

# City of Wapato

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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

## 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

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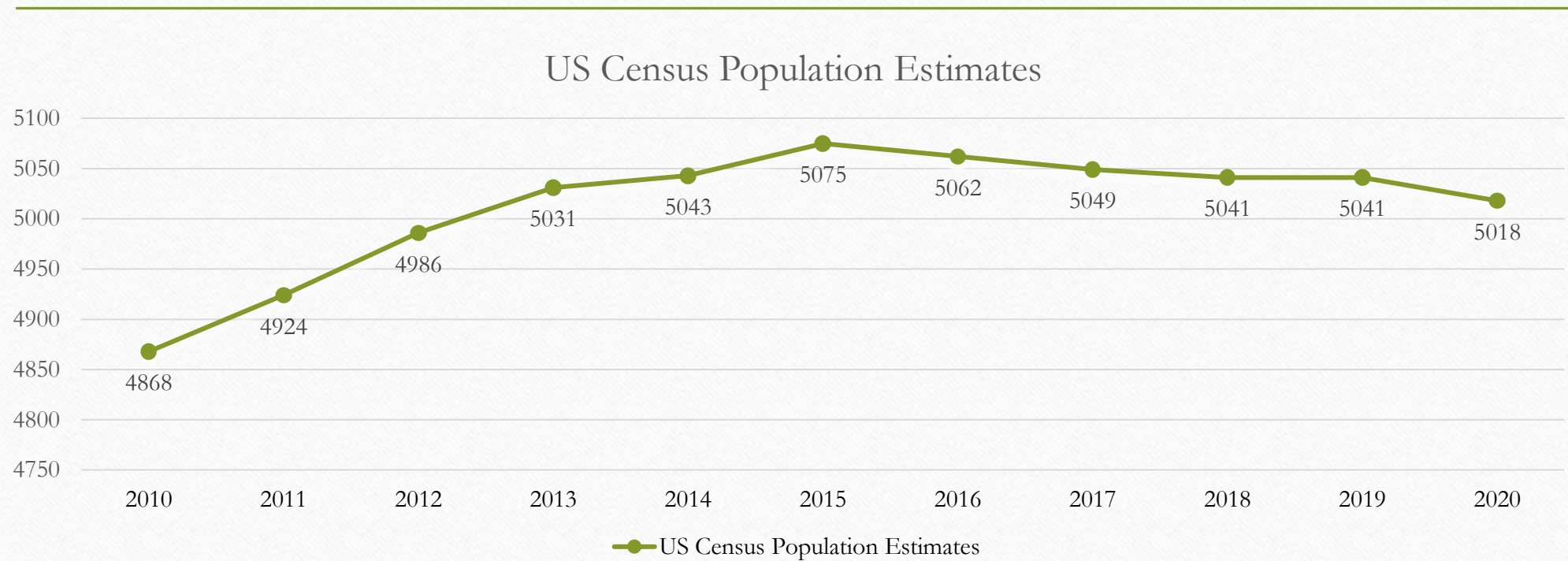
- Step One: Housing Needs Assessment
- Step Two: Housing Action Plan
  - Public engagement
  - Review of local housing policies
  - Review recommended strategies
  - Develop implementation and monitoring program
  - Adopt the plan
  - Implement the plan

# Housing Needs Assessment

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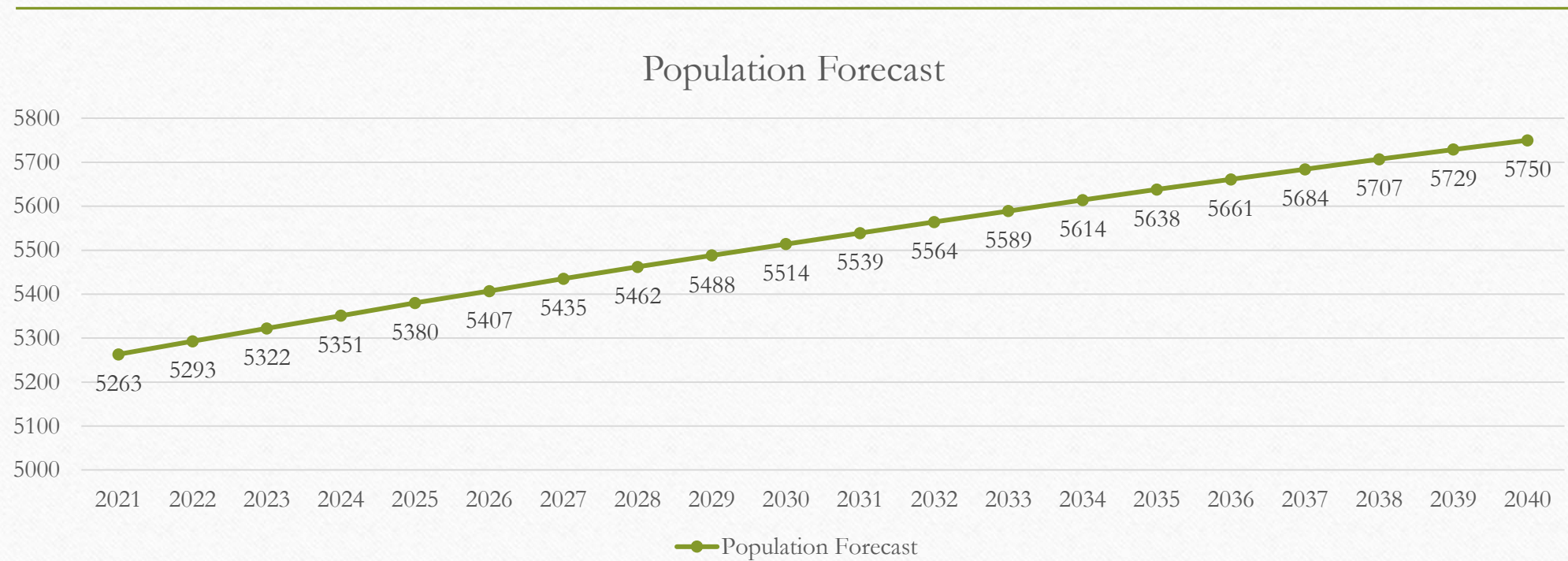
- Housing Needs Assessment Components
  - Community Profile – housing needs of current residents
  - Workforce Profile – do workers lack housing in Wapato
  - Housing Inventory – description of housing stock
  - Gap Analysis – are housing needs and housing stock aligned
  - Land Capacity Analysis – does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

