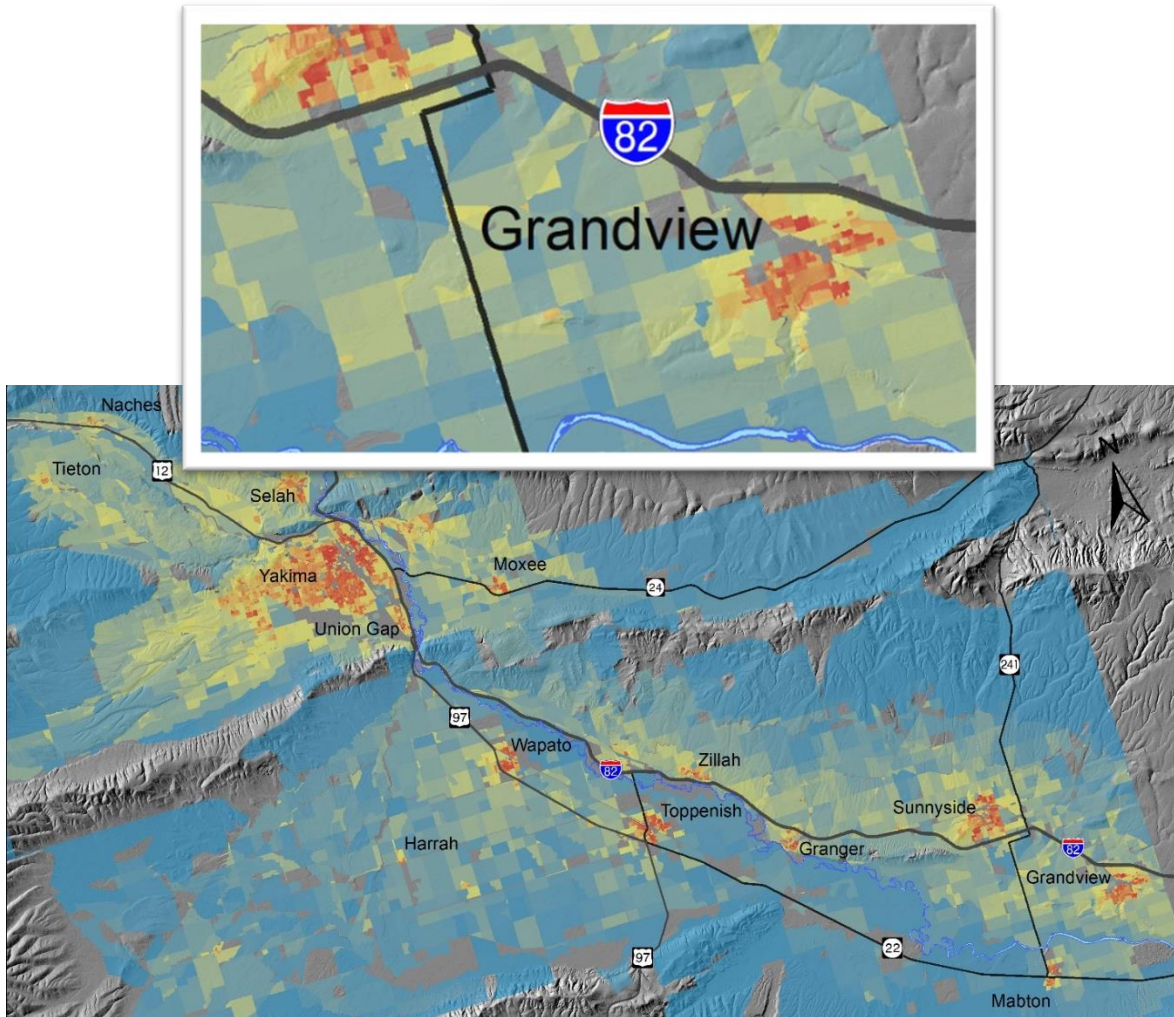


City of Grandview



2023 Housing Needs Assessment



Yakima Valley Conference of Governments
Regional Partnerships, Regional Solutions

City Of Grandview

2023 HOUSING NEEDS ASSESSMENT

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INTRODUCTION

The City of Grandview has a Professional Service Contract with the Yakima Valley Conference of Governments (YVCOG) to develop a Housing Action Plan. This Housing Needs Assessment will help inform and guide the selection of actions to include in the Housing Action Plan.

The Housing Needs Assessment provides an evaluation of current housing supply and housing needs in Grandview, across the full spectrum of household types and income levels, by answering the following kinds of questions:

- Who lives and works in Grandview and what are their socioeconomic characteristics?
- What types of housing are available in Grandview?
- Are there any groups of people who are not able to find housing that is safe, affordable, and meets their household needs?
- How much housing, and what types of housing, are needed to meet current and future housing needs of Grandview residents?

The data for this analysis is primarily from the United States Census Bureau, with some coming from the Washington State Office of Financial Management and Yakima County. That data will be combined with information gathered through community engagement to develop a Housing Action Plan for the City of Grandview. The Housing Action Plan will identify goals and policies as well as opportunities to increase the housing supply and preferred type of housing based on community characteristics and anticipated needs.

KEY FINDINGS

- **Vacancy rates are low.** Vacancy rates for housing units are typically 1-2%. The desired vacancy rate for a city is 5%. This allows housing to be accessible to people of diverse needs and income brackets. Low vacancy rates limit housing options, resulting in an increase in competition for available units. With low supply and high demand, housing prices increase across all housing types.
- **Housing prices have risen faster than household income.** The average home sales price in Grandview has risen by **270%** between 2012 to 2022, from approximately \$110,000 to \$298,000. Over the same period, the median family income has only increased by **139%**. This indicates homeownership is getting further and further out of reach for many prospective buyers.
- **Households in Grandview are cost burdened. 32%** of all households in Grandview were cost burdened. Cost-burdened households spend more than 30% of their available income on housing costs. This leaves less money available for other vital needs like food, transportation, clothing, and education. With rising housing costs, the number of cost-burdened households has almost certainly increased during the past few years.
- **Low-income households are disproportionately affected.** 77% of all households with incomes below 50% of the Grandview median family income are cost burdened. Conversely, only 16% of all households with incomes above 50% of the Grandview median household income are cost burdened.
- **Workers are traveling long distances to their jobs in Grandview.** Almost 20% of the employees in Grandview commute more than 50 miles from their home to a workplace in Grandview. Many of these workers may be living outside of Grandview due to housing affordability, or inability to find suitable housing in the city.
- **Grandview needs housing diversity.** Over 76% of all housing in the City of Grandview are single-family homes, including mobile homes. Increasing the diversity of housing options available increases housing supply and provides housing mobility for residents seeking more affordable housing that meets their current needs. For example, an empty nest household will be able to downsize to a one- or two-bedroom unit while staying in their community, creating vacant three- or four-bedroom housing for a growing family.

HOUSING TERMINOLOGY

This guide uses some terminology, acronyms, or data sources that may be unfamiliar. Here are some definitions.

Affordable Housing

The United States Department of Housing and Urban Development (HUD) considers housing to be affordable if the household is spending no more than 30 percent of its income on housing costs. A healthy housing market includes a variety of housing types that are affordable to a range of different household income levels. However, the term “affordable housing” is often used to describe income-restricted housing available only to qualifying low-income households. Income-restricted housing can be located in public, nonprofit, or for-profit housing developments. It can also include households using vouchers to help pay for market-rate housing (see “Vouchers” below for more details).

American Community Survey (ACS)

This is an ongoing nationwide survey conducted by the U.S. Census Bureau. It is designed to provide communities with current data about how they are changing. The ACS collects information such as age, race, income, commute time to work, home value, veteran status, and other important data from U.S. households. We use data from the ACS throughout this needs assessment.

Area Median Income (AMI)

This is a term that commonly refers to the area-wide median family income calculation provided by the federal Department of Housing and Urban Development (HUD) for a county or metropolitan region. Income limits to qualify for affordable housing are often set relative to AMI. In this report, unless otherwise indicated, AMI refers to the HUD Area Median Family Income (HAMFI).

Cost Burden

When a household pays more than 30 percent of their gross income on housing, including utilities, they are “cost-burdened.” When a household pays more than 50 percent of their gross income on housing, including utilities, they are “severely cost-burdened.” Cost-burdened households have less money available for other essentials, like food, clothing, transportation, and medical care.

Household

A household is a group of people living within the same housing unit.²⁴ The people can be related, such as family. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household. Group quarters population, such as those living in a college dormitory, military barrack, or nursing home, are not considered to be living in households.

Household Income

The census defines household income as the sum of the income of all people 15 years and older living together in a household.

Income-Restricted Housing

This term refers to housing units that are only available to households with incomes at or below a set income limit and are offered for rent or sale at below-market rates. Some income-restricted rental housing is owned by a city or housing authority, while others may be privately owned. In the latter case the owners typically receive a subsidy in the form of a tax credit or property tax exemption. As a condition of their subsidy, these owners must offer a set percentage of all units as income-restricted and affordable to household at a designated income level.

Low-Income

Households that are designated as low-income may qualify for income-subsidized housing units. HUD categorizes families as low-income, very low-income, or extremely low-income relative to HUD area median family incomes (HAMFI), with consideration for family size.

Income Category	Household Income
Extremely Low-Income	30% of HAMFI or less
Very Low-Income	50% of HAMFI or less
Low-Income	80% of HAMFI or less

Median Family Income (MFI)

The median income of all family households in an area. Family households are those that have two or more members who are related. The median income of non-family households is typically lower than for family households, as family households are more likely to have more than one income-earner. Analyses of housing affordability typically group all households by income level relative to HUD area median family income (HAMFI), which is calculated for the county or metropolitan region.

COMMUNITY PROFILE

Grandview is the midpoint between the cities of Yakima and the Tri-Cities of Richland, Pasco, and Kennewick, near the eastern border of Yakima County in south-central Washington State, in the heart of the Yakima Valley. The name Grandview comes from the views of both snowcapped Mount Rainier and Mount Adams dominating the horizon to the west and the Rattlesnake Hills and Horse Heaven Hills to the north and south, respectively.

The economy is agriculture based; with apples, cherries, concord and wine grapes, hops, asparagus, corn, wheat, dairy and other fruit and vegetable production supported by processing plants and cold storage facilities. Grandview is home to quality schools, the Yakima Valley College-Grandview Campus, numerous churches, and over 70 acres of community parks.

Population

Grandview's population was 11,116 in 2019 and has been steadily growing, with a predicted population of 13,558 by the year 2040 (Figure 1). This forecasted number is taken from a combination of data sources: the Washington State Office of Financial Management (OFM) and Yakima County. OFM provides population growth numbers to individual counties. Yakima County then takes that number and assigns each city with a projected population each year over the next couple decades. The model used allows for a low-, mid-, and high-growth estimate. Yakima County's preferred alternative uses the mid-growth estimate when calculating numbers, with population growth rates declining over time.

