

City of Toppenish

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

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

Strategies should encourage housing development that meets housing needs.

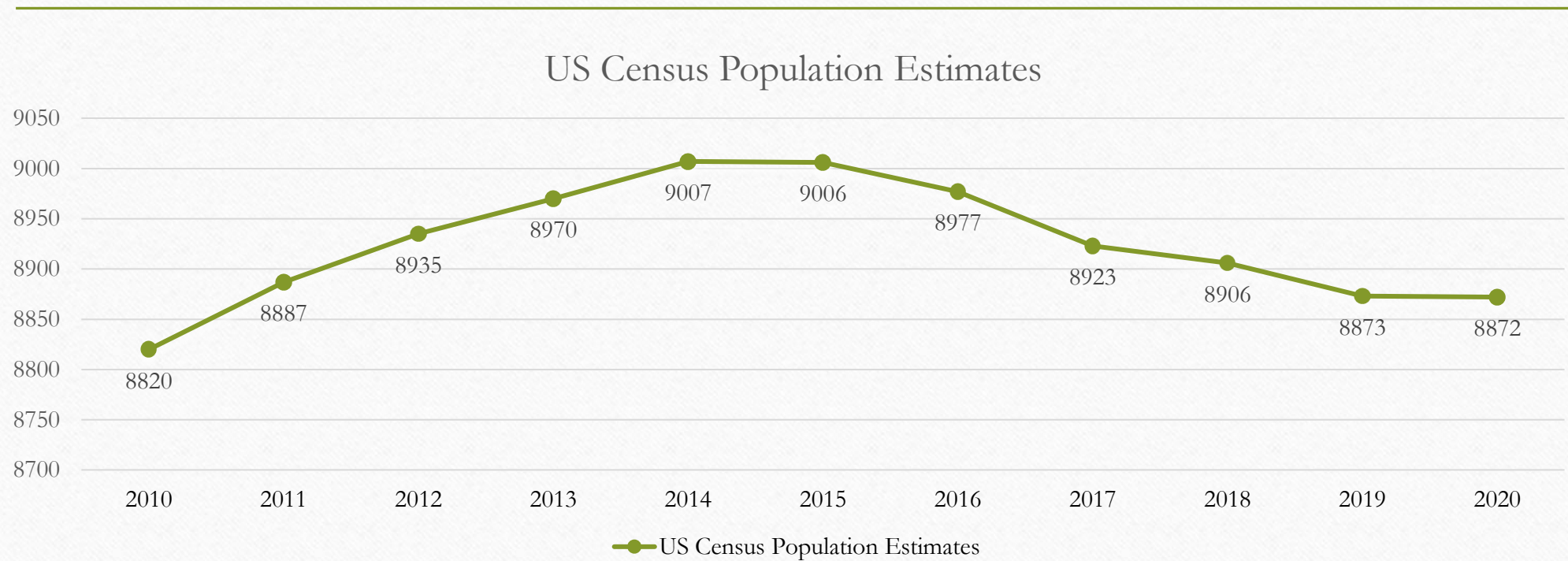
There is a process to creating a HAP

- 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

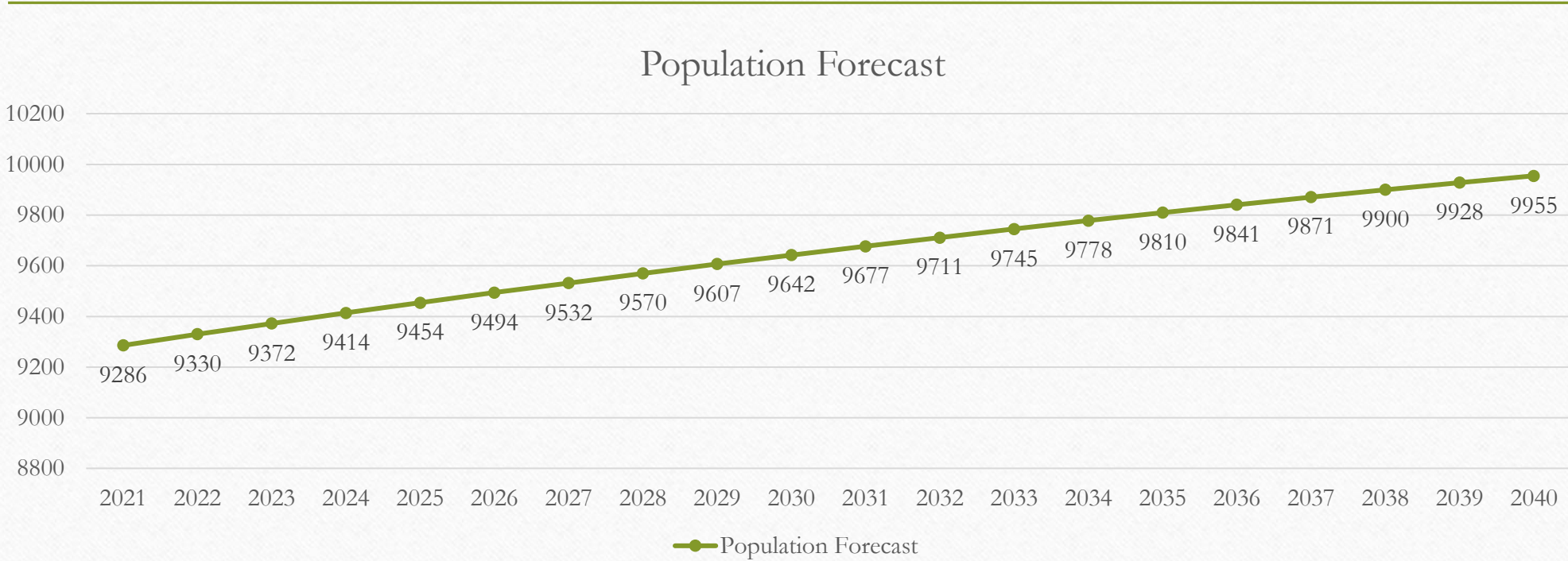
- Housing Needs Assessment Components
 - Community Profile – housing needs of current residents
 - Workforce Profile – do workers lack housing in Toppenish
 - Housing Inventory – description of housing stock
 - Gap Analysis – are housing needs and housing stock aligned
 - Land Capacity Analysis – does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

