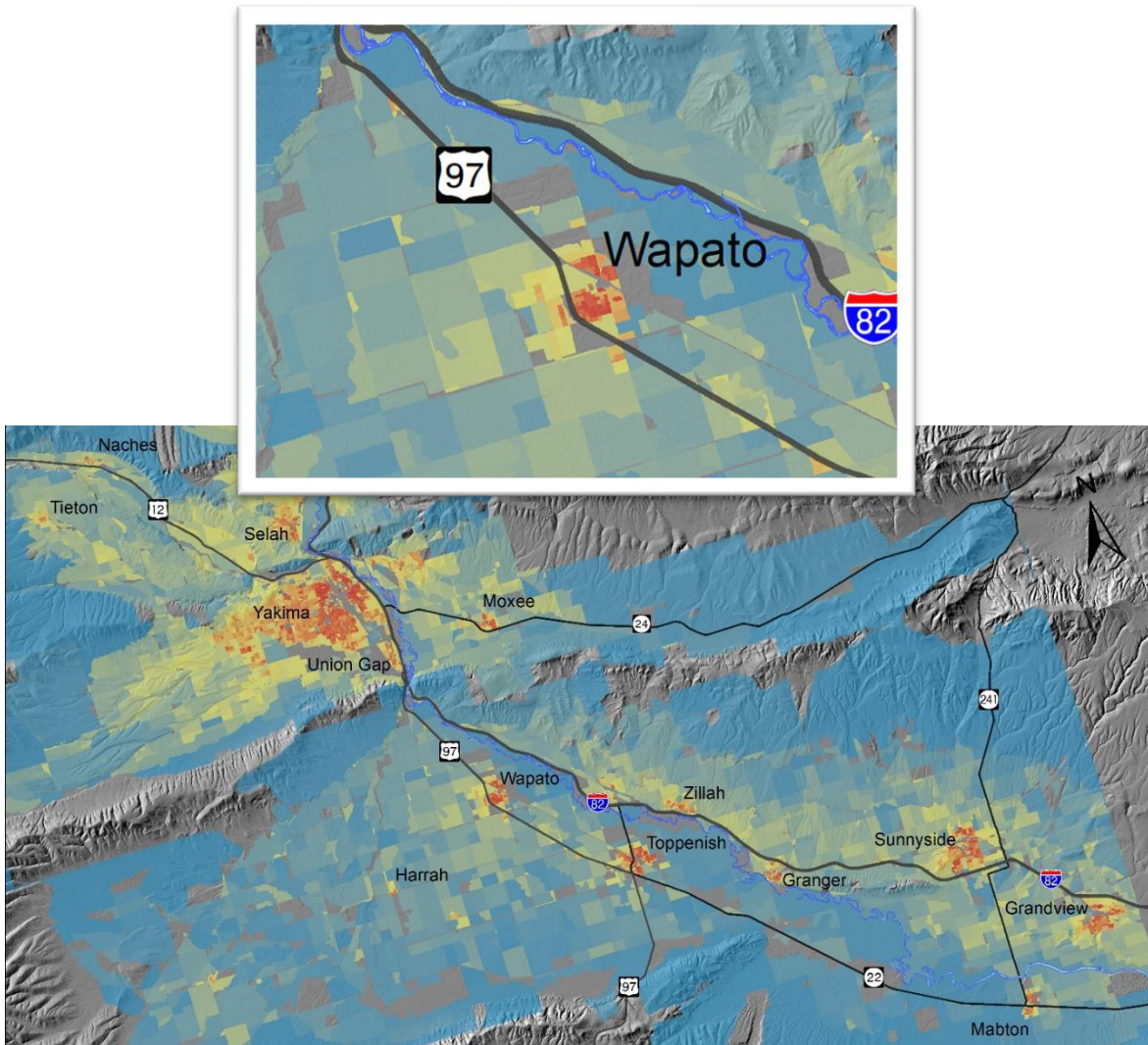


City of Wapato



2023 Housing Needs Assessment



Yakima Valley Conference of Governments
Regional Partnerships, Regional Solutions

City Of Wapato

2023 HOUSING NEEDS ASSESSMENT

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INTRODUCTION

The City of Wapato has a Professional Service Contract with the Yakima Valley Conference of Governments to develop a Housing Action Plan. This plan will identify a set of actions the city can take to support and encourage housing production that meets local housing needs. The purpose of this plan is to increase housing choice and affordability for Wapato residents and workers of all income levels.

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 Wapato, across the full spectrum of household types and income levels, by answering the following kinds of questions:

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

The data in this Needs Assessment will be synthesized with information gathered through engagement.

SUMMARY OF KEY FINDINGS

Wapato's population has remained relatively stable, but more housing is needed. Over the last ten years, the population of Wapato has remained relatively stable, declining slightly over the course of the decade. The vacancy rate for the city, however, remains at just **1%** for owner-occupied homes, and **3%** for renter-occupied homes, both falling short of the **5%** desired vacancy rate.

Housing prices and rent are rising, but so is income. The median home value in Wapato has risen by **22%** between 2010 to 2020, with rent rising **21%**. Over the same period, the median family income has increased by **53%**. However, a low vacancy rate has kept housing out of reach for many Wapato residents.

Many households in Wapato are cost burdened, and displacement risk is high. In 2021, **32%** of all households in Wapato were cost burdened, with **18%** being extremely cost-burdened. Cost-burdened households spend a large portion (over 30%) of their available income on housing costs, whereas extremely cost burdened households spend over 50% of their available income on housing. This leaves less money available for other vital needs like food, transportation, clothing, and education. It also means that many residents of Wapato are at a high risk of being displaced due to economic hardship.

Most people who work in Wapato commute from elsewhere, and most residents commute elsewhere for work. Approximately 1,400 Wapato workers commute from beyond city limits, whereas approximately 1,600 Wapato residents commute elsewhere for work. Just over 200 residents both live and work within Wapato. Ideally, enough housing will exist in the community to support those who choose to work there.

Wapato needs more housing diversity. Over 64% of all housing in City of Wapato are single-family homes. Not all households require, or can afford, that much space. While multi-family housing units do comprise another 20% of Wapato's housing stock, 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. 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. 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.

Vouchers (Tenant-based and Project-based)

HUD provides housing vouchers to qualifying low-income households. These are typically distributed by local housing authorities. Vouchers can be “tenant-based”, meaning the household can use the vouchers to help pay for market-rate housing in the location of their choice. Or they can be “project-based”, meaning they are assigned to a specific building.²⁵

Universal Design

Universal design is “the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, or ability”.²⁶ When integrated into the built environment, universal design principles ensure that residents who are aging or who have a disability are not blocked from accessing housing and services.

COMMUNITY PROFILE

The name Wapato is of Yakama origin, *Wa-pa-too* – an edible root valued by native Yakamas and settlers alike. Settlers arrived in the area in 1885, and it has since become one of the most diverse multicultural towns in Washington. It is the home to several festivals, including a Harvest Festival and a Tamale Festival. The economy of the city is also diverse, with education and social services, agriculture and warehousing, and retail all comprising large sectors of the local economy. While the population has remained consistent in Wapato, housing is still a struggle for many.

Population

Wapato’s population was estimated to be 4,652 in 2021 and has remained steady or declined over the past ten years based on 5-year estimates. The 2010 census showed a population of 4868, showing a decline of approximately 4%. Based on predicted growth from a county level, the population of Wapato is expected to reach approximately 5,131 by 2040. As of 2021, the population breakdown by age bracket can be found in Figure 1. Wapato is a young town, with 40% of its population being under the age of 18, 53% of its population within the working age of 18-64, and 7% of the population being over the age of 65. The median age in Wapato is 22.4.

