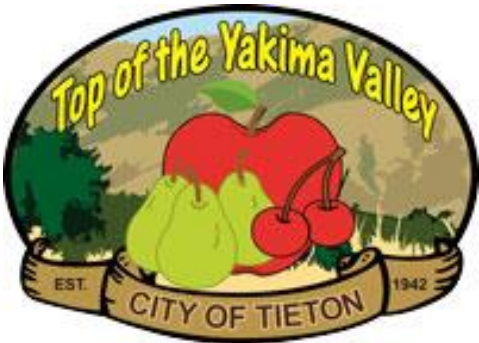
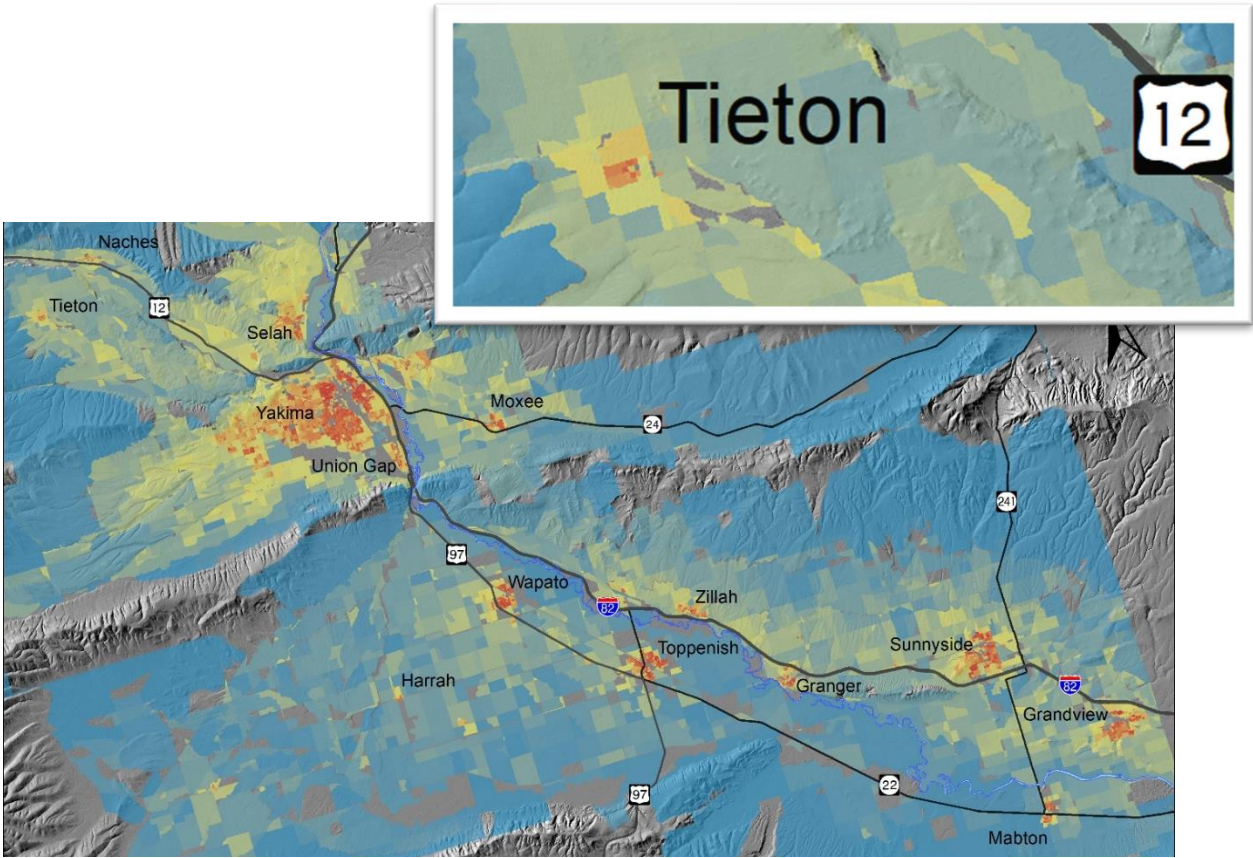


City of Tieton



2023 Housing Needs Assessment



Yakima Valley Conference of Governments
Regional Partnerships, Regional Solutions

City Of Tieton

2023 HOUSING NEEDS ASSESSMENT

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INTRODUCTION

The City of Tieton has a Professional Service Contract with the Yakima Valley Conference of Governments 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.

It provides an evaluation of current housing supply and housing needs in Tieton, across the full spectrum of household types and income levels, by answering the following kinds of questions:

- Who lives and works in Tieton and what are their socioeconomic characteristics?
- What types of housing are available in Tieton?
- 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 Tieton residents?

The data in this Housing Needs Assessment will be synthesized with information gathered through engagement to develop a Housing Action Plan for the City of Tieton.

SUMMARY OF KEY FINDINGS

- **Tieton is growing rapidly, and there is a resulting housing shortage.** Vacancy rates for both rentals and homes for sale are approximately 3%. However, that vacancy rate is much lower, since all vacant housing units are listed as “other vacant,” which are not part of either the ownership or rental markets. 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, but so has household income.** The median home value in Tieton has risen by **41%** between 2012 to 2022, from \$104,000 to \$147,000 (assessed value, not fair market value). Over the same period, the median family income has only increased by **approximately 60%**. Despite this increase in median income, housing is still out of the reach of many Tieton residents.
- **28% of households in Tieton are cost burdened. 28%** of all households in Tieton were cost burdened, with 9% being extremely cost-burdened. Cost-burdened households spend a large portion (over 30%) of their available income on housing costs, while extremely cost-burdened households spend over 50% 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.
- **Workers travel long distances to jobs both within and outside of Tieton.** Only 31% of those living in Tieton commute fewer than 10 miles, with nearly 30% commuting over 50 miles. Additionally, over 1,000 workers commute to Tieton to work, while only 66 Tieton residents work within city limits. Adequate housing would allow those who work in the city to live there, reducing commute time, economic burden, and greenhouse gas emissions.
- **Tieton needs more housing diversity.** Almost 50% of all housing in the City of Tieton are single-family homes. Not all households require, or can afford, that much space. For example, about 30% of all households in Tieton are either single-occupant or two-occupant households. Yet only 2% of housing units in Tieton are studios and only 8% have just one bedroom. Increasing the diversity of housing options available will increase housing supply and provide more choices for residents seeking more affordable housing that meets their current needs.
- **Countywide there is a shortage of seasonal farmworker housing.** There are approximately 4,600 beds of seasonal farmworker housing provided throughout the county, despite over 45,000 seasonal jobs available in the busiest summer months.²² Identifying safe and sanitary housing facilities for seasonal workers is an important gap to address in Yakima County

HOUSING TERMINOLOGY

This guidebook 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.²³ 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

Tieton is a town located in the Yakima Valley, situated in the foothills of the Cascade Mountains. It's known for its beautiful natural scenery and agricultural production. The population is diverse, and numbers just over 2,000 residents. Tieton has a strong sense of community, with many local events and festivals held throughout the year, including Arts and Humanities events, fundraising events, and block parties.

Tieton has a rich history that is closely associated with the development of the Yakima Valley. The town was founded in the early 1900's by settlers who were drawn to the area's fertile land and abundant water supply. Over the years, Tieton became a center for fruit growing and processing, with orchards and packing houses dominating the local economy. Today, agriculture remains a significant part of Tieton's economy, along with small businesses and tourism. Despite its small size, Tieton has a vibrant and close-knit community that celebrates its history and works to support local businesses and organizations.

Population

Tieton's population was estimated to be 2,044 in 2021 and has grown substantially over the last decade. The 2010 Census showed a population of only 1,125, representing nearly 100% growth over the last 10 years. Based on predicted growth from a county level, the population of Tieton is expected to reach approximately 2,255 by 2040. However, based on observed population growth over the last decade, expected population growth by 2040 could reach as many as 7,369 people. Because of this, predicting housing needs for Tieton is difficult. For this assessment, we used a predicted rate of 3%, which splits the difference between the 1.3% predicted at the county level and the 6% observed over the last ten years. With a 3% expected annual growth rate, the population of Tieton is expected to reach approximately 2712 by 2040.

As of 2021, the population breakdown by age bracket can be found in Figure 1. Tieton is a young town, with 45% of its population being under the age of 18, 52% of its population falling within the working age of 18-64, and only 3% of the population estimated to be over the age of 65 (Figure 1).