# Wapato Total Population (2010-2020)



Source: US Census Bureau (DP05)

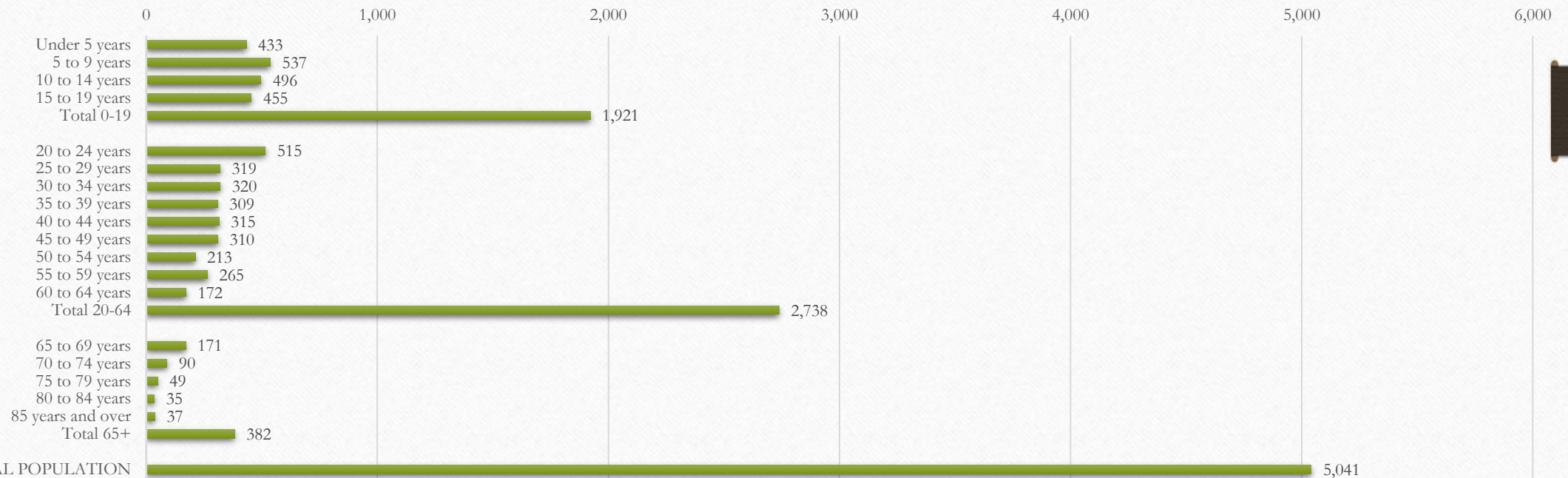
# Projected Population Growth (2021-2040)



Source: Office Financial Management (OFM) and Yakima County

# Estimation of Population by Age Group (Numbers)

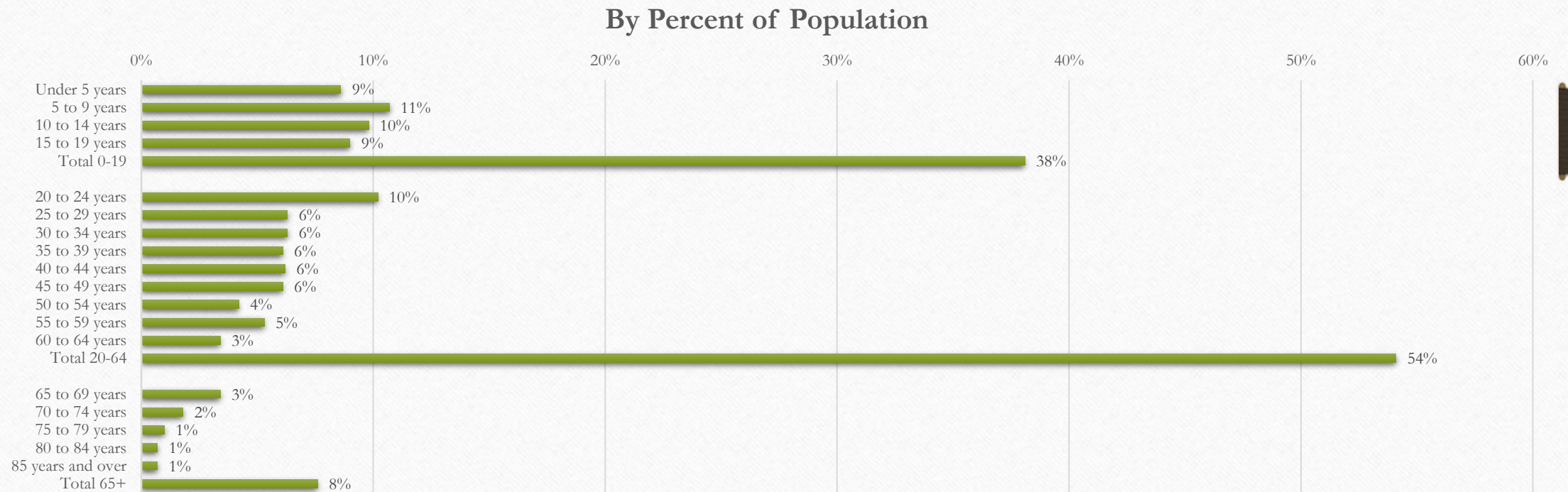
Wapato Population By Age



Source: US Census Bureau (DP05)

