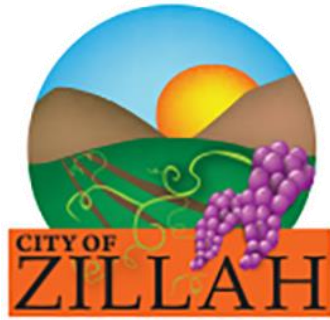
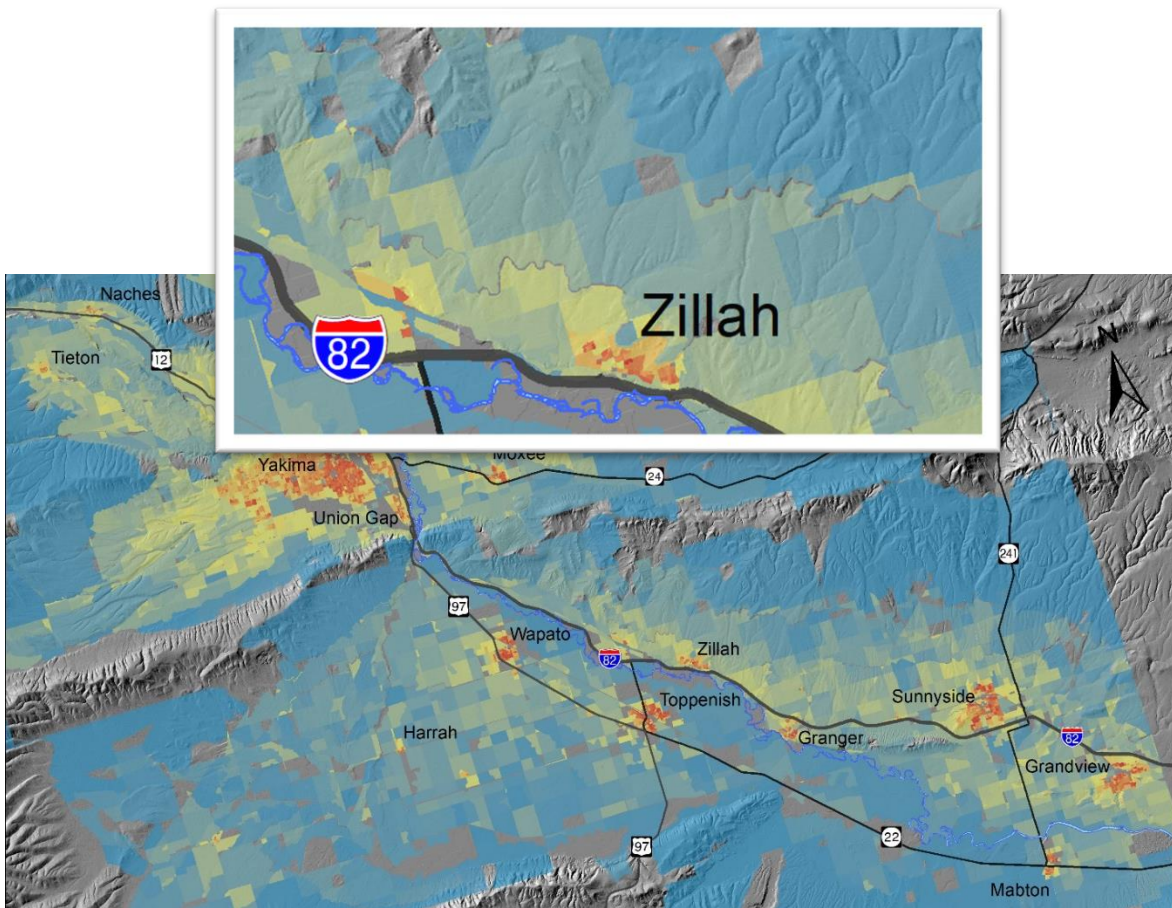


# City of Zillah



## 2023 Housing Needs Assessment



Yakima Valley Conference of  
Governments

# City Of Zillah

## 2023 HOUSING NEEDS ASSESSMENT

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## INTRODUCTION

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

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

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

## SUMMARY OF KEY FINDINGS

**There is a housing shortage in Zillah.** Vacancy rates for both apartments and homes for sale are extremely low - **below 1%**. When vacancy rates are so low, people looking for new homes have fewer options, increasing competition for the limited supply of units available. This drives up both rents and housing prices. The ideal vacancy rate to both maintain a healthy housing market and provide housing availability is 5%

**Housing prices are rising faster than incomes.** The median home value in Zillah has risen by **50%** between 2011 to 2021. Over the same period, the median family income has only increased by **17%**. This indicates homeownership is getting further and further out of reach for many prospective buyers.

**Many households in Zillah are cost burdened. 36%** of all households in Zillah were cost burdened. Over 62% of renter households were cost-burdened, and nearly 20% of owner-occupied households. Cost-burdened households spend a large portion (over 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.

**Most people who work in Zillah live elsewhere, and most people who live in Zillah work elsewhere.** Despite having a favorable job-housing ratio, nearly 1,200 people commute into Zillah to work. At the same time, 1,200 people are commuting out of Zillah to work elsewhere. Just over 100 people both live and work within city limits. Ideally, a community will have enough housing to support its workforce, reducing commute time and costs.

**There is considerable need among elderly residents.** Compared to neighboring communities, Zillah has a high percentage of senior citizens, many of whom have special housing needs. However, despite this need, few options are available for those senior citizens who require special housing considerations.

**Zillah needs more housing diversity.** Over **70%** of all housing in City of Zillah are detached single-family homes. Not all households require, or can afford, that much space. For example, about 30% of all households in Zillah are singles living alone. Yet only 2% of housing units in Zillah 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.<sup>22</sup> 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.<sup>23</sup> 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.<sup>24</sup> 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 (Exhibit 11).

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

### *Population*

Zillah’s population was estimated at 3,154 in 2021 and has grown by about 9% over the last ten years. It is expected to reach approximately 3,479 by the year 2040. 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 low-, mid-, and high-growth estimates. Yakima County’s preferred alternatives uses the mid-growth estimate when calculating numbers, with population growth rates declining over time.