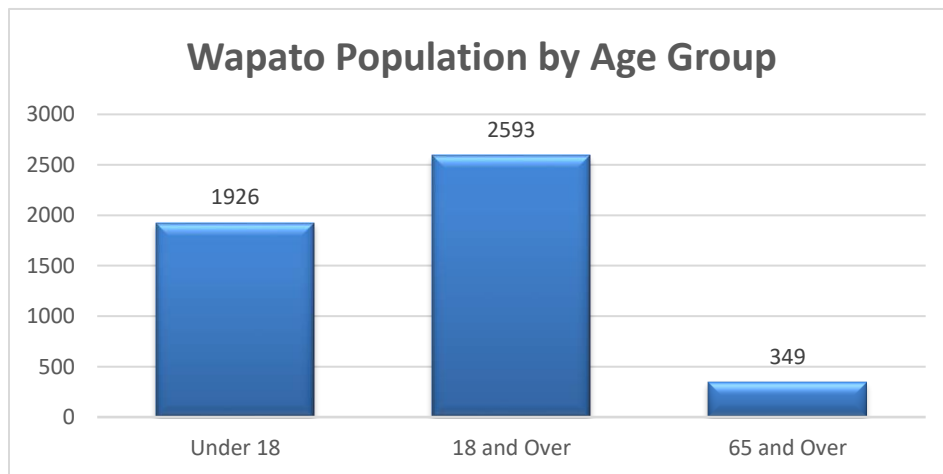


Figure 1: Source ACS Survey Chart DP05

Households

The U.S. Census Bureau identified 1,388 occupied housing units in 2020. 736 (53%) of these were owner-occupied, while 652 (47%) were renter-occupied, and 64 additional units were vacant. Average occupancy per household was 3.35 persons per housing unit, with the largest proportion of housing units (41%) having 4 or more people, 13% of housing units having 3 people, 23% of housing units having 2 people, and 13% of housing units having 1 person (Figure 2).

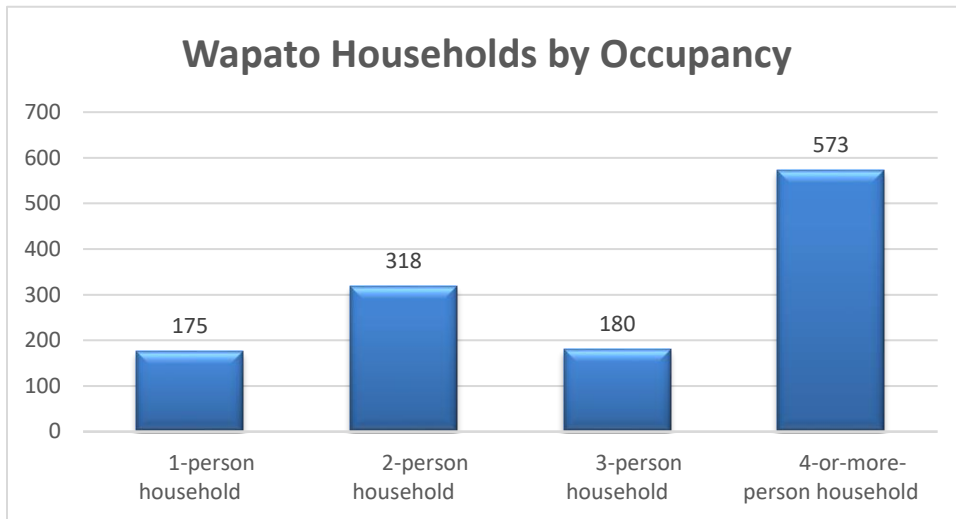


Figure 2: Source ACS Survey Chart S2501

Household Income and Cost-Burdened Households

Residents of Wapato represent a variety of income levels. The median household income is \$47,955, slightly lower than the county average. Renter-occupied households have an annual median income of \$41,364, and owner-occupied households have an annual median income of \$65,143. A breakdown of household income by bracket can be found in Figure 3.

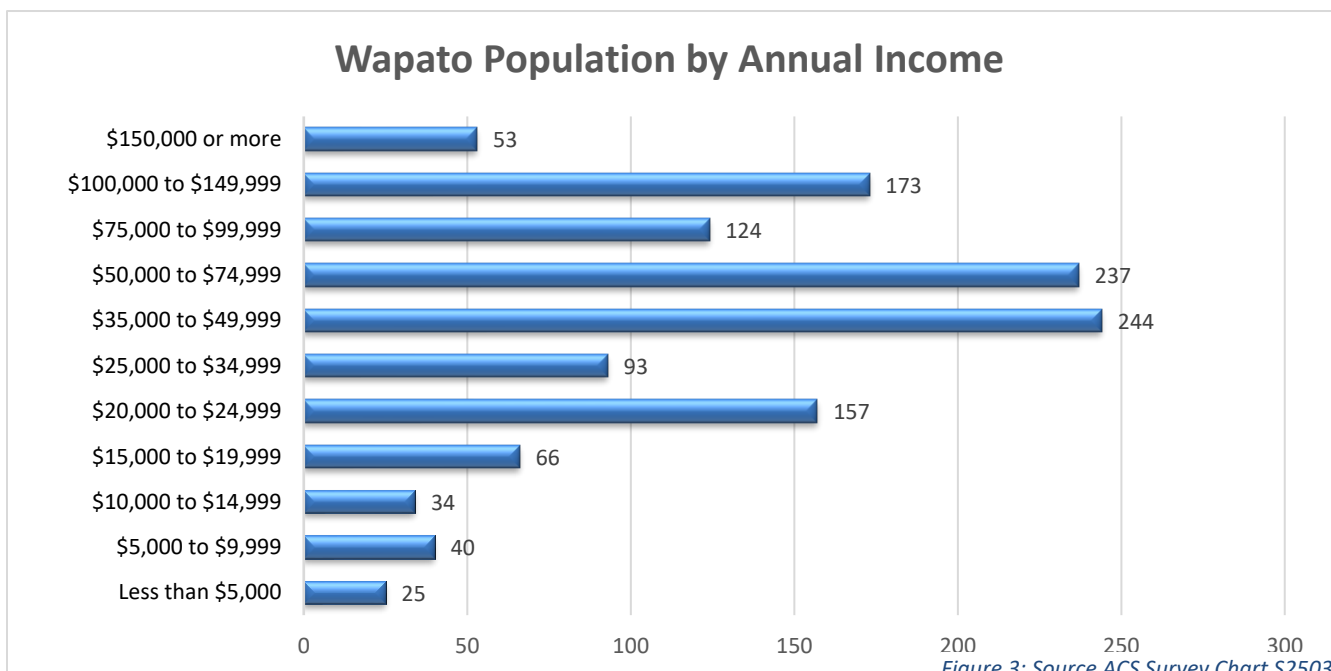


Figure 3: Source ACS Survey Chart S2503

Approximately one third of the households in Wapato 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 4 shows the number of overall cost-burdened households at each income level.
- Figures 5 and 6 show what those figures look like for renter-occupied and owner-occupied households, respectively.

Out of 1,388 occupied households, approximately 439 (32%) are considered cost-burdened, and 255 (18%) are considered extremely cost-burdened.

