

City of Union Gap

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.

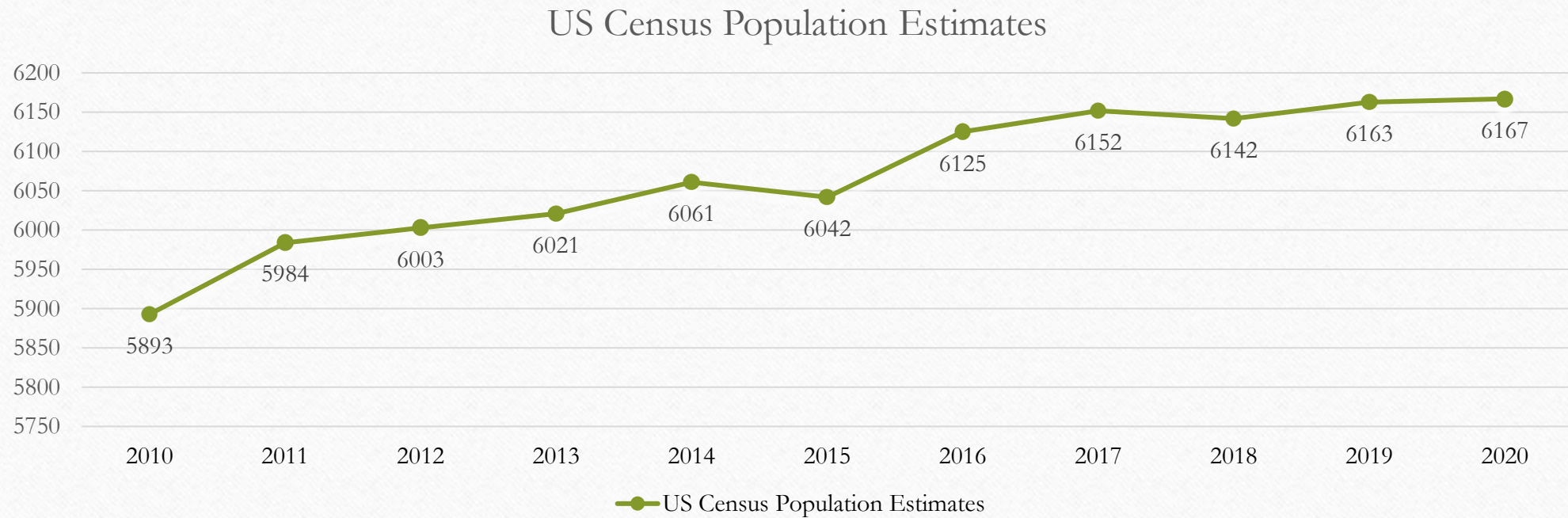
There is a process to creating a HAP

- Step One: Housing Needs Assessment
- 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

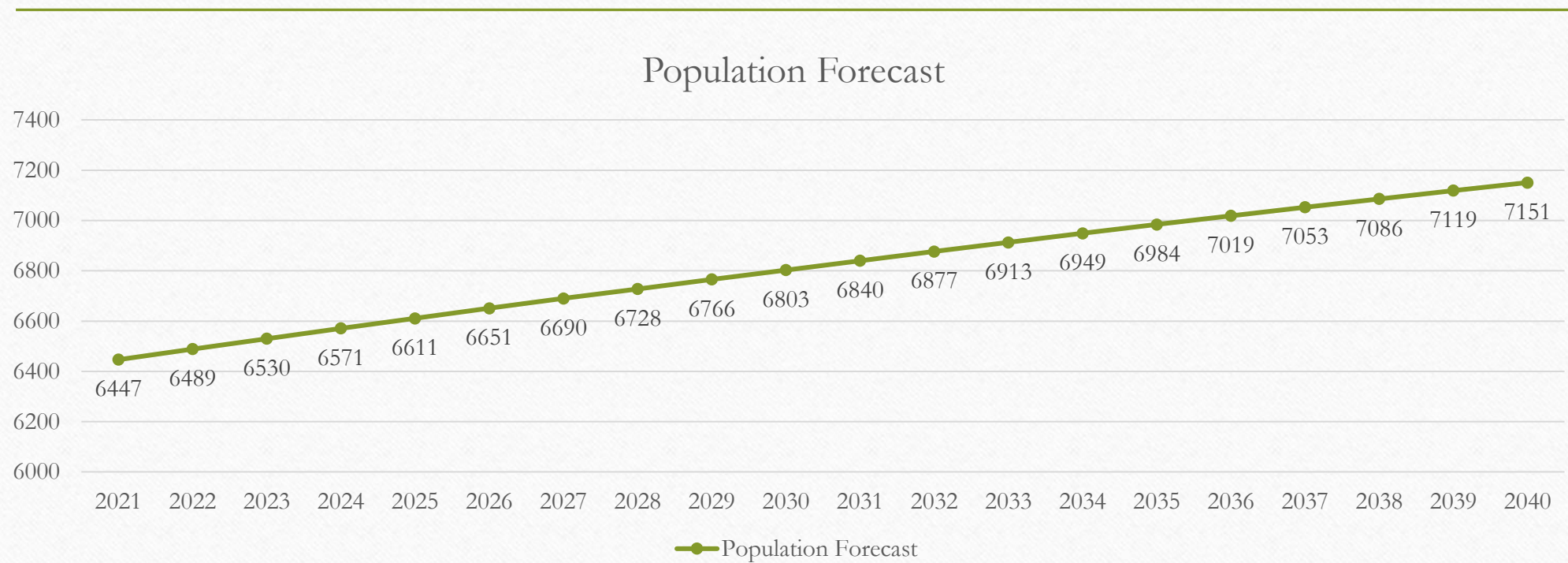
- Housing Needs Assessment Components
 - Community Profile – housing needs of current residents
 - Workforce Profile – do workers lack housing in Union Gap
 - Housing Inventory – description of housing stock
 - Gap Analysis – are housing needs and housing stock aligned
 - Land Capacity Analysis – does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

Union Gap Total Population (2010-2020)