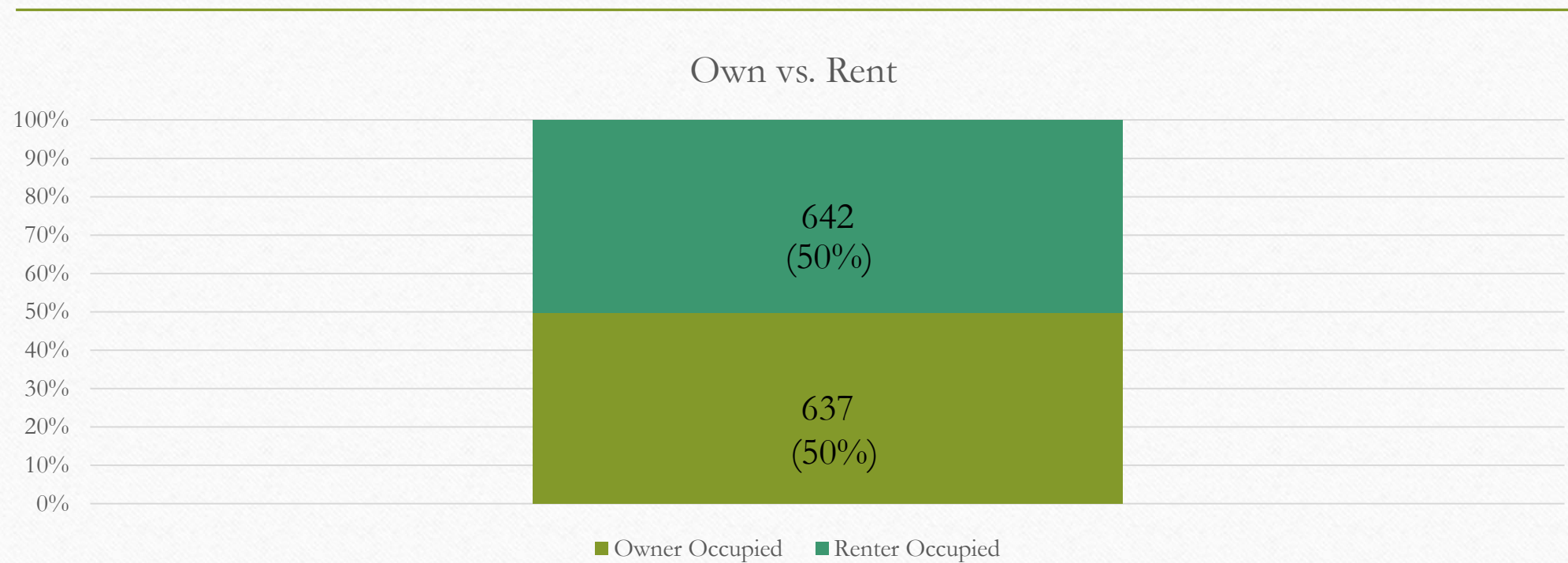


# Estimation of Population by Age Group (Percentage)

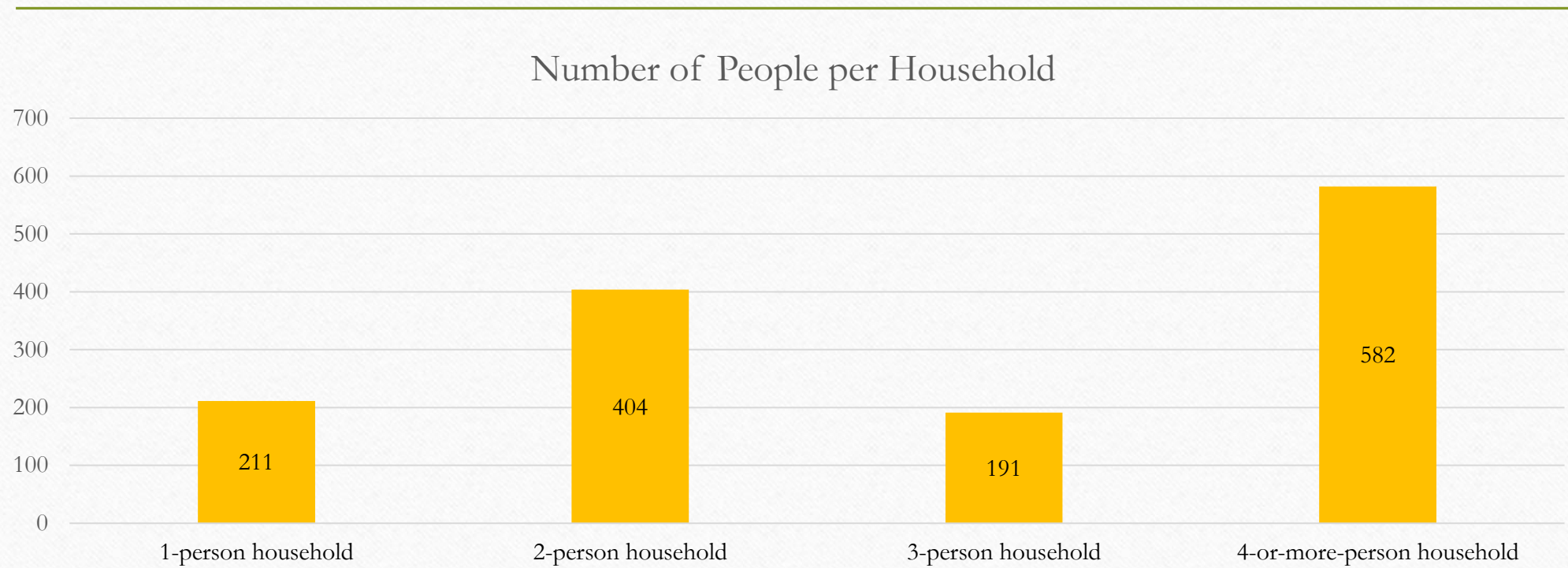


Source: US Census Bureau (DP05)