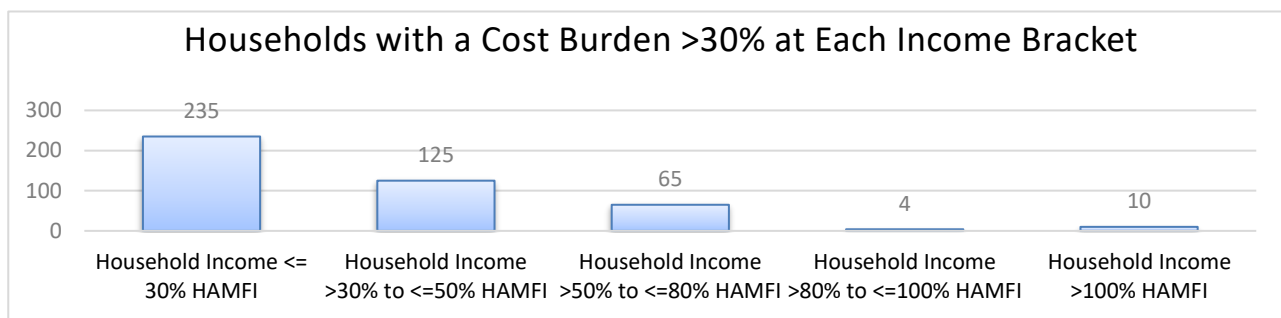


Figure 4: Source CHAS

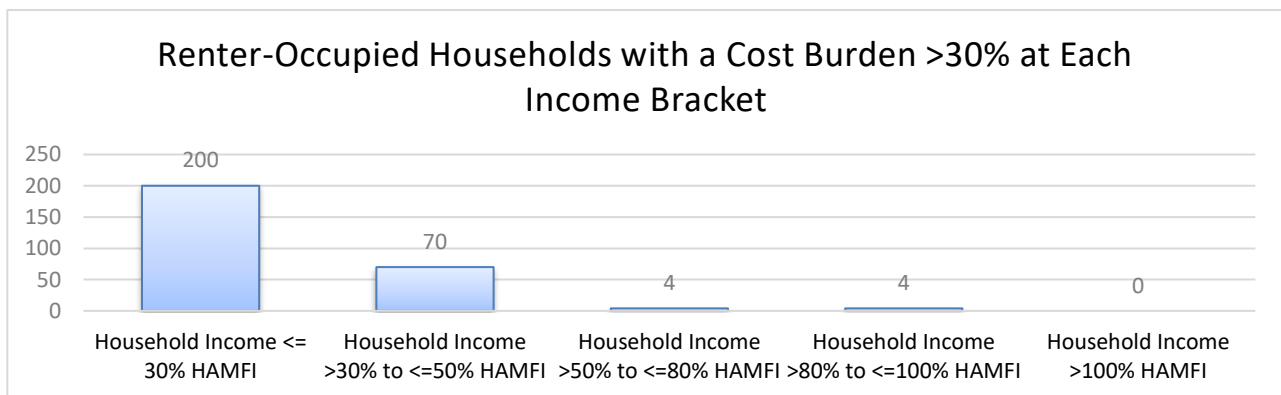


Figure 5: Source CHAS

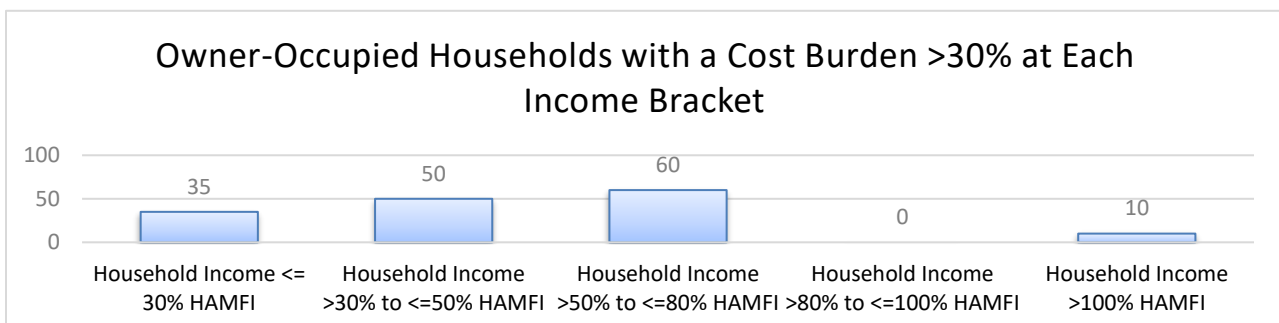


Figure 6: Source CHAS

Residents with Special Housing Needs

Compared to other communities in the county, Wapato is about average when it comes to individuals 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 addresses in other sections of the Housing Needs Assessment, some general takeaways can be found in Table 1.

Special Housing Need	Number of individuals/households	Percentage of overall individuals/households
Low, very low, extremely low income	855 households	62%
Population over the age of 65	349 individuals	7%
People with a disability	389 individuals	8.5%
People with self-care difficulty	71 individuals	1.7%
People with independent living difficulty	98 individuals	3.3%

Table 1: Source ACS Survey Chart 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 Wapato are diverse, though largely related to agriculture. The top industries include educational services (30%), transportation and warehousing (25%), agriculture (18%), health care and social services (9%), and retail trade (6%) (Figure 7). The median income for individuals in the city is approximately \$23,032, with median household income being approximately \$47,955.

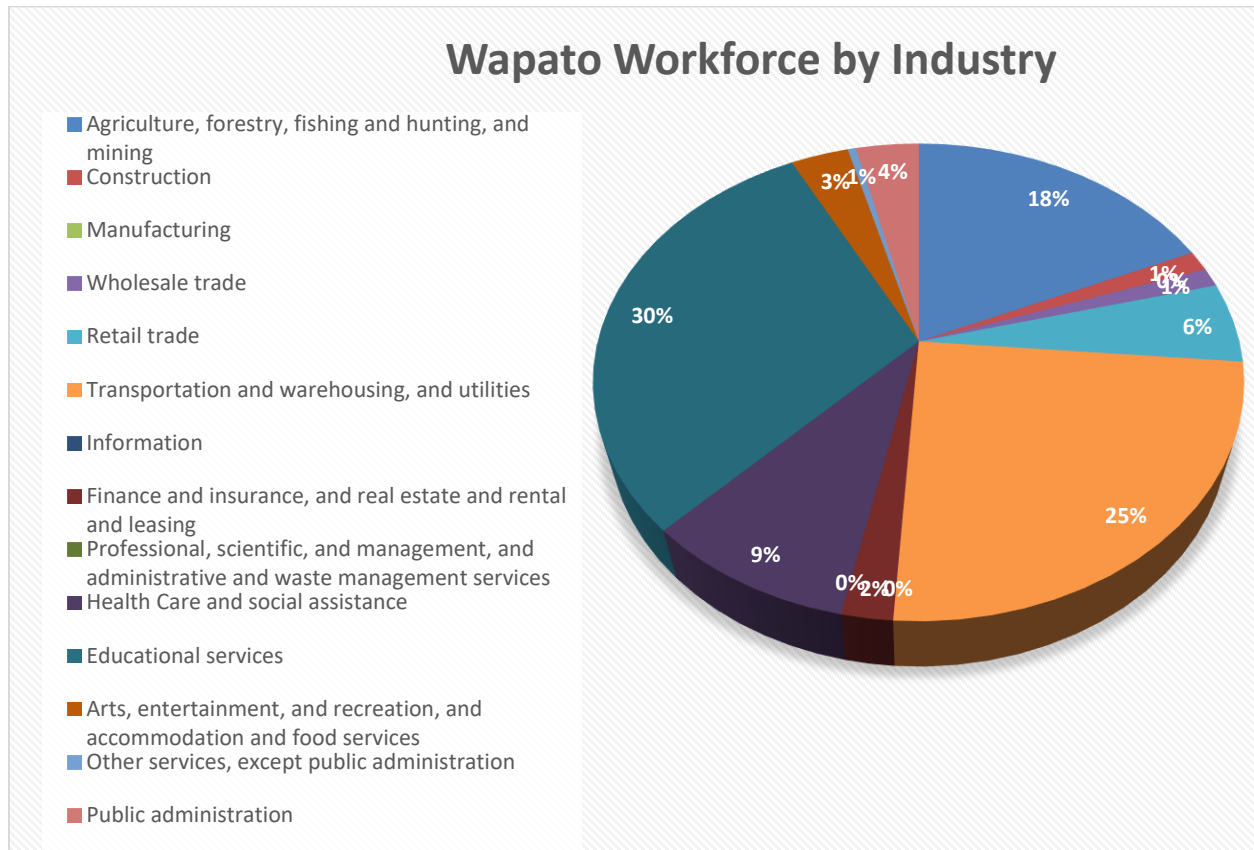
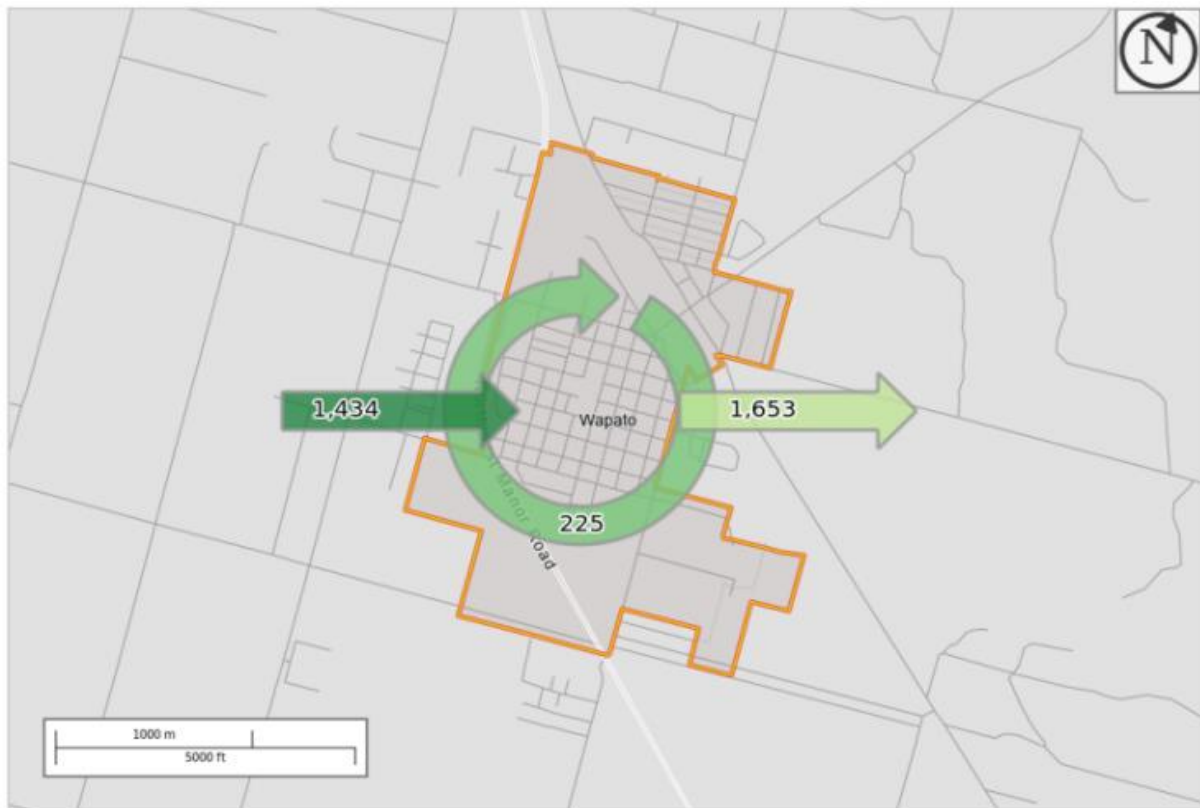