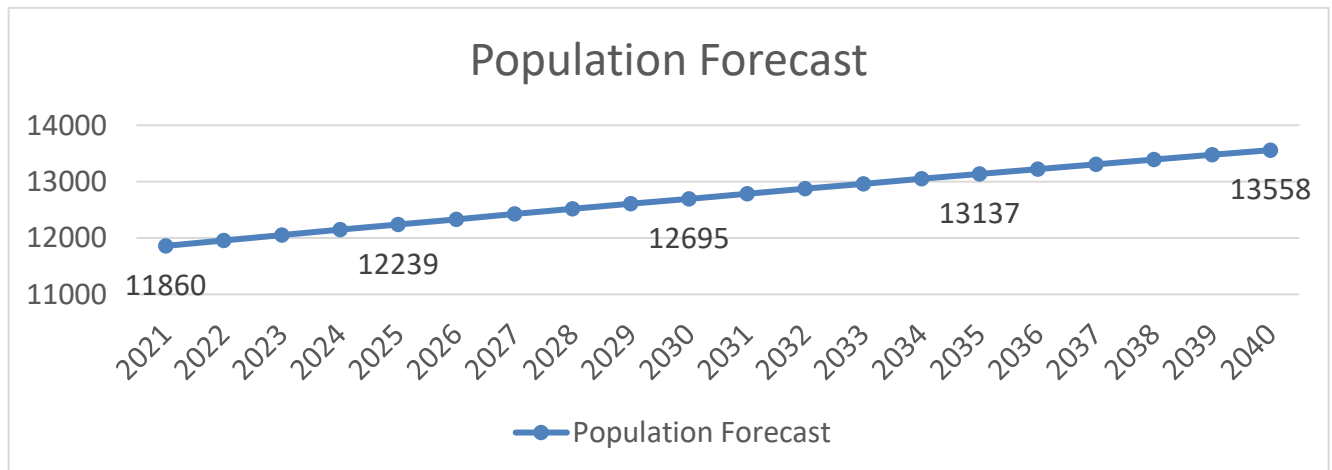


Figure 1: Source: Office of Financial Management (OFM) and Yakima County

In 2019, there were 11,116 people living in Grandview. 6,027 people, or 54% of the population, were between the ages of 20 and 64. The next largest population group were 0 to 19 years of age. This group numbered 4,203 or 38% of Grandview’s population. 886 people, or 8% of the population was over the age of 65 (Figure 2).

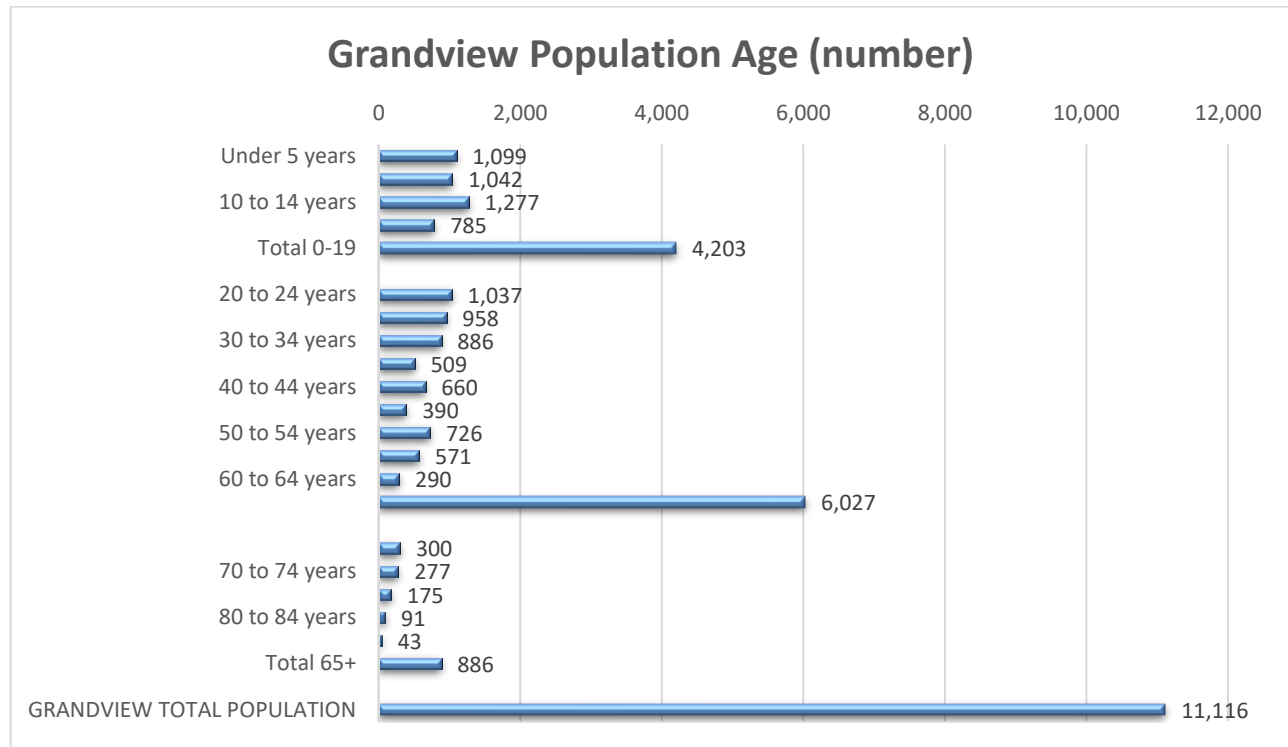


Figure 2: Source: United States Census Bureau (S0101)

Households

The US Census Bureau identified 3,166 occupied households in the City of Grandview in 2021. 51% of the households were owner occupied and the other 49% are occupied by renters (Figure 3). The number of people per household is arranged to reflect if they are 1-, 2-, 3-, or more than 4-person households. Almost 40% of the households in Grandview have four or more people living in them. The next highest number of occupancy levels for households are 2-person households, followed by 3-person households, and finally one-person households (Figure 3).

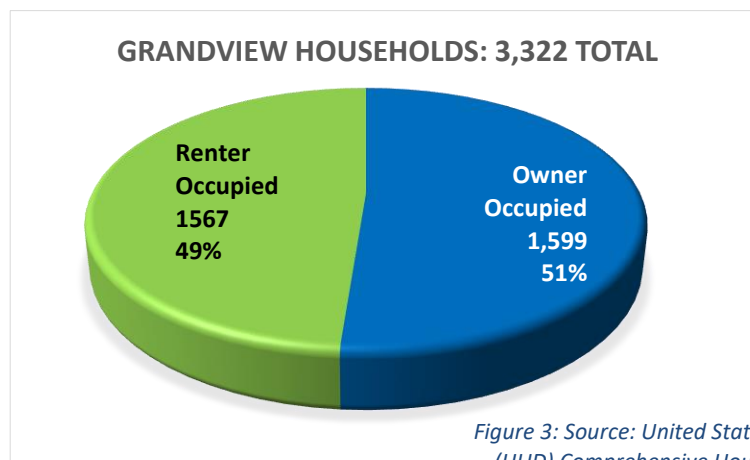


Figure 3: Source: United States Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)

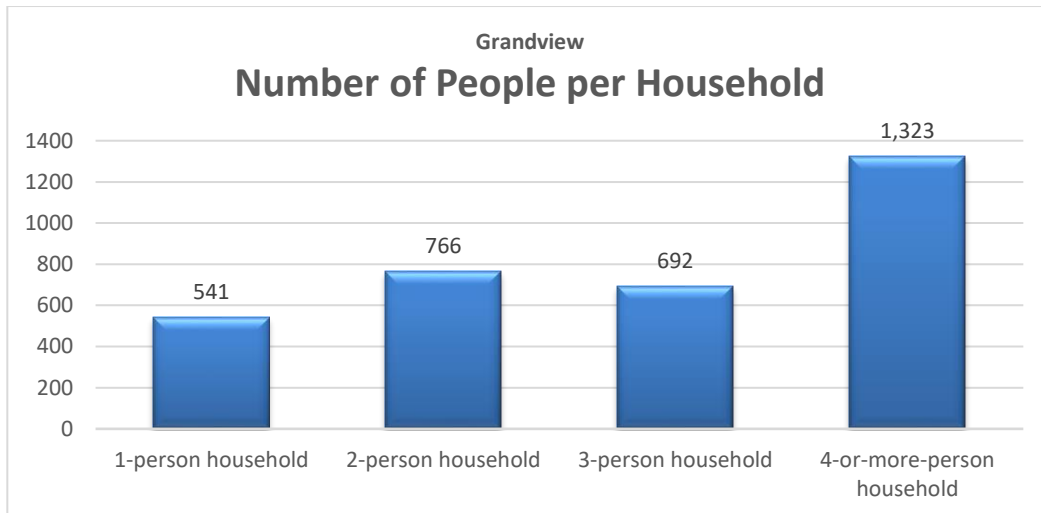


Figure 4: Source: United States Census Bureau (S2501)

Of the households in Grandview, most of the owner-occupied housing are 4-or-more-person households. Of the 1,323 households fitting that description, 748 are owned by the occupants. For 3-person households, the numbers are more evenly distributed at 315 owner-occupied houses to 377 renter-occupied households. For 2-person households the majority is again owner-occupied with 460 to 306 renter-occupied. And with 1-person households, the vast majority consist of renter-occupied houses with 362 compared to only 179 owner-occupied homes (Figure 5).

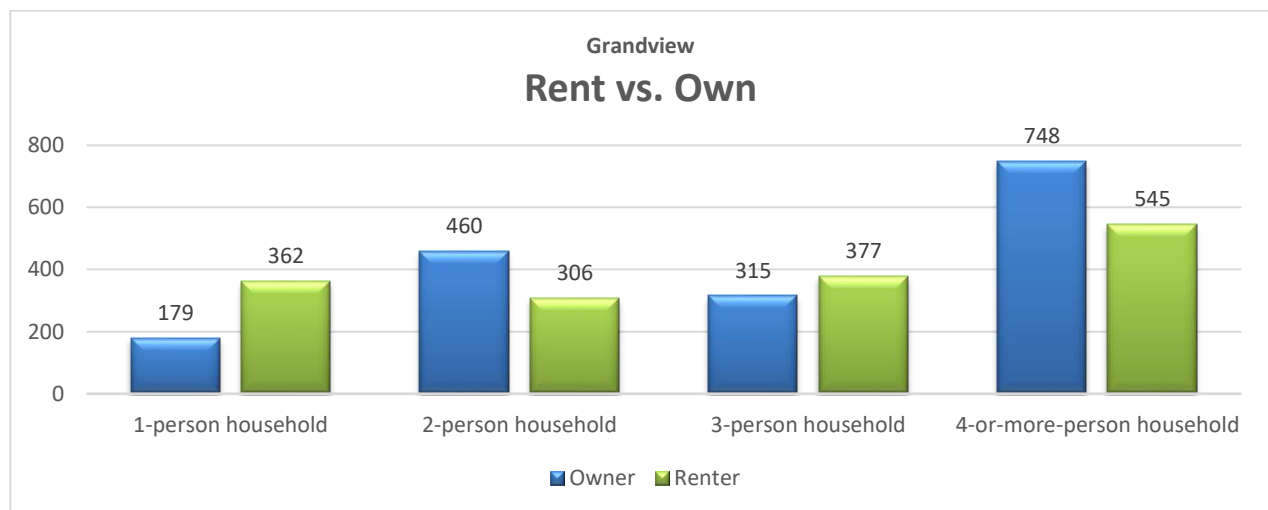


Figure 5: Source: Comprehensive Housing Affordability Strategy (CHAS) Data, 2019

When considering housing units by number of bedrooms, we see a direct correlation with the number of individuals found in Grandview housing units. 3-bedroom housing units are the most common with 1,357 units, followed by 2-bedroom units with 1,196. Studios, 1-bedrooms, 4-bedrooms, and 5+ bedroom housing units are all represented by under 500 units.