# Occupied Housing Units (1,279)

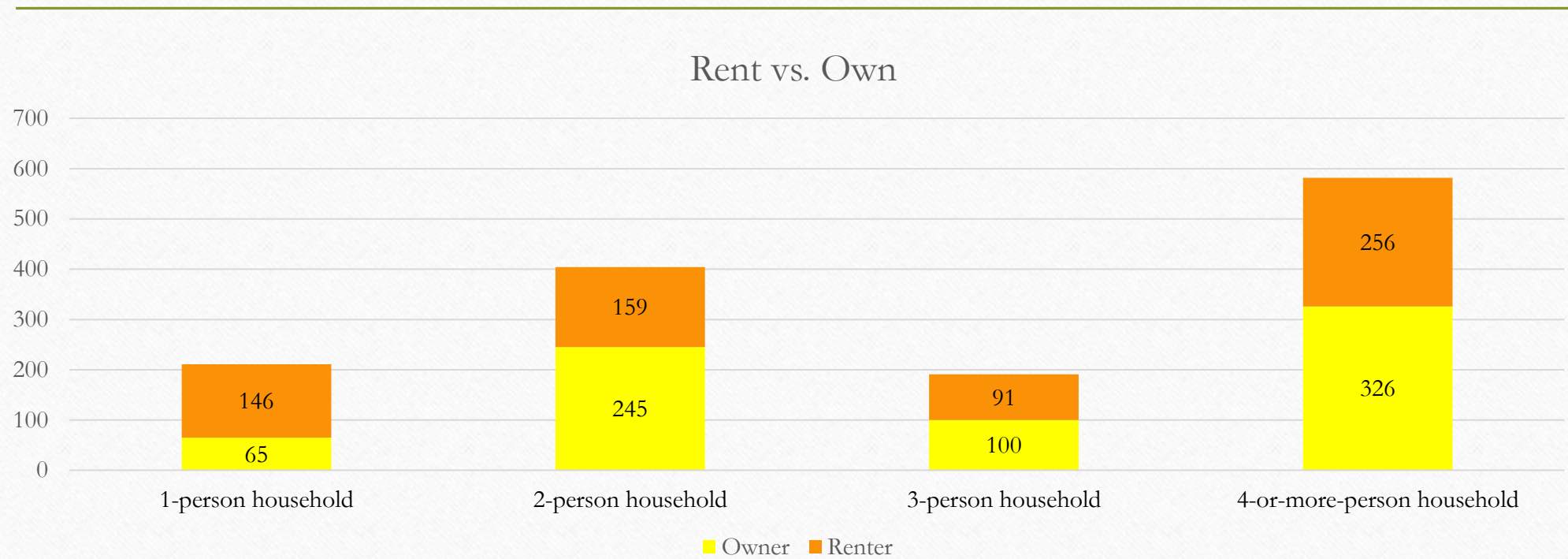


# Household Size



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 3.6
- 50/50 split between ownership and rental housing units
  - Majority of households are 3 or more people
  - Need more opportunities for ownership? More rentals?
- 54% of City Population is between 20-65 years old
- Working age population

# GAP Analysis

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- Projected need for housing
- 5,750 projected population – 5,018 estimated current population
- 732 new residents in Wapato ÷ 3.6 Average household size
- 204 new homes needed within the next 20 years

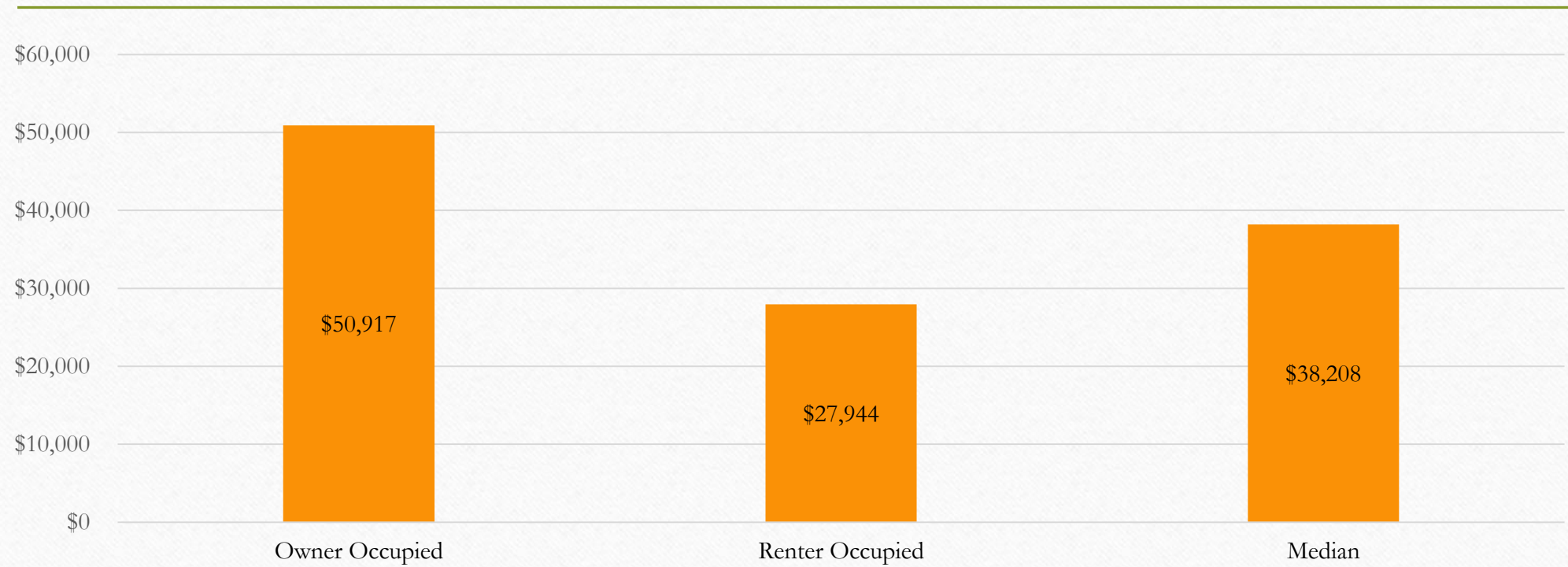
# GAP Analysis

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- 204 new homes needed within the next 20 years
- Data shows that 100 housing units were built between 2010 and 2020 (ACS B25001)
- Average of 10 per year
- $10 \times 20 \text{ years} = 200$
- $204 - 200 = 4$  **additional homes needed**
- Based on historic analysis, housing is projected to keep up with population growth. Current construction activity will be included in the final analysis.