Figure 7: Employment by Industry in Wapato, 2021; Source: United States Census Bureau, 2021: ACS 5-Year Estimates Data Profiles, OnTheMap

The area has a job-housing ratio of 1.31, falling within the preferable range of .75-1.5. However, despite this ratio, commuting to and from Wapato is still the norm. As is seen throughout the county, commuting to or from Wapato is common. Approximately 40.4% of those living in Wapato have a commute time of less than 10 miles. Roughly 24.7% of the workforce who lives in Wapato commutes over 25 miles, with 22.1% commuting over 50 miles. For those who commute into Wapato for work, approximately 45.4% commute 10 miles or less, whereas 18.7% commute over 25 miles. Overall, approximately 1,653 people live in Wapato but commute elsewhere for work, whereas approximately 1,434 people live outside Wapato and work in the area. Approximately 225 people both live and work in Wapato (Figure 8).



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 8: Inflow/Outflow Counts of All Jobs for Wapato, 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 Wapato 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 Wapato, WA			
	Current	Projected 2020-2025	Projected 2025-2030
Total Jobs	1659	1690	1709
Health Care and Social Assistance	150	153	156
Educational Services	500	511	521
Retail Trade	90	92	92
Transportation and Warehousing	409	418	421
Agriculture	303	309	314

Table 2: Additional Jobs Predicted in 2025, 2030 in Wapato, 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 Wapato are predominantly single-family detached houses, comprising 64% of total housing units. Multifamily units of various types comprise another 20% of total housing, and mobile homes (6%) and duplexes (5%) comprise the majority of the rest of the housing units in town (Figure 9).

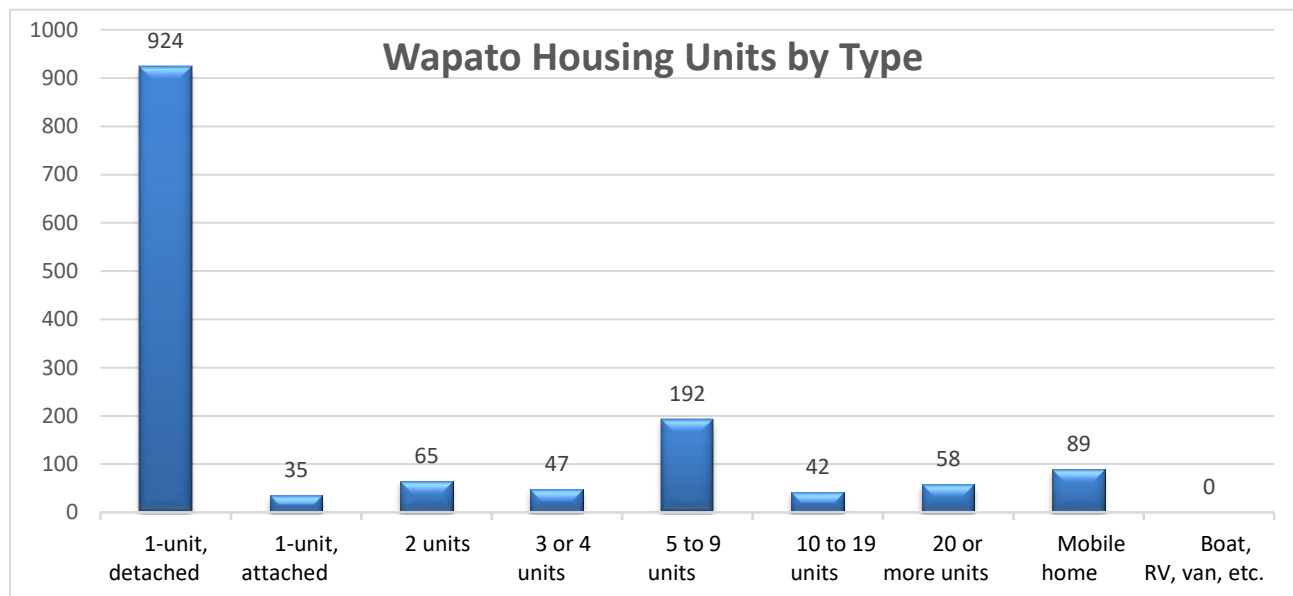


Figure 9: Source ACS Chart DP04

Tenure in Wapato is split relatively even between owner-occupied and renter-occupied households, with owner-occupied households comprising 53% of occupied housing units and renter-occupied units comprising the other 47%. The average household size for the city of Wapato is 3.35 people per household. As of writing, 77 units are classified as vacant, but this statistic can be misleading (see Gap Analysis).

The largest proportion of housing units in Wapato is 3-bedroom at 37%, with 2-bedroom the next largest at 32%. 4-bedroom and 1-bedroom units comprise 12% and 13% respectively, and no-bedroom units are the smallest proportion at 6%. The data showed no housing units with 5 or more bedrooms (Figure 10).