Source: US Census Bureau

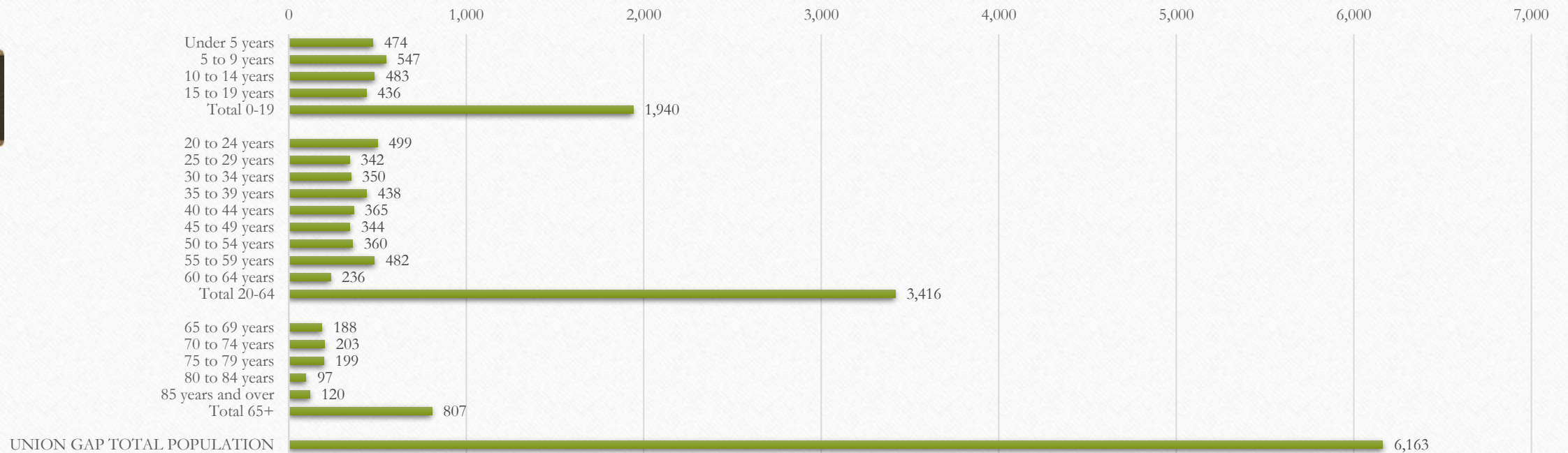
Projected Population Growth (2021-2040)



Source: Office Financial Management (OFM) and Yakima County

Estimation of Population by Age Group (Numbers)

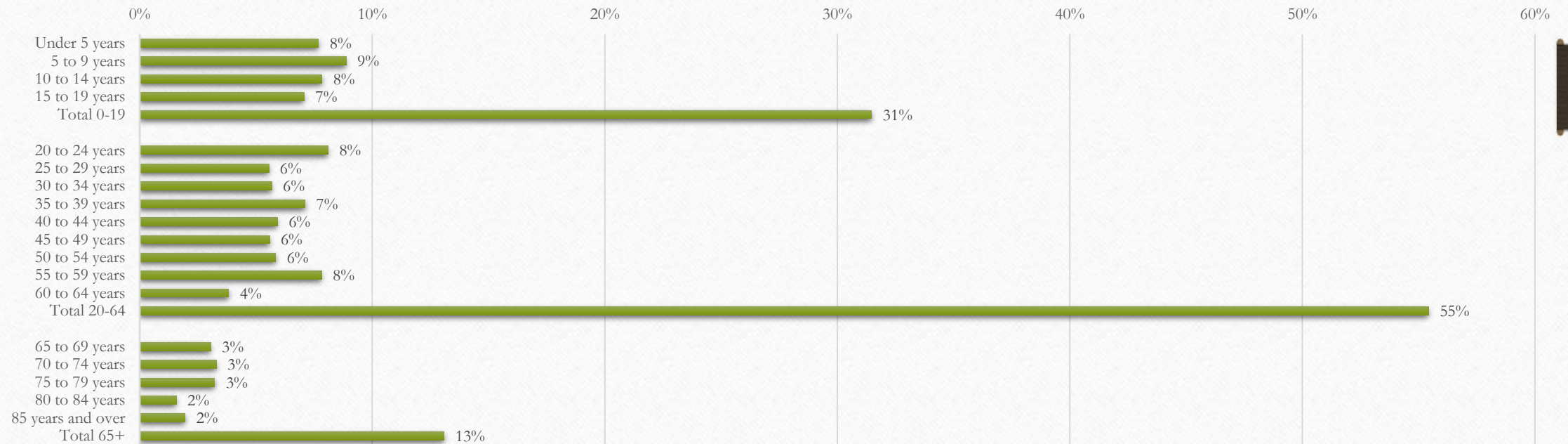
Union Gap Population By Age



Source: US Census Bureau (DP05)

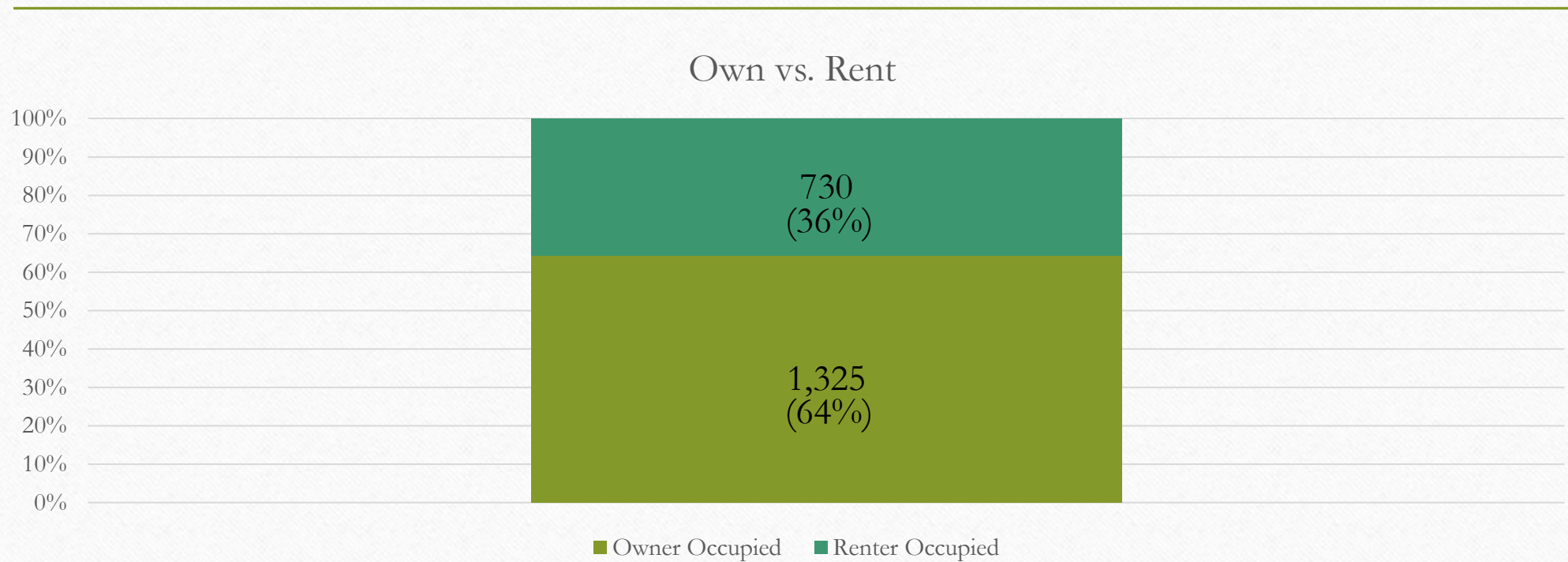
Estimation of Population by Age Group (Percentage)