# Median Household Income



Source: US Census Bureau (S2503)

# Household Incomes



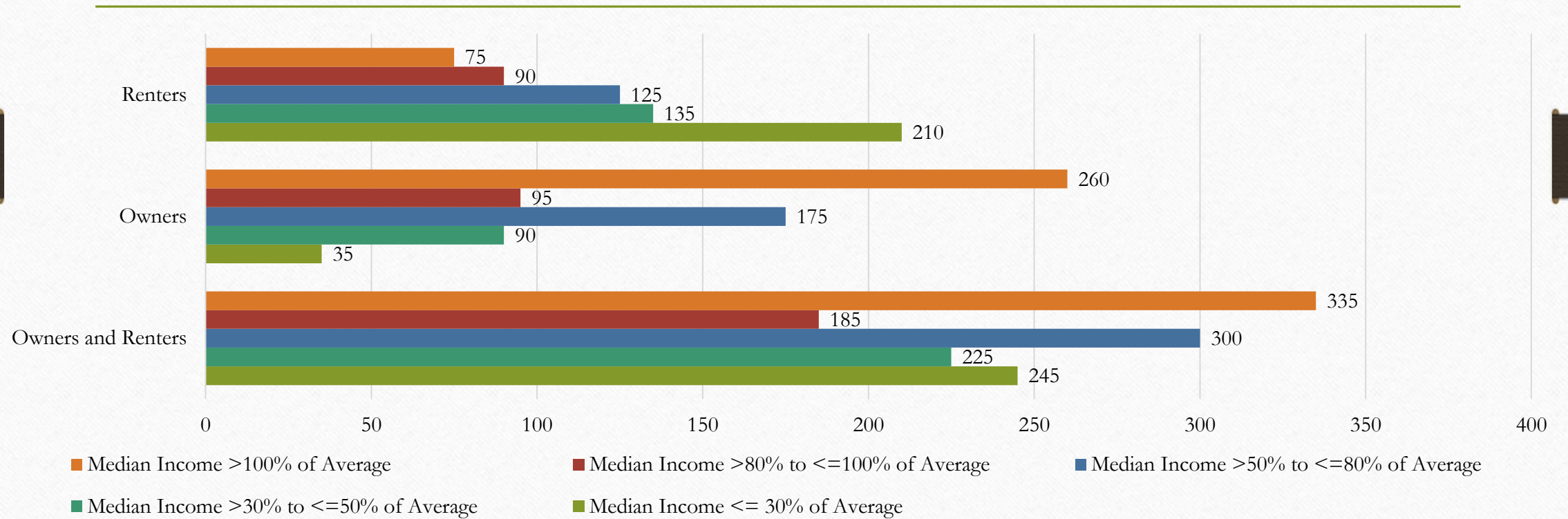
Source: US Census Bureau (S2503)

# Household Income Distribution

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- 26% of households make more than the median income
- 14% of households make 80% - 100% of the median income
- 23% of households make 50% - 80% of the median income
- 17% of households make 30% - 50% of the median income
- 19% 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

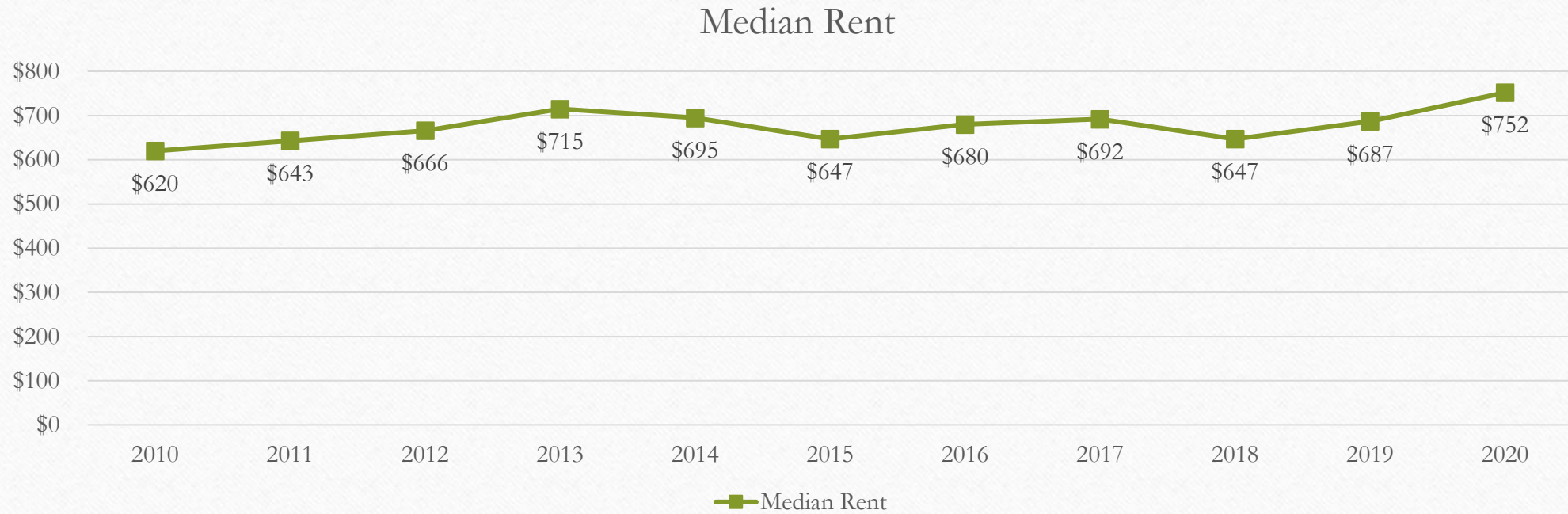
<b>Set-aside Percentage</b>	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>	<b>4-Bedroom</b>	<b>5-Bedroom</b>
<b>20%</b>	276	296	355	410	458	505
<b>30%</b>	414	444	533	615	687	757
<b>35%</b>	483	518	622	718	801	884
<b>40%</b>	553	592	711	821	916	1010
<b>45%</b>	622	666	799	923	1030	1136
<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

# Affordability Example

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<b>Salary</b>	<b>Housing Payment</b>	<b>House Price (20% down)</b>
\$40,000	\$1,000	\$165,000
\$60,000	\$1,500	\$220,000
\$80,000	\$2,000	\$310,000
\$100,000	\$2,500	\$390,000