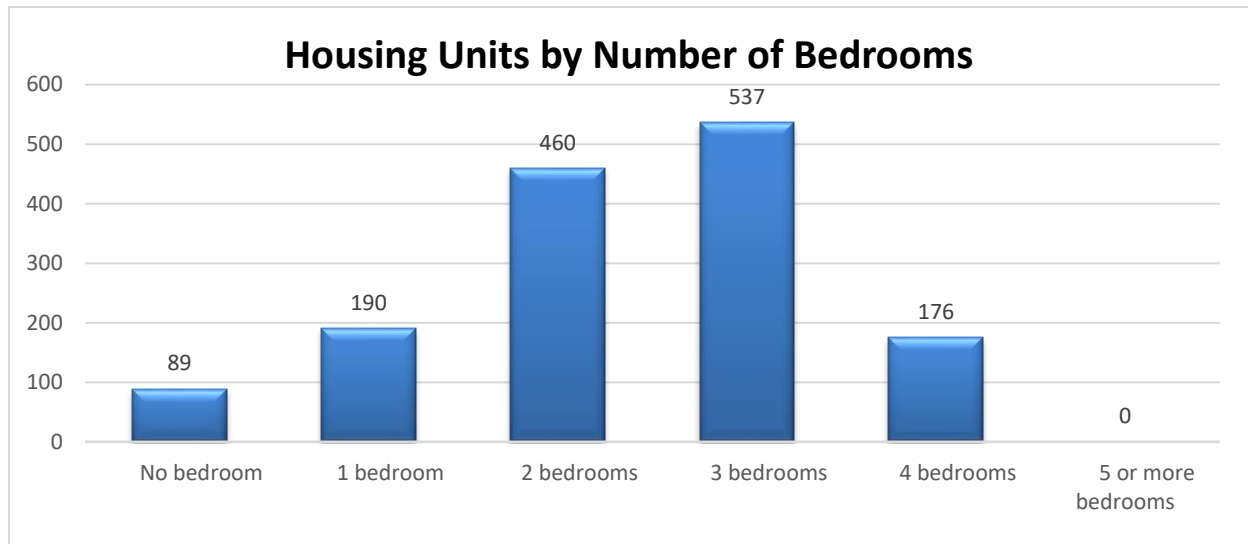


Figure 10: Source ACS Chart DP04

Subsidized Housing

Despite a relatively high need for subsidized housing, Wapato has come a long way in meeting the challenge and has a number of units available for those with special housing needs. Currently, there are approximately 373 units available for those who need some sort of assistance or qualify for subsidies. Most units are for people of low, very low, and extremely low income, which comprise approximately 62% of the households in Wapato. 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 27% of the current housing units in Wapato.

GAP ANALYSIS

The City of Wapato compares favorably to many of the communities in the state when it comes to housing affordability and the stability of its prices, but future availability of housing is uncertain and the vacancy rate for rentals and homes to purchase is still far below the desired target. Proactive planning is required in order to meet the current demands and continue to provide housing for a diverse population.

Additionally, as construction has occurred the lowest income brackets are often left with fewer options for affordable housing. An extremely low vacancy rate has made living in the city difficult for some, especially for 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 Wapato is estimated to be 4652, occupying approximately 1322 households. The occupied households are split relatively evenly between owner-occupied homes and renter-occupied homes, with nearly a 50%/50% split (Table 3). The overall vacancy rate for the city is approximately 6%, exceeding the desired standard for vacancy. However, for owner-occupied homes, the vacancy rate is approximately 1%, whereas for rentals it is approximately 3%, both falling outside of the desired standard. Much 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.

Vacancy			
Occupied	Vacant	Total	Vacancy Rate
1261	77	1322	6%
Vacancy Status			
For Rent	For Sale	Other Vacant	Total
38	8	31	77
Housing Tenure			
Owner Occupied	Renter Occupied	Total	
672	574	1246	

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

Projections for future building are encouraging, based on numbers from 2011-2021, but still present a deficit. By 2040, the population of Wapato is expected to reach approximately 5131. With an average household size of 3.7, this will require an additional 130 housing units serving a variety of income levels. Determining building rates in the City of Wapato is difficult, given the variability of existing census data and ACS projections. However, based on construction trends from 2010 to 2021, if the existing trend continues, 115 new housing units will be constructed by 2040. This will fail to meet the required 130 housing units, but is close. To reach this goal,

construction would need to increase by 12% in order to achieve the required number of housing units by 2040.

Housing Disparity by Income Level

In Wapato, 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 Wapato is \$47,955, with 80% of Annual Median Income (AMI) being \$38,364, 50% AMI being \$23,977, and 30% AMI being \$14,386. The percentage of the population of Wapato that falls within these income brackets can be seen in Figure 9, 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.

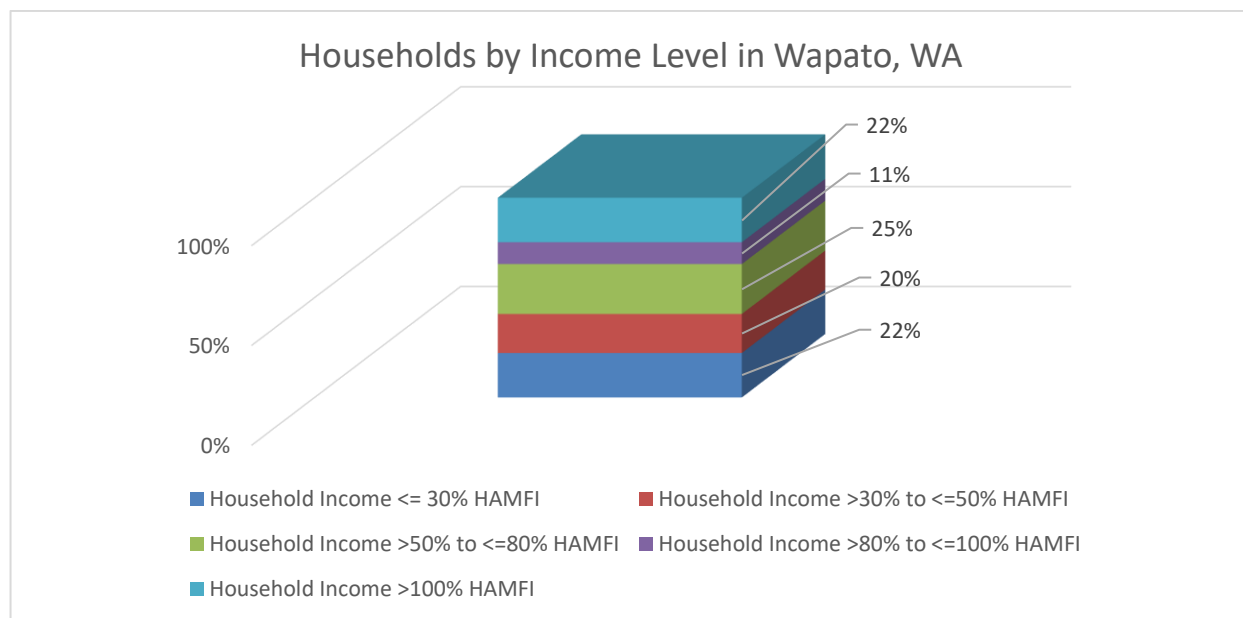


Figure 9: Income Levels in Wapato, WA (Source: HUD's Office of Policy Development and Research)

Income Distribution	Annual Household Income	Affordable Monthly Rent	Affordable Home Value
100% AMI (Household Median Income)	\$47,955	\$1,199	\$226,431.00
80% AMI	\$38,364	\$959	\$181,145.00
50% AMI	\$23,977	\$599	\$113,213.00
30% AMI	\$14,386	\$360	\$67,927.00

