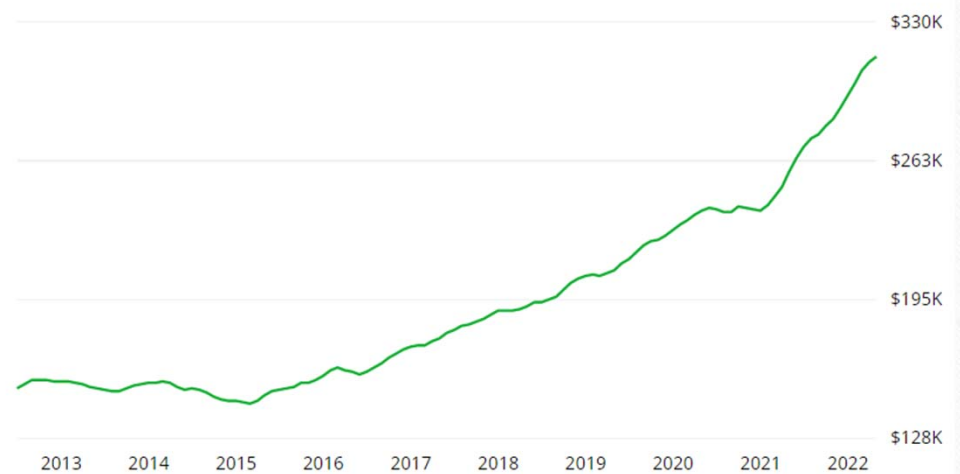
ZILLOW HOME VALUE INDEX ?