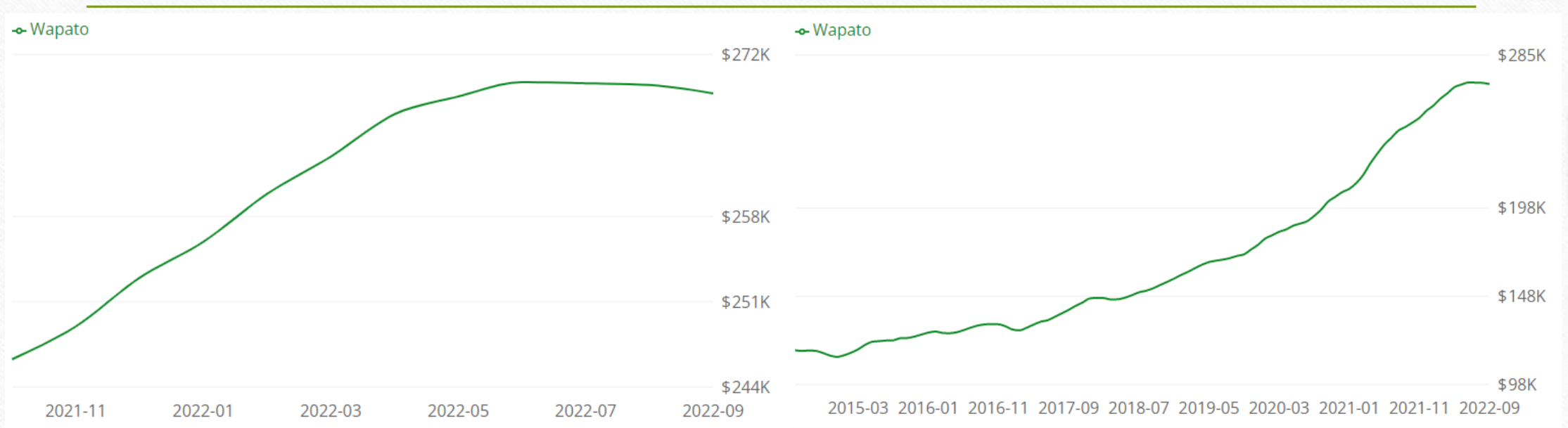
# Average Rent



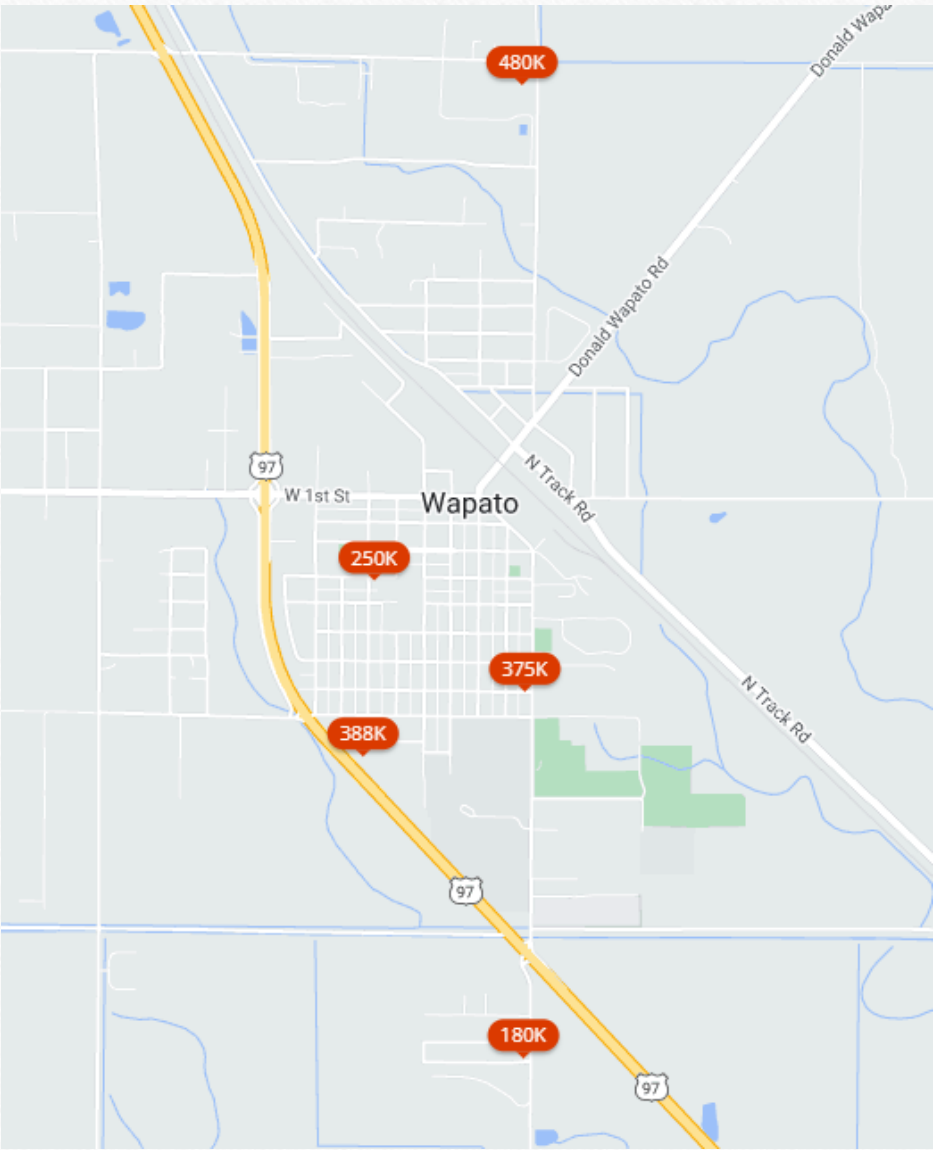
Source: US Census Bureau (DP04)