Toppenish Total Population



Source: US Census Bureau

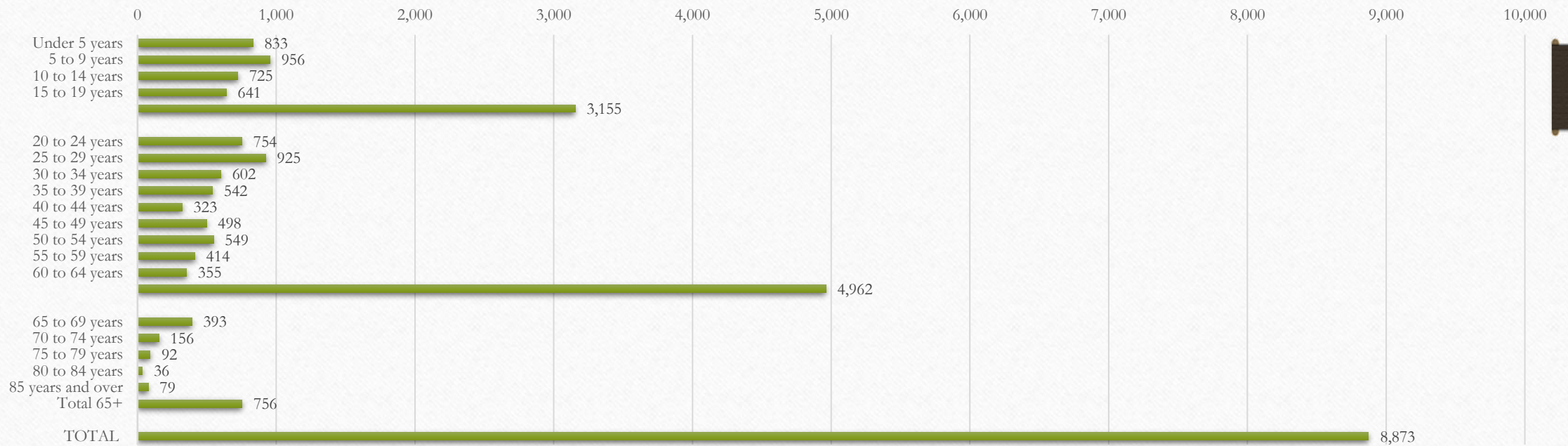
Projected Population Growth



Source: Office Financial Management (OFM) and Yakima County

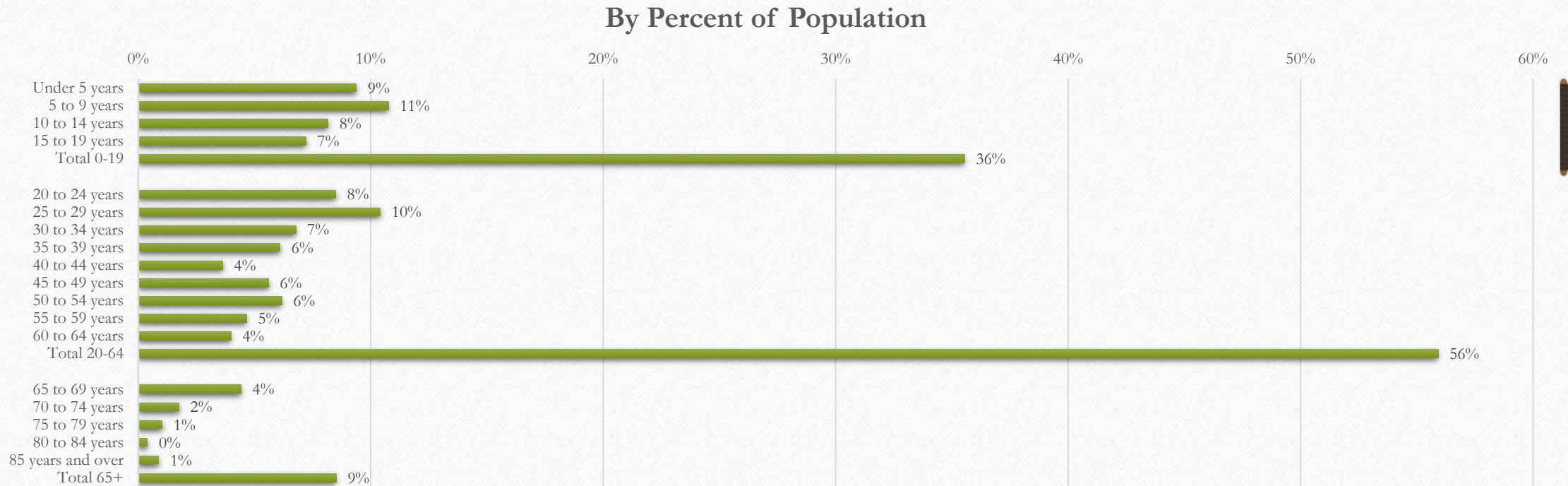
Estimation of Population by Age Group (Numbers)

Toppenish Population By Age



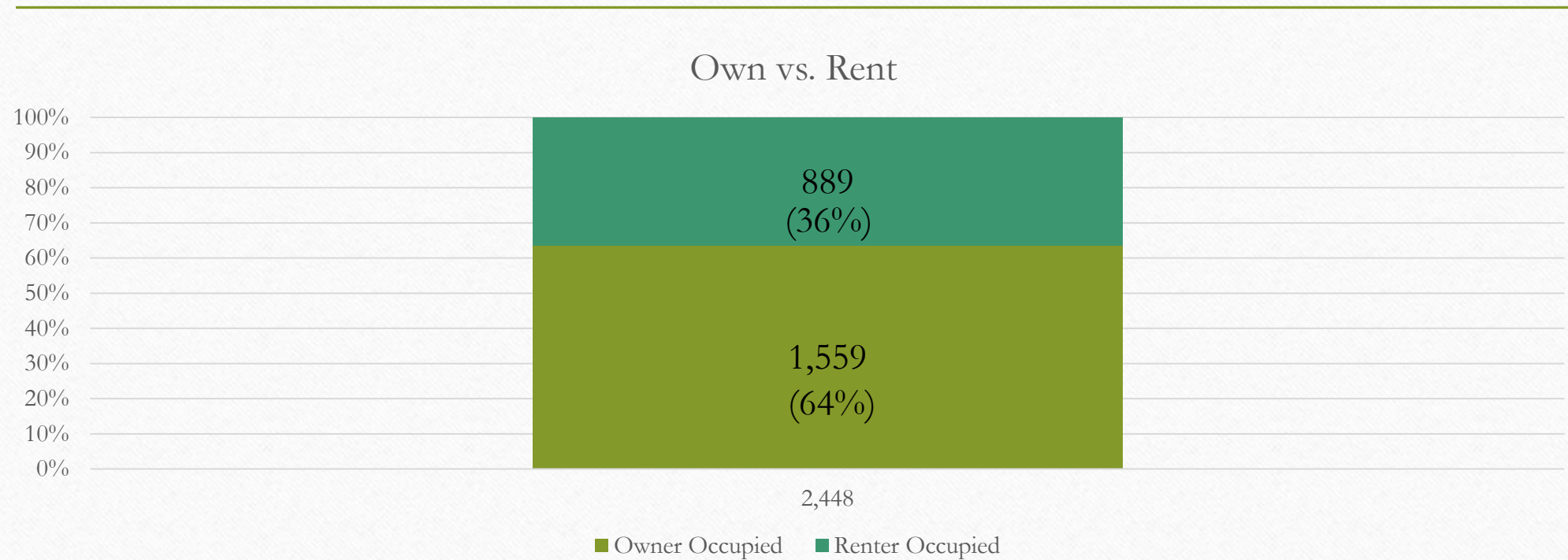
Source: US Census Bureau

Estimation of Population by Age Group (Percentage)