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

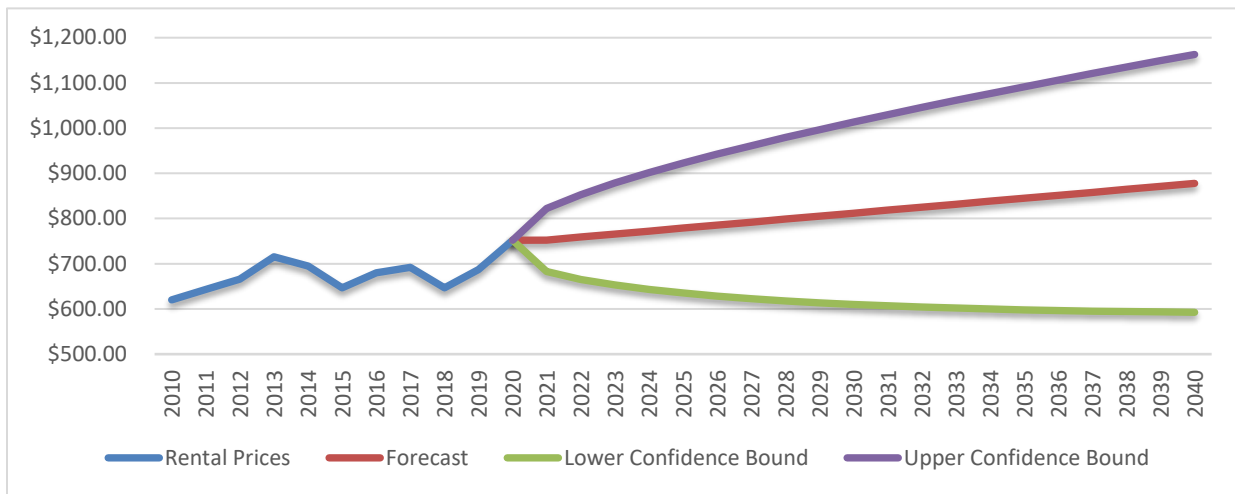


Figure 10: Historical and Projected Median Monthly Rent 2010-2040 (Source: ACS Table DP04)

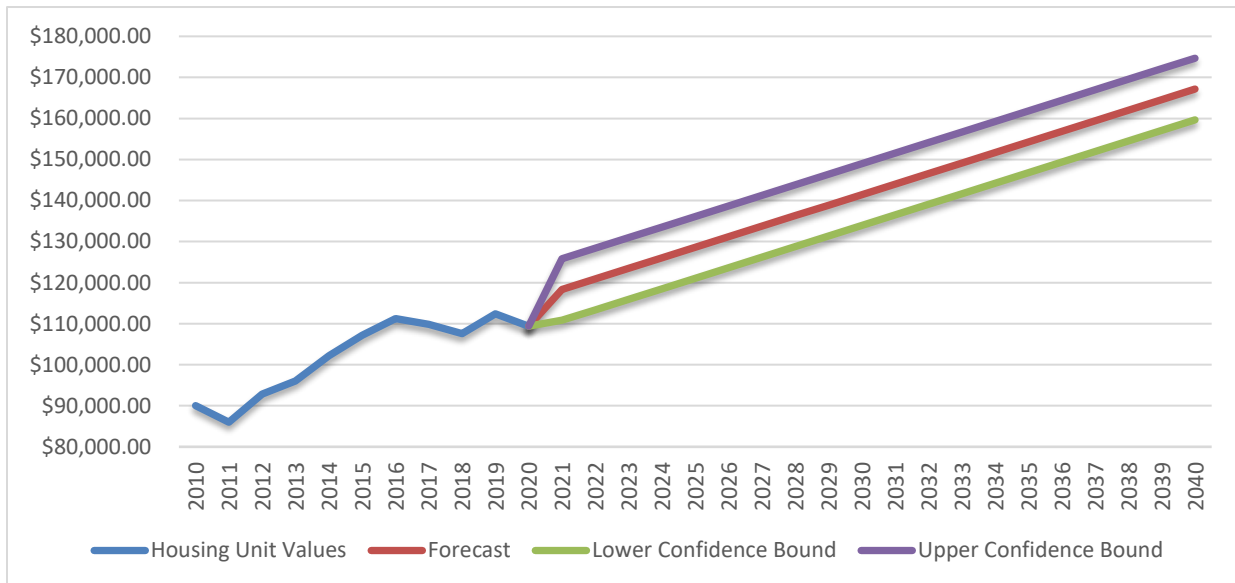


Figure 11: Historical and Projected Median Home Value 2010-2040 (Source: ACS Table DP04)

Based on current housing trends, options available to lower-income households are limited. The current median rental value (as of 2020) is approximately \$752/mo., exceeding the affordable monthly rent of people that fall below approximately 63% of median household income. Similarly, homes in Wapato have a median home value of \$159,200, exceeding the affordable home value for people who fall below approximately 48% 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.

Both monthly rent and home values have remained relatively stable compared to other cities in the region, though there has been a large spike in the last few years. Figures 2 and 3 illustrate the projected increase in monthly rent and home value respectively. By 2030, median rent is projected to reach approximately \$812/mo., with median home value reaching \$141,447. By 2040, rent is projected to reach

\$878/mo., with home values reaching \$167,160. This increase has been driven by increasing prices across the board, primarily, but affordable units have been available at a higher rate than neighboring cities, even increasing in some cases. In 2010 there were 110 rental units available at less than \$500/mo., and that number has increased to 146 in 2020. There have been fewer affordable housing units to purchase, however, falling from 438 units under \$100,000 in 2010 to 311 in 2020, a decline of nearly 30%.

Of the 130 housing units projected to be needed by 2040, 29 should be affordable to those falling into the 30% AMI income bracket or below, 25 should be affordable to those between 30% AMI and 50% AMI, 33 should be affordable to those between 50% AMI and 80% AMI, and 43 should be affordable to those at 100% AMI and above. Overall, 42% 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 Wapato’s AMI, and 22% of new housing should be affordable to those making over 100% of Wapato’s AMI or above (Table 3).

Income Bracket	Number of Housing Units Required by 2040	Percentage of Overall Housing Unit Production
30% AMI	29	22%
50% AMI	25	20%
80% AMI	33	25%
100% AMI	14	11%
>100% AMI	29	22%
Total	130	100%

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

There are three Census Tracts in Wapato, though one only covers a portion of the very southern part of the city. One census tract covers much of the northern part of the city, north of West 1st St. (Area 1), one census tract covers the southern part of the city, south of West 1st St. (Area 2), and one covers a sliver of the very southern portion of the city (Area 3).

- Area 1 has an Overall SVI Value of 0.9853, meaning that displacement risk is very high.
- Area 2 has an Overall SVI Value of 0.9734, with a very high displacement risk.
- Area 3 has an Overall SVI Value of 0.9293.
- The average Overall SVI Value for the City of Wapato is 0.9627, meaning that the majority of the population living in Wapato are at extreme risk for displacement.

The details on these census tracts and their displacement risks can be found on the map below (Figure 12)