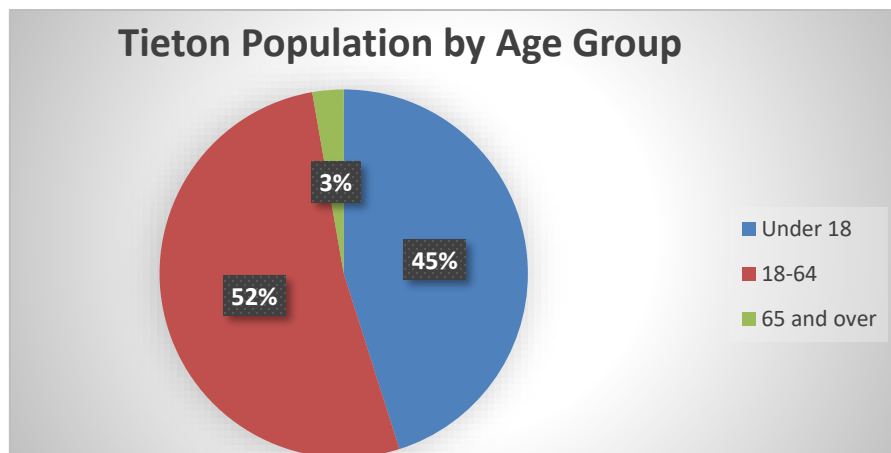


Figure 1: Source ACS Survey Chart DP05

Households

The U.S. Census Bureau identified 520 occupied housing units in 2021. 280 of those housing units were owner-occupied, while 240 were renter-occupied. Average occupancy per household was approximately 3.9, with 15% of households having 1 person, 14% of households having 2 people, 21% of households having 3 people, and nearly 50% of households having 4 or more people living in the household (Figures 2 and 3).

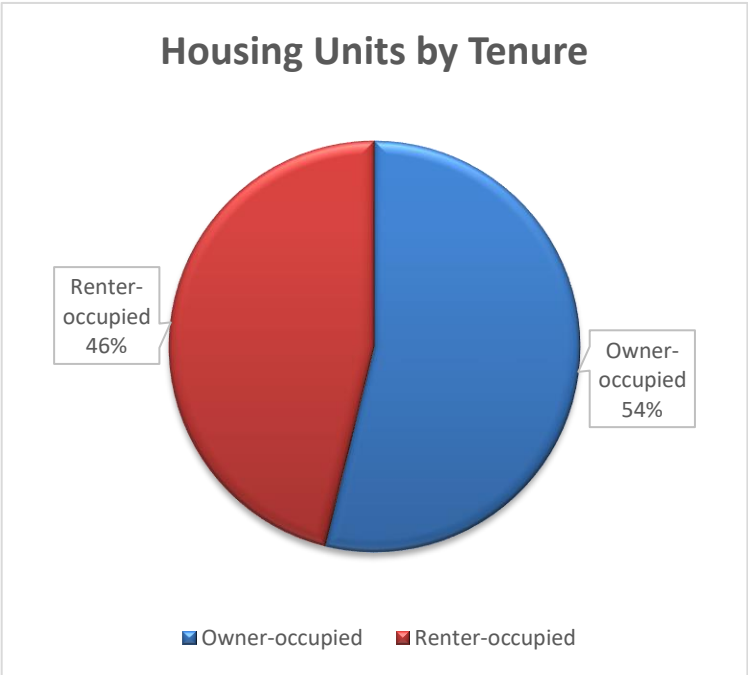


Figure 2: Source ACS Survey Chart DP04

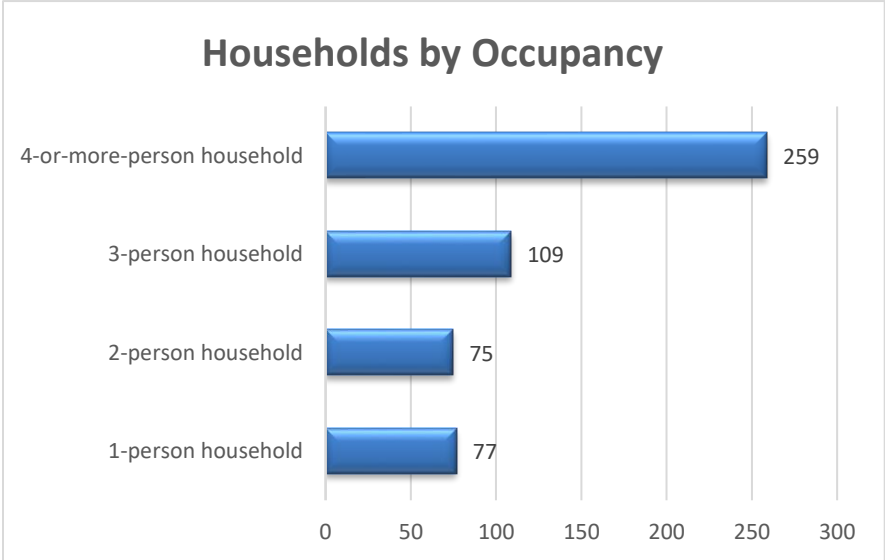


Figure 3: Source ACS Survey Chart S2501

Housing units in the community reflect the relatively high occupancy rate of Tieton’s households, with most housing units having 3 or more bedrooms (Figure 4).

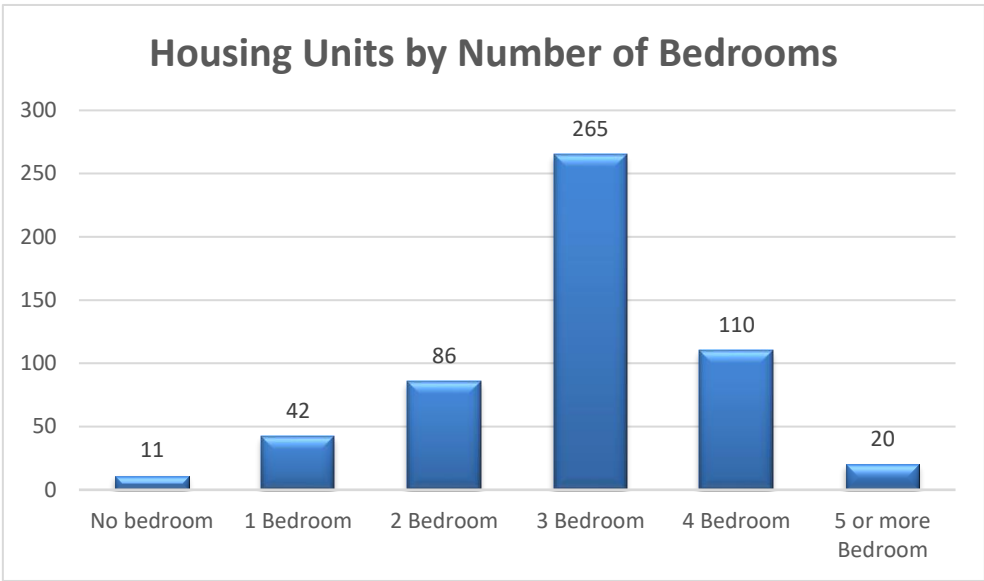


Figure 4: Source ACS Survey Chart DP04

Household Income and Cost-Burdened Households

Residents of Tieton represent a variety of income levels. The median household income is \$51,742, with a higher median income for renter-occupied households (\$57,578) than owner-occupied households (\$51,667). A breakdown of the household incomes by bracket can be found in Figure 5.

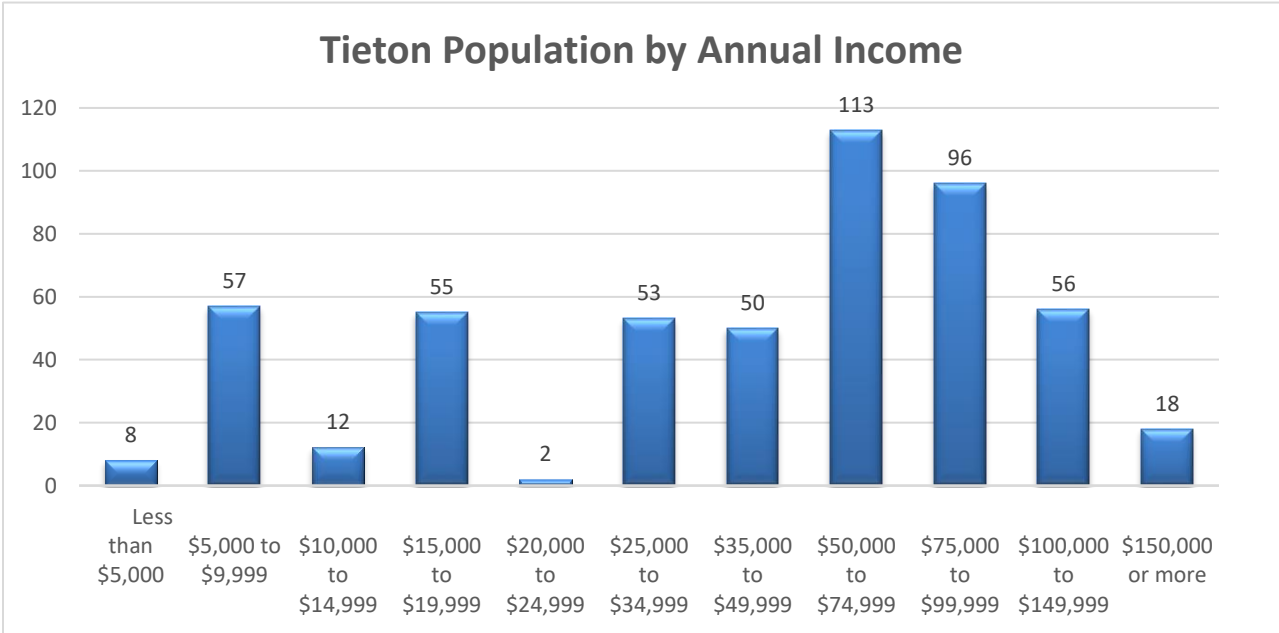


Figure 5: Source ACS Survey Chart S2503

Despite a relatively high annual median income, approximately a quarter of households in Tieton are considered cost-burdened. Cost-burdened households spend more than 30% of their annual income on housing, whereas extremely cost-burdened households spend more than 50% of their annual income on housing.