By Percent of Population

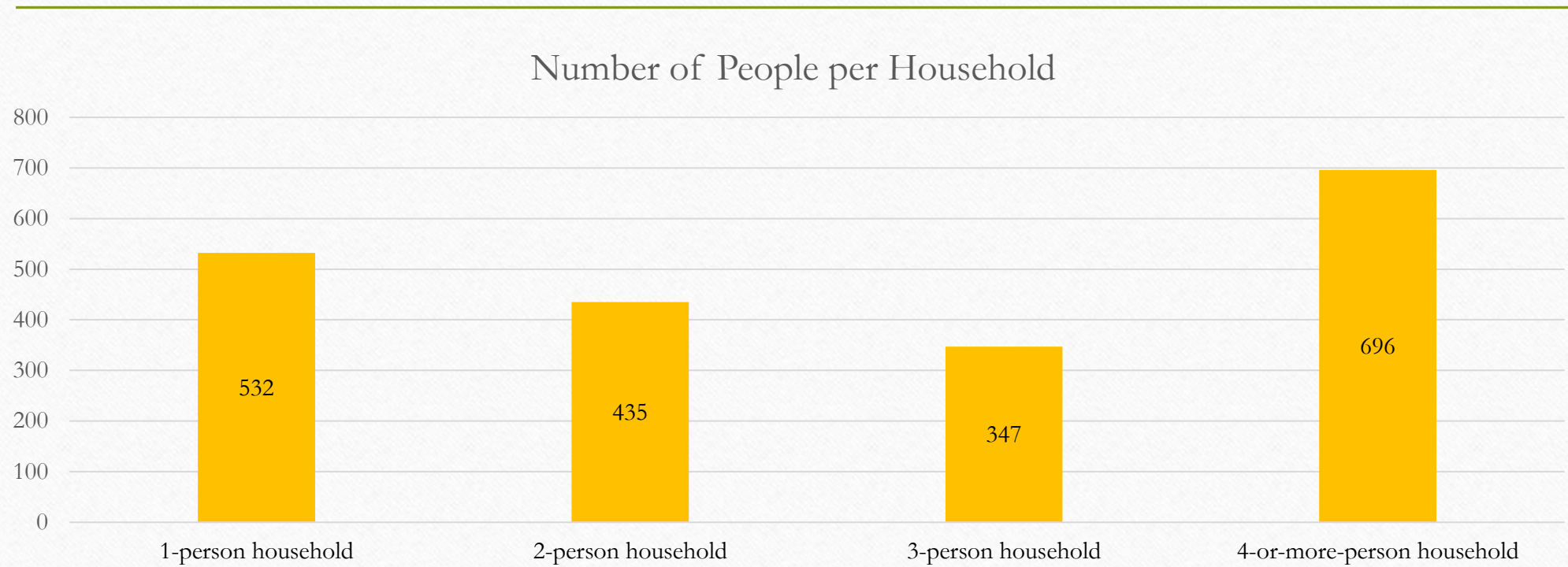


Source: US Census Bureau (DP05)

Total Households (2,055)