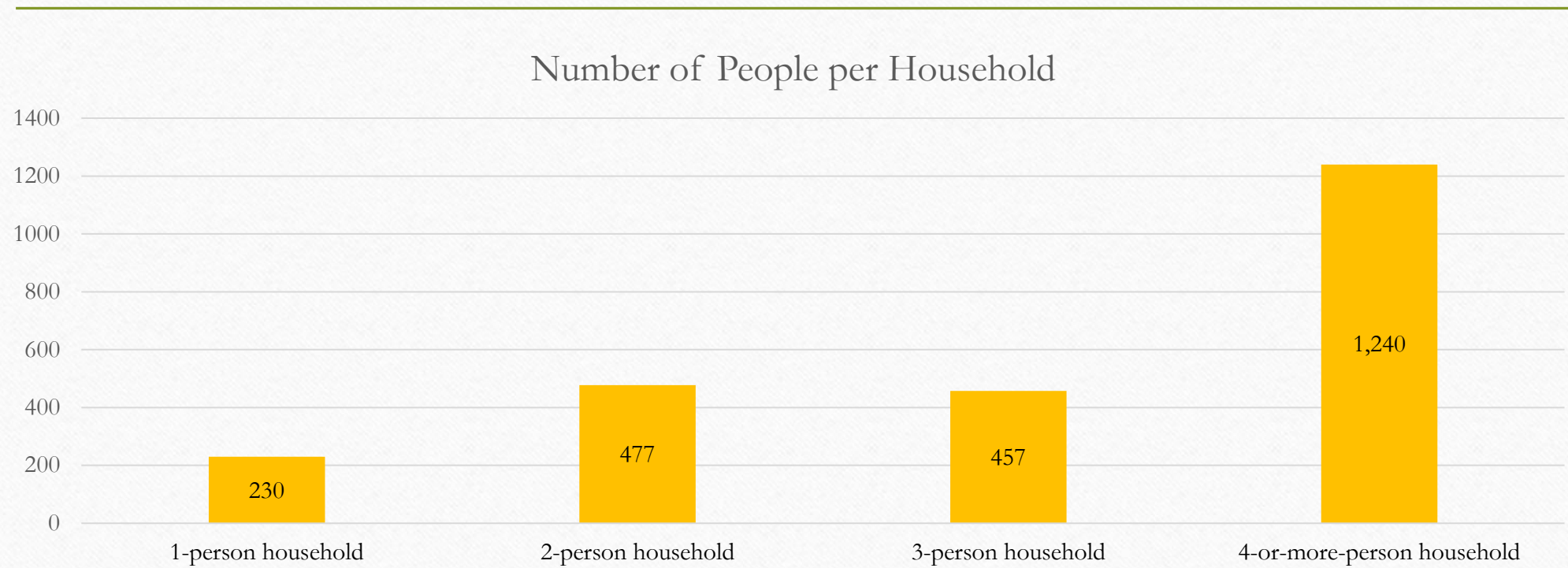


Source: US Census Bureau

Total Households

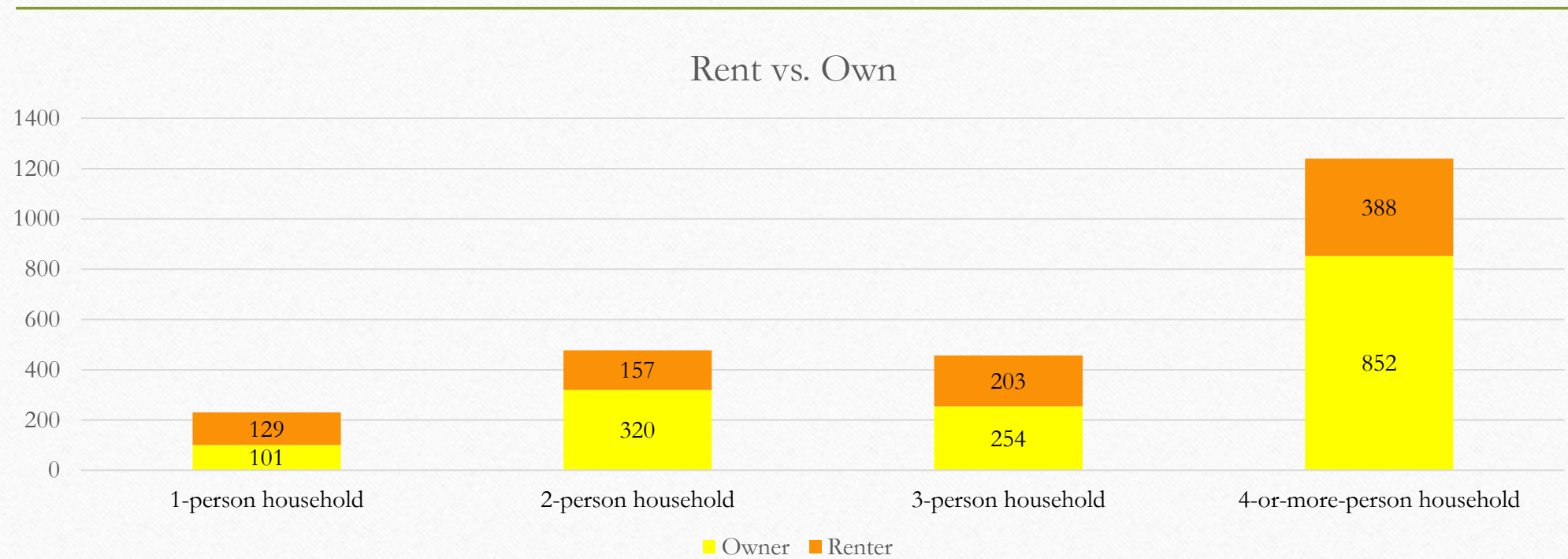


Household Size



Source: US Census Bureau (S2501)