- Figure 6 shows the number of overall cost-burdened households at each income level.
- Figures 7 and 8 show what those figures look like for renter-occupied and owner-occupied households, respectively.

Out of 520 occupied households in Tieton, approximately 145 (28%) are considered cost-burdened, and 48 are extremely cost-burdened (9%).

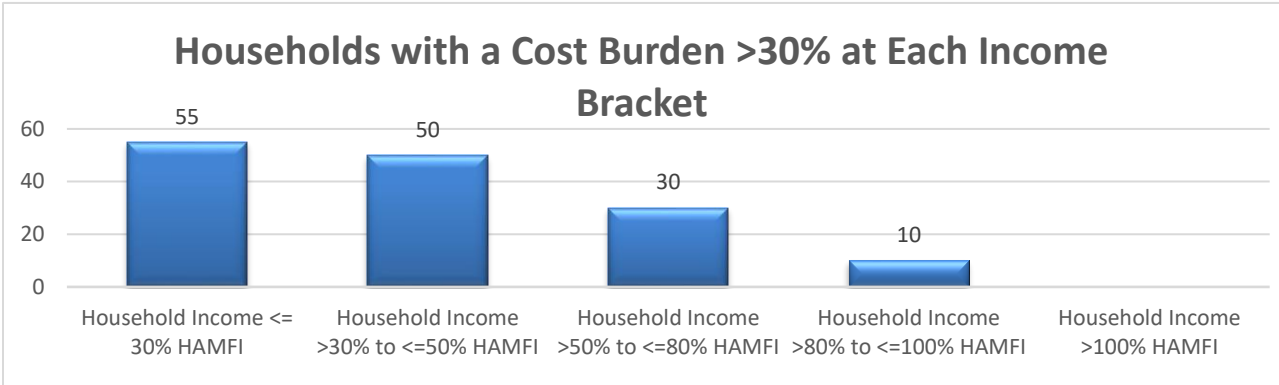


Figure 7: Source CHAS

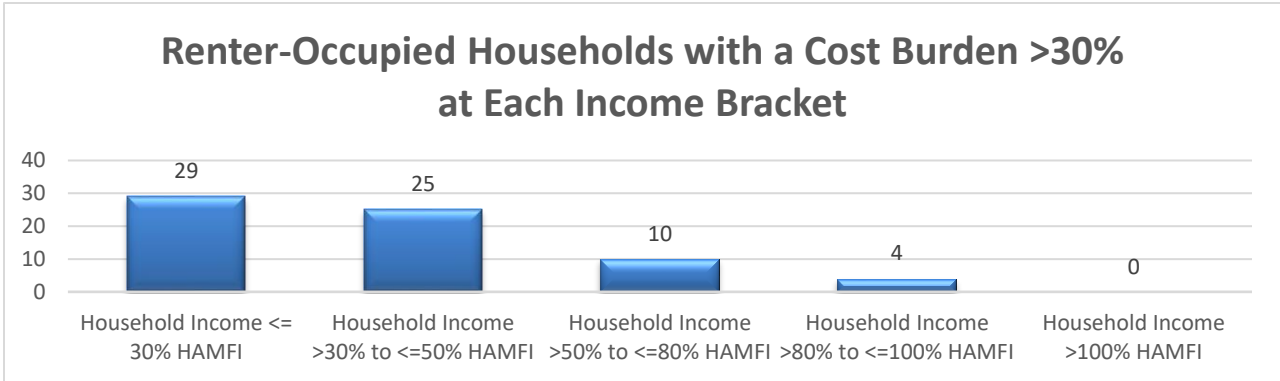


Figure 6: Source CHAS

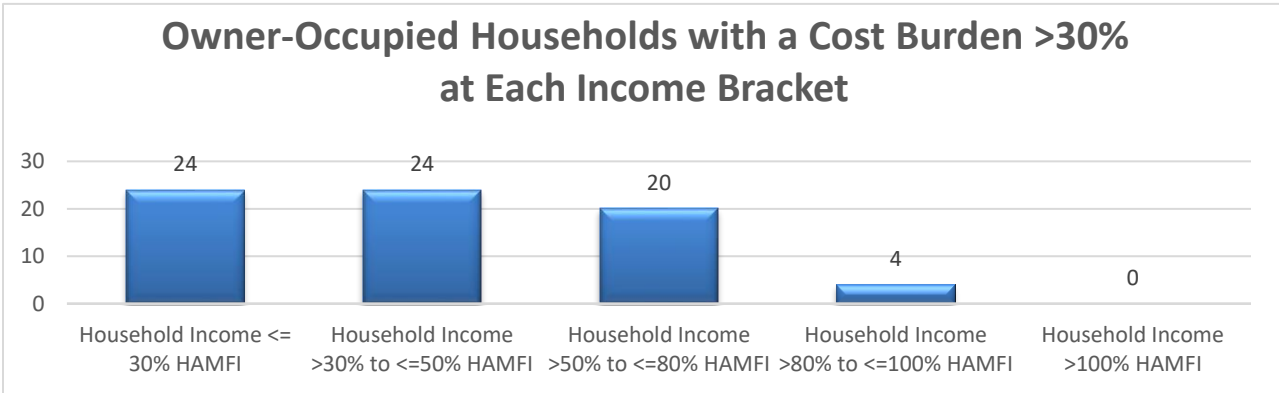


Figure 8: Source CHAS

Residents with Special Housing Needs

Compared to other communities in the county, Tieton has a comparatively low number of residents with special housing needs. However, that number is still substantial, and accommodation must be made for those with 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	135 households	26%
Population over the age of 65	56 individuals	2.7%
People with a disability	235 individuals	11.5%
People with self-care difficulty	27 individuals	1.4%
People with independent living difficulty	32 individuals	2.9%

Table 1: Source ACS Survey 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%.

City Employment Trends

The employment trend for the City of Tieton is substantially agricultural, with 32% of the jobs in the city being in the agriculture industry. Other top industries include transportation/warehousing (17%), wholesale trade (13%), health care and social assistance (13%), and construction (6%) (Figure 1). The median income for individuals in the city is approximately \$22,478, with median household income being approximately \$51,742.