Household Income and Cost-Burdened Households

Residents of Grandview represent a variety of income levels. The median household income for the city is \$50,444, with owner-occupied units having a slightly higher median income at \$61,084, and renter-occupied units having a slightly lower median income at \$45,309. A breakdown of the household incomes by bracket can be found in Figure 6.

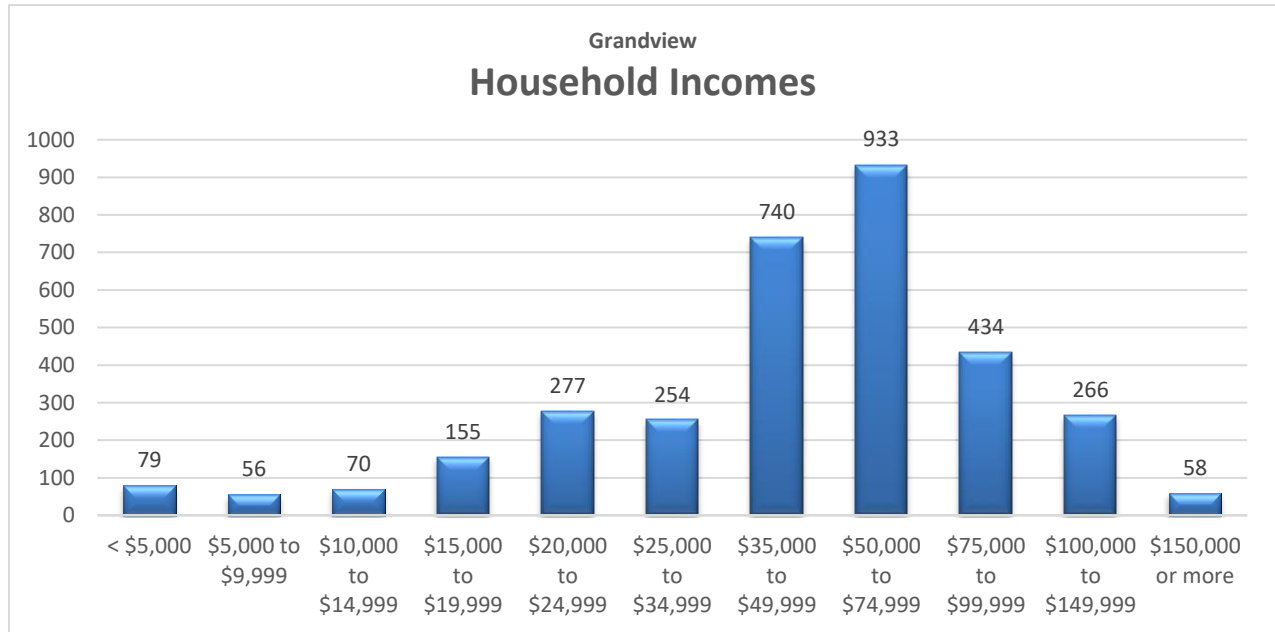


Figure 6: Source: CHAS Data 2019

In Grandview, many households experience a cost burden when it comes to housing. The most common group afflicted by a cost burden of 30% or 50% are those in the lower income brackets. Of those making less than 30% of AMI, 105 households are experiencing a cost burden greater than 30% of their monthly income, and 90 are experiencing a cost burden greater than 50% of their AMI. With only 295 households total within this income bracket, that means that 66% of households in that income bracket are experiencing a cost burden for housing. As can be seen on Figure 7, the majority of those experiencing this cost burden are renters.

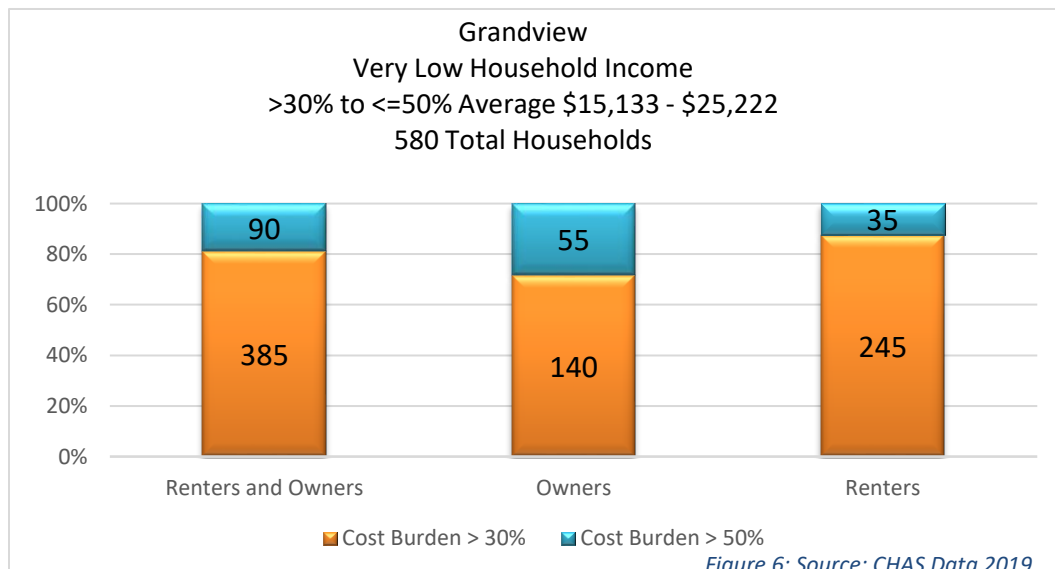
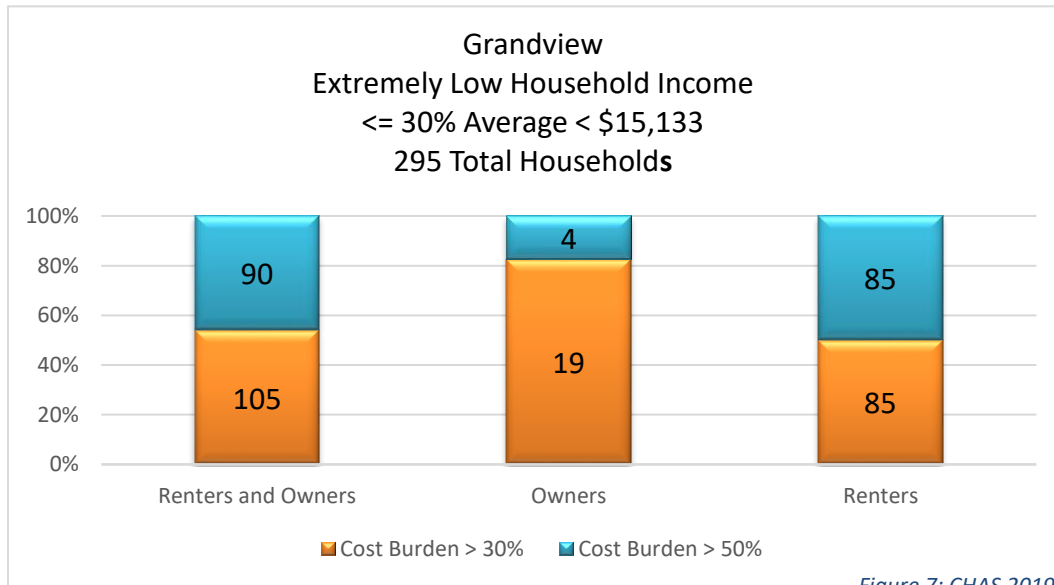
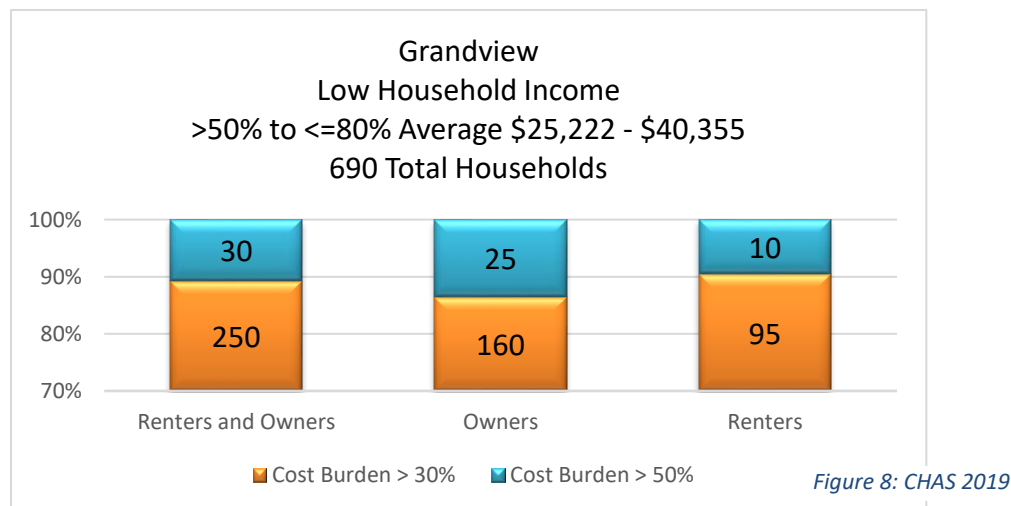


Figure 6: Source: CHAS Data 2019

Very low-income households experience a similar cost burden. For those households that fall between 30% and 50% of AMI, 385 are experiencing a cost burden greater than 30%, and 90 are experiencing a cost burden greater than 50% of their monthly income. Again, the percentage of these households that are cost burdened is high. Out of 580 households that fall within this income bracket, at 82%. However, a greater proportion of those within this income bracket own their homes (Figure 8).



For higher income households, the cost burden is less severe than what is seen with lower-income households. For households that range from 50% to 80% of AMI, 280 total households are cost burdened, with 30 households experiencing a cost burden greater than 50%. The percentage of households in that income bracket is a bit smaller, however. Out of 690 households in that income bracket, only 40% are cost burdened, with owner-occupied households also comprising a larger percentage (Figure 9).



For households that fall into the 80% AMI bracket or above, the percentage drops further, with 16% of households between 80%-100% AMI being cost burdened, and only 2% of households above 100% AMI being cost burdened.

Residents with Special Housing Needs

A substantial portion of the population of Grandview require special housing needs. These needs can be a result of households that fall within one of the low, very low, or extremely low-income brackets, are individuals with disabilities, seniors who require assistance, and a variety of other reasons. While these specific housing needs are addressed in other sections of the Housing Needs Assessment, some general takeaways can be seen in Table 1.