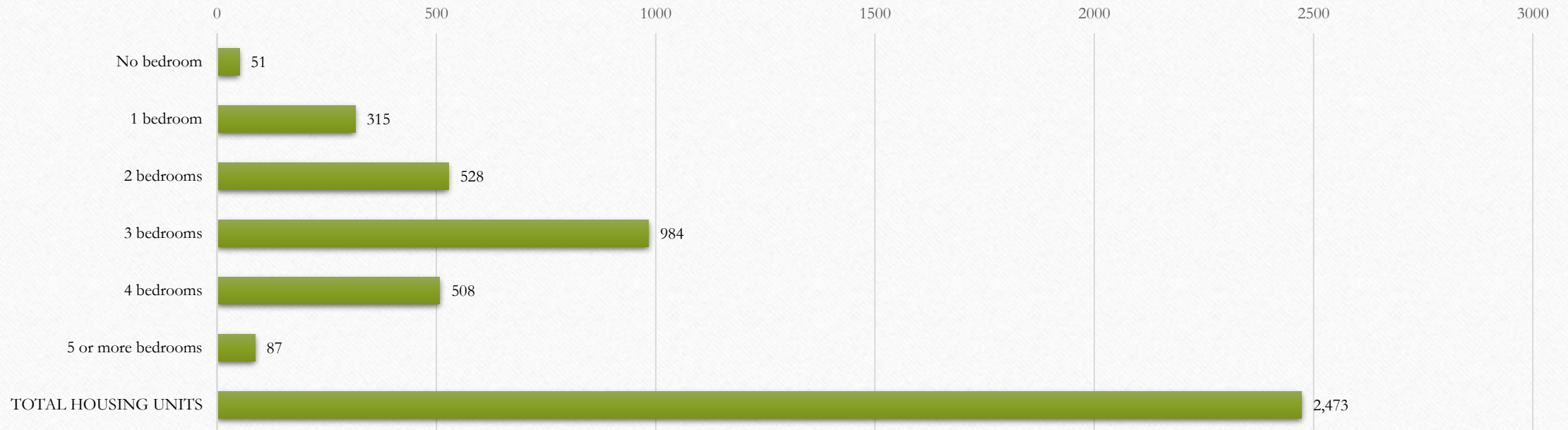
Household Size



Source: US Census Bureau

Number of Bedrooms per Home

Housing Inventory by Bedrooms - Toppenish



Source: US Census Bureau

Household Size/Occupancy Characteristics

Initial Takeaways

- Average Household Size is 3.61
- 2/3 of housing units are owner-occupied
 - Is there a need for more rentals?
- 36% of households have children under 18 living there
- 54% of City Population is under 30
- Young population with families

GAP Analysis

- Projected need for housing
- 9,955 projected population – 8,872 estimated current population
- 1,083 new residents in Toppenish ÷ 3.61 Average household size
- 300 new homes needed within the next 20 years

GAP Analysis

- 300 new homes needed within the next 20 years
- Data shows that 56 housing units were built between 2010 and 2020 (ACS B25001)
- Average of 5.6 per year
- $5.6 \times 20 \text{ years} = 112$
- $300 - 112 = \mathbf{188 \text{ additional homes needed}}$
- 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.

Workforce Profile Analysis

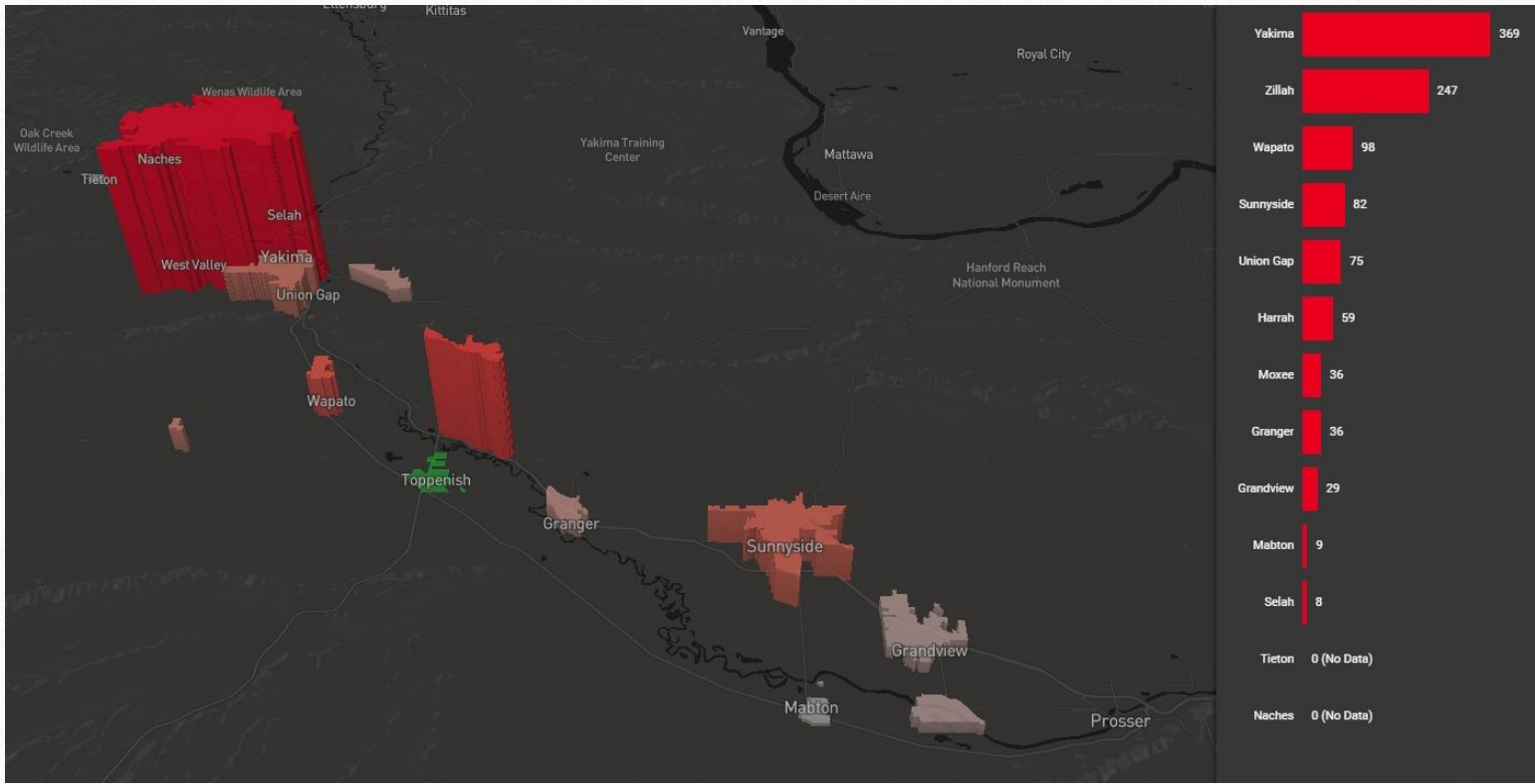
Commuting from Toppenish (6am-10am Weekdays)