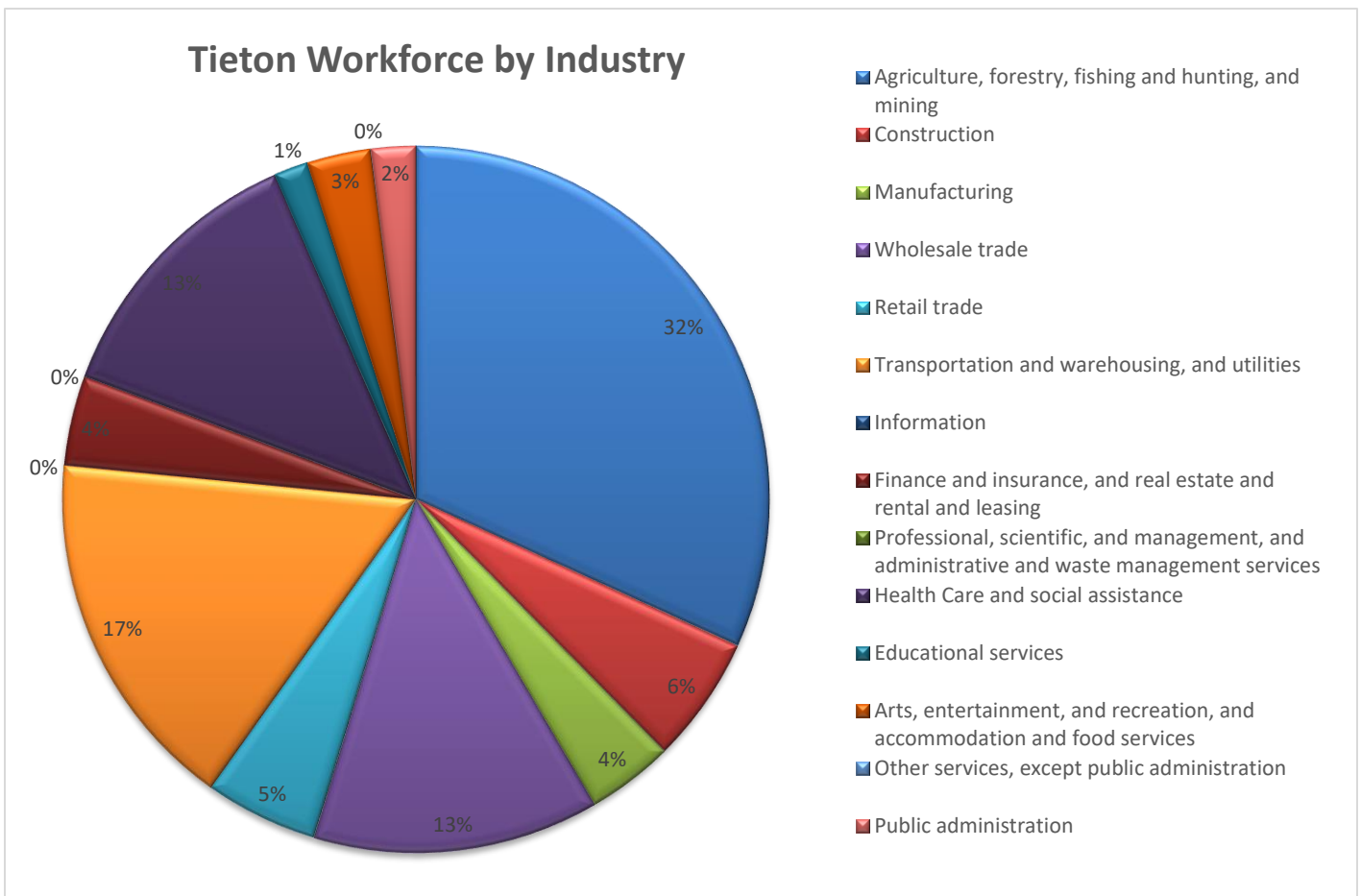


Figure 9: Employment by Industry in Tieton, 2021; Source: United States Census Bureau, 2021: ACS 5-Year Estimates Data Profiles, OnTheMap

The area has a job-housing ratio of 2.39, exceeding the preferable range of 0.75-1.5. This has resulted in much of the workforce living outside of Tieton. As is seen throughout the county, commuting to or from Tieton is common.

- Only approximately 31% of those living in Tieton have a commute time of less than 10 miles.
- Roughly 34.1% of the workforce commutes over 25 miles, with 29.4% commuting over 50 miles.

Overall, approximately 510 people live in Tieton but commute elsewhere for work, whereas approximately 1014 people live outside Tieton and work in the area. Approximately 66 people both live and work in Tieton (Figure 10).

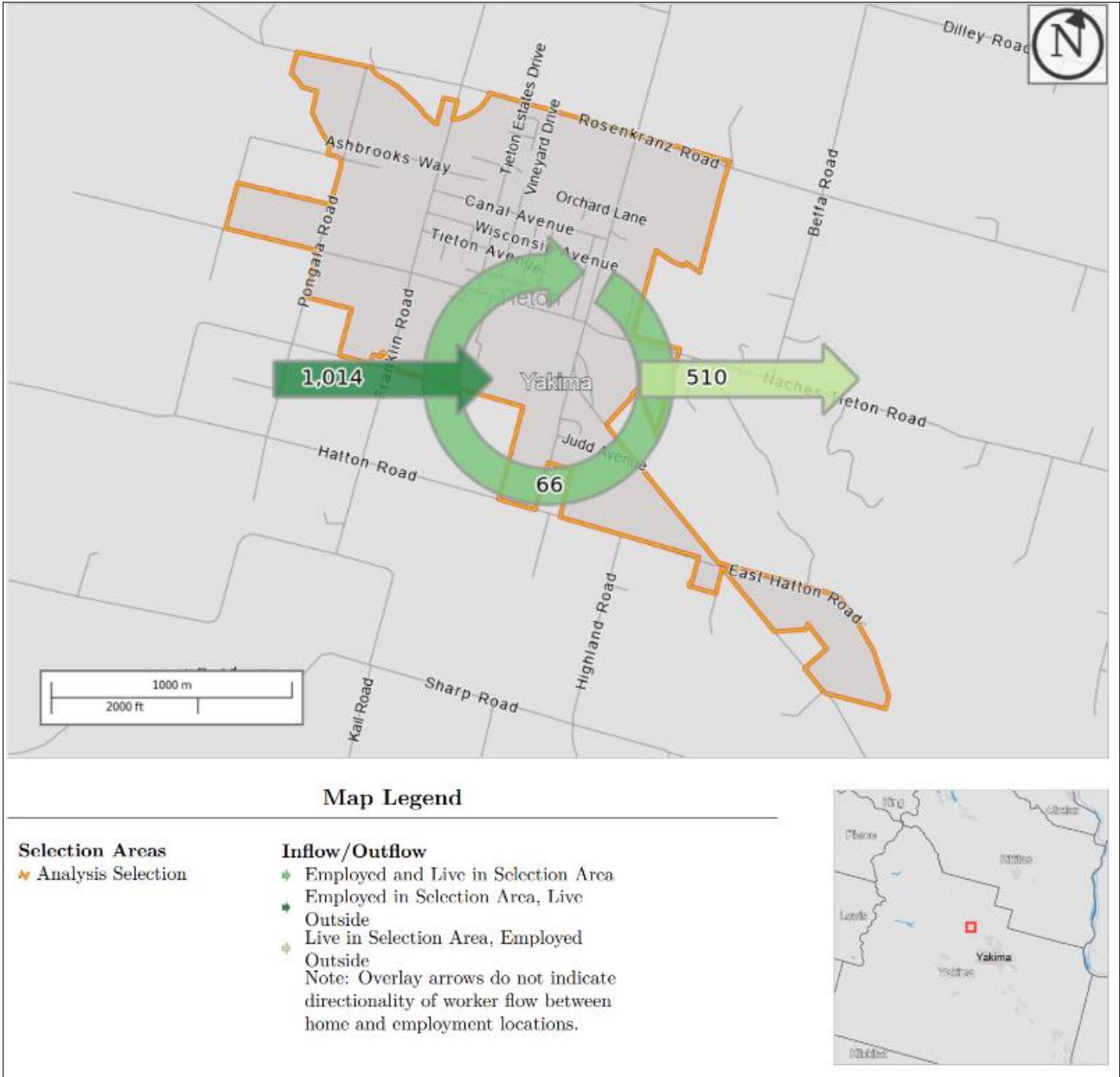


Figure 10: Inflow/Outflow Counts of All Jobs for Tieton, 2019; Source: United States Census Bureau, OnTheMap

Employment Projections

The Washington State Employment Security Department maintains projected growth in industries on a regional basis. For non-farm labor, the city of Tieton 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 2 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.

Additional Jobs Predicted in 2025, 2030 in Tieton, WA			
	Current	Projected 2020-2025	Projected 2025-2030
Total Jobs	810	849	873
Agriculture	263	275	289
Transportation and Warehousing	138	146	149
Wholesale trade	108	110	111
Health and Social Services	106	112	118
Construction	48	51	53