Special Housing Need	Number of individuals/households	Percentage of overall individuals/households
Low, very low, extremely low income	1,773 households	56%
Population over the age of 65	752 individuals	8%
People with a disability	901 individuals	8.3%
People with self-care difficulty	233 individuals	2.4%
People with independent living difficulty	333 individuals	4.9%

Table 1: Source: ACS Table S1810

WORKFORCE PROFILE

Note: Some of the information used for this report was gathered in 2019, prior to the COVID pandemic. The pandemic had a significant impact on the economy, resulting in changes in employment and an increase in remote work. Future reports will reflect these changes. Additionally, projections in this report are based on existing data, and are a best guess as to future employment numbers.

Countywide Employment

In Yakima County, out of a labor force of approximately 137,157 (as of Oct 2022), 130,754 are employed, representing 4.7% unemployment, slightly higher than the 4.0% unemployment seen statewide. The median income in the county is \$31,950 for individuals, with the median household income being \$61,012. Inflation-adjusted per capita income in the county in 2020 was \$49,099, compared to the state rate of \$67,126 and the national rate at \$59,510. The primary industries for the county include agriculture, forestry and fishing (27.8%), health services (14.9%), local government (11.8%), retail trade (9.6%), and manufacturing (7.2%). Payroll for these industries generally reflects their share of the labor force, with agriculture, forestry, and fishing accounting for 22.5%, health services for 16%, local government for 14.6%, manufacturing for 8.9%, and retail trade for 7.7%.

The commuting time for the county averages 20.8 minutes, with about 20.3% of the working population of the county commuting over 30 minutes to their places of work. The most common means of transportation was driving in a car, truck, or van alone. 77% of the county's population travels to work in a vehicle alone, 12.5% of the population carpools, 1.8% of the population walks or rides a bicycle, and .1% of the population takes public transportation. 7.5% of the county does their work from home.

The poverty rate in the county in 2020 was 14.8%, higher than the state's average of 9.5% and the national average of 11.4%.

Source: Washington State Employment Security Department, Yakima County Profile and United States Census Bureau.

City Employment Trends

The employment trends for the City of Grandview largely reflect the current situation in the county, but there are some differences when it comes to top industries and income. The top industries in the city are Transportation/Warehousing (34%), Educational services (23%), Manufacturing (11%), Retail Trade (10%), and Agriculture (7%) (Figure 1). The median family income for individuals in the city is approximately \$27,586, with median household income being approximately \$52,500.

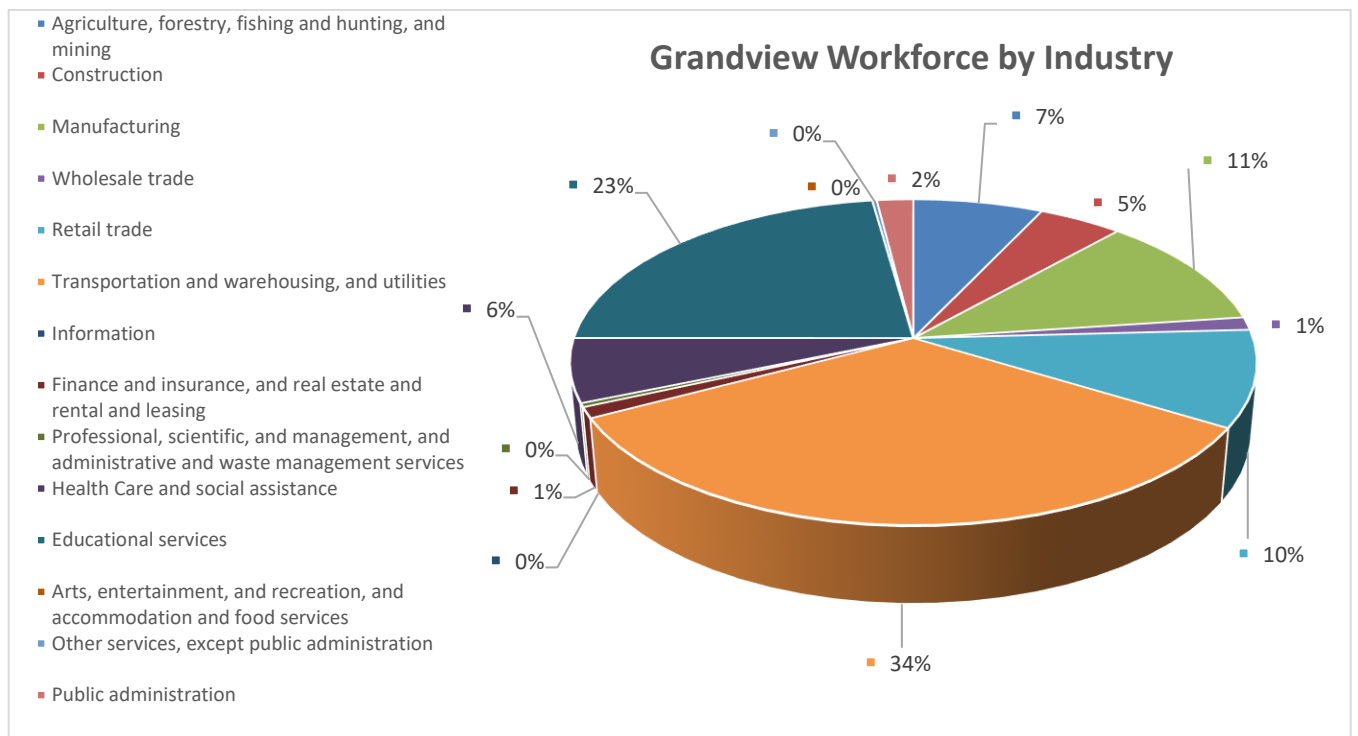
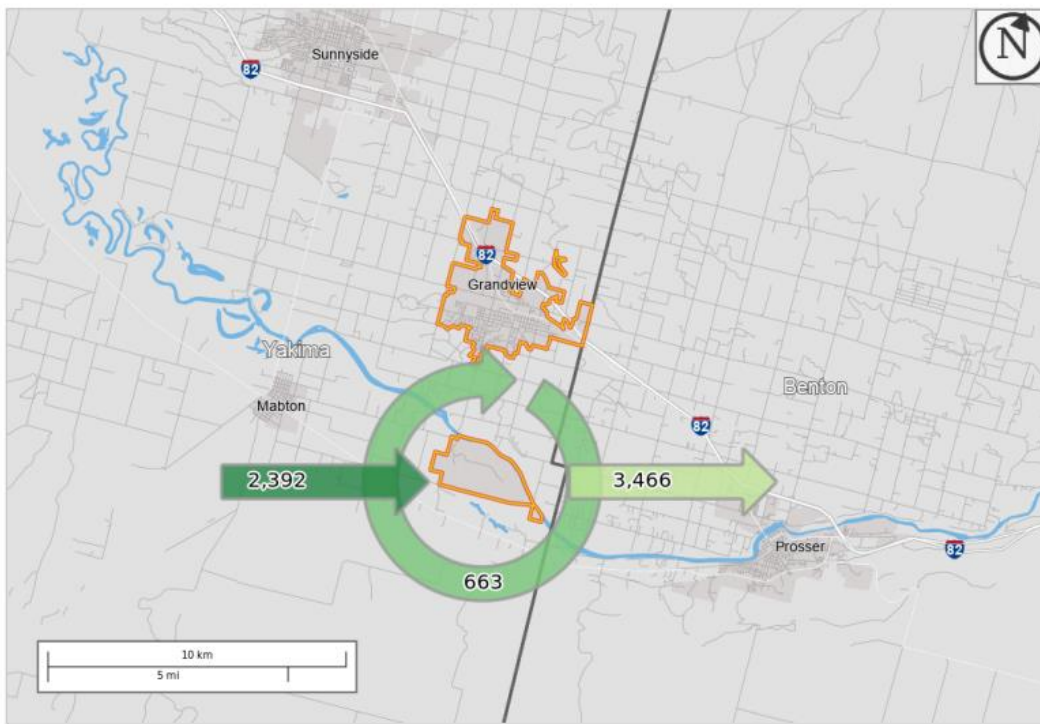


Figure 9: Employment by Industry in Grandview, 2021;
Source: United States Census Bureau, 2021: ACS 5-Year Estimates Data Profiles, OnTheMap

The area has a favorable job-housing ratio of .933, within the preferable range of .75-1.5. However, this has not resulted in the workforce remaining in Grandview. As is seen county-wide, commuting to or from Grandview is common. Only approximately 55.5% of those working in Grandview have a commute time of less than 10 miles. Roughly 37.3% of the workforce commutes over 25 miles, with 19.9% commuting over 50 miles. A substantial number of people live in Grandview and are employed elsewhere, and the data also shows commute time is substantial here, too.

Of those who live in Grandview, approximately 38.2% of those who work elsewhere have a commute of over 25 miles. Overall, more people leave Grandview for work than either live and stay in Grandview or come from beyond the city limits to work there (Figure 11). Only 22% of the people who work in Grandview live there, with 78% of those working there traveling from outside city limits. (Figure 12).



Map Legend

Selection Areas
★ Analysis Selection

Inflow/Outflow

- ◆ Employed and Live in Selection Area
- ◆ Employed in Selection Area, Live Outside
- ◆ Live in Selection Area, Employed Outside
- ◆ Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Figure 10: Inflow/Outflow Counts of All Jobs for Grandview, 2019;
Source: United States Census Bureau, OnTheMap

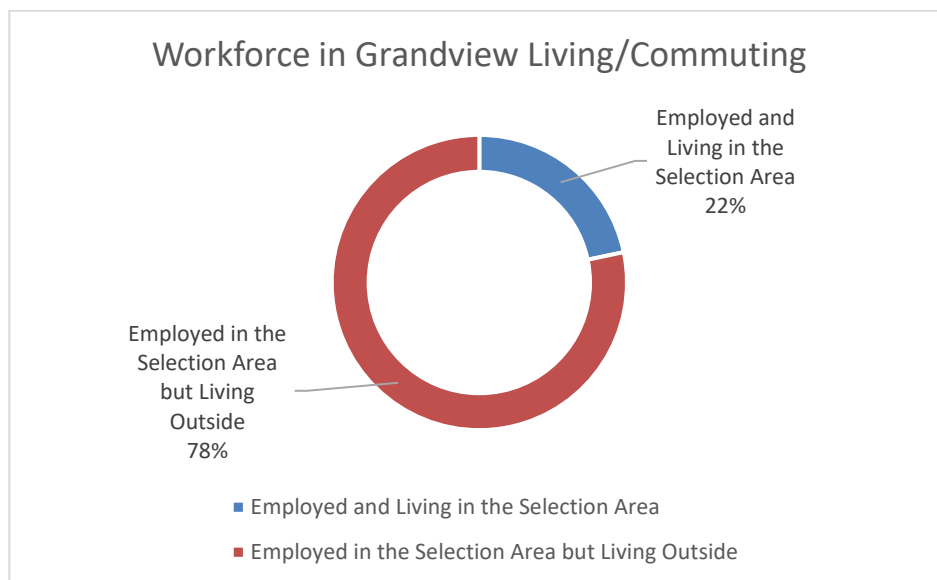


Figure 11: Workforce in Grandview Living/Commuting;
Source: United State Census Bureau, OnTheMap

Employment Projections

The Washington State Employment Security Department maintains projected growth in industries on a regional basis. For non-farm labor, the city of Grandview falls into the South-Central region of the state, and so employment growth in the city is calculated by applying the presumed growth in the region to the breakdown in workforce by industry. Farm labor is calculated at the county level, and so that rate has also been calculated and included for the agricultural sector. The results can be found in Table 1 and can be used as a best guess for future growth within these industries in the city. The total number of workers can be found in the first column (2021), with projected jobs in the 2025 and 2030 columns.