As of 2021, the population breakdown by age bracket can be found in Figure 1. Approximately 32% of the population of Zillah is under 18, 52% is in the 18-64 working age group, and 16% is 65 years old or older.

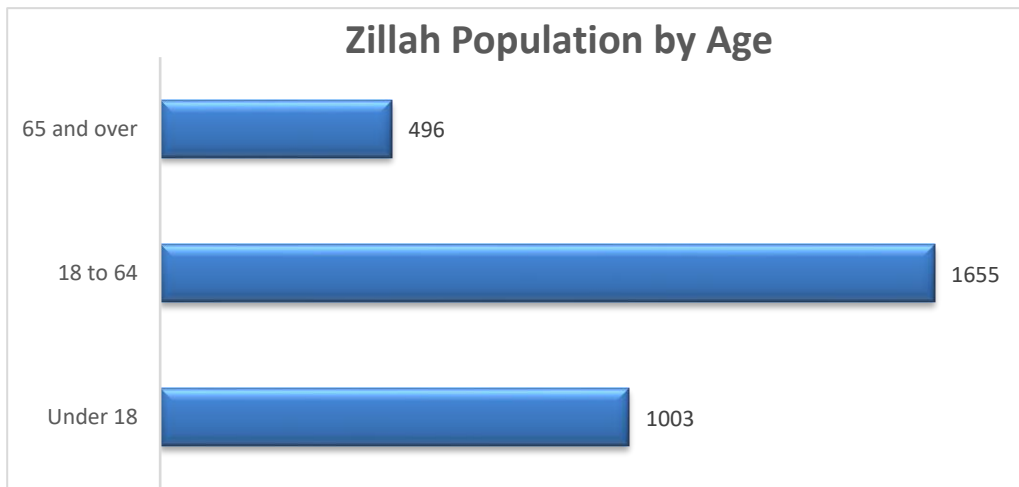


Figure 1: Source ACS Survey Chart DP05

### *Households*

The U.S. Census bureau identified 1,139 total housing units with 1,093 occupied households. Approximately 60% of households were owner-occupied, while 40% were renter-occupied. The number of people per household varied, with the slight majority being held by 4+ member households. Approximately 31% of households had four or more people, 29% had two people, 28% had one person, and 11% had 3 people (Figure 2).

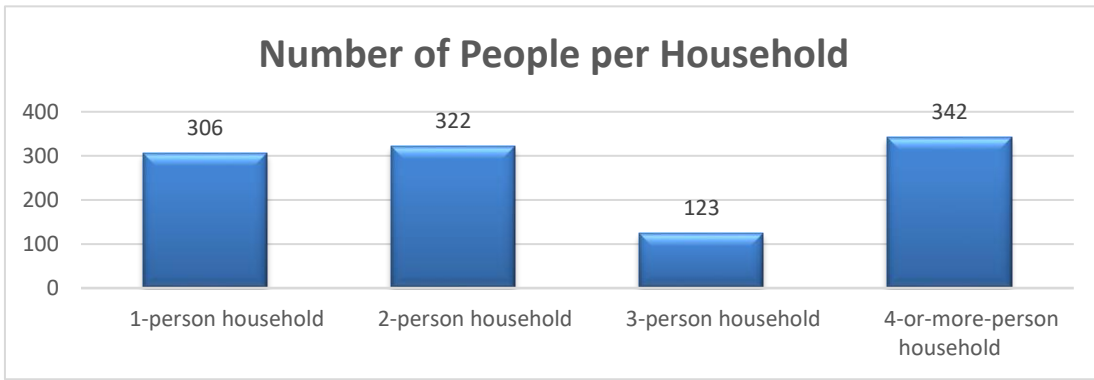


Figure 2: Source ACS Survey Chart S2501

When considering housing units by number of bedrooms, the numbers generally match the number of people per household. The highest proportion of housing units in Zillah are 3-bedroom houses, at 51%. 2-bedroom houses comprise 23% of all housing units, followed by 4-bedroom units at 17%. Studios, 1-bedroom, and 5+ bedroom housing units comprise 9% total (Figure 3).

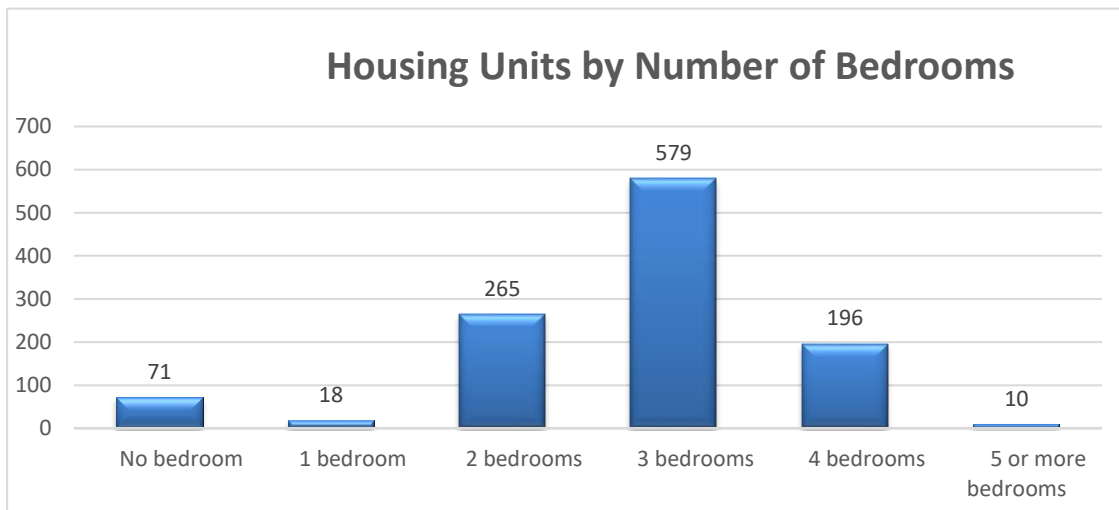


Figure 3: Source ACS Survey Chart DP04

### *Household Income and Cost-Burdened Households*

Residents of Zillah represent a variety of income levels. The median household income for the city is \$64,201, though there is a substantial difference between owner-occupied household income and renter-occupied household income. As of 2021, owner-occupied households have a median income of \$74,350 and renter-occupied households have an annual median income of \$41,055. A breakdown of the household incomes by bracket can be found in Figure 4.