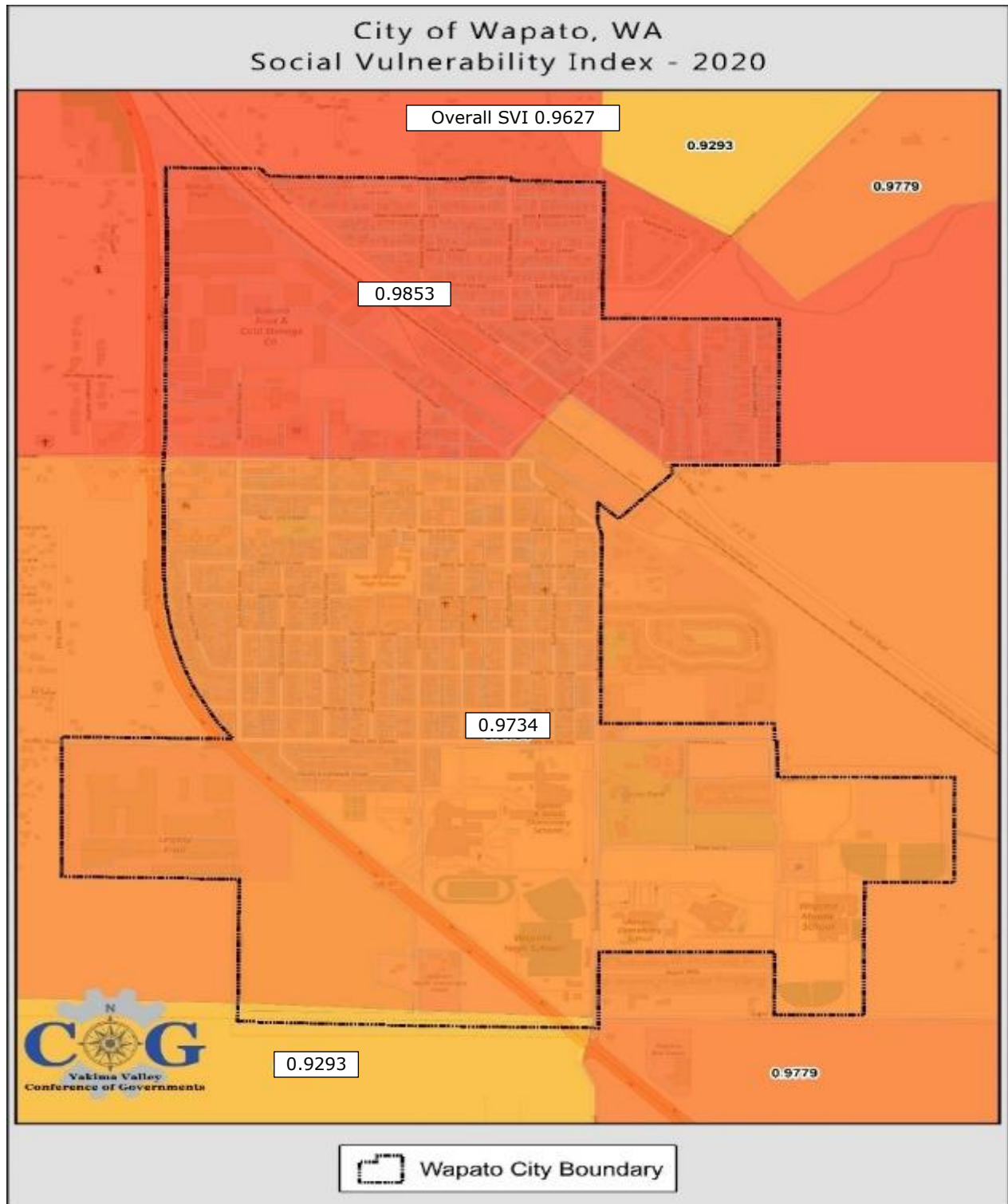


Figure 12: Source Social Vulnerability Index, YVCOG

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 Wapato 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.

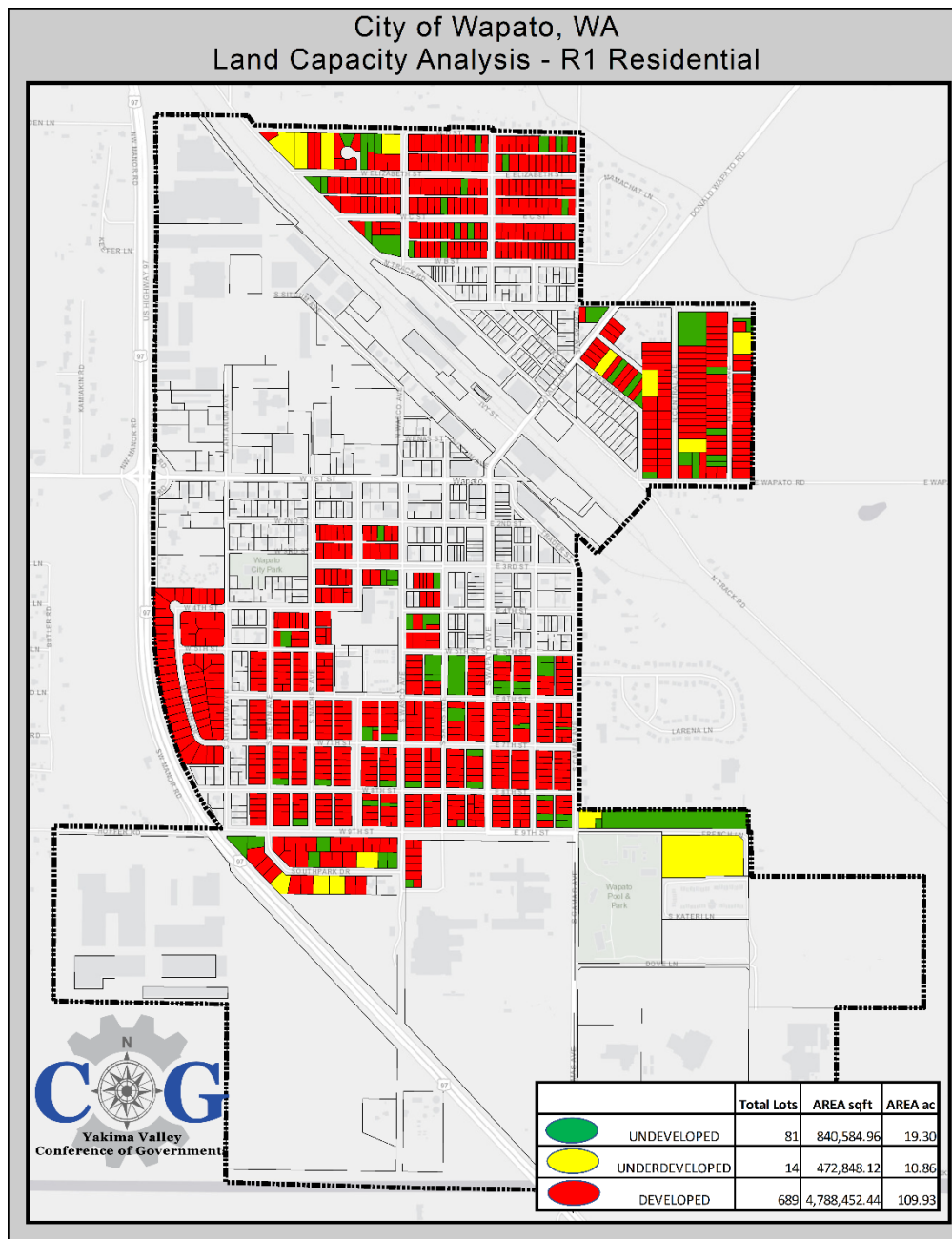
Zoning District	Minimum Lot Size	Density
R1 – Single Family Residential	7,000 for SFR 5,000 for zero lot line/common wall 8,000 for duplex	<=7 DU/NRA
R2 – Two-Family Residential	6,000 for SFR 4,000 for zero lot line/common wall 7,000 for duplex	<= 12 DU/NRA
R-3 – Multifamily Residential	5,000 for SFR 4,000 for zero lot line/common wall 7,000 for duplex	<=12 DU/NRA
SR – Suburban Residential <i>*There are no parcels currently zoned SR, therefore there was no land capacity analysis performed for the SR District</i>	7,000 for SFR 5,000 for zero lot line/common wall 8,000 for duplex	<=7 DU/NRA

The analyses below show that there is enough capacity within Wapato’s vacant lands for an additional 172 housing units.

R1 – Single Family Residential

The R1 Residential District has a total of 784 parcels totaling approximately 140.1 acres. 109.9 acres of that area is developed land, while 19.3 acres are undeveloped land, and 10.9 acres are considered underdeveloped.

The map below illustrates the location of the properties within Wapato 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 135 housing units, based on a density of 7 dwelling units per net residential acre.