Source: Streetlight

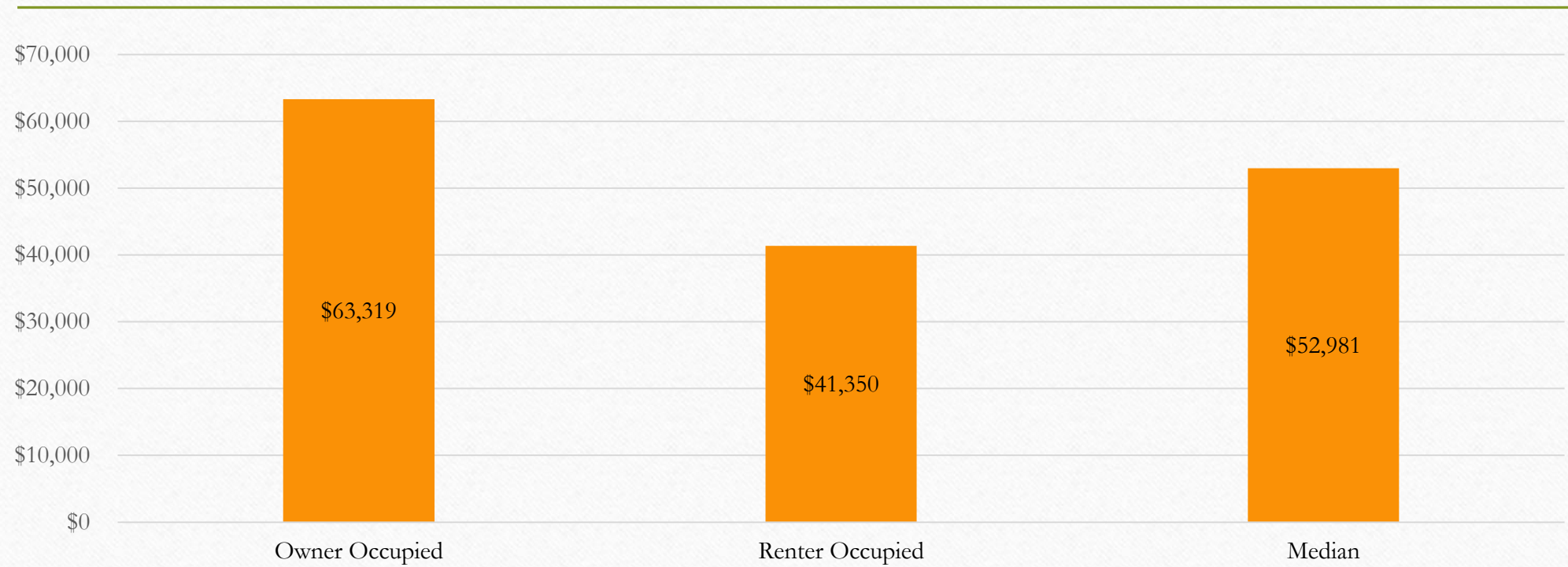
Workforce Profile Analysis

Commuting into Toppenish (6am-10am Weekdays)



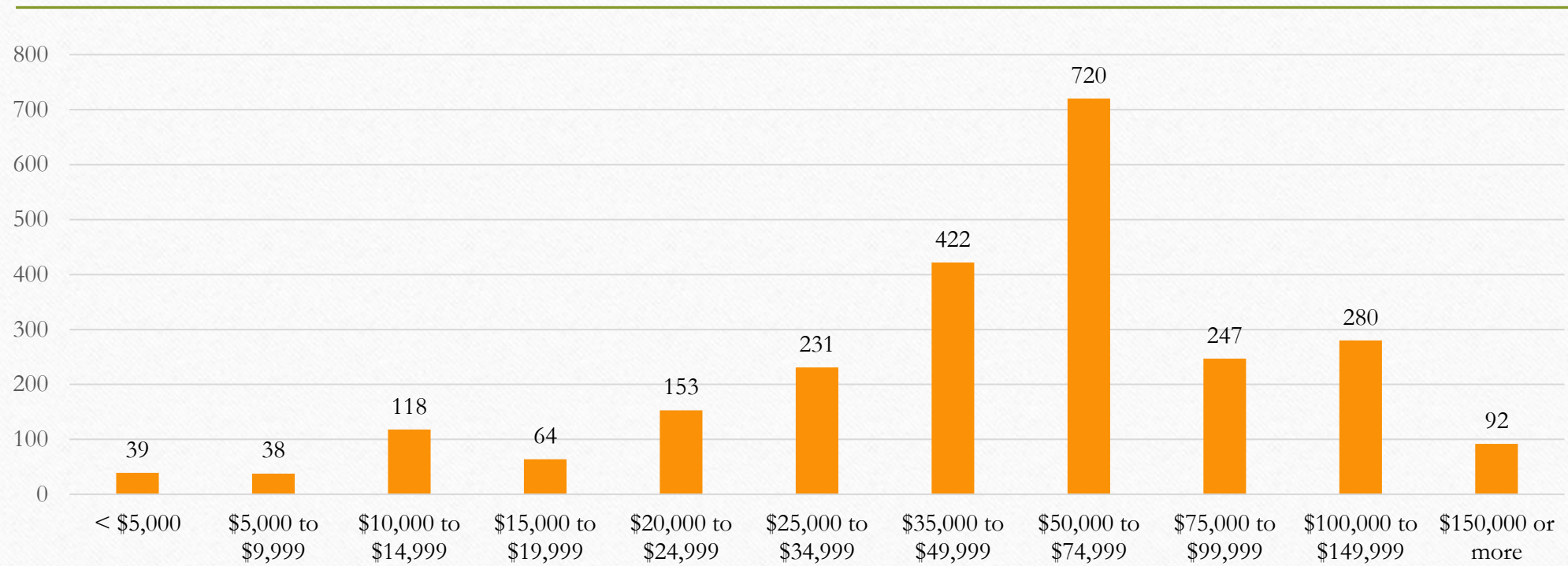
Source: Streetlight

Median Household Income



Source: US Census Bureau (S2503)