<i>Additional Jobs Predicted in 2025, 2030 in Grandview, WA</i>			
	2021	2025 (Predicted)	2030 (Predicted)
Total Jobs	3055	3201	3294
Transportation and Warehousing	967	1021	1041
Manufacturing	325	330	337
Retail Trade	276	288	293
Agriculture	203	213	223
Educational Services	657	692	729

Table 2: Additional Jobs Predicted in 2025, 2030 in Grandview, WA; Source: Employment Security Department Employment Projections for South-Central Washington (Non-Agricultural) and for Yakima County (Agricultural), OnTheMap Data

HOUSING INVENTORY

The housing inventory data was gathered through a variety of sources including the U.S. Census Bureau, local housing providers and nonprofit organizations. Data is organized into type of housing, number of bedrooms, own or rent, and subsidized housing. The intent is to provide a snapshot of the type of housing that currently exists to determine if it is meeting the community’s projected needs.

Housing Supply Characteristics

Housing units in Grandview, WA are predominantly single detached units. Of the 3,321 units in Grandview in 2021, 63% of them are 1-unit detached. The next largest percentage is represented by mobile homes at 12%, and duplexes and multi-family units represent less than 5% each (Figure 13).

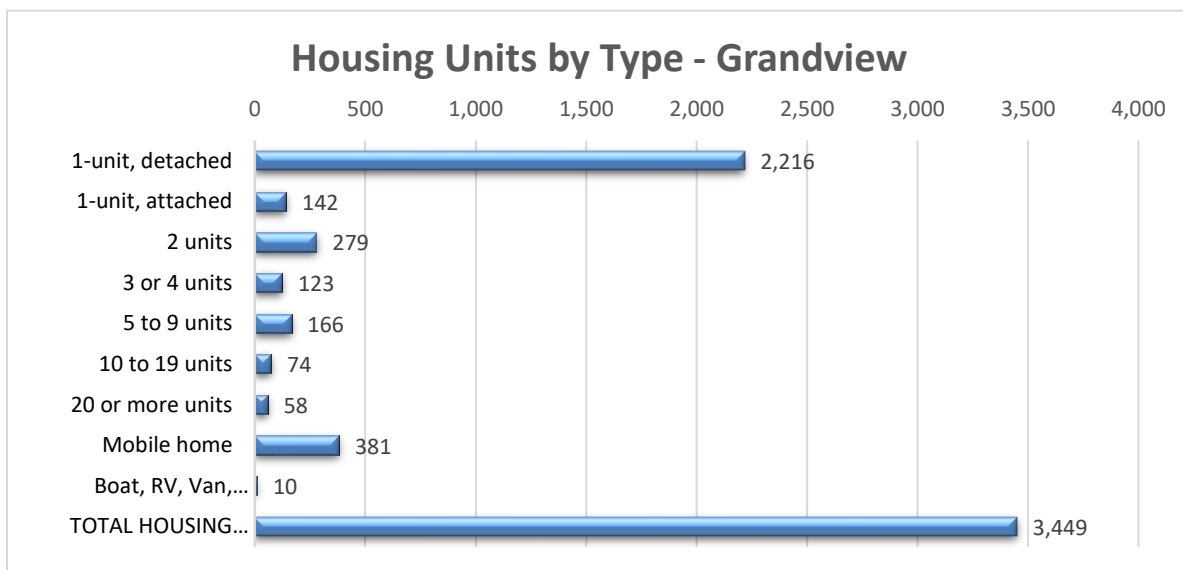


Figure 12: Source ACS Chart B25001

Tenure in Grandview is split relatively evenly between renter-occupied and owner-occupied houses with 1,567 renter-occupied units and 1,599 owner-occupied units. The average household size also does not vary much between renter-occupied and owner-occupied houses, with household size for owner-occupied units averaging 3.47, and renter-occupied units averaging 3.40. 155 units currently sit vacant, but this statistic is misleading (see Gap Analysis).

The largest proportion of housing units in Grandview are 3-bedroom housing units. Of the 3,321 units in Grandview, approximately 40% of them have 3-bedrooms, with 2-bedroom houses having slightly fewer at 35%. Only 7% of housing units in Grandview have 1 bedroom or fewer (Figure 14).

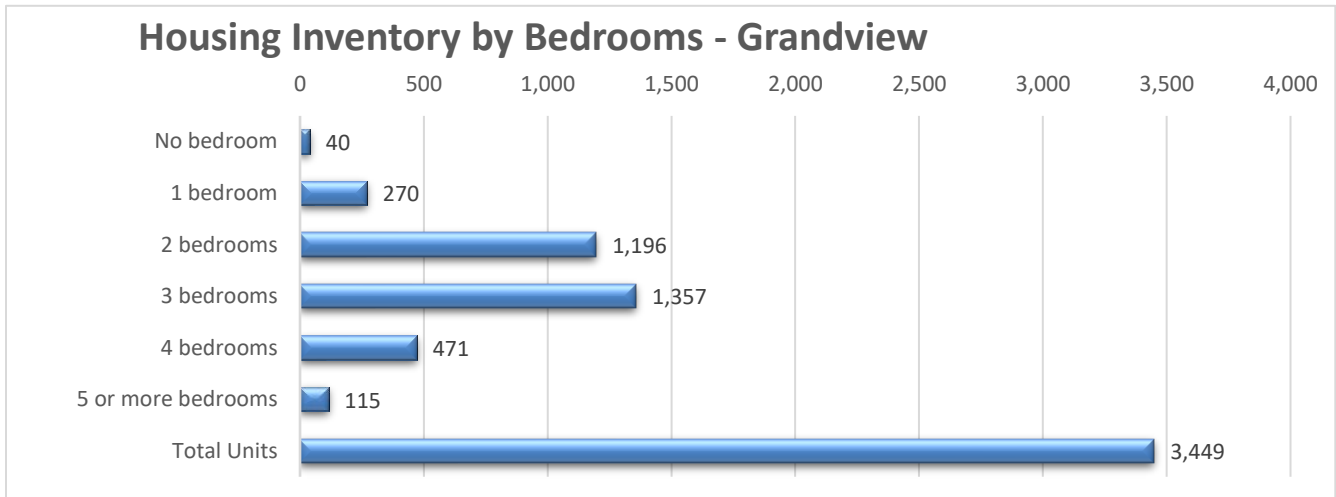


Figure 13: Source ACS Chart B25001

Subsidized Housing

Grandview currently has a number of options available for people with special needs, and people that fall within certain income brackets. Currently, there are approximately 265 units available for those who need some sort of assistance or qualify for subsidies. Most of these units are available for people of low, very low, and extremely low income, which comprise approximately 56% of the households in Grandview. These unit types vary from apartments to single-family homes and may have various qualifications in addition to the income requirements, such as disabilities, senior status, and assisted living requirements. Subsidized housing makes up approximately 8% of the current housing in Grandview.

GAP ANALYSIS

The City of Grandview compares favorably to many of the communities in the state when it comes to housing availability, but still demonstrates a present and growing gap between available housing and what is required. Additionally, as construction has occurred the lowest income brackets are often left with fewer options for affordable housing. A low vacancy rate has made living in the city difficult for some, and this is projected to become worse in the coming years. This section will illustrate the gap that presently exists, present some rough forecasts on the development of this disparity, and describe the housing that will be required at various income levels within the city.

Current and Future Housing Disparity

The current population of the City of Grandview is estimated to be 10,894, occupying approximately 3166 households. The occupied households are split relatively evenly between owner-occupied homes and renter-occupied homes (Table 1). The overall vacancy rate for the city is approximately 5%, meeting the desired standard for vacancy. However, for owner-occupied homes, the vacancy rate is approximately 1.3%, whereas for rentals it is approximately 1.7%, both falling outside of the desired standard. The majority of the vacancy rate is classified as “Other Vacant,” which the census defines as “year-round units which were vacant for [other] reasons: For example, held for settlement of an estate, held for personal reasons, or held for repairs.” Other potential reasons include foreclosure, legal proceedings, preparation to rent/sell, storage, abandonment, or extended absence. While the vacancy rate falls within the desirable standard, the reality is that the vacancy rate is better reflected by the 1.3% and 1.7% rates that exist for owner-occupied and renter-occupied homes.

Vacancy			
Occupied	Vacant	Total	Vacancy Rate
3166	155	3321	5%
Vacancy Status			
For Rent	For Sale	Other Vacant	Total
27	21	107	155
Housing Tenure			
Owner Occupied	Renter Occupied	Total	
1599	1567	3166	
Additional Units Required to Meet 5% Vacancy			
Owner Occupied	Renter Occupied	Total	
59	49	108	

Table 3: Current Housing Vacancy in Grandview, WA (Source: ACS B25002, B25004, DP04)

Projections for future building do not indicate any narrowing of the gap that currently exists between existing and required housing. By 2040, the population of Grandview is expected to reach approximately 12,016. With an average household size of 3.43,

this will require an additional 327 housing units serving a variety of income levels. However, from 2010 to 2020, the average annual number of housing units constructed was only 13.7 housing units per year. If that trend continues, by 2040 there will be 247 new housing units, creating a deficit of 81 housing units. To reach the goal of 327 housing units by 2040, production must be increased by 24% annually (producing 18.2 housing units per year rather than 13.7).

Housing Disparity by Income Level

In Grandview, the population represents a broad spectrum of income levels, and in order to prevent these groups from being cost-burdened, housing needs to reflect that diversity. The median household income for the City of Grandview is \$52,500, with 80% of Annual Median Income (AMI) being \$42,000, 50% AMI being \$26,250, and 30% AMI being \$15,750. The percentage of the population of Grandview that falls within these income brackets can be seen in Figure 15, and their relative affordable housing limits can be seen in Table 4. The calculations in Table 2 were completed with the understanding that spending more than 30% of a household income on housing results in a household becoming cost-burdened.