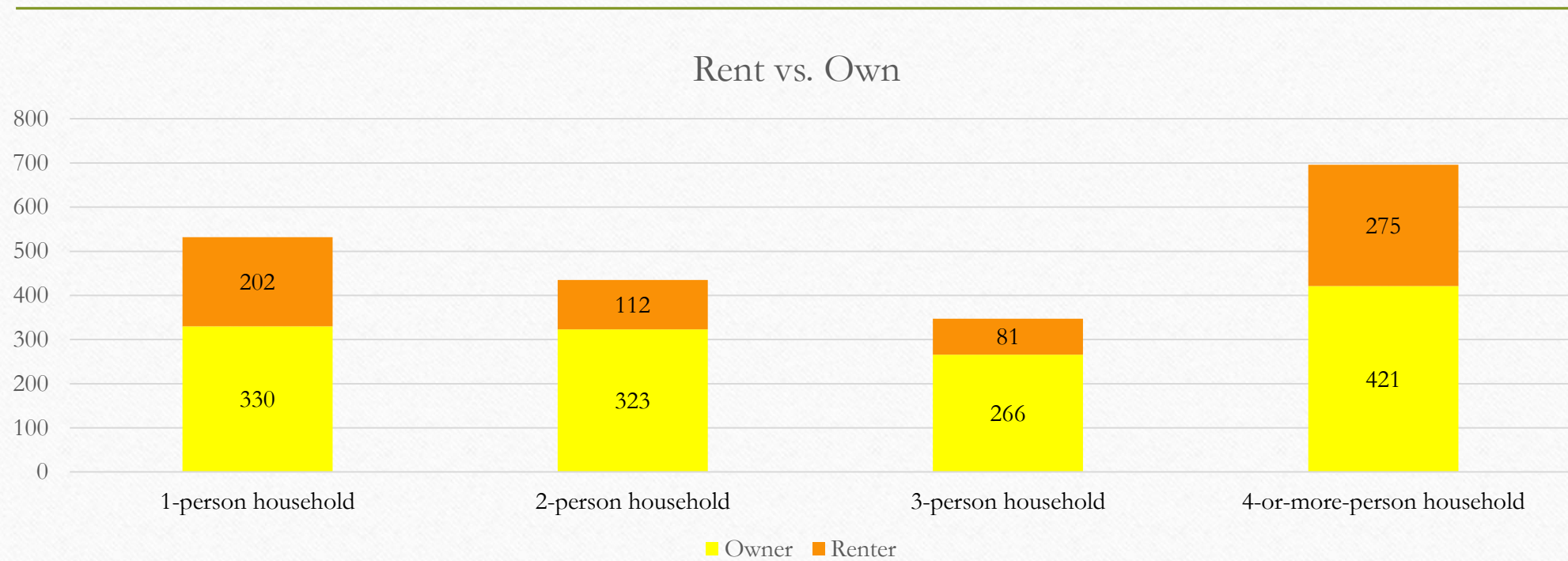


Household Size



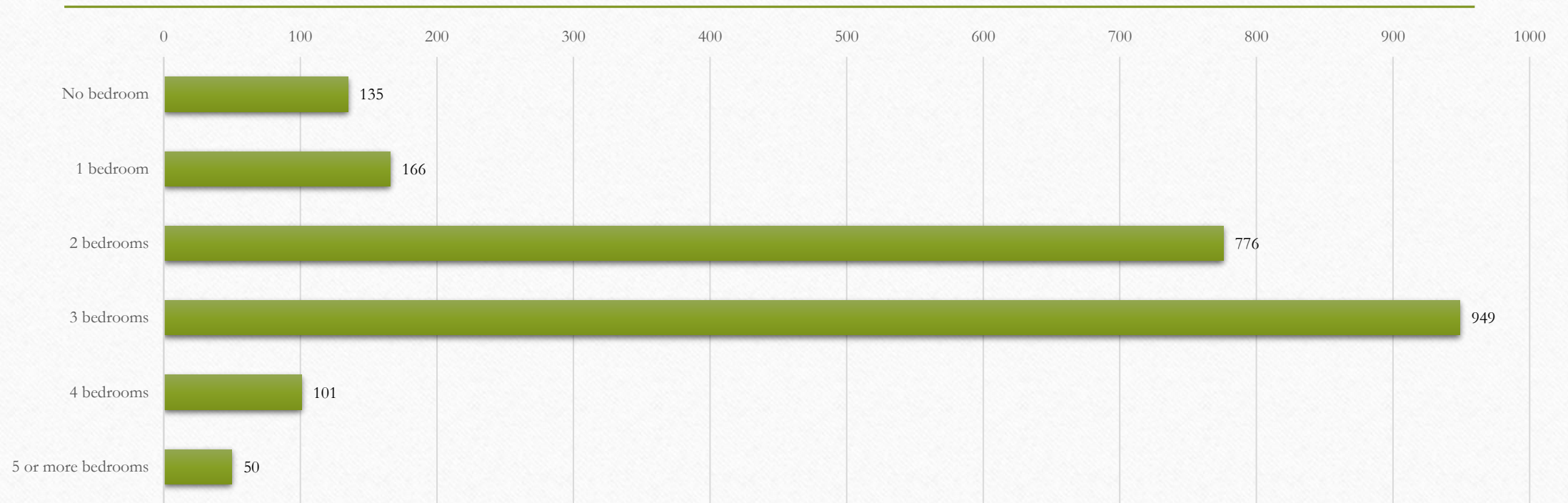
Source: US Census Bureau (S2501)

Household Size



Source: US Census Bureau

Number of Bedrooms per Home



Source: US Census Bureau

Household Size/Occupancy Characteristics

Initial Takeaways

- Average Household Size is 2.95
- 64/36 split between ownership and rental housing units
 - Need more opportunities for ownership? More rentals?
- 32% of households have children under 18 living there
- 55% of City Population is between 20-65 years old
- Working age population

GAP Analysis

- Projected need for housing
- 7,151 projected population – 6,167 estimated current population
- 984 new residents in Union Gap \div 2.95 Average household size
- 334 new homes needed within the next 20 years

GAP Analysis

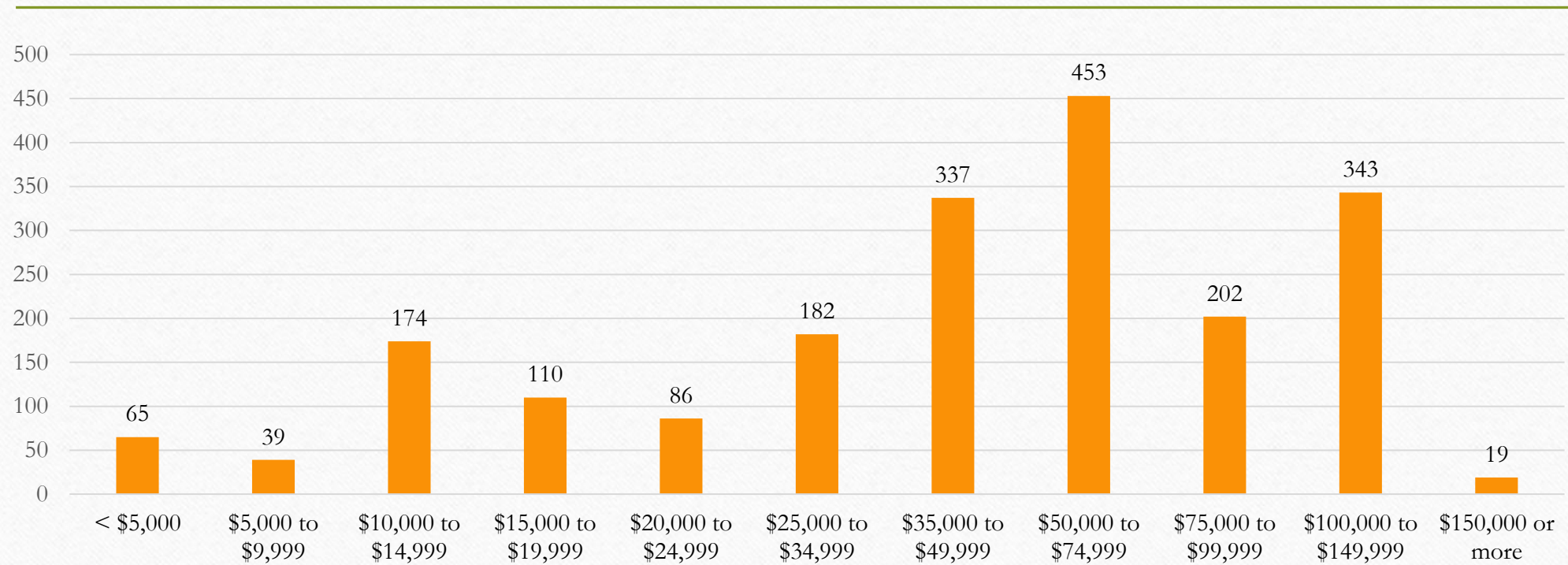
- 334 new homes needed within the next 20 years
- Data shows that 50 housing units were built between 2010 and 2020 (ACS B25001)
- Average of 5 per year
- $5 \times 20 \text{ years} = 100$
- $334 - 100 = 234$ **additional homes needed (12/year)**
- Based on historic analysis, housing is not projected to keep up with population growth; however, current construction activity will be included in the final analysis.