Household Incomes

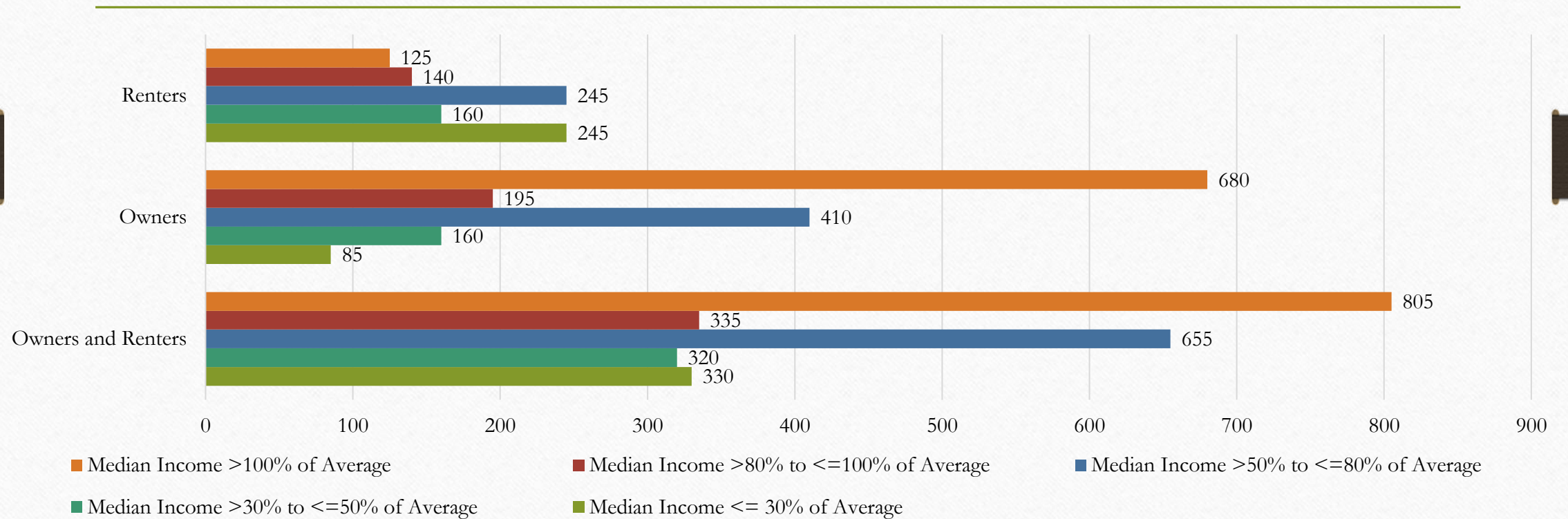


Source: US Census Bureau (S2503)

Household Income Distribution

- 33% of households make more than the median income
- 14% of households make 80% - 100% of the median income
- 27% of households make 50% - 80% of the median income
- 13% of households make 30% - 50% of the median income
- 14% of households make less than 30% of the median income

Household Income Distribution



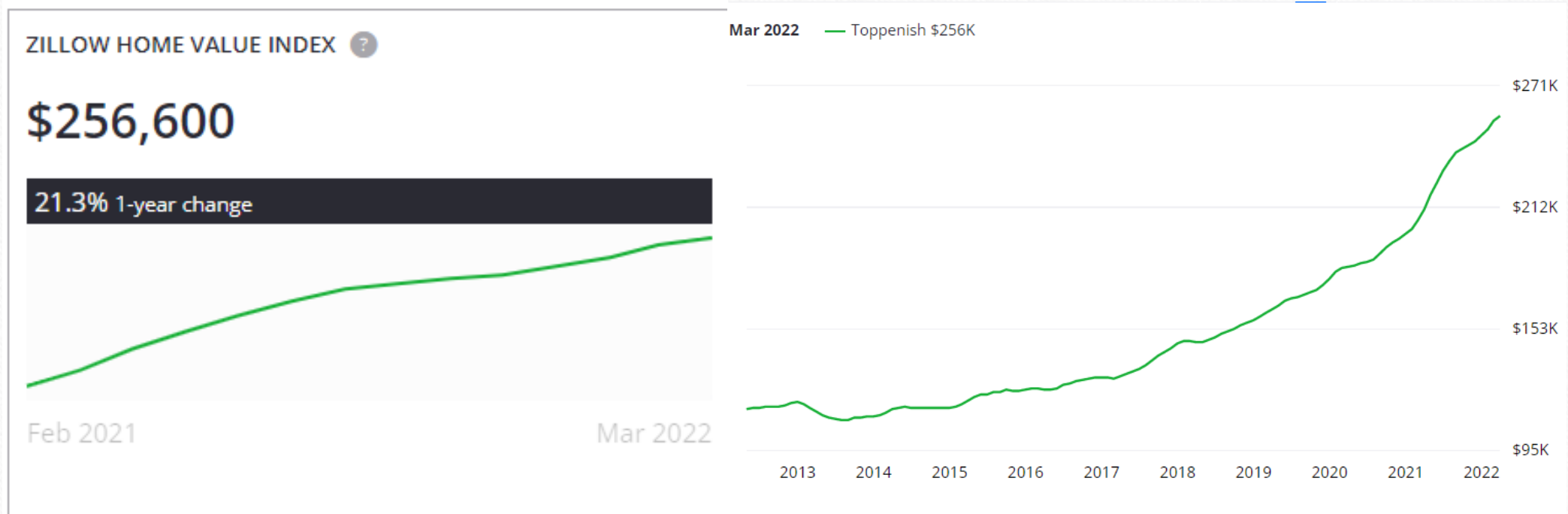
Source: US Census Bureau

**Yakima County
MTSP-Income and Rent Limits
Effective 4/1/21
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

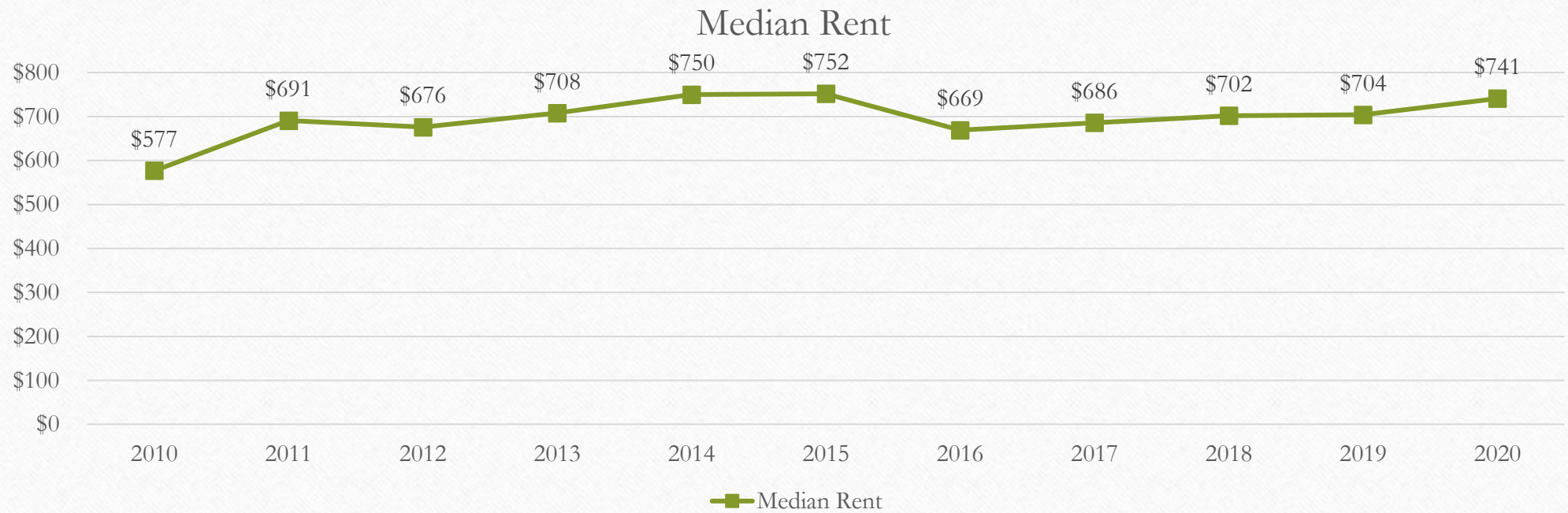
Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	247	265	318	367	409	452
30%	371	397	477	550	614	678
35%	433	463	556	642	716	791
40%	495	530	636	734	819	904
45%	556	596	715	826	921	1017
50%	618	662	795	918	1023	1130
60%	742	795	954	1101	1228	1356
70%	866	927	1113	1285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