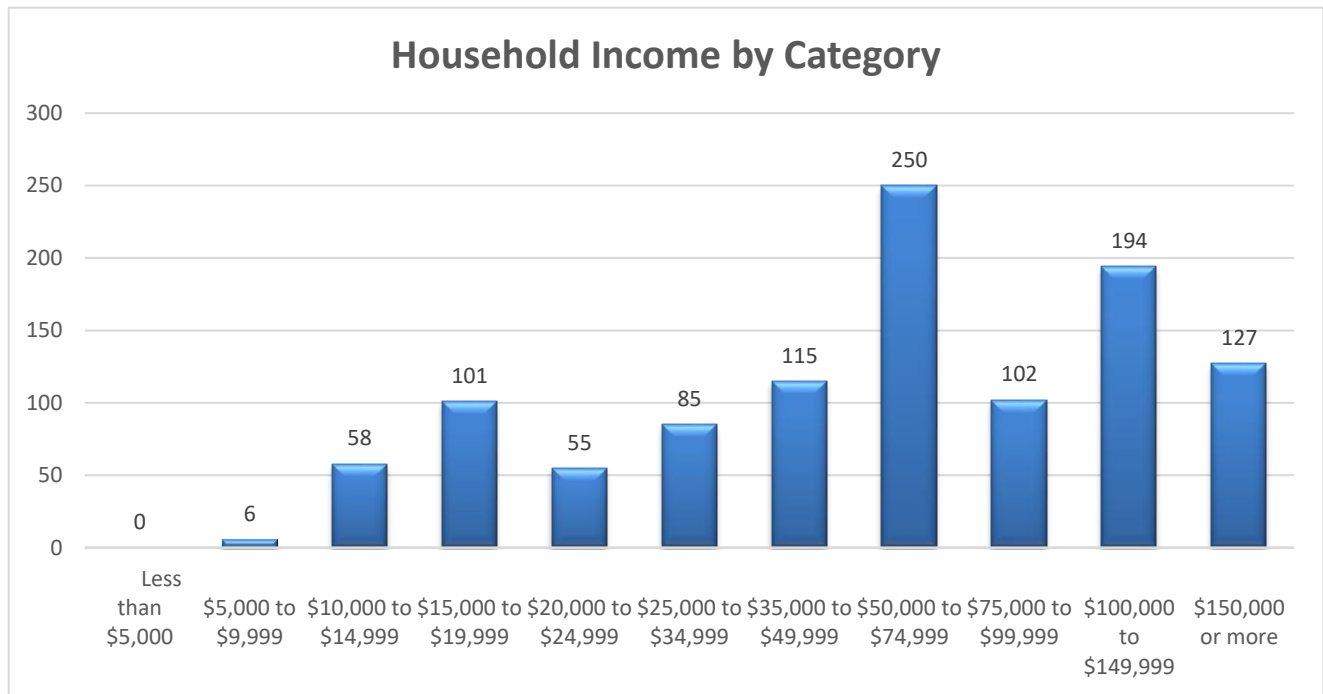


Figure 4: Source ACS Survey Chart S2503

Despite a relatively high average annual median income compared to the rest of the county, cost-burdened households are common in Zillah. Figure 5 shows the number of overall cost-burdened households at each income level, with Figures 6 and 7 showing what those figures look like for renter-occupied and owner-occupied households, respectively. Out of 1,093 occupied housing units, approximately 309 are cost-burdened.