Median Household Income



Source: US Census Bureau (S2503)

Household Incomes

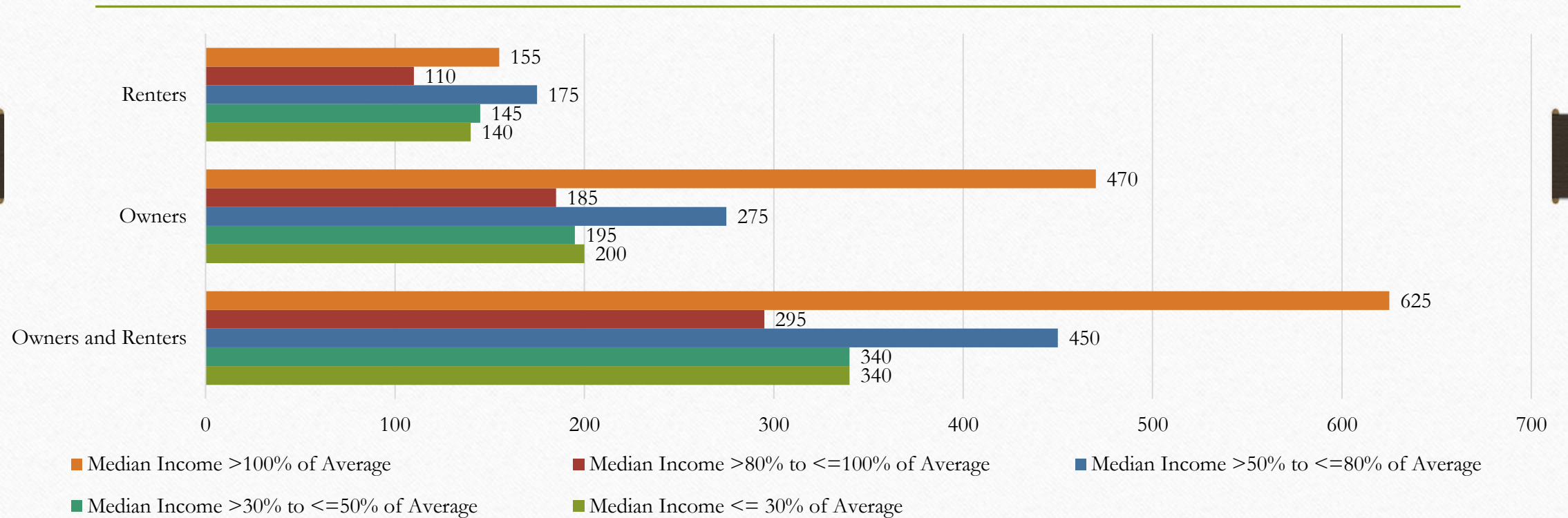


Source: US Census Bureau (S2503)

Household Income Distribution

- 30% of households make more than the median income
- 14% of households make 80% - 100% of the median income
- 22% of households make 50% - 80% of the median income
- 17% of households make 30% - 50% of the median income
- 17% 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

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

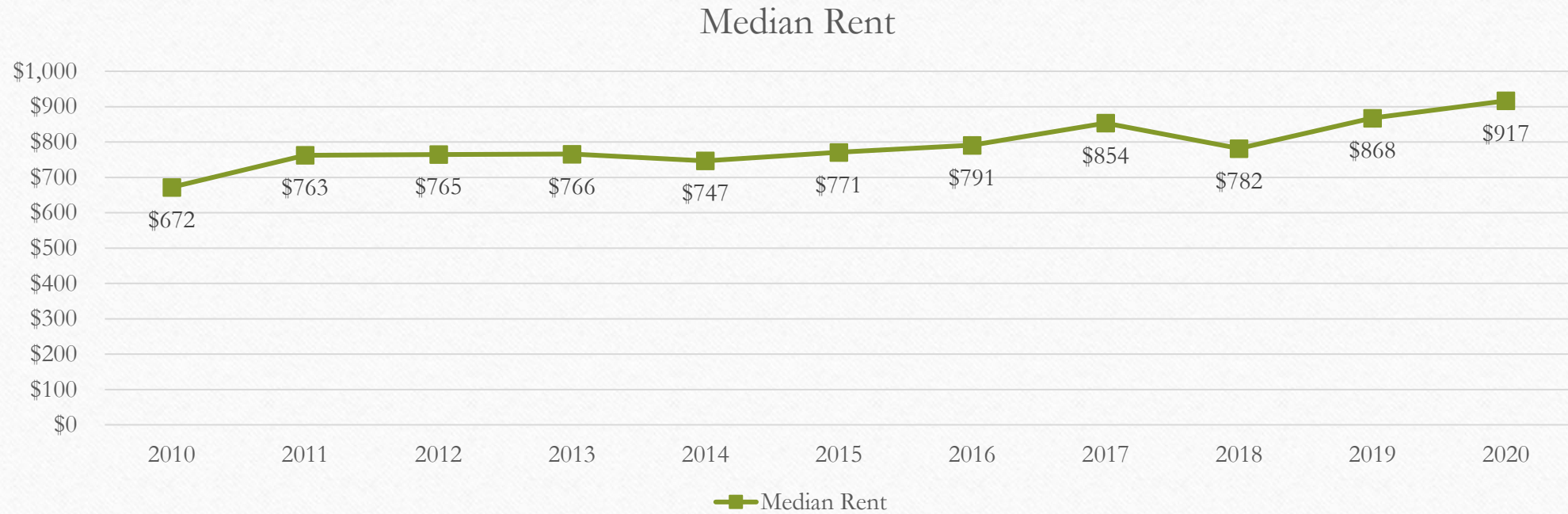
Set-aside Percentage	Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom
20%	276	296	355	410	458	505
30%	414	444	533	615	687	757
35%	483	518	622	718	801	884
40%	553	592	711	821	916	1010
45%	622	666	799	923	1030	1136
50%	691	740	888	1026	1145	1263
60%	829	888	1066	1231	1374	1515
70%	967	1036	1244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

Average Salaries

(www.salary.com)

Job	Salary	30% for Housing (includes utilities)	Attainable Home Price (20% down at 5%)
Construction	\$33,800	\$845	\$155,000
Registered Nurse	\$82,111	\$2,053	\$375,000
Machine Operator	\$43,404	\$1,085	\$200,000
Police Officer	\$65,060	\$1,627	\$295,000

Average Rent



Source: US Census Bureau (DP04)