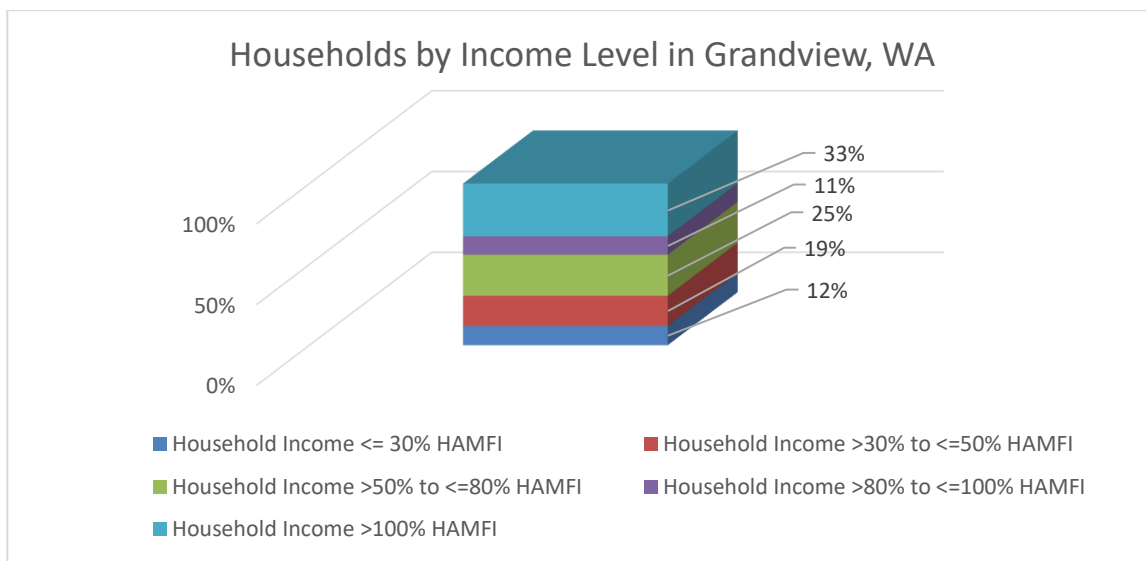


Figure 14: Income Levels in Grandview WA (Source: HUD's Office of Policy Development and Research)

Income Distribution	Annual Household Income	Affordable Monthly Rent	Affordable Home Value
100% AMI (Household Median Income)	\$52,500	\$1,312.50	\$247,891.00
80% AMI	\$42,000	\$1,260.00	\$198,313.00
50% AMI	\$26,250	\$788.00	\$123,946.00
30% AMI	\$15,750	\$473.00	\$74,367.00

Table 4: Affordable Monthly Rent and Home Value by Income Bracket

Based on current housing trends, options available to lower-income households are limited. The current median rental value (as of 2021) is approximately \$905/mo., exceeding the affordable monthly rent of people that fall below approximately 73% of median household income. Similarly, homes in Grandview have a median home value of \$155,400, exceeding the affordable home value for people who fall below approximately 68% of median household income. It should also be noted that home value calculations are done using assessor data, rather than fair market value from real estate sales.

Furthermore, for both monthly rent and home values, the median has been steadily increasing over the previous ten years and is forecasted to continue to increase. Figures 16 and 17 illustrate the projected increase in monthly rent and home value respectively.

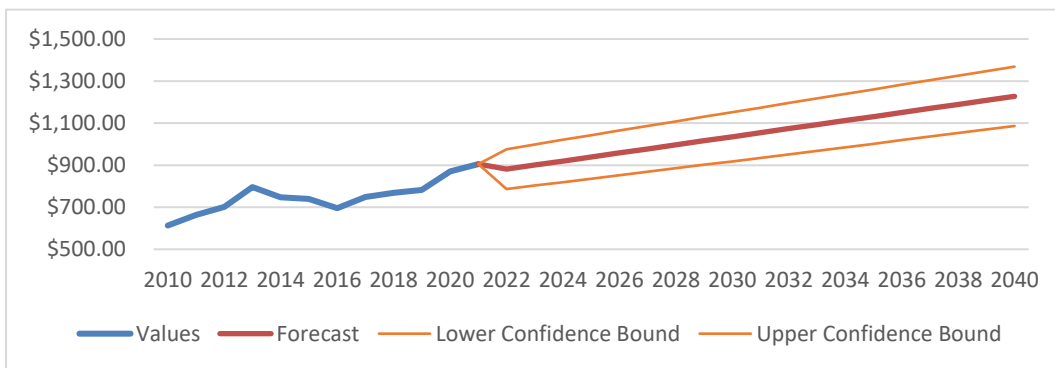


Figure 16: Historical and Projected Median Monthly Rent 2010-2040 (Source: ACS)

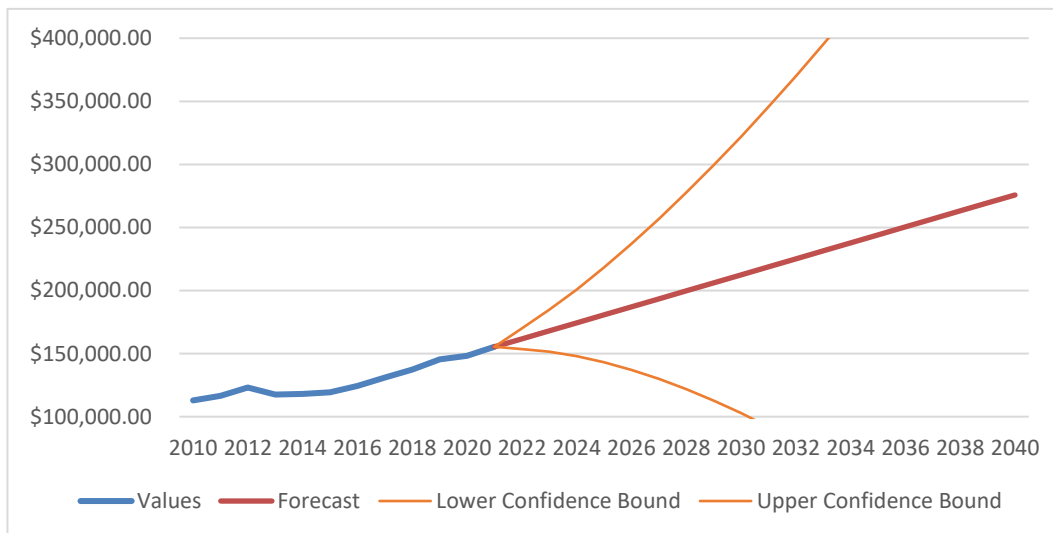


Figure 17: Historical and Projected Median Home Value 2010-2040 (Source: ACS)

By 2030, median rent is projected to reach approximately \$1035/mo., with median home value reaching \$218,723. By 2040, rent is projected to reach \$1227/mo., with home values reaching \$275,720. This increase has been driven by increasing prices across the board, but also a decline in affordable units. From 2010 to 2021, the number of rentals available at less than \$500/mo. fell from 276 to 172, a 38% decrease. Similarly, the number of homes valued at less than \$150,000 fell from

1221 to 771, representing a 37% decrease. With approximately one third of the households in Grandview falling under 50% HAMI, this has put housing further and further out of reach, with projected housing following a similar trend.

Of the 327 housing units projected to be needed by 2040, 39 should be affordable to those falling into the 30% AMI income bracket or below, 61 should be affordable to those between 30% AMI and 50% AMI, 83 should be affordable to those between 50% AMI and 80% AMI, and 143 should be affordable to those at 100% AMI and above. Overall, 31% of new housing should be affordable to those households living at 50% AMI or below. An additional 36% of new housing should be affordable to those making 50%-100% of Grandview's AMI, and 33% of new housing should be affordable to those making over 100% of Grandview's AMI or above (Table 5).

Income Bracket	Number of Housing Units Required by 2040	Percentage of Overall Housing Unit Production
30% AMI	39	12%
50% AMI	61	19%
80% AMI	83	25%
100% AMI	37	11%
>100% AMI	106	33%
Total	327	100%

Table 5: Required Housing at Each Income Level by 2040 in Grandview, WA

HOUSING DISPLACEMENT RISK

Housing displacement risk is a complex issue that refers to the risk of being forced out of one's home or community due to various economic, social, or environmental factors. The consequences of housing displacement can be severe and long-lasting, often leading to homelessness, social dislocation, and economic hardship.

Economic forces, such as rising housing costs, gentrification, and redevelopment, are among the most common causes. As cities grow and prosper, land values increase, and property owners seek to maximize their profits by converting low-income housing into more expensive properties. This can lead to the displacement of low-income residents who can no longer afford to live in their communities.

Environmental factors can also play a significant role in housing displacement risk. Natural disasters, such as hurricanes, floods, and wildfires, can destroy homes and force residents to relocate. Climate change, including rising sea levels and increasing temperatures, is also exacerbating housing displacement risk by making some areas uninhabitable or too expensive to live in.

Social factors, such as discrimination and displacement due to political conflicts or war, can also lead to housing displacement. In some cases, marginalized communities are forcibly removed from their homes to make way for development projects or to create "safer" neighborhoods.

Homelessness, social dislocation, and economic hardship are common outcomes for those who are displaced from their homes. Displaced residents may struggle to find affordable housing in a new location or may have to leave behind important social networks and support systems. Displacement can also disrupt educational opportunities for children and lead to lower educational outcomes.

The impact of housing displacement is particularly acute for vulnerable populations, such as low-income households and immigrants. These groups often face significant barriers to accessing affordable housing and may be more likely to experience housing displacement.

Addressing housing displacement risk requires a comprehensive approach that includes policy solutions, community engagement, and equitable development strategies to ensure that all residents have access to safe, affordable, and stable housing. It also requires investment in affordable housing and infrastructure to support sustainable communities.

Housing Displacement Risk Mapping – Methodology

The Washington State Department of Commerce has provided guidance on mapping displacement risk within communities. That guidance relies on information that isn't readily available to communities in Eastern Washington. Therefore, a replacement measurement has been identified as a means to assess displacement risk within our communities. That measurement is the Federal Agency for Toxic Substances and Disease Registry (ATSDR).