Average Home Value



Source: Zillow

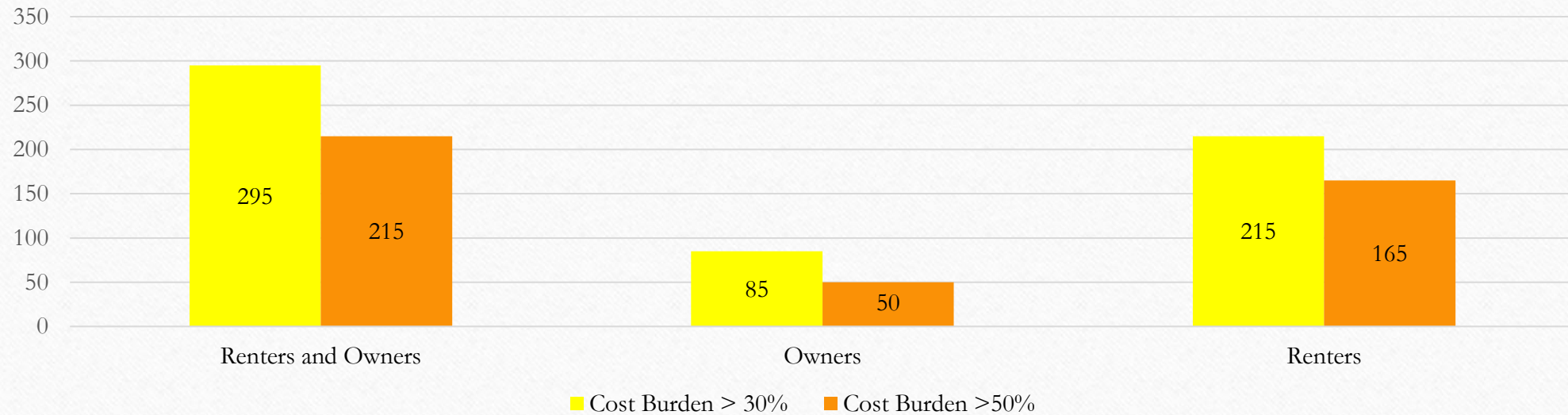
Average Rent



Source: US Census Bureau (DP04)

Housing Cost-burdened Households

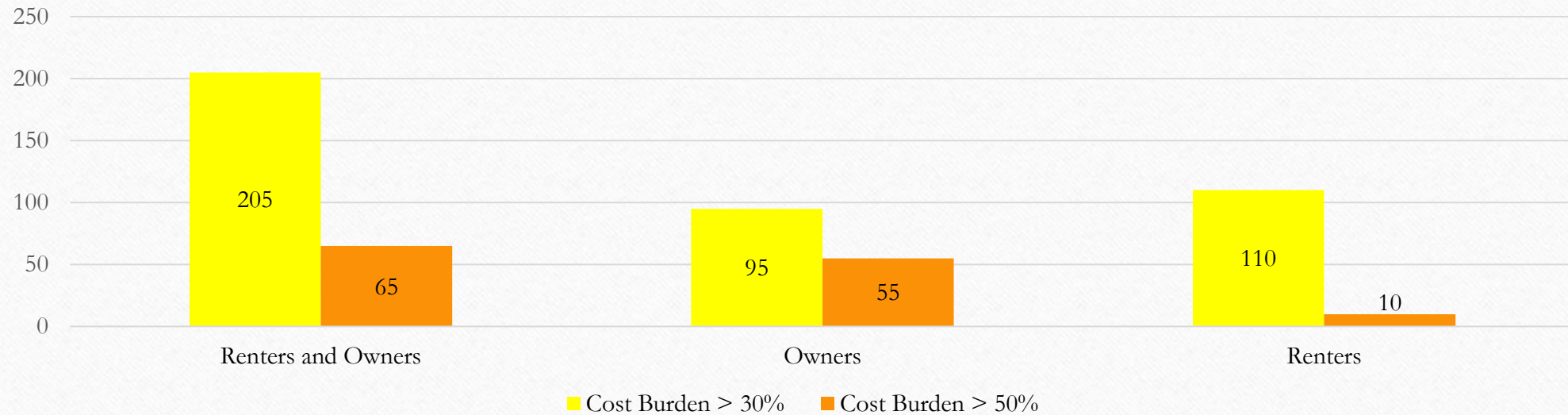
Household Income \leq 30% Average ($<$ \$15,894)
(330 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households