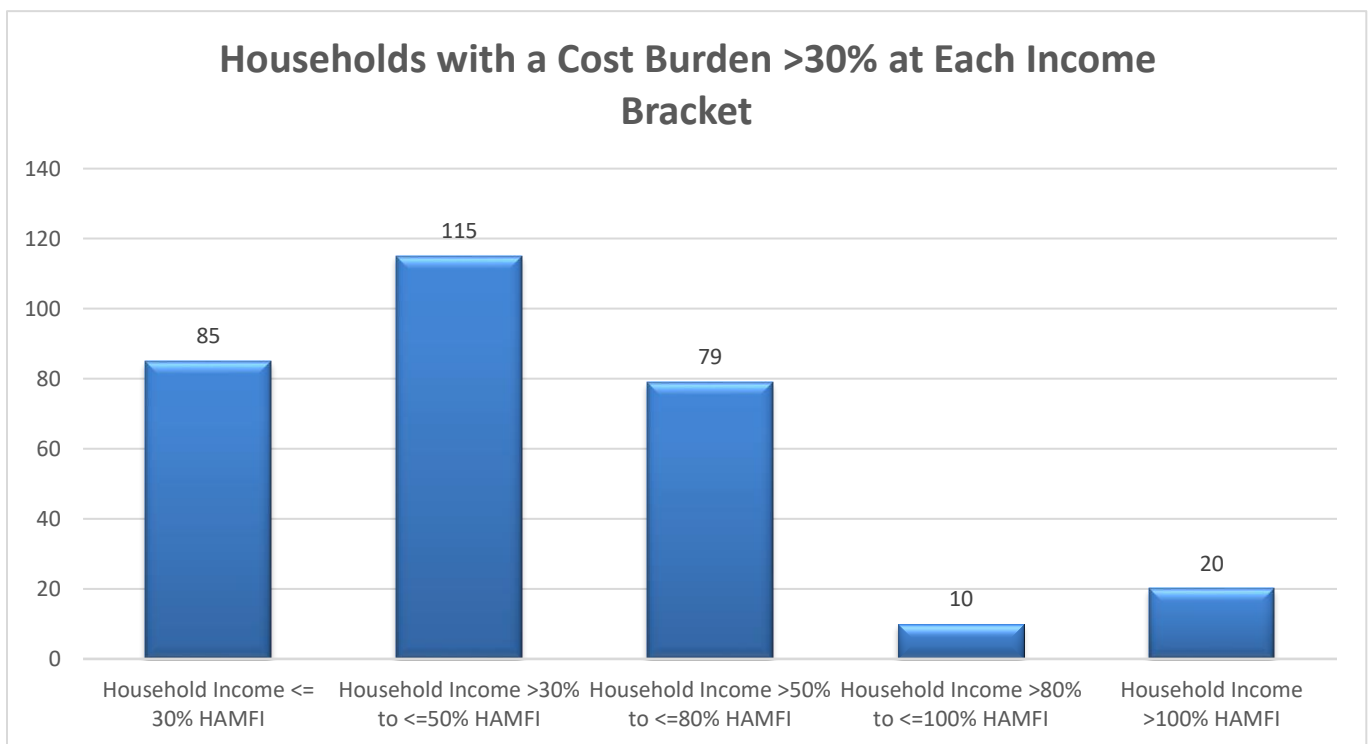


Figure 5: Source CHAS

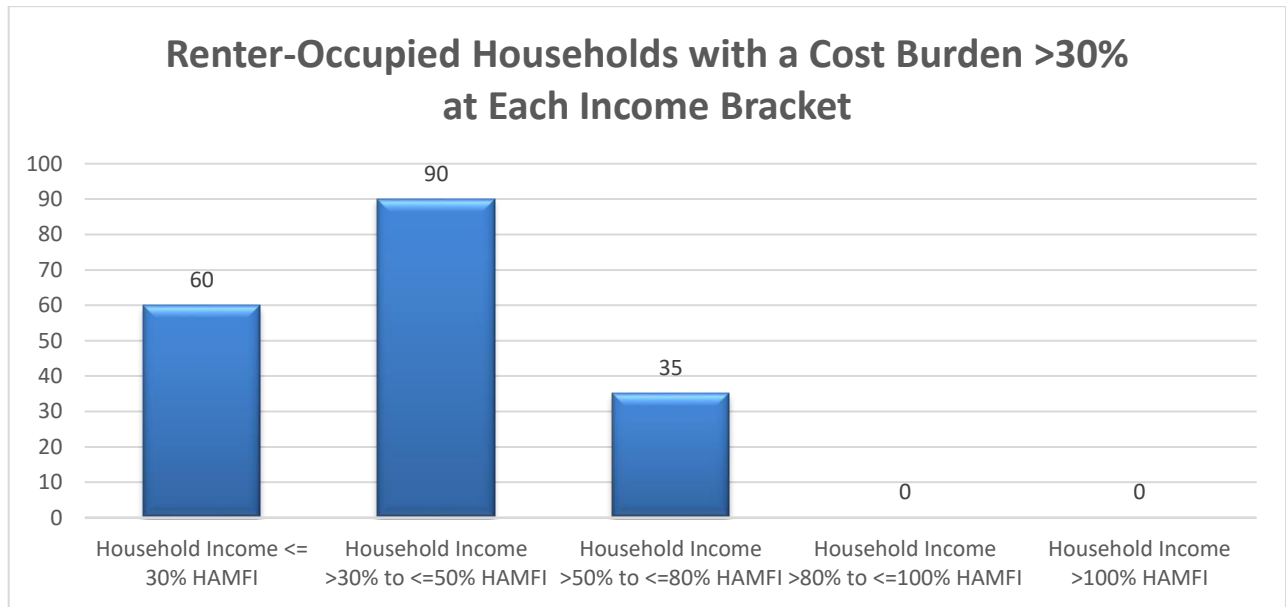


Figure 6: Source CHAS

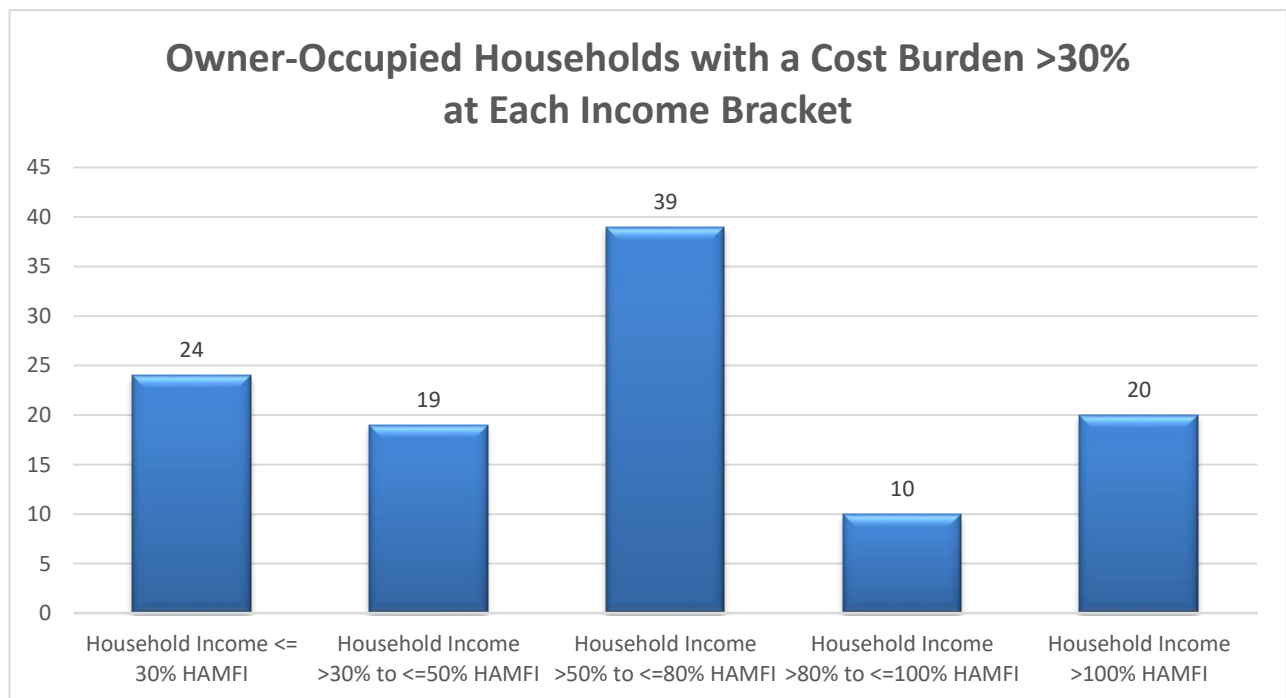


Figure 7: Source CHAS

### *Residents with Special Housing Needs*

A substantial portion of the population of Zillah requires 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 seen in Table 1.