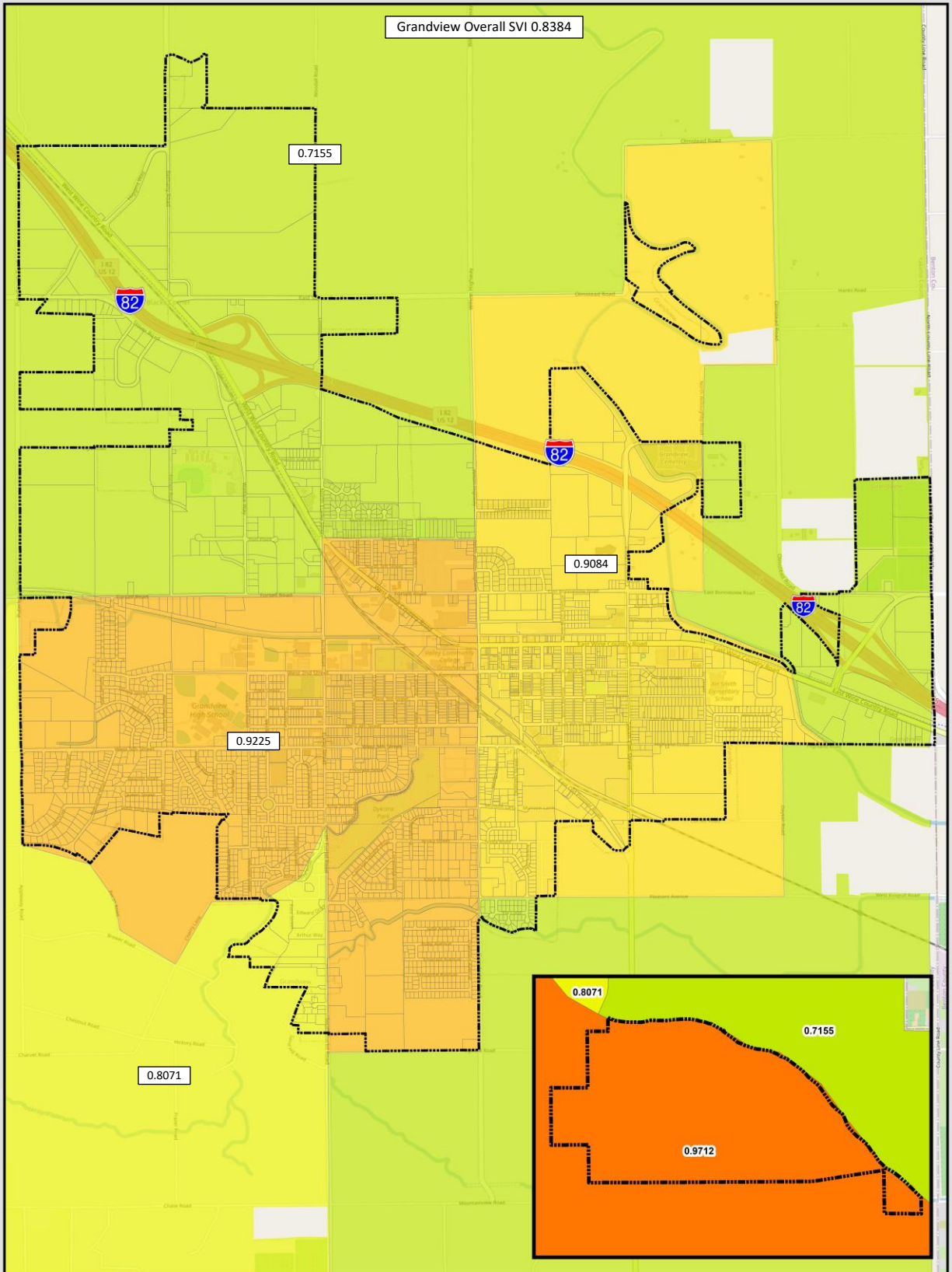
ATSDR has developed a mapping system for the Center for Disease Control and Prevention's (CDC) Social Vulnerability Index (SVI) that identifies communities that are likely to be at the highest risk for needing support during or after hazardous events. The SVI mapping uses many metrics that also illustrate displacement risk. Those metrics fall into four groups: Socioeconomic Status, Household Composition and Disability, Minority Status and Language, and Housing Type and Transportation. Those metrics combined result in an Overall SVI Value, which is used to gauge displacement risk.

The Overall SVI Value is a number that ranges from 0 to 1. A ranking of 0 means that there is low displacement risk, with 1 being a high displacement risk. The SVI mapping is broken down into Census Tracts.

Housing Displacement Risk - Grandview

There are four Census Tracts in Grandview, as can be seen on the map below. One area has an Overall SVI Value of 0.7155, meaning that displacement risk is moderately high. Two areas have Overall SVI Values of 0.9084 and 0.9225, with a very high displacement risk. The fourth area has an Overall SVI Value of 0.8071. The average Overall SVI Value for the City of Grandview is 0.8384, meaning that most of the population living in Grandview is at moderately high risk for displacement.

City of Grandview, WA Social Vulnerability Index - 2020



LAND CAPACITY ANALYSIS

A Land Capacity Analysis (LCA) is a methodology conducted by counties and cities to determine the amount of vacant, developed, under-developed, and under-utilized lands. This process identifies the potential for land within a community's boundaries to accommodate anticipated housing growth, given its current zoning restrictions. This was done for Grandview by reviewing the Zoning Ordinance to determine which zoning districts allow for residential development, and then identifying which parcels were either developed, under-developed, or vacant. Maps and tables have been created showing the location of the parcels as well as the total land area for each classification.

Vacant lands are lands without any residential development located on them. Developed lands are lands with housing developed. Under-developed lands are lands that are large enough to be divided and more housing units built upon them. Under-utilized lands are lands that could be developed with a higher density than currently exists. An example of an under-utilized lot is one that has a single-family residence but can have a duplex placed upon it.

Grandview has four zoning districts that allow for residential development. The table below shows the breakdown of those zoning districts, their minimum lot sizes, and the resulting residential density shown as the number of dwelling units per net residential acre (DU/NRA). The highest density possible is then used to determine the total density possible from the vacant lands remaining in each district to determine if there is enough land available to fulfill the needs for the predicted number of houses.

Zoning District	Minimum Lot Size	Density
R1S Single-Family Residential Suburban	10,000 for SFR	4 DU/NRA
R-1 Low Density Residential	7,500 for SFR	5.5 DU/NRA
R-2 Medium Density Residential	7,500 for SFR 8,000 for duplex	5.5 DU/NRA 11 DU/NRA
R-3 High Density Residential Zoning	7,500 for SFR 8,000 for duplex 3,000 for each unit up to 4-plex then 6,000 for each additional	5.5 DU/NRA 11 DU/NRA 9 DU/NRA

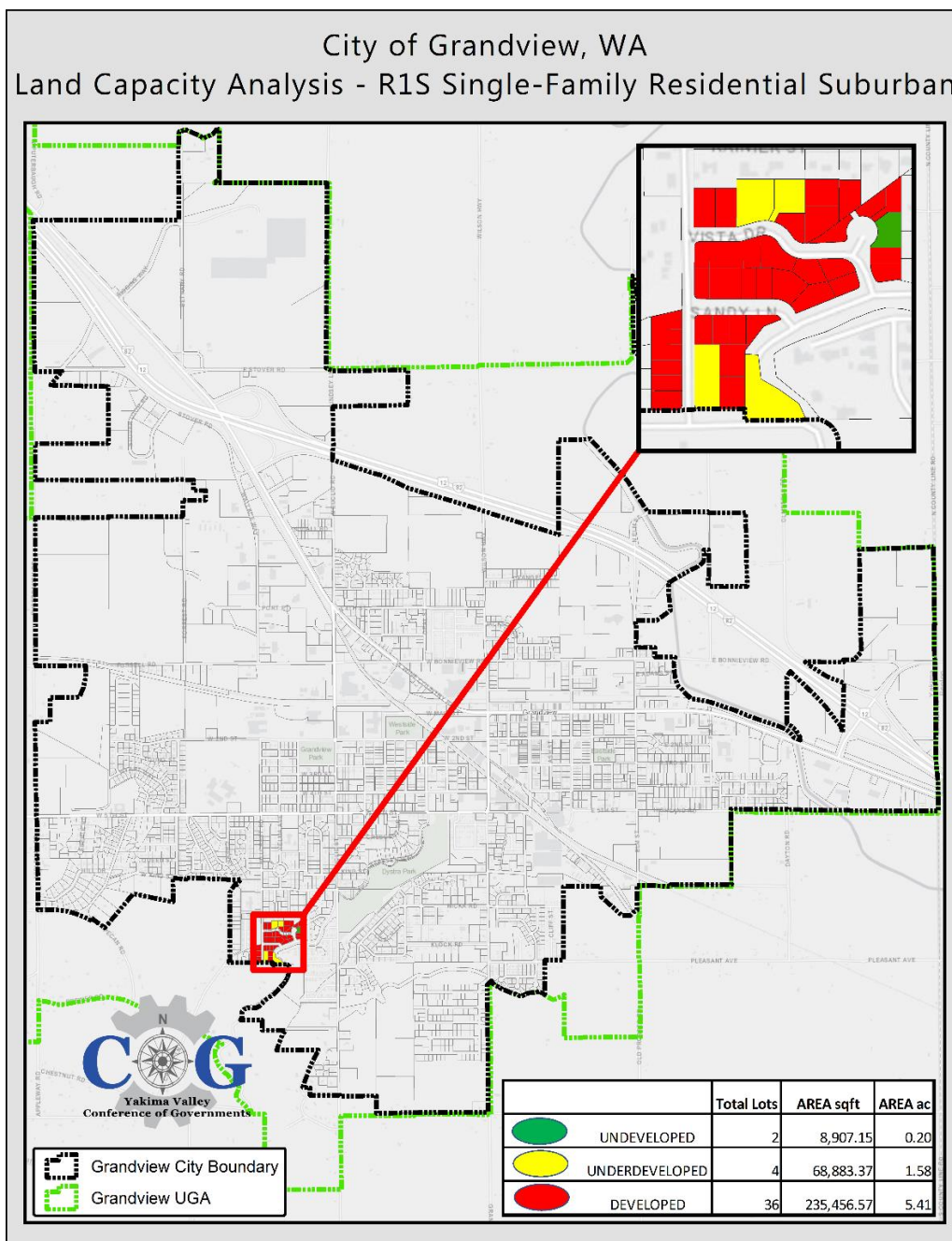
The analyses below show that there is enough capacity within Grandview's vacant lands for an additional 2,230 housing units.

R1S Single-Family Residential Suburban

The R1S Single-Family Residential Suburban District has a total of 42 parcels totaling approximately 7.2 acres. 75% of that area, or 5.41 acres, is developed lands. Approximately 22% is under-developed, with the remaining 3% vacant.

The map below illustrates the location of the properties within Grandview that are within the R1S Single-Family Residential Suburban District and where they are located within the city. The area of the community that is zoned R1S is located in the southwest area of the city.