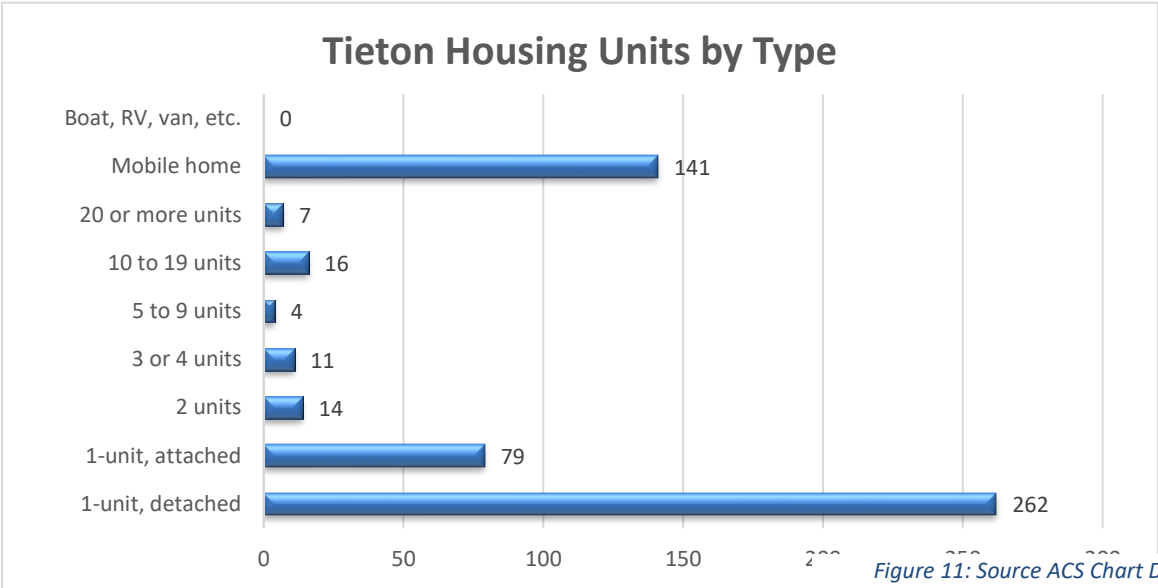
Table 2: Additional Jobs Predicted in 2025, 2030 in Tieton, WA; Source: Employment Security Department Employment Projections for South-Central Washington (Non-Agricultural) and for Yakima County (Agricultural), United States Census Bureau

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 Tieton are predominantly single-family detached houses, comprising 49% of the total housing units. The next largest portion is made up of mobile homes with 26%, with 1-unit attached housing units comprising 15% of total housing units. The remaining 10% of housing units are made up of multi-family housing of various types (Figure 11).



Tenure in Tieton is split relatively even between owner-occupied and renter-occupied households, with owner-occupied households comprising 54% of total households, and renter-occupied households comprising the other 46%. The average household size for the city of Tieton is 3.9 people per household. As of writing, 14 households are estimated to be vacant, but this is a misleading statistic (see Gap Analysis).

The largest proportion of housing units in Tieton are 3-bedroom housing units. Of the 540 total housing units in Tieton, approximately 50% are 3-bedroom, with 4-bedroom housing units comprising 20% of all units, and 2-bedroom units comprising 16% of all units. The breakdown of all housing units can be seen in Figure 12.

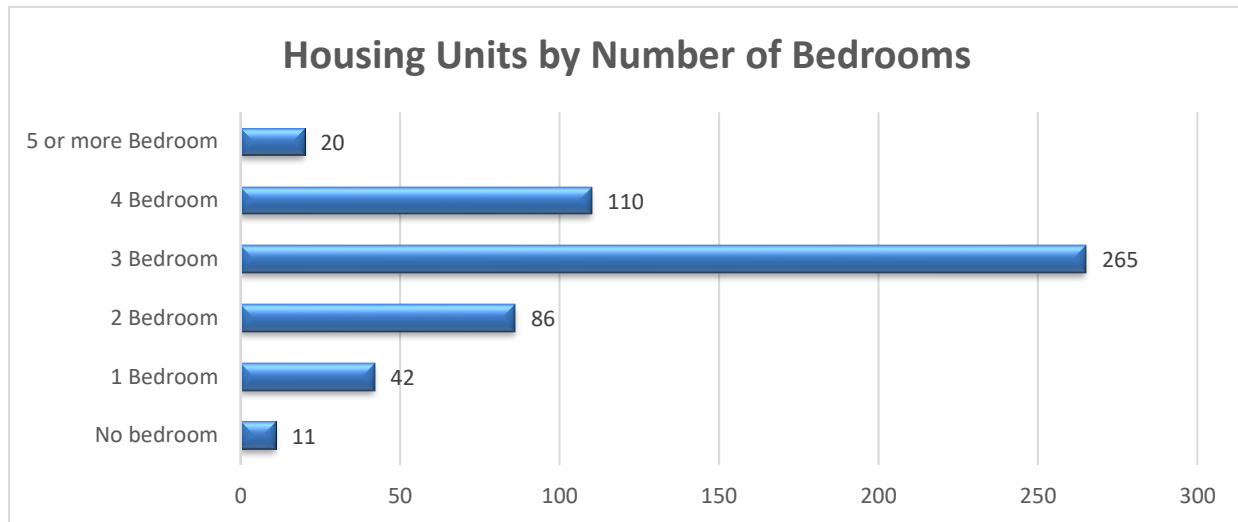


Figure 12: Source ACS Chart DP04

Subsidized Housing

Tieton currently has several options available for people with special needs, and people that fall within certain income brackets. Currently, there are approximately 125 units available for those who need some sort of assistance or qualify for subsidies. The majority of units are for people of low, very low, and extremely low income, which comprise approximately 26% of the households in Tieton. These unit types vary from apartments to single-family homes and may have various qualifications in addition to income requirements, such as disabilities, senior status, and assisted living requirements. Subsidized housing makes up approximately 23% of the current housing in Tieton.

GAP ANALYSIS

The City of Tieton is growing rapidly, and with this growth come new challenges when it comes to housing. Proactive planning is required to meet the current demands and continue to provide housing for a diverse population. In Tieton over the last ten years, there has been a boom in construction of housing. However, this has failed to match the increase in population. 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, especially the most vulnerable. 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 Tieton is estimated to be 2044, a dramatic increase from the population of 1125 in 2010. There are approximately 520 occupied households in the city, with 14 vacant households. The occupied households are split almost evenly between owner-occupied and renter-occupied (Table 3).

The overall vacancy rate for the city is approximately 3%, not quite meeting the desired standard for vacancy of 5%. However, upon closer inspection of the vacancy rate, it's clear that there is a severe housing shortage. For owner-occupied and renter-occupied housing units, the vacancy rate is functionally 0%, both falling outside of the desired standard. The majority of the vacancy rate is classified as either "Sold, not occupied" or "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 almost within the desirable standard, the reality is that the vacancy rate is better reflected by the 0% rates that exist for owner-occupied and renter-occupied homes.

Vacancy			
Occupied	Vacant	Total	Vacancy Rate
520	14	534	3%
Vacancy Status			
For Rent	For Sale	Sold, not occupied/Other	Total
0	0	14	14
Housing Tenure			
Owner Occupied	Renter Occupied	Total	
280	240	520	
Additional Units Required to Meet 5% Vacancy			
Owner Occupied	Renter Occupied	Total	
14	12	26	

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

Projections for future building are encouraging, based on numbers from 2011-2021. By 2040, the population of Tieton is expected to reach approximately 2,712. With an average household size of 3.9, this will require an additional 170 housing units serving a variety of income levels. From 2011 to 2021, Tieton underwent a housing boom, with the average annual number of housing units constructed being 9.1 housing units per year. If that trend continues, by 2040 there will be 164 new housing units, falling just short of the required 170 housing units. While current construction trends would come close to the required units by 2040, income level and variety of housing units must also be considered.

Housing Disparity by Income Level

In Tieton, 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 Tieton is \$51,742, with 80% of Annual Median Income (AMI) being \$41,394, 50% AMI being \$25,871, and 30% AMI being \$15,523. The percentage of the population of Tieton that falls within these income brackets can be seen in Figure 13, and their relative affordable housing limits can be seen in Table 4. The calculations in Table 4 were completed with the understanding that spending more than 30% of a household income on housing results in a household becoming cost-burdened.