UNIVERSITY PARKWAY APARTMENTS

HOME

RENTAL RATES

FLOOR PLANS

PHOTOS

AMENITIES & POLICIES

APPLY ONLINE

CONTACT US

Rental Rates

Apartments

Studio - \$850.00

Studio+ - \$925.00

1 Bed - \$1,000.00

2 Bed - \$1,200.00

3 Bed - \$1,350.00

1 Bed Premium - \$1,075.00

2 Bed Premium - \$1,300.00

3 Bed Premium - \$1,500.00



HOME

Rental Rates

1 bed 1 bath
\$925-\$975

2 beds 1 bath
\$1,150.00

3 beds 2 baths
\$1,300.00

Average Home Value

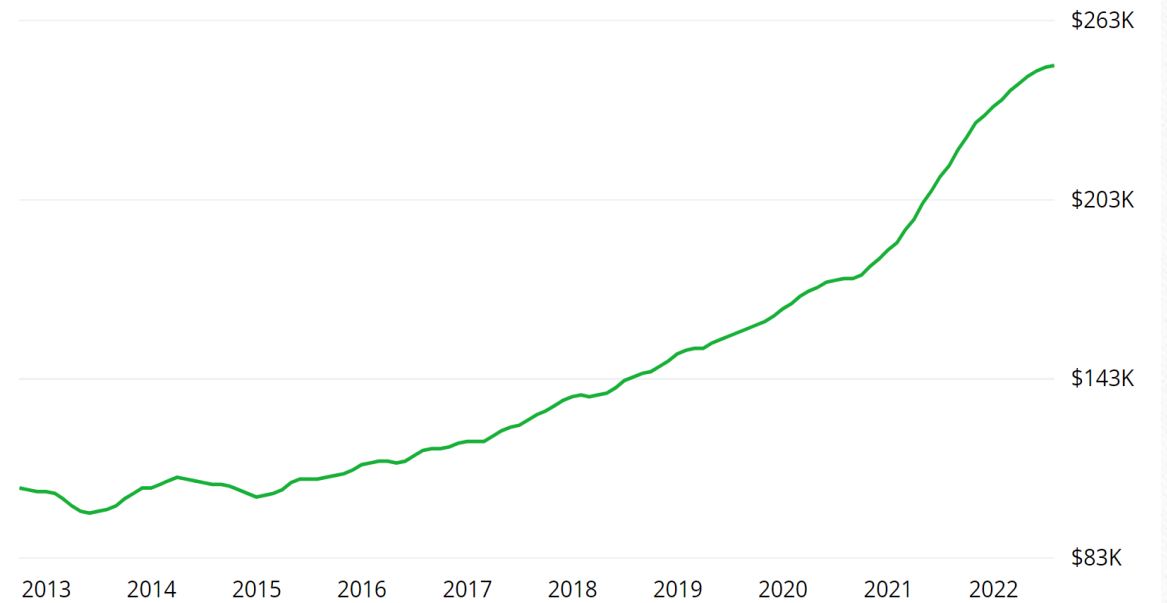
ZILLOW HOME VALUE INDEX ?