Special Housing Need	Number of individuals/households	Percentage of overall individuals/households
Low, very low, extremely low income	485 households	44%
Population over the age of 65	496 individuals	16%
People with a disability	322 individuals	10.2%
People with self-care difficulty	87 individuals	3%
People with independent living difficulty	186 individuals	8.6%

*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 Zillah are diverse, but generally align with trends seen throughout the county. The top industries include Agriculture (34%), Educational services (18%), Public administration (18%), Retail trade (6%), and Arts and the service industry (7%) (Figure 1). Median family income for individuals in the city is approximately \$29,403, with median household income being approximately \$64,201.

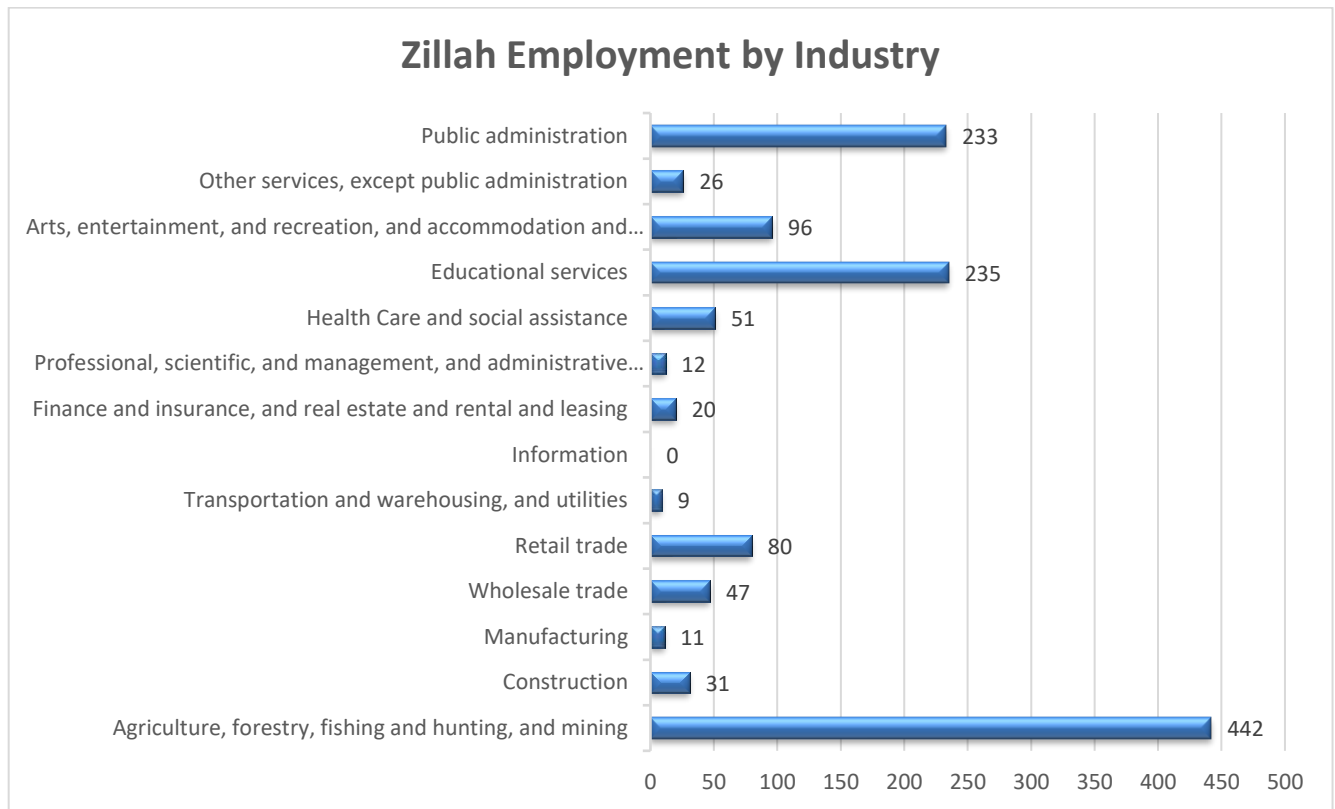


Figure 8: Employment by Industry in Zillah, 2021; Source: United States Census Bureau, 2021: ACS 5-Year Estimates Data Profiles, OnTheMap

The area has a job-housing ratio of 1.15, falling within the preferable range of .75-1.5. However, this has not resulted in many residents of Zillah working within the city. As is seen throughout the county, commuting to or from Zillah is common. Approximately 34.1% of those living in Zillah have a commute time of less than 10 miles. Roughly 26.1% of the workforce who lives in Zillah commutes over 25 miles, with 19.2% commuting over 50 miles. For those who commute into Zillah for work, approximately 44.6% commute 10 miles or less, whereas 20.5% commute over 25 miles. Overall, approximately 1,200 people live in Zillah but commute elsewhere for work, whereas approximately 1193 people live outside Zillah and work in the area. Only approximately 126 people both live and work in Zillah (Figure 9).



**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 9: Inflow/Outflow Counts of All Jobs for Zillah, 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 Zillah 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 added in the 2025 and 2030 columns.

<b>Additional Jobs Predicted in 2025, 2030 in Zillah, WA</b>			
	Current	Projected 2020-2025	Projected 2025-2030
<b>Total Jobs</b>	1319	1382	1422
<b>Agriculture</b>	442	463	485
<b>Education Services</b>	235	248	261
<b>Arts and Service Industry</b>	96	114	114
<b>Public Administration</b>	233	240	245
<b>Retail Trade</b>	80	84	85

*Table 2: Additional Jobs Predicted in 2025, 2030 in Zillah, 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 Zillah are predominantly single-family detached homes, comprising 71% of all housing units. Manufactured/mobile homes comprise the second largest portion at 10%, followed by multi-family units of various types (Figure 10).