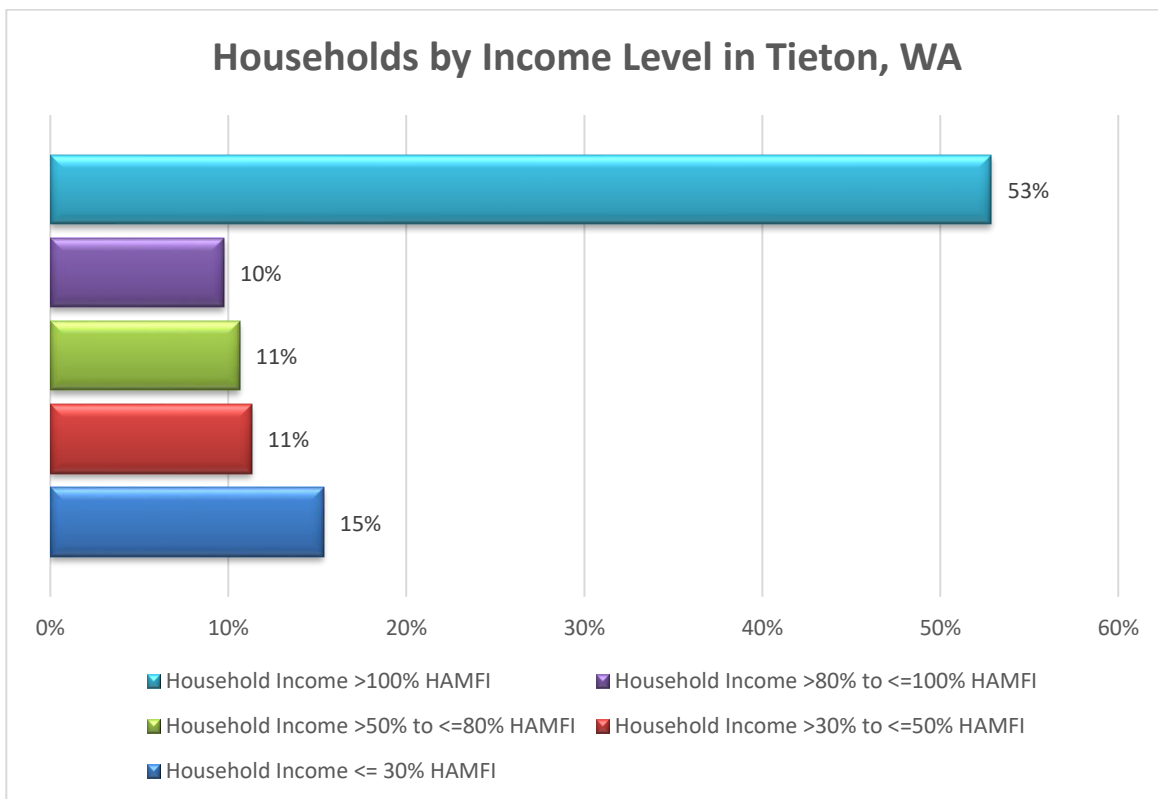


Figure 13: Income Levels in Tieton, WA (Source: ACS 2021 Table S1901)

Income Distribution	Annual Household Income	Affordable Monthly Rent	Affordable Home Value
100% AMI (Household Median Income)	\$51,742	\$1,294	\$244,312
80% AMI	\$41,394	\$1,035	\$195,447
50% AMI	\$25,871	\$647	\$122,156
30% AMI	\$15,523	\$388	\$73,291

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

Housing trends for the city of Tieton are a bit difficult to predict. The only ACS data that exists is from 2010-2012, and recently from 2020-2021. However, based on the difference in median rental prices and median home values between 2012 and 2021, some general trends are apparent. The current median rental value (as of 2021) is approximately \$945/mo., exceeding the affordable monthly rent of people that fall below approximately 73% of median household income. Similarly, homes in Tieton have a median home value of \$146,900, exceeding the affordable home value for people who fall below approximately 60% 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, and only consider principal and interest payments and not insurance, HOA, or taxes.

Furthermore, for both monthly rent and home values, the median has been increased substantially over the previous ten years and is likely to continue to increase. This increase has been driven by increasing prices across the board, but also a decline in affordable units. Unlike many communities in Washington, the number of affordable rentals has stayed relatively consistent. From 2010 to 2021, the number of rentals available at less than \$500/mo. fell from 53 to 46, a 14% decrease. However, the number of homes valued at less than \$150,000 fell substantially, from 90 to 57, representing a 36% decrease. Homes valued at higher than \$300,000 also increased from 3 in 2010 to 16 in 2021. With approximately one quarter of the households in Tieton falling under 50% AMI, home values and rental prices must stay within a range indicated in Table 5 to remain accessible to those within that income bracket.

Of the 170 housing units projected to be needed by 2040, 26 should be affordable to those falling into the 30% AMI income bracket or below, 19 should be affordable to those between 30% AMI and 50% AMI, 18 should be affordable to those between 50% AMI and 80% AMI, and 107 should be affordable to those at 100% AMI and above. Overall, 26% of new housing should be affordable to those households living at 50% AMI or below. An additional 21% of new housing should be affordable to those making 50%-100% of Tieton’s AMI, and 63% of new housing should be affordable to those making over 100% of Tieton’s AMI or above (Table 6).

Income Bracket	Number of Housing Units Required by 2040	Percentage of Overall Housing Unit Production
30% AMI	26	15%
50% AMI	19	11%
80% AMI	18	11%
100% AMI	17	10%
>100% AMI	90	53%
Total	170	100%

Table 5: Required Housing at Each Income Level by 2040 in Tieton, 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 - Tieton

There is one Census Tract in Tieton, which gives a limited view of displacement risk for the city. The details for the census tract can be found in Figure 14. The overall SVI value for the city is .914, putting it at a moderate risk for displacement due to social or economic hardship.

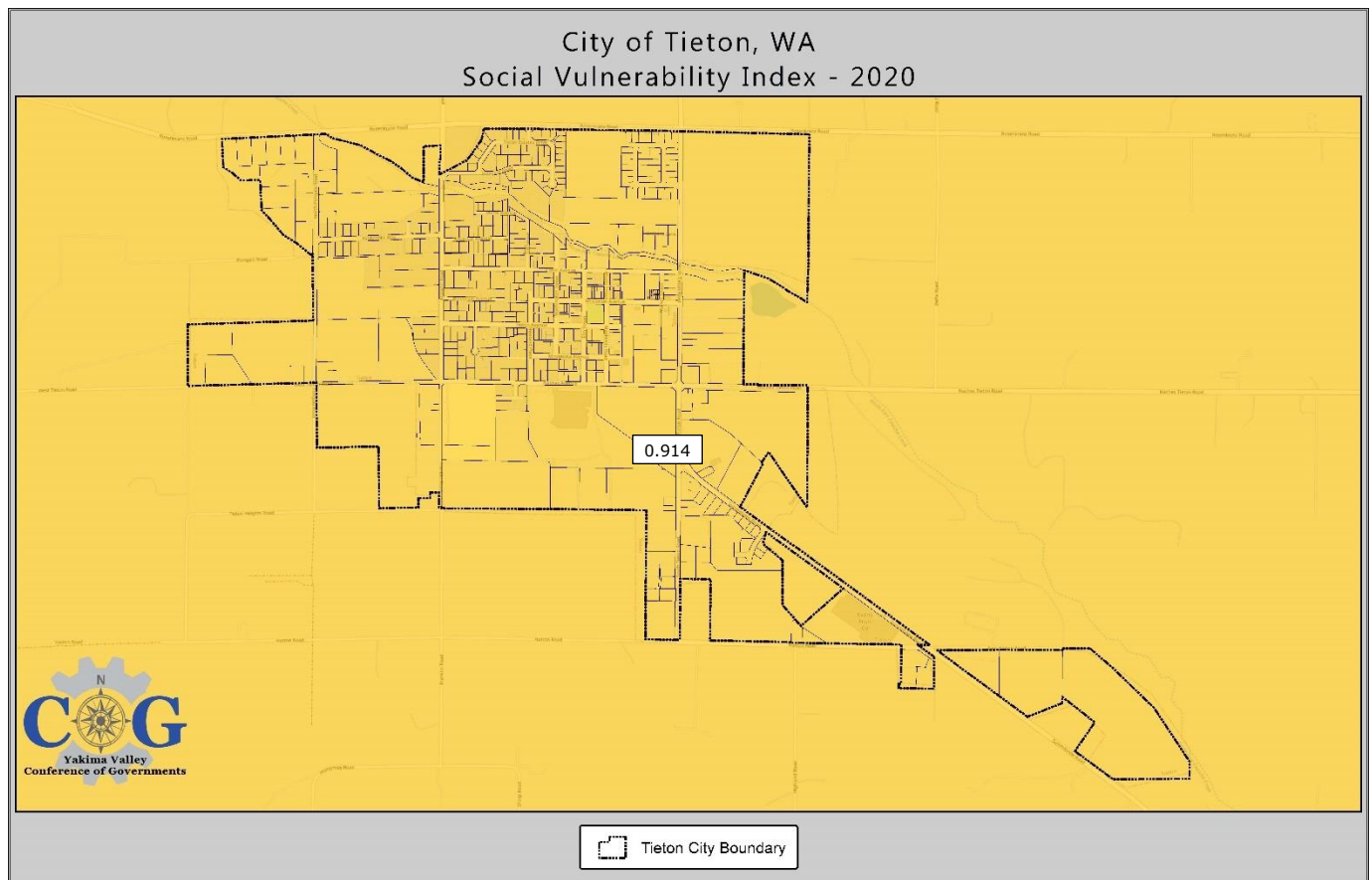


Figure 14: Source Social Vulnerability Index, YVCOG

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 Tieton 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 is capable of having a duplex placed upon it.

The table below shows the breakdown of zoning districts that allow residential development, their minimum lot sizes, and the resulting residential density shown as the number of dwelling units per net residential acre.