\$248,302

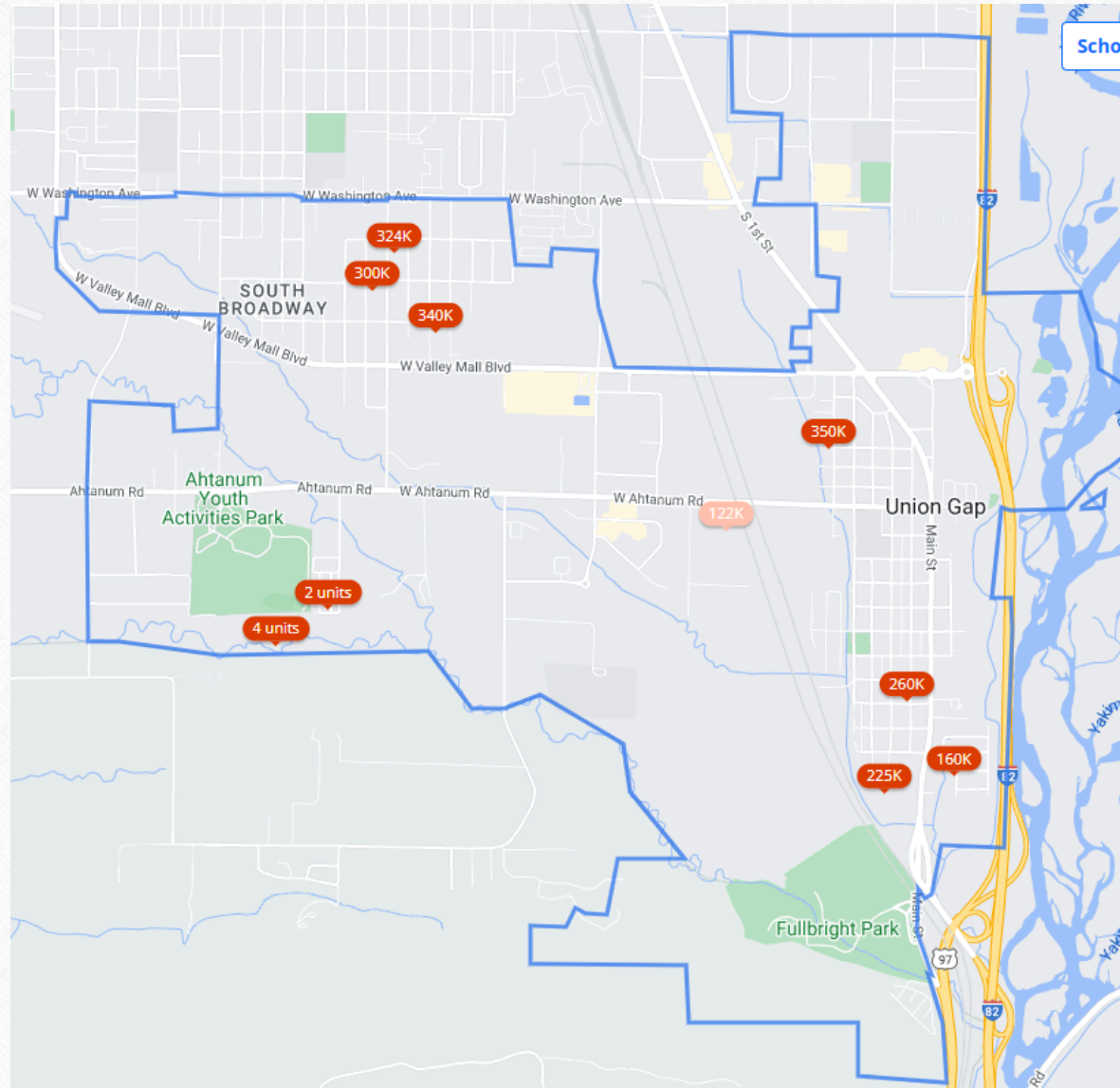
15.7% 1-year change



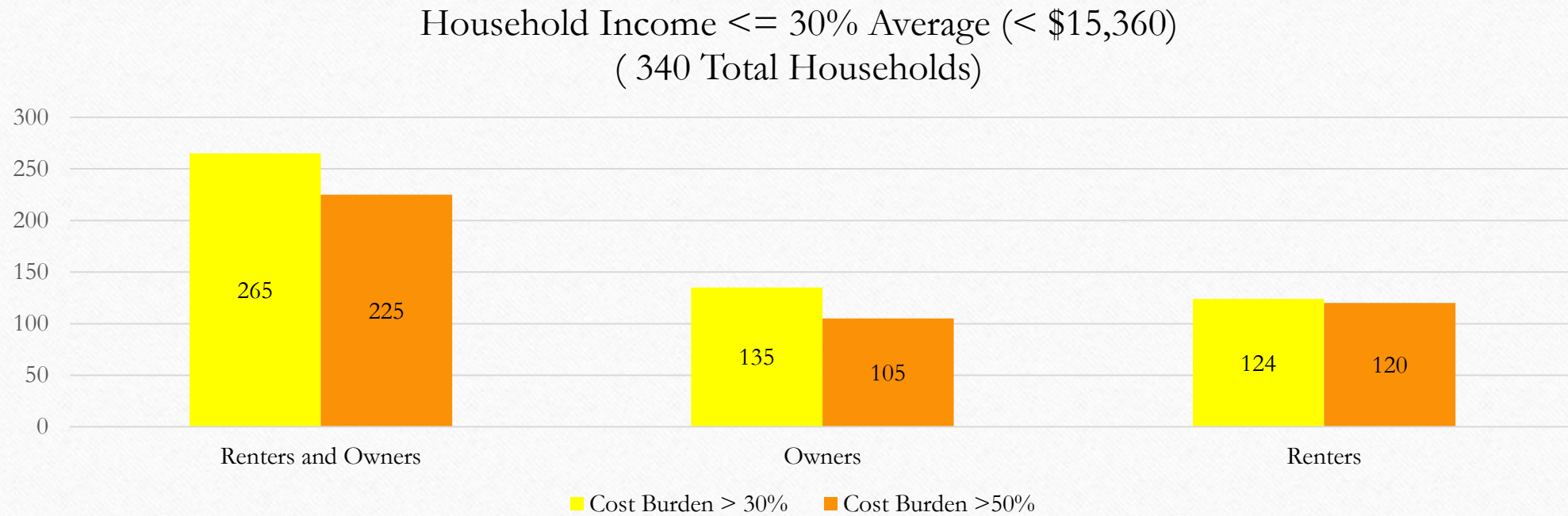
Jul 2022 — Union Gap \$248K



Source: Zillow



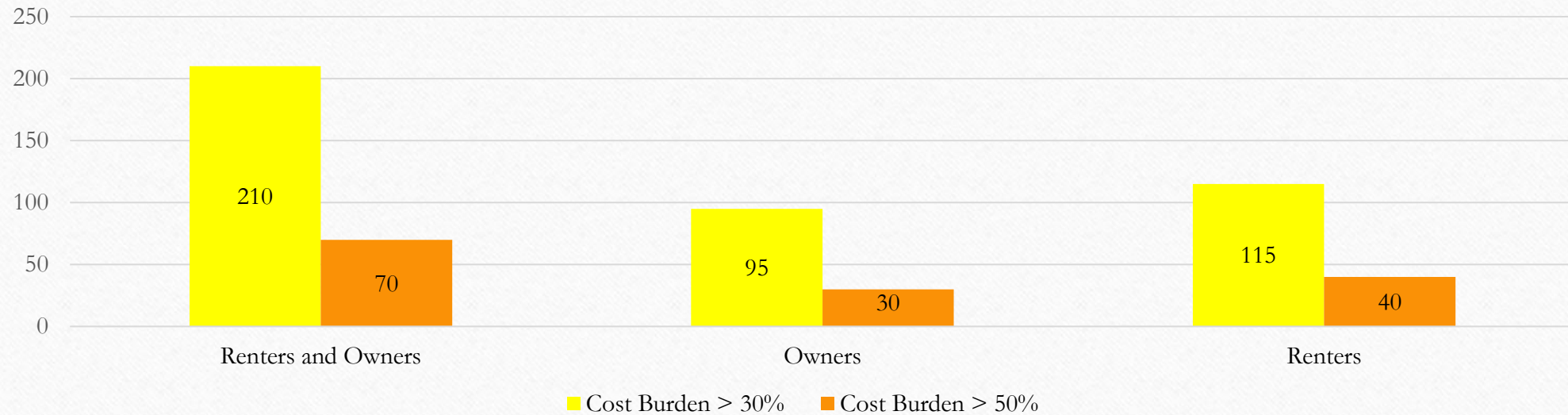
Housing Cost-burdened Households



Source: US Census Bureau

Housing Cost-burdened Households

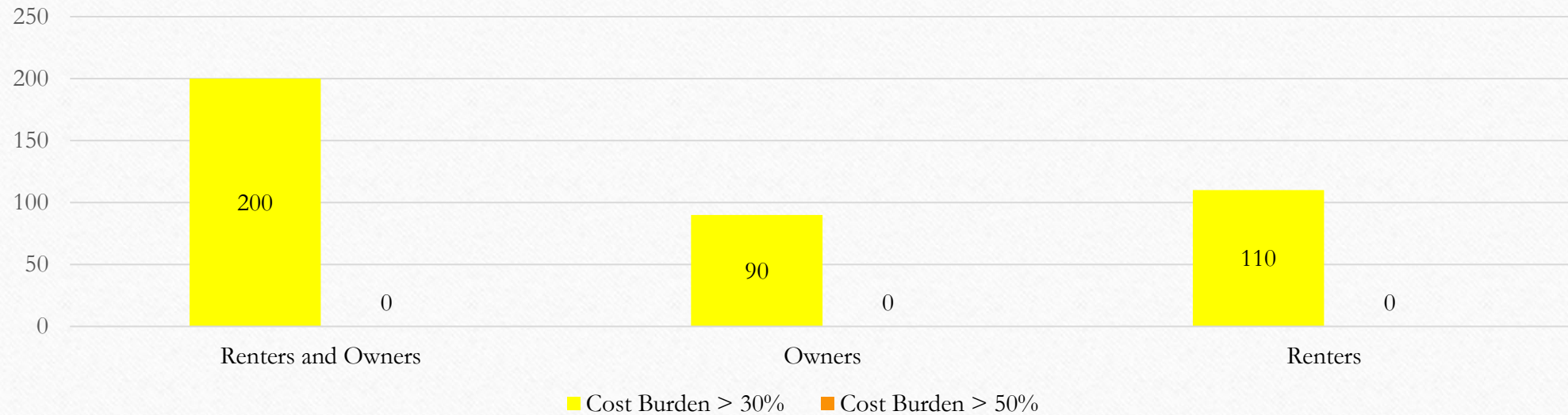
Household Income >30% to <=50% Average (\$15,360 - \$25,600)
(340 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households