# Average Home Value

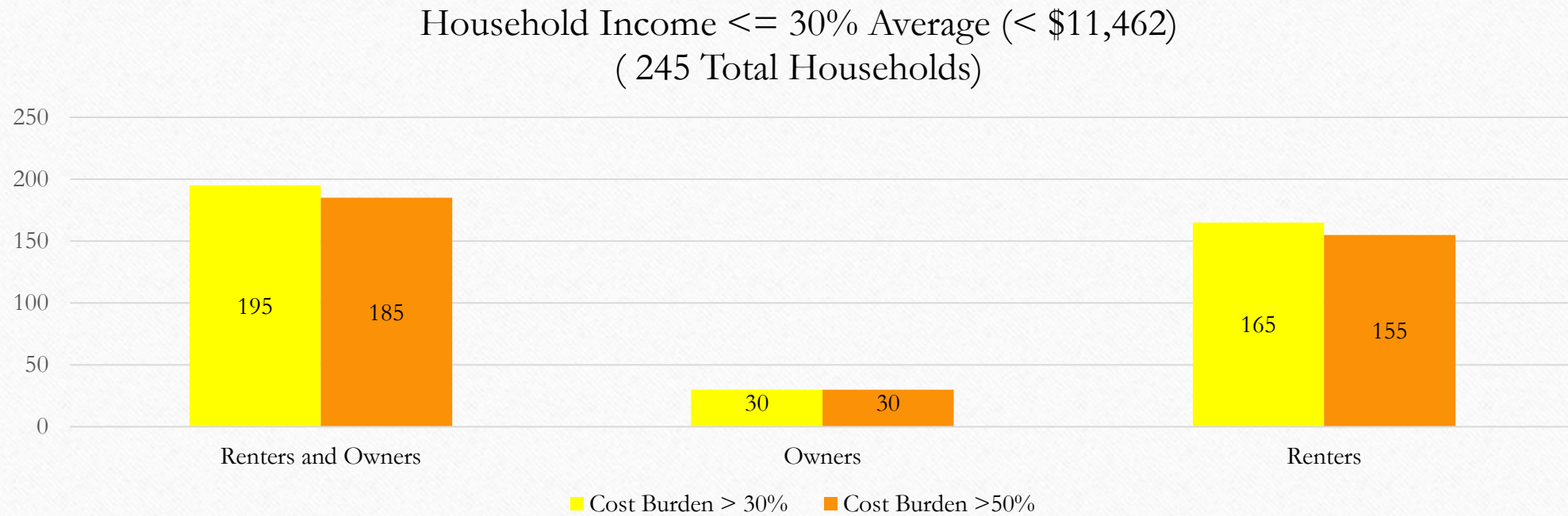
\$269,107 as of 9/30/22 – 10% increase in last year







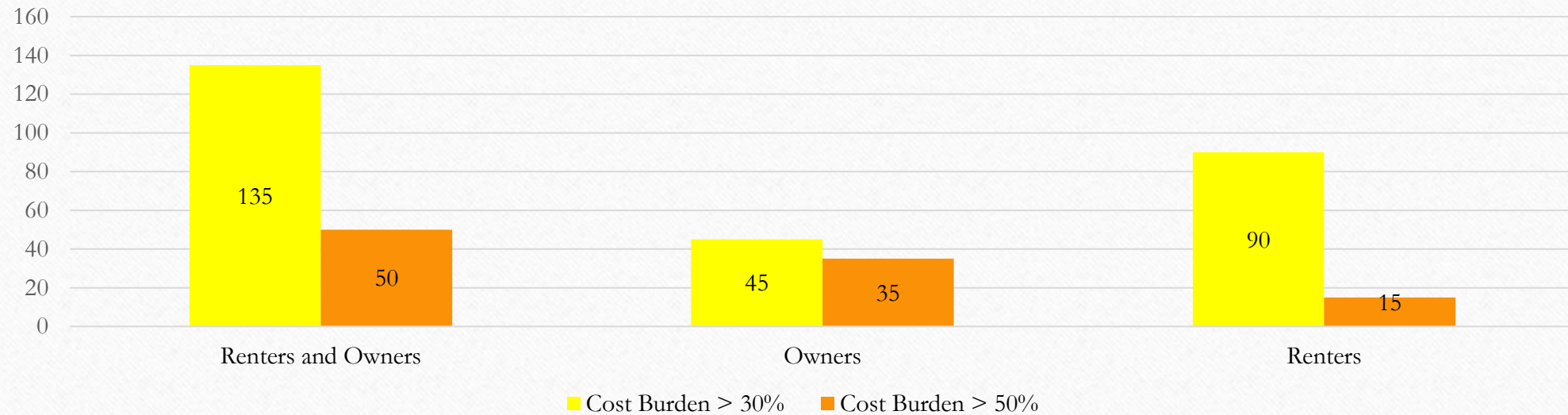
# Housing Cost-burdened Households



Source: US Census Bureau

# Housing Cost-burdened Households

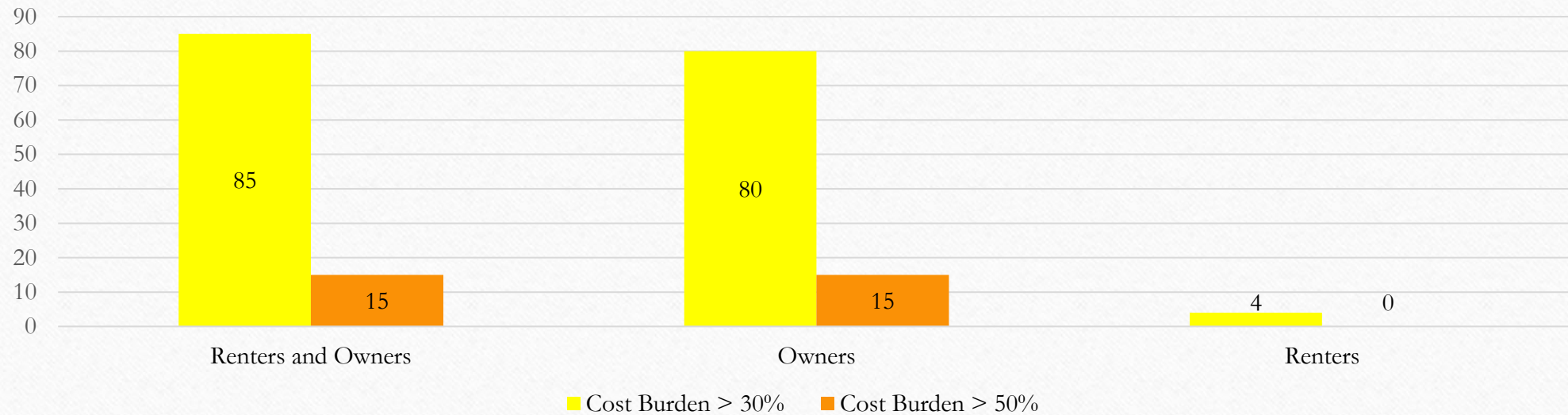
Household Income >30% to <=50% Average (\$11,462 - \$19,104)  
(225 Total Households)