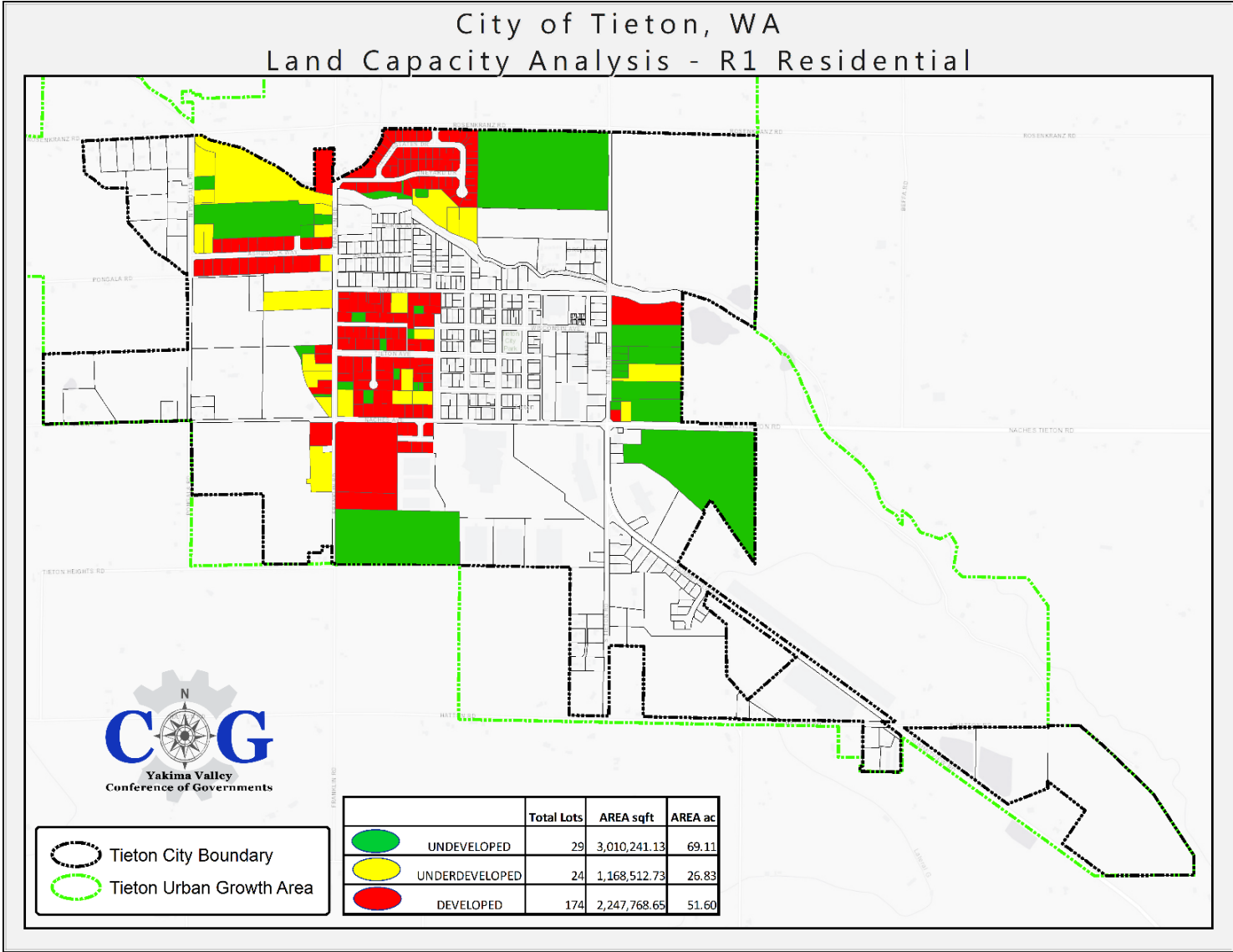
Zoning District	Minimum Lot Size	Density
R1 – Single Family Residential	7,200 for SFR	<=6 DU/NRA
R2 – High Density Residential	6,200 for SFR 7,200 for duplex + 1,800 for additional units	<= 22 DU/NRA
R-3 – Rural Residential	21,780 for SFR	<=2 DU/NRA
R-4 – Residential Retail	6,200 for SFR 7,200 for Duplex + 1,800 for additional units	Up to 22 DU/NRA

The analyses below show that there is enough capacity within Tieton’s vacant lands for an additional 1,484 housing units.

R1 – Single Family Residential

The R1 Residential District has a total of 227 parcels totaling approximately 147.5 acres. 51.6 acres of that area is developed lands, while 69.11 acres are undeveloped, and 26.8 acres are considered underdeveloped.

The map below illustrates the location of the properties within Tieton that are within the R1 Zoning District and where they are located within the city. Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 414 housing units, based on a density of 6 dwelling units per net residential acre.

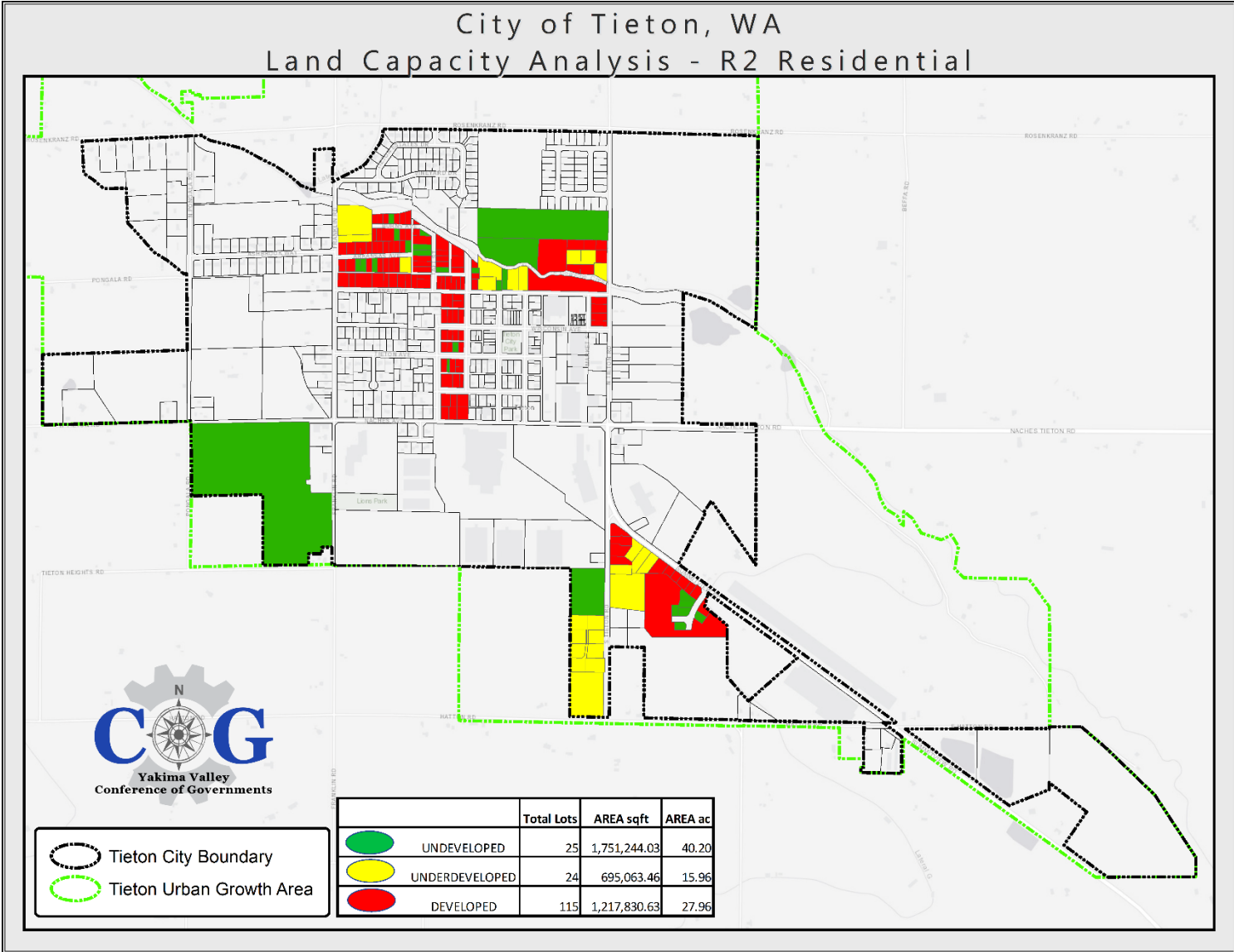


R2 – High Density Residential

The R2 Residential District has a total of 164 parcels totaling approximately 84.2 acres. 48% of that area, or 40.2 acres, is vacant land. Approximately 33% are developed, with the remaining 19% under-developed.

The map below illustrates the parcels that are within the R2 Residential Zoning District and where they are within the city.