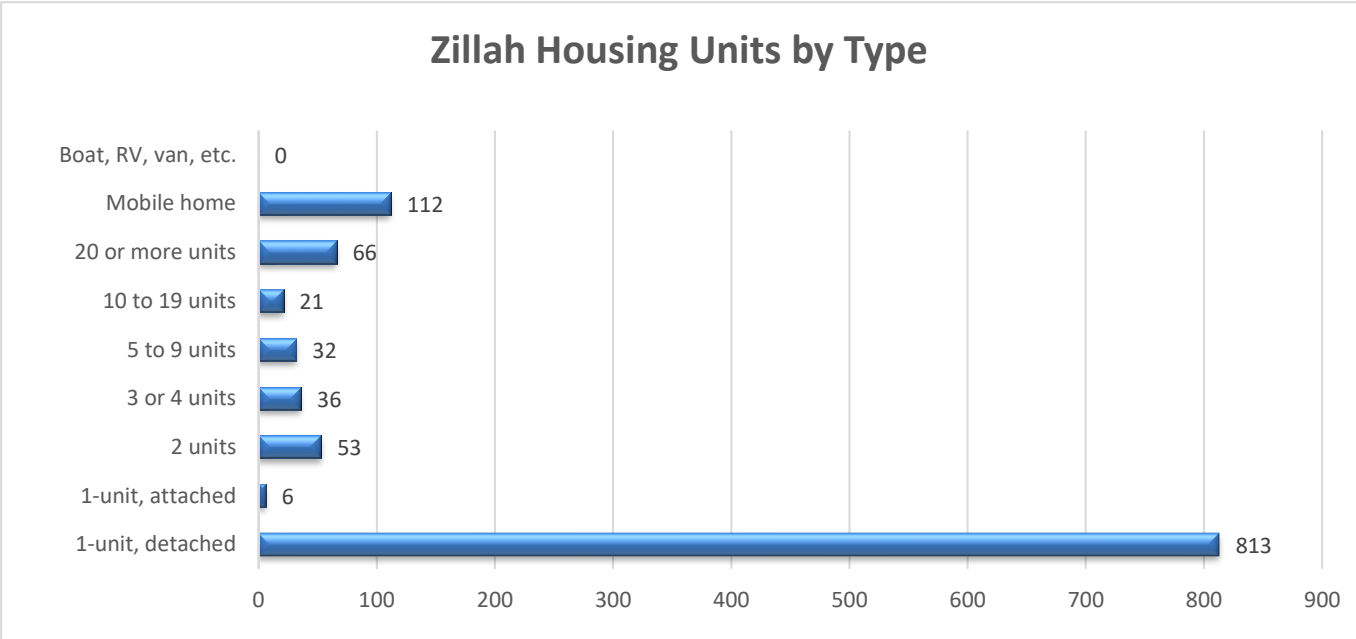


Figure 10: Source ACS Survey Chart DP04

Tenure in Zillah is split, with 60% of housing units being owner-occupied and 40% of housing units being renter-occupied. The average household size is 2.75 people per household. As of writing, 49 units are classified as vacant, but this statistic can be misleading (see Gap Analysis).



The largest proportion of housing units in Zillah is 3-bedroom at 51%, with 2-bedroom units at 23% and 4-bedrooms units at 17% of total housing units. Studios, 1-bedrooms, and 5+ bedroom housing units comprise less than 10% of total housing.

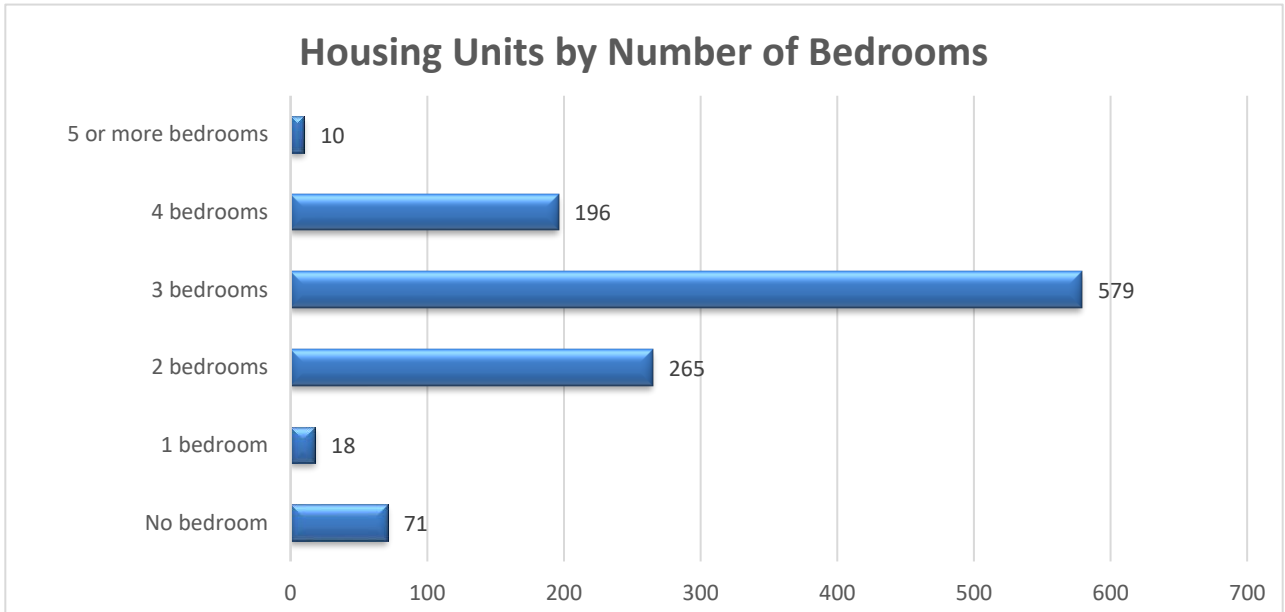


Figure 11: Source ACS Survey Chart DP04

### *Subsidized Housing*

Despite a relatively high need, Zillah has limited options when it comes to subsidized housing. Currently there are only 23 homes dedicated to lower-income households. Additional options are available throughout the county, but in order to serve those with special housing needs in the community, much must be done. Units are required for those people of low, very low, and extremely low income, as well as those with disabilities, senior status, and assisted living requirements. Most units currently in Zillah serve senior citizens, though there are two homes available for those who meet certain lower-income requirements.