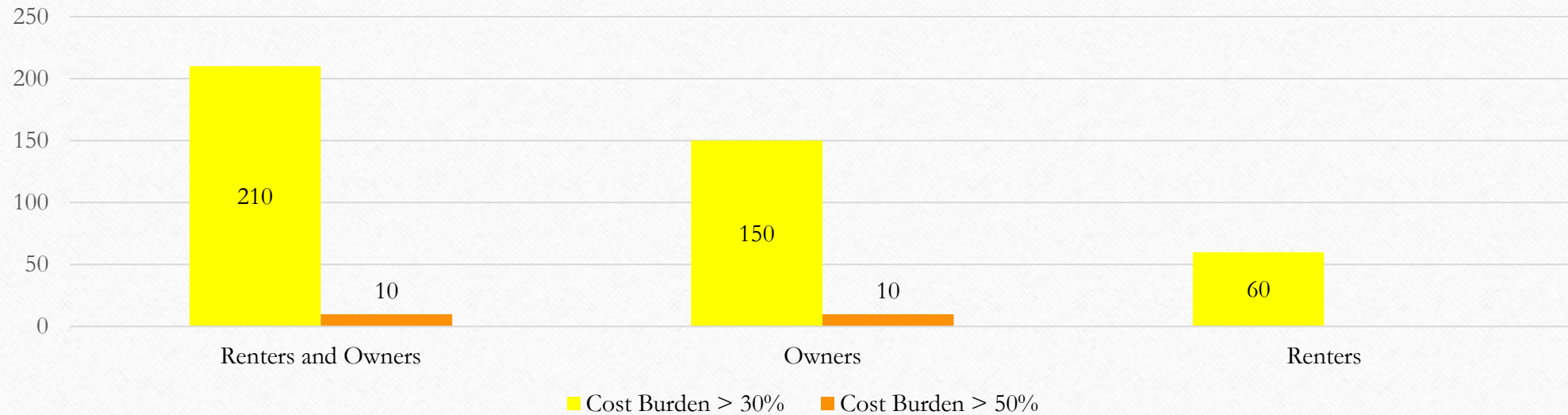
Household Income >30% to <=50% Average (\$15,894 - \$26,491)
(320 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households

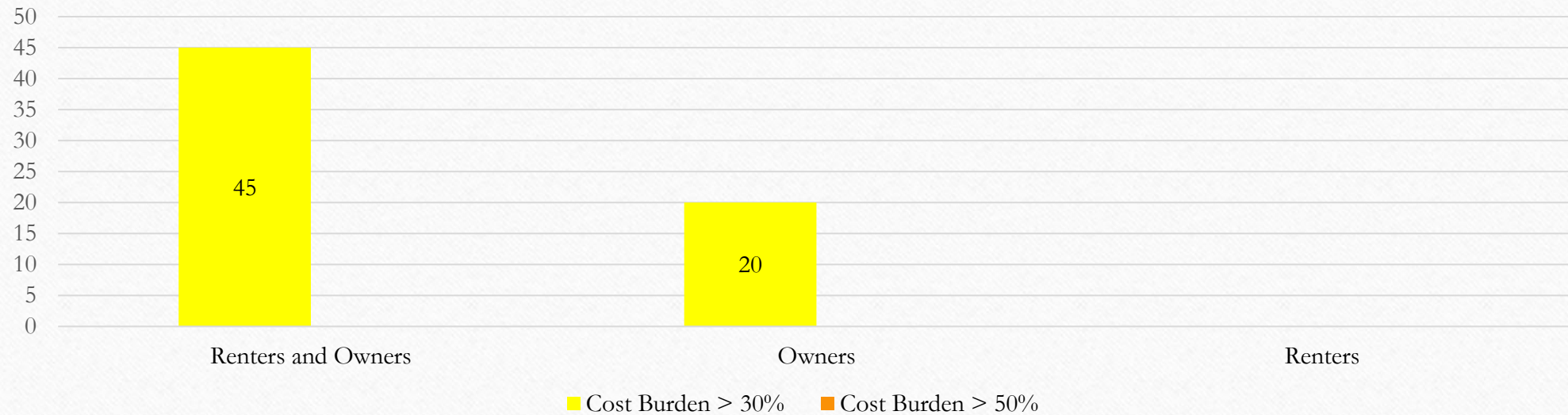
Household Income $>50\%$ to $\leq 80\%$ Average (\$26,491 – \$42,385)
(655 Total Households)



Source: US Census Bureau

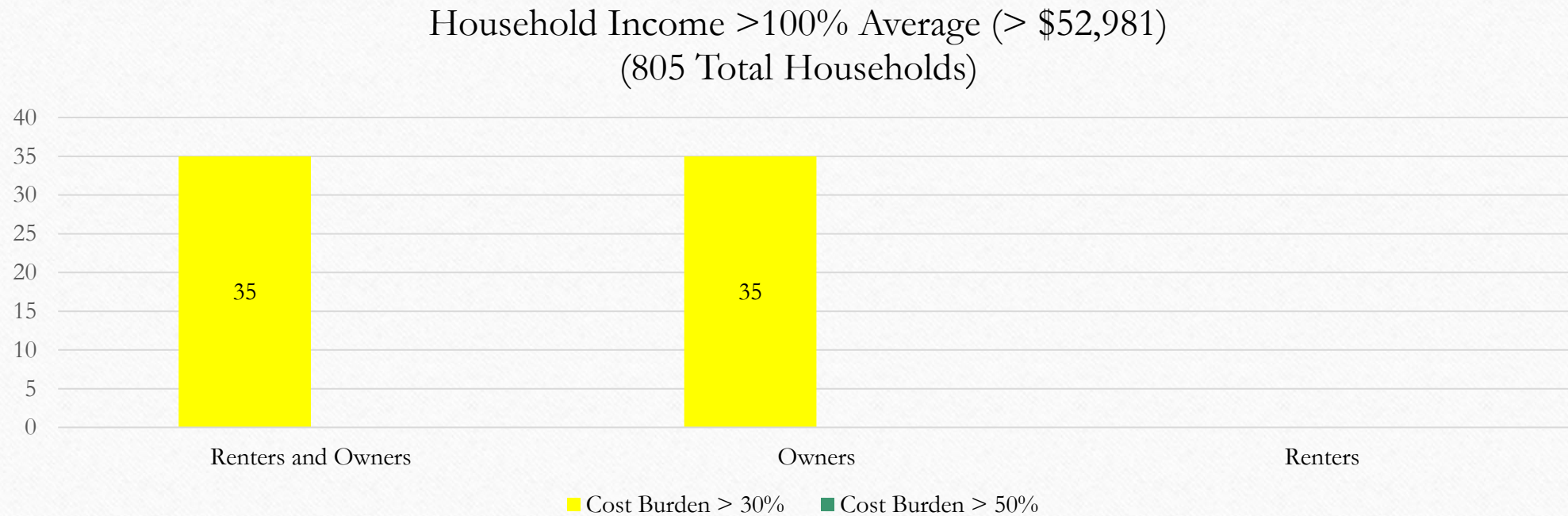
Housing Cost-burdened Households

Household Income >80% to <=100% Average (\$42,385 - \$52,981)
(335 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households



Source: US Census Bureau

Takeaway from Household Cost-Burdened Charts

- 295 of 330 = **89%** of households with Household Income < \$15,894 are cost-burdened
- 205 of 320 = **64%** of households with Household Income \$15,894 - \$26,491 are cost-burdened
- 210 of 655 = **32%** of households with Household Income \$26,491 – \$42,385 are cost-burdened
- 45 of 335 = **13%** of households with Household Income \$42,385 - \$52,981 are cost-burdened
- 35 of 805 = **4%** of households with Household Income > \$52,981 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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