Source: US Census Bureau

# Housing Cost-burdened Households

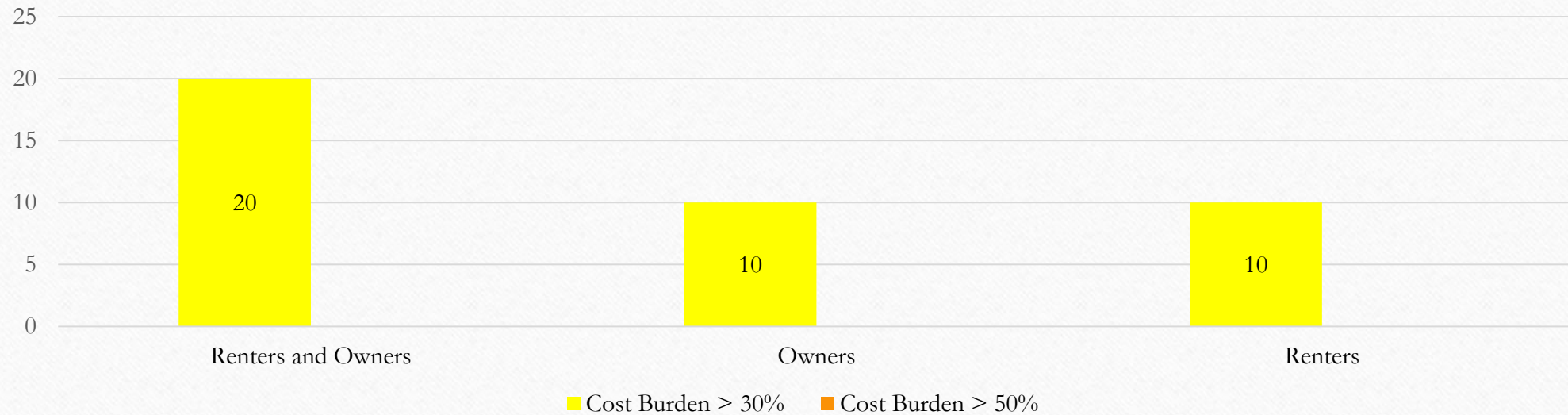
Household Income  $>50\%$  to  $\leq 80\%$  Average (\$19,104 – \$30,566)  
(300 Total Households)



Source: US Census Bureau

# Housing Cost-burdened Households

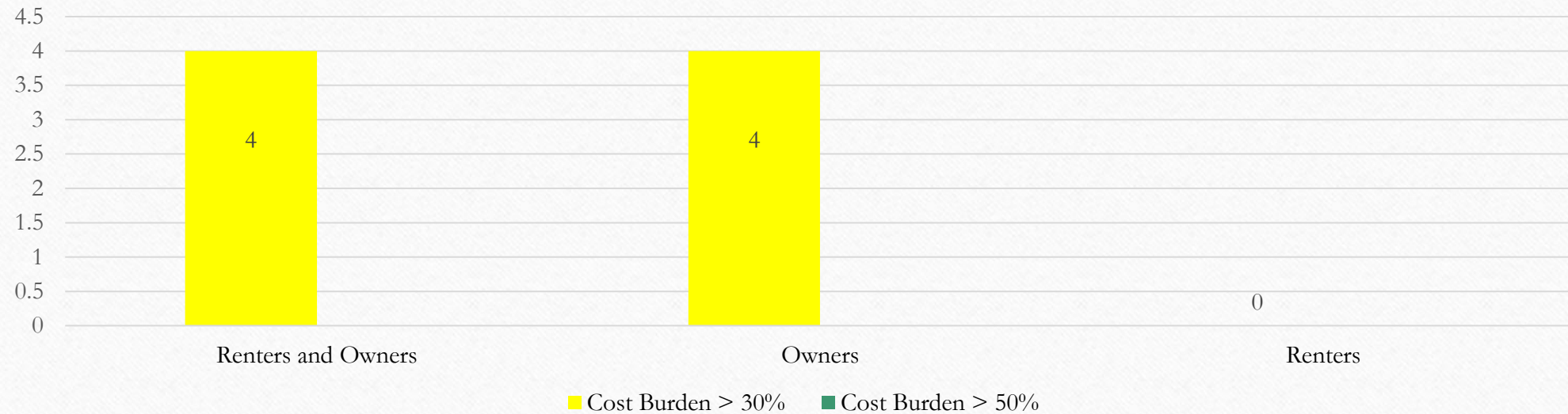
Household Income >80% to <=100% Average (\$30,566 - \$38,208)  
(185 Total Households)



Source: US Census Bureau

# Housing Cost-burdened Households

Household Income >100% Average (> \$38,208)  
(335 Total Households)



Source: US Census Bureau

# Takeaway from Household Cost-Burdened Charts

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- 195 of 245 = **80%** of households with Household Income < \$11,462 are cost-burdened
- 135 of 225 = **60%** of households with Household Income \$11,462 - \$19,104 are cost-burdened
- 85 of 300 = **28%** of households with Household Income \$19,104 – \$30,566 are cost-burdened
- 12 of 185 = **11%** of households with Household Income \$30,566 - \$38,208 are cost-burdened
- 4 of 335 = **1%** of households with Household Income > \$38,208 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



# 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.



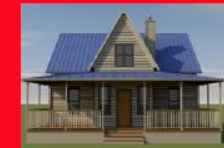
### Accessory Dwelling Units

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.





# Community Survey Results (53 people - 159 votes)

## Wapato Harvest Festival – 9/5/22



# Questions?

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## Yakima Valley Conference of Governments

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