## GAP ANALYSIS

The City of Zillah compares favorably to many of the communities in the state when it comes to housing availability, but proactive planning is required to meet the current demands and continue to provide housing to a diverse 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 Zillah is estimated to be 3,154, occupying approximately 1145 households. The occupied households are split relatively evenly between owner-occupied homes and renter-occupied homes, with a 60%/40% split (Table 3).

The overall vacancy rate for the city is approximately 4%, not quite meeting the desired 5% standard for vacancy. However, for owner-occupied homes, the vacancy rate is approximately 0%, whereas for rentals it is approximately 1%, both falling outside of the desired standard. Most 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% and 1% rates that exist for owner-occupied and renter-occupied homes.

Vacancy			
Occupied	Vacant	Total	Vacancy Rate
1098	49	1147	4%
Vacancy Status			
For Rent	For Sale	Sold, not occupied/Other Vacant	Total
14	0	32	46
Housing Tenure			
Owner Occupied	Renter Occupied	Total	
654	439	1093	
Additional Units Required to Meet 5% Vacancy			
Owner Occupied	Renter Occupied	Total	
33	18	51	

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

Projections for future building are encouraging, based on numbers from 2011-2021. By 2040, the population of Zillah is expected to reach approximately 3,479. With an average household size of 2.75, this will require an additional 118 housing units serving a variety of income levels. From 2011 to 2021, the average annual number of housing units constructed was 11.4 housing units per year. If that trend continues, by 2040 there will be 205 new housing units, creating a surplus of 87 housing units. This would surpass the goal of 118 housing units by 2040, but income level and variety of housing units must also be considered.

### *Housing Disparity by Income Level*

In Zillah, 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 Zillah is \$64,200, with 80% of Annual Median Income (AMI) being \$51,360, 50% AMI being \$32,100, and 30% AMI being \$19,260. The percentage of the population of Zillah that falls within these income brackets can be seen in Figure 12, 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.

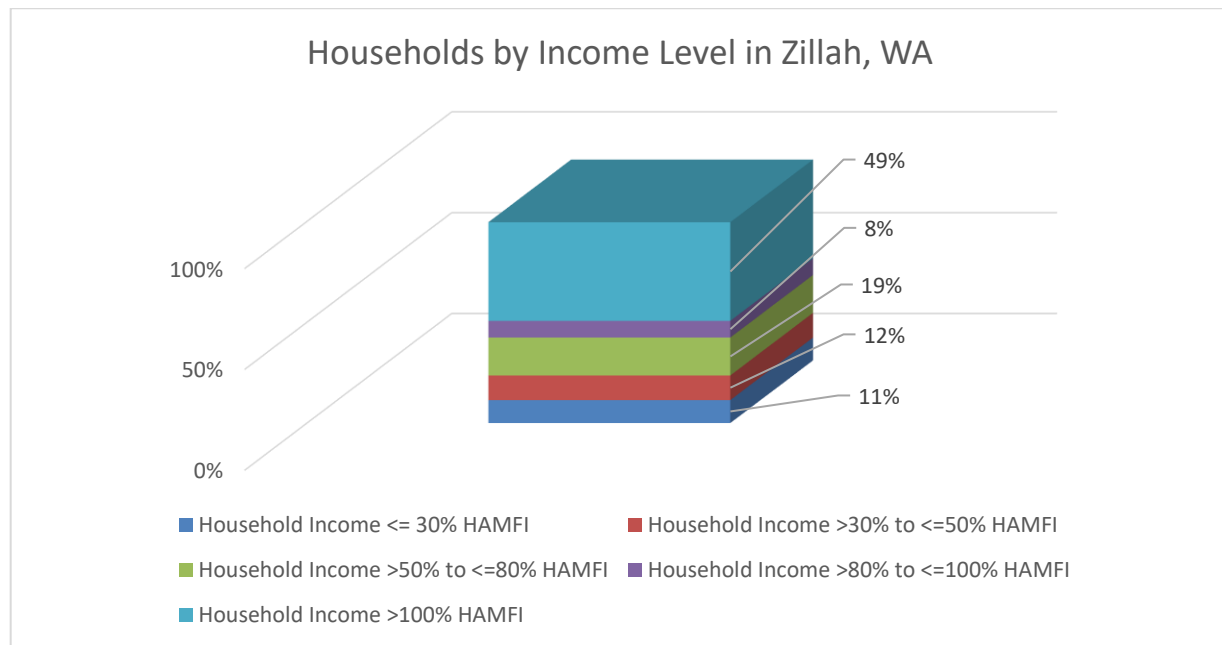


Figure 12: Income Levels in Zillah WA (Source: HUD's Office of Policy Development and Research)

Income Distribution	Annual Household Income	Affordable Monthly Rent	Affordable Home Value
100% AMI	\$64,200	\$1,605	\$303,135.00
80% AMI	\$51,360	\$1,284	\$242,508.00
50% AMI	\$32,100	\$802	\$151,568.00
30% AMI	\$19,260	\$481	\$90,941.00

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 \$1084/mo., exceeding the affordable monthly rent of people that fall below approximately 67% of median household income. Similarly, homes in Zillah have a median home value of \$222,500, exceeding the affordable home value for people who fall below approximately 73% 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 steadily increasing over the previous ten years and is forecasted to continue to increase. Figures 13 and 14 illustrate the projected increase in monthly rent and home value respectively. By 2030, median rent is projected to reach approximately \$1285/mo., with median home value reaching \$250,279. By 2040, rent is projected to reach \$1518/mo., with home values reaching \$298,187. 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 52 to 34, a 35% decrease. Similarly, the number of homes valued at less than \$150,000 fell from