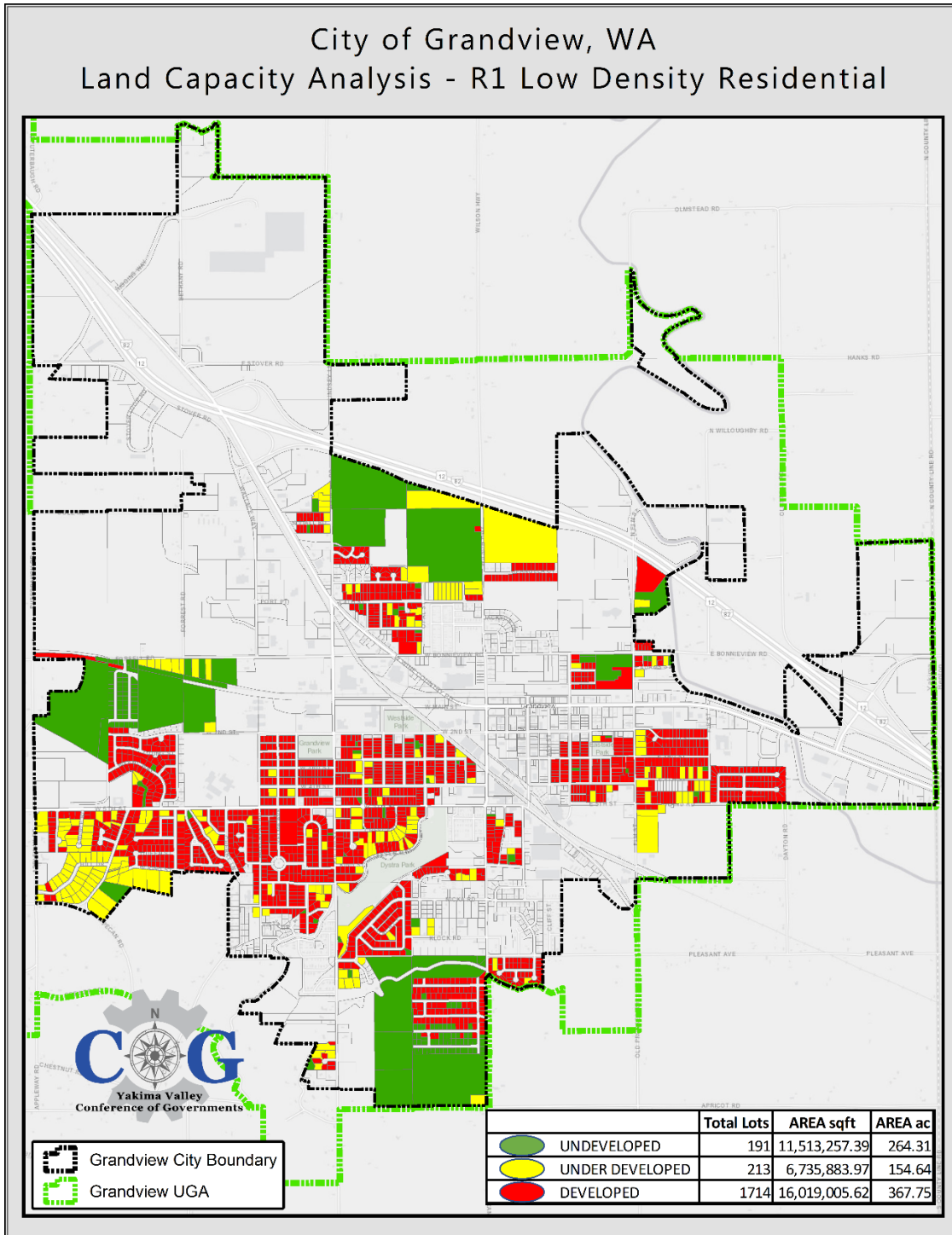
There are two parcels that are vacant within this zoning district, meaning that the R1S district can accommodate two more housing units.



R-1 Low Density Residential

The R-1 Low Density Residential District has a total of 2,118 parcels totaling approximately 786.7 acres. 47% of that area, or 367.75 acres, is developed lands. Approximately 34%, or 264.31 acres are undeveloped or vacant. The remaining 154.64 acres are underdeveloped lands.

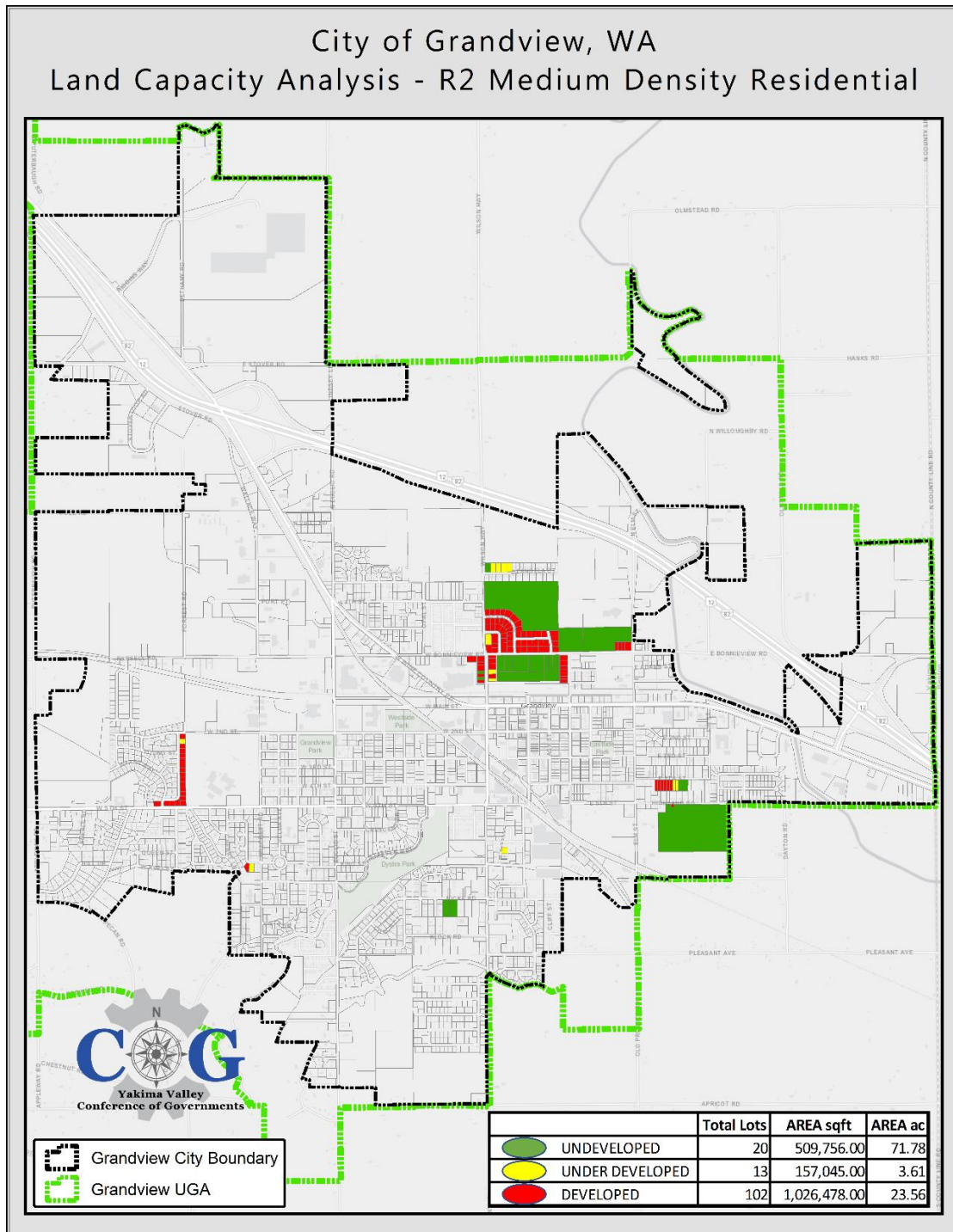
Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 1,453 housing units, based on a density of 5.5 dwelling units per net residential acre.



R-2 Medium Density Residential

The R-2 Medium Density Residential District has a total of 135 parcels totaling approximately 99 acres. 72% of that area, or 71.78 acres, is undeveloped lands. Approximately 3.6 acres, or 4%, is under-developed, with the remaining 23.56 acres, or 24%, vacant.

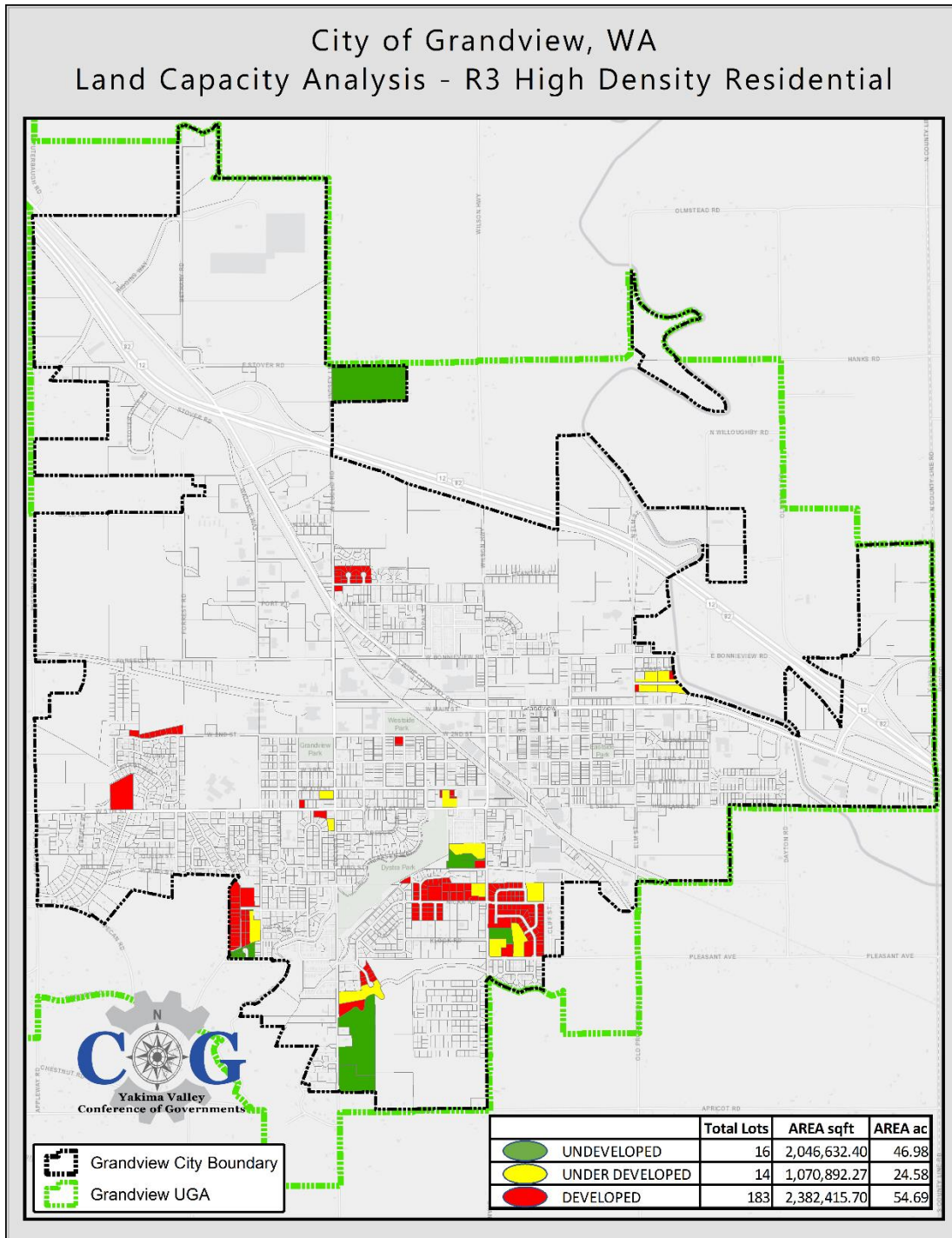
Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 259 housing units, based on a density of 11 dwelling units per net residential acre.



R-3 High Density Residential Zoning

The R-3 High Density Residential Zoning District has a total of 213 parcels totaling approximately 126.25 acres. 54.69 acres, or 43% of the district, are developed lands. 24.58 acres, or 19% of the district, are underdeveloped lands. The remaining 46.98 acres, or 37% of the R-3 High Density Residential Zoning District, are undeveloped lands.

Vacant lands have the potential to accommodate an additional 516 housing units, based on a density of 11 dwelling units per net residential acre.



Under-utilized Lots

Under-utilized lots were determined by identifying which lots are on lots large enough to allow for a duplex at a minimum, but currently have a single-family residence placed on them. The R-2 and R-3 districts allow for duplexes. The analysis shows that within those districts there are 178 lots that are under-utilized, with a total area of approximately 52 acres.