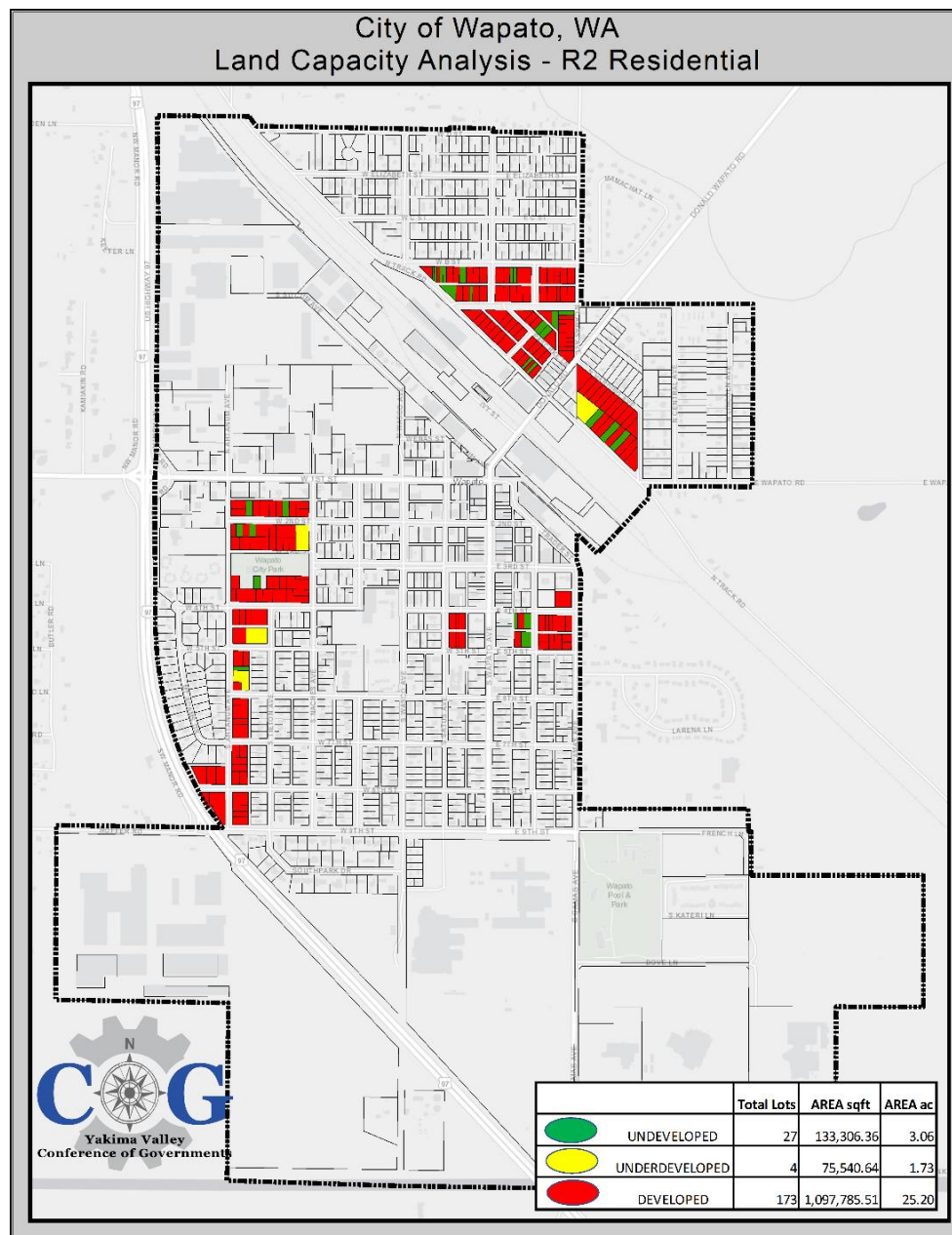


R2 – Two-family Residential

The R2 Residential District has a total of 204 parcels totaling approximately 30 acres. 10% of that area, or 3.1 acres, is vacant land. Approximately 84% is developed, with the remaining 6% under-developed.

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

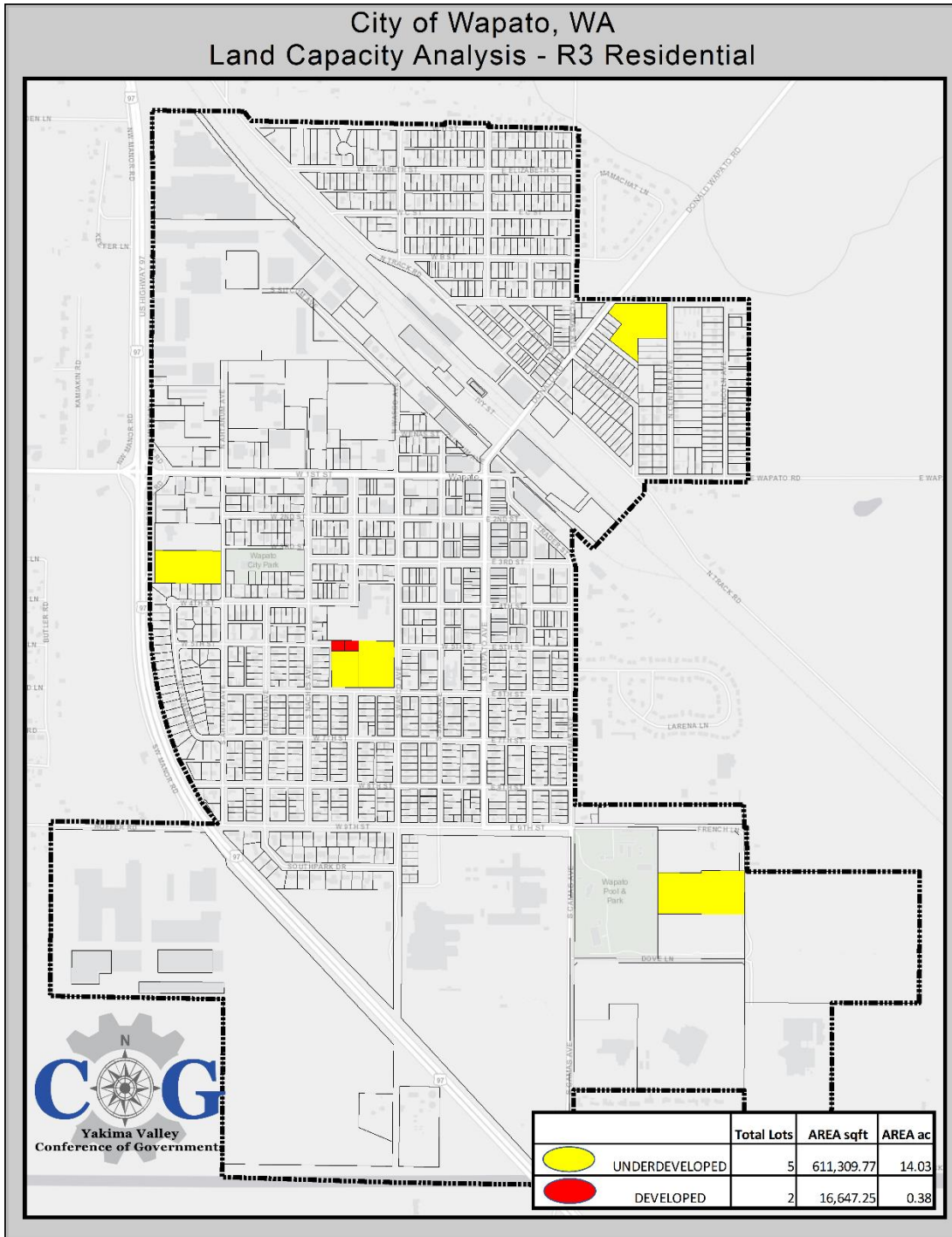
Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 37 housing units, based on a density of 12 dwelling units per net residential acre.



R3 – High Density Residential District

The R3 Residential District has a total of 7 parcels totaling approximately 14.4 acres. 3% of that area, or 0.4 acres, is developed lands. Approximately 97% is underdeveloped, with no land being considered vacant.

The map below shows the location of parcels within the R3 Residential District.



Underutilized Residential

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 analysis shows that within the four districts that allow for residential development, there are 214 lots that are under-utilized with a total area of approximately 57 acres.