**\$313,634**

21.7% 1-year change



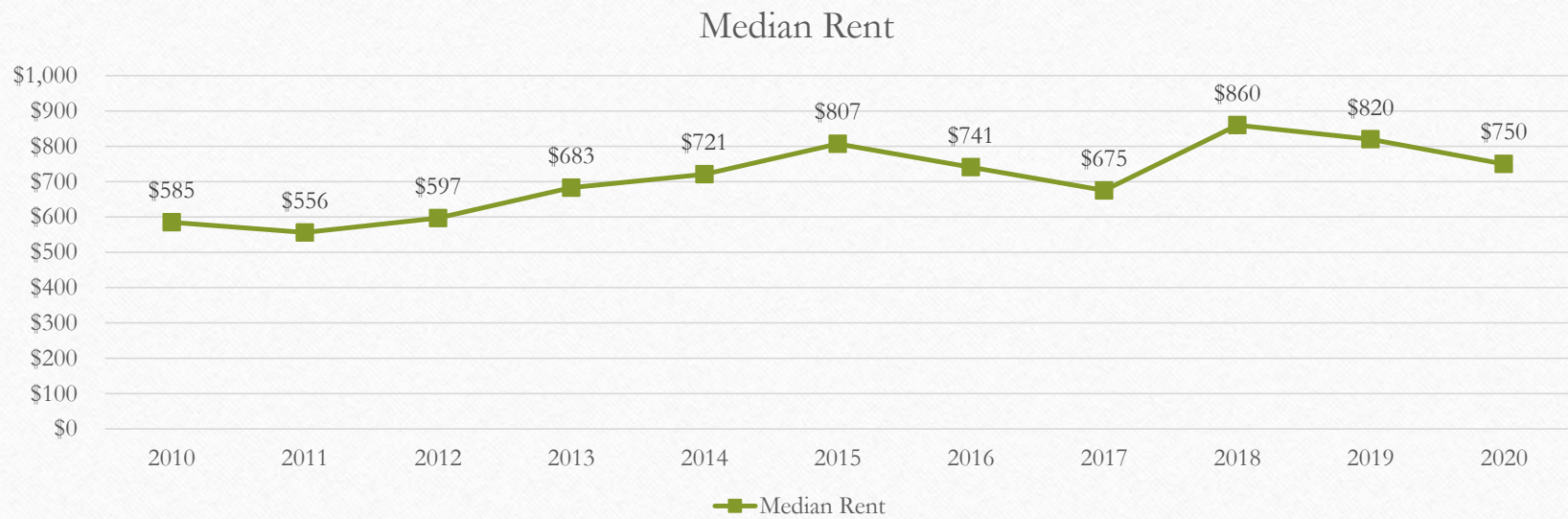
Apr 2022 — Tieton \$313K



Source: Zillow



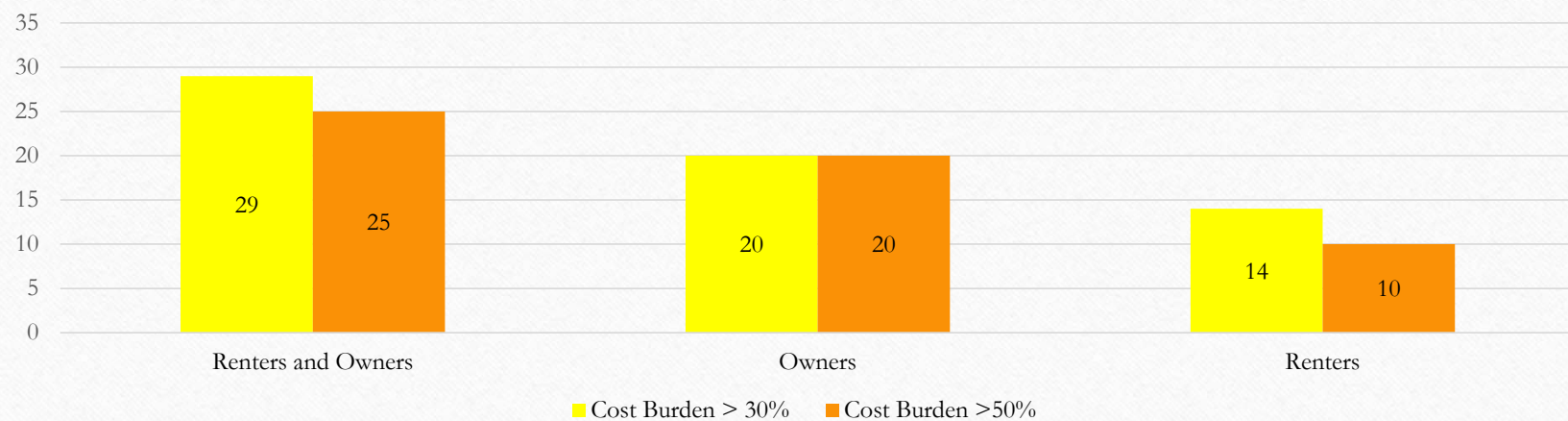
# Average Rent



Source: US Census Bureau (DP04)

# Housing Cost-burdened Households

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



Source: US Census Bureau

# Housing Cost-burdened Households

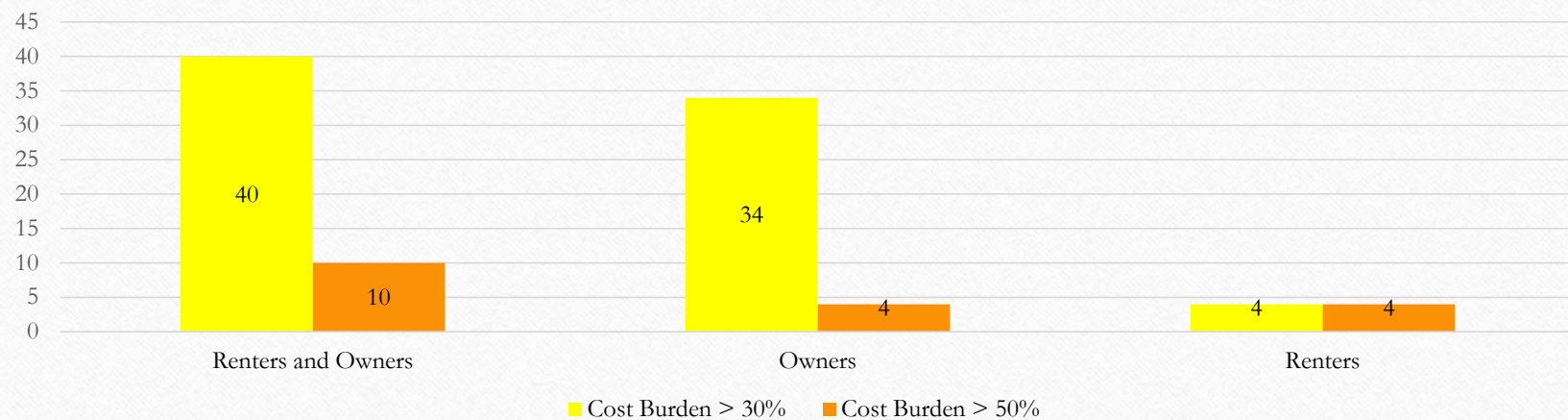
Household Income >30% to <=50% Average (\$14,726 - \$24,543)  
(50 Total Households)



Source: US Census Bureau

# Housing Cost-burdened Households

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



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)



Source: US Census Bureau

## Takeaway from Household Cost-Burdened Charts

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- 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?

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- 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?

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## Yakima Valley Conference of Governments

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