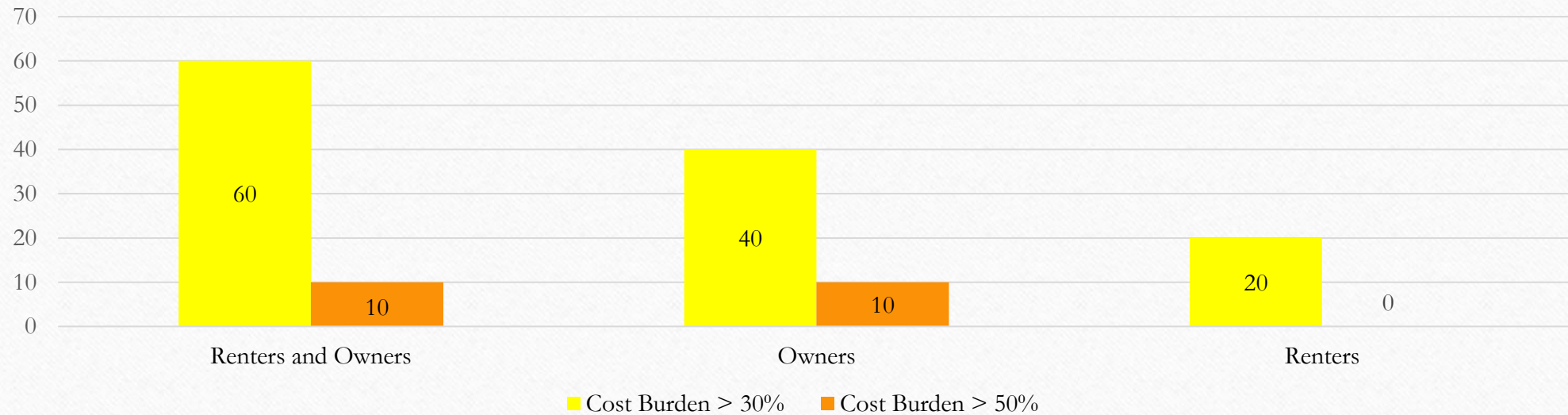
Household Income >50% to <=80% Average (\$25,600 – \$40,960)
(450 Total Households)



Source: US Census Bureau

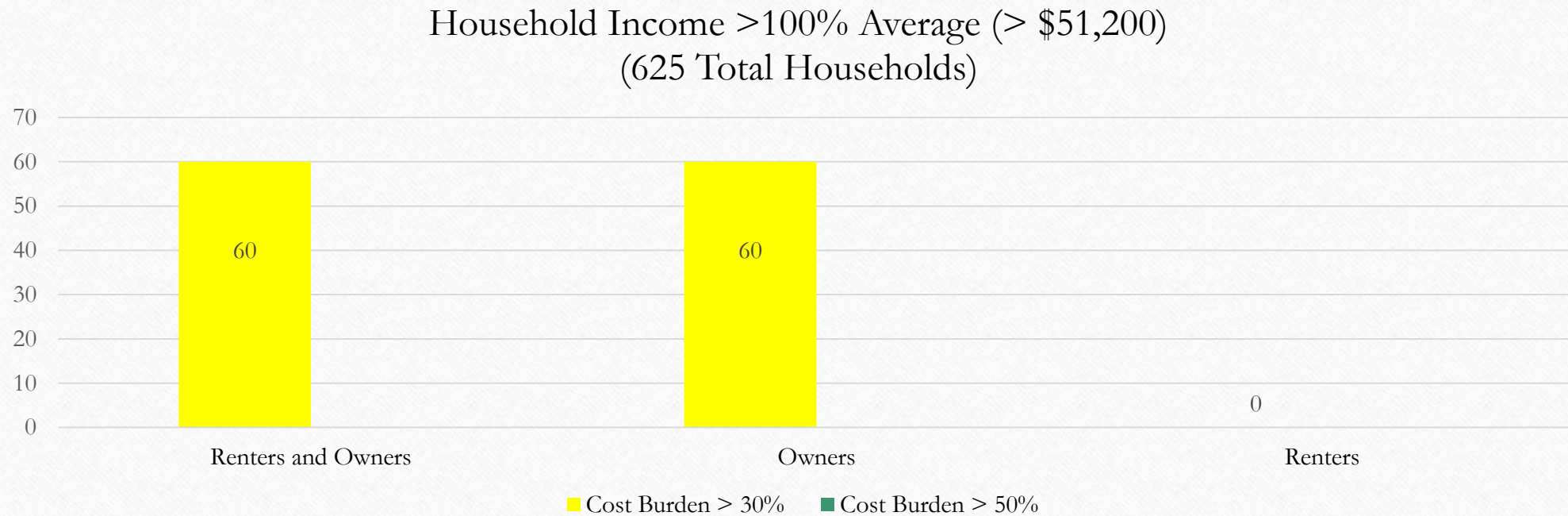
Housing Cost-burdened Households

Household Income >80% to <=100% Average (\$40,960 - \$51,200)
(295 Total Households)



Source: US Census Bureau

Housing Cost-burdened Households



Source: US Census Bureau

Takeaway from Household Cost-Burdened Charts

- 265 of 2,055 = **13%** of households with Household Income < \$15,360 are cost-burdened
- 210 of 2,055 = **10%** of households with Household Income \$15,360 - \$25,600 are cost-burdened
- 200 of 2,055 = **10%** of households with Household Income \$25,600 – \$40,960 are cost-burdened
- 60 of 2,055 = **3%** of households with Household Income \$40,960 - \$51,200 are cost-burdened
- 60 of 2,055 = **3%** of households with Household Income > \$51,200 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

WHAT TYPE OF HOUSING DOES YOUR COMMUNITY NEED?

Pick 3

Projected Housing Needs

Cottage Housing

A cluster of small dwellings around a common open space.



Duplex/Triplex/Fourplex

Buildings that include 2, 3 or 4 units built side-by-side, stacked, or a combination.



Townhouses

Dwellings that share walls with other units, but have their own front porch, yard or balcony. Usually owner-occupied.



Courtyard Apartments

Small multifamily buildings surrounding a courtyard that opens onto a street. Typically up to three stories.



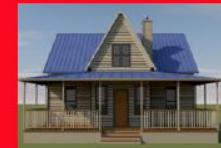
Accessory Dwelling Units

A small, self-contained residence located on the same lot as an existing single-family home.



Single Family Homes

A free-standing residential building with one owner, no shared walls, and its own land.





Questions?

Yakima Valley Conference of Governments

Byron Gumz, Land Use Planning Manager

(509)759-7994 Byron.Gumz@yvcog.org

Vicki Baker, Regional Program Manager

(509)759-7983 Vicki.Baker@yvcog.org