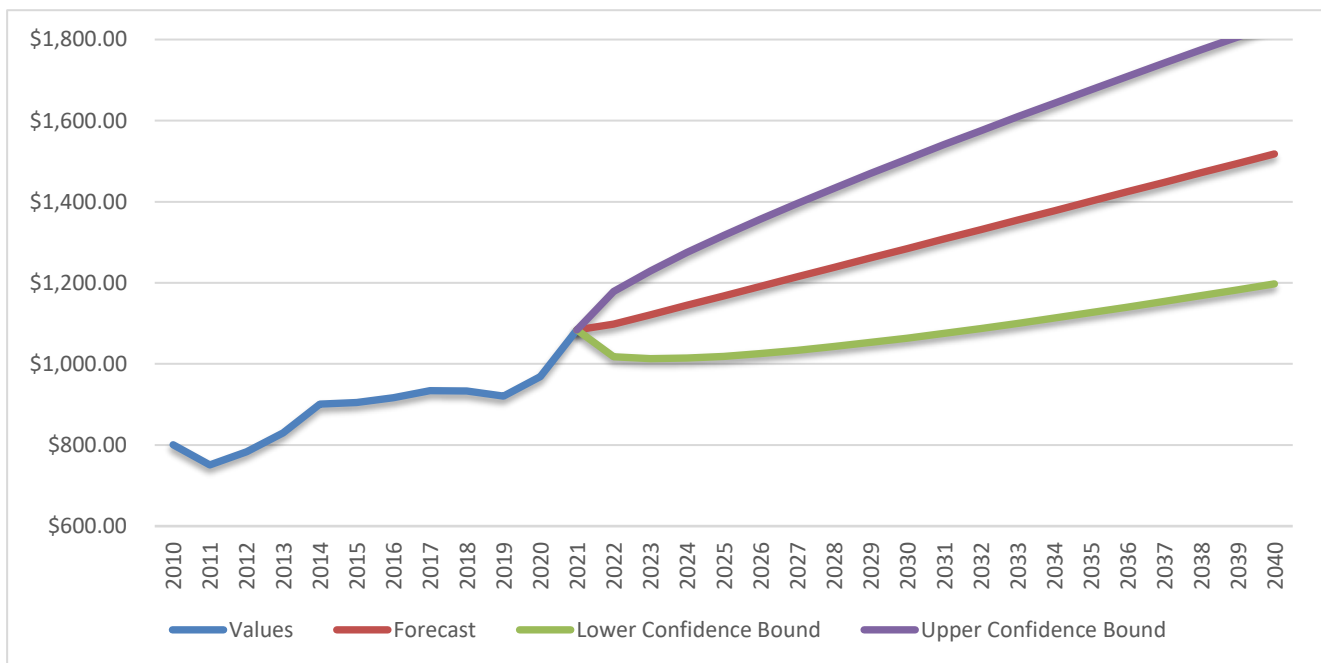


Figure 13: Historical and Projected Median Monthly Rent 2010-2040 (Source: ACS Table DP04)

285 to 133, representing a 53% decrease. With approximately one quarter of the households in Zillah falling under 50% HAMI, this has put housing further and further out of reach, with projected housing following a similar trend.

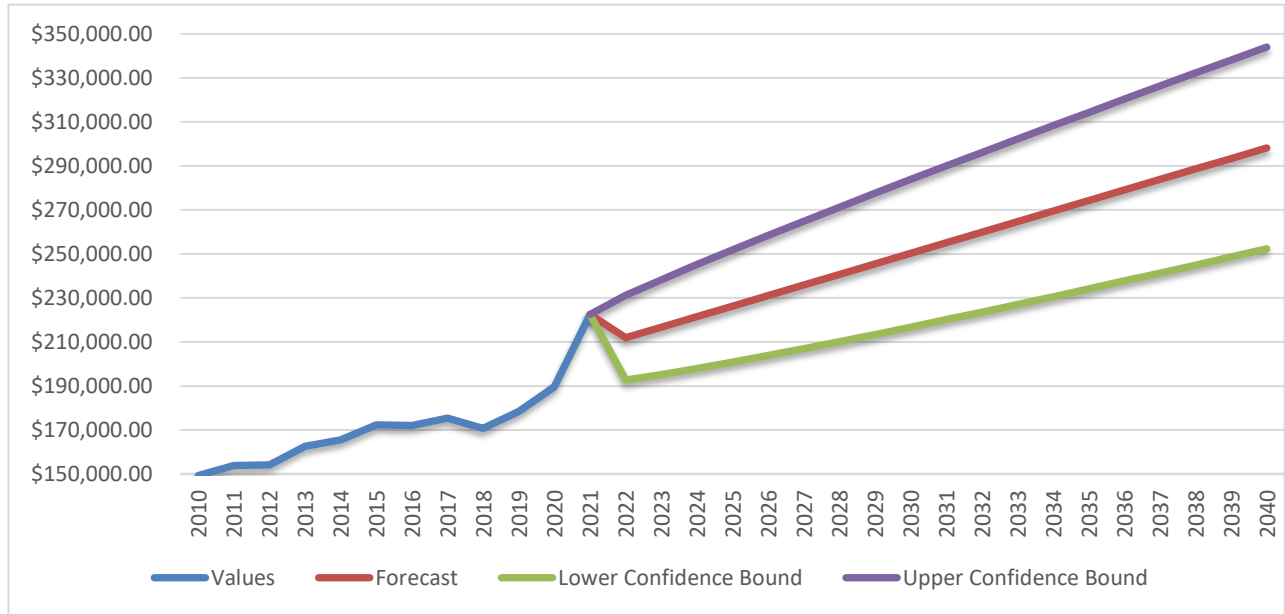


Figure 14: Historical and Projected Median Home Value 2010-2040 (Source: ACS Table DP04)

Of the 118 housing units projected to be needed by 2040, 13 should be affordable to those falling into the 30% AMI income bracket or below, 14 should be affordable to those between 30% AMI and 50% AMI, 22 should be affordable to those between 50% AMI and 80% AMI, and 68 should be affordable to those at 100% AMI and above. Overall, 24% of new housing should be affordable to those households living at 50% AMI or below. An additional 27% of new housing should be affordable to those making 50%-100% of Zillah’s AMI, and 49% of new housing should be affordable to those making over 100% of Zillah’s AMI or above (Table 5).

Income Bracket	Number of Housing Units Required by 2040	Percentage of Overall Housing Unit Production
30% AMI	13	12%
50% AMI	14	12%
80% AMI	22	19%
100% AMI	10	8%
>100% AMI	58	49%
Total	118	100%

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

There is one Census Tract in Zillah, which gives a limited view of displacement risk for the city. The details for the census tract can be found in Figure 15. The overall SVI value for the city is .7076, putting it at a moderate risk for displacement due to social or economic hardship.