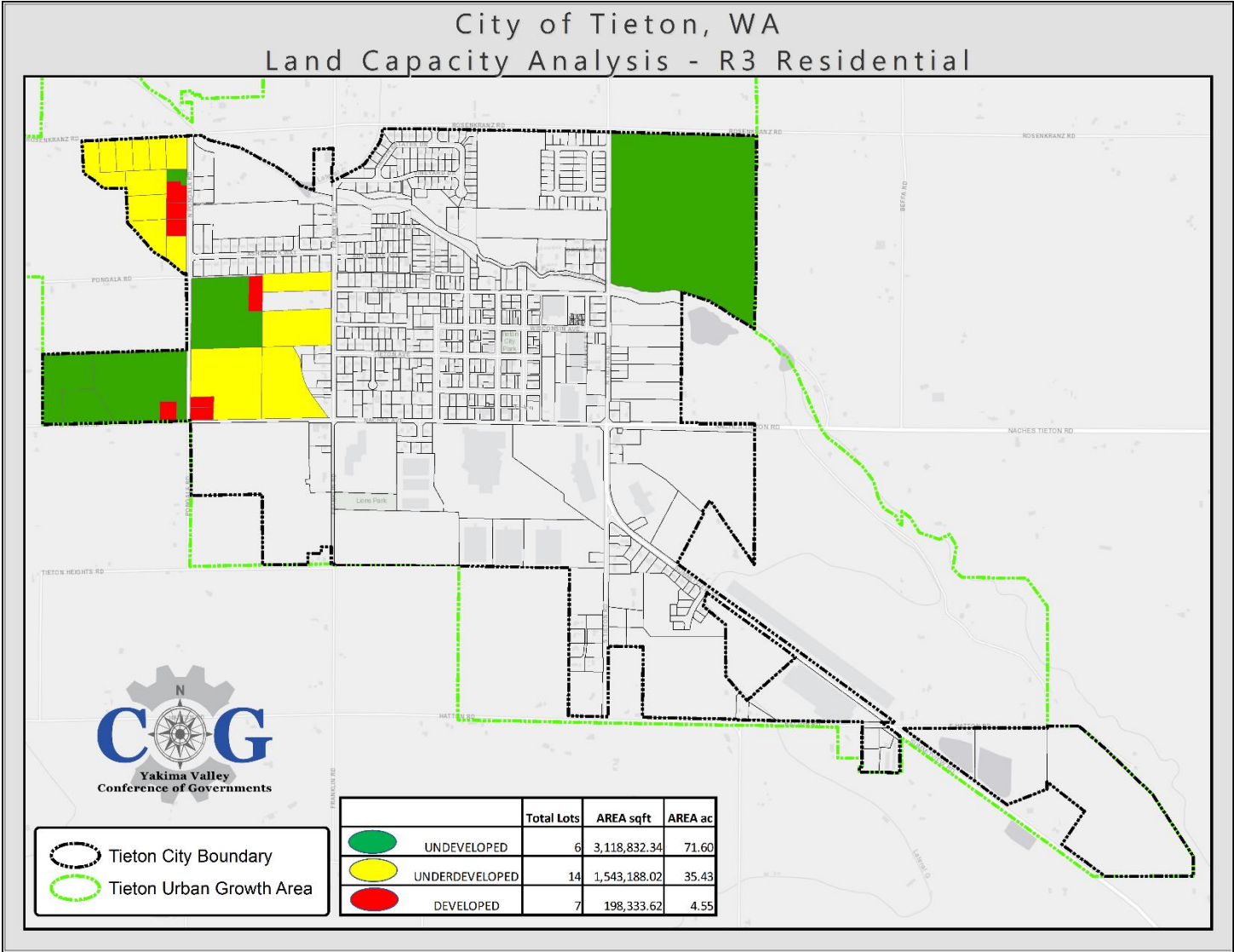
Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 884 housing units, based on a density of 22 dwelling units per net residential acre.



R3 – Rural Residential District

The R3 Residential District has a total of 27 parcels totaling approximately 111.5 acres. 4% of that area, or 4.5 acres are developed lands. Approximately 32% is under-developed, with the remaining 64% vacant.

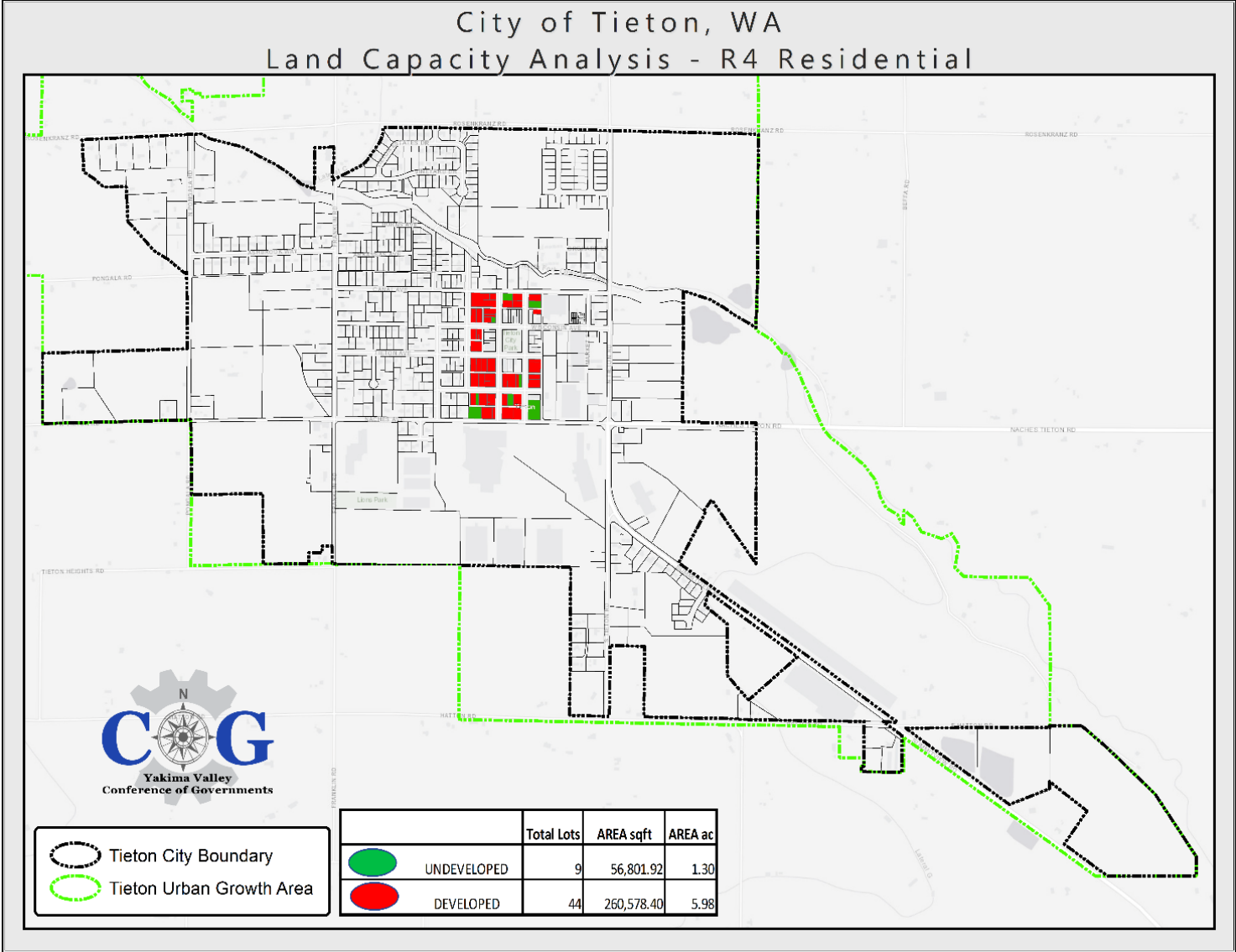
The map below shows the location of parcels within the R3 Residential District. Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 142 housing units, based on a density of 2 dwelling units per net residential acre.



R4 – Retail Residential District

The R4 Retail Residential District has a total of 53 parcels totaling approximately 7.3 acres. 1.3 acres of that area is currently vacant, with 6 acres being developed.

The map below shows the location of parcels within the R4 Retail Residential District. With a maximum density of 22 DU/NRA, if the vacant lots of the R4 Retail Residential District were developed they could provide 44 additional housing units.



Underutilized Residential

Under-utilized lots were determined by identifying which zoning districts allow for a higher housing density than single-family residences and which lots are large enough to allow for a duplex at a minimum, but currently have a single-family residence placed on them. The lot size needed to accommodate a duplex is 7,200 square feet or approximately 0.17 acres. The analysis shows that within the four districts that allow for residential development, there are 96 lots that are under-utilized. The total area is approximately 77 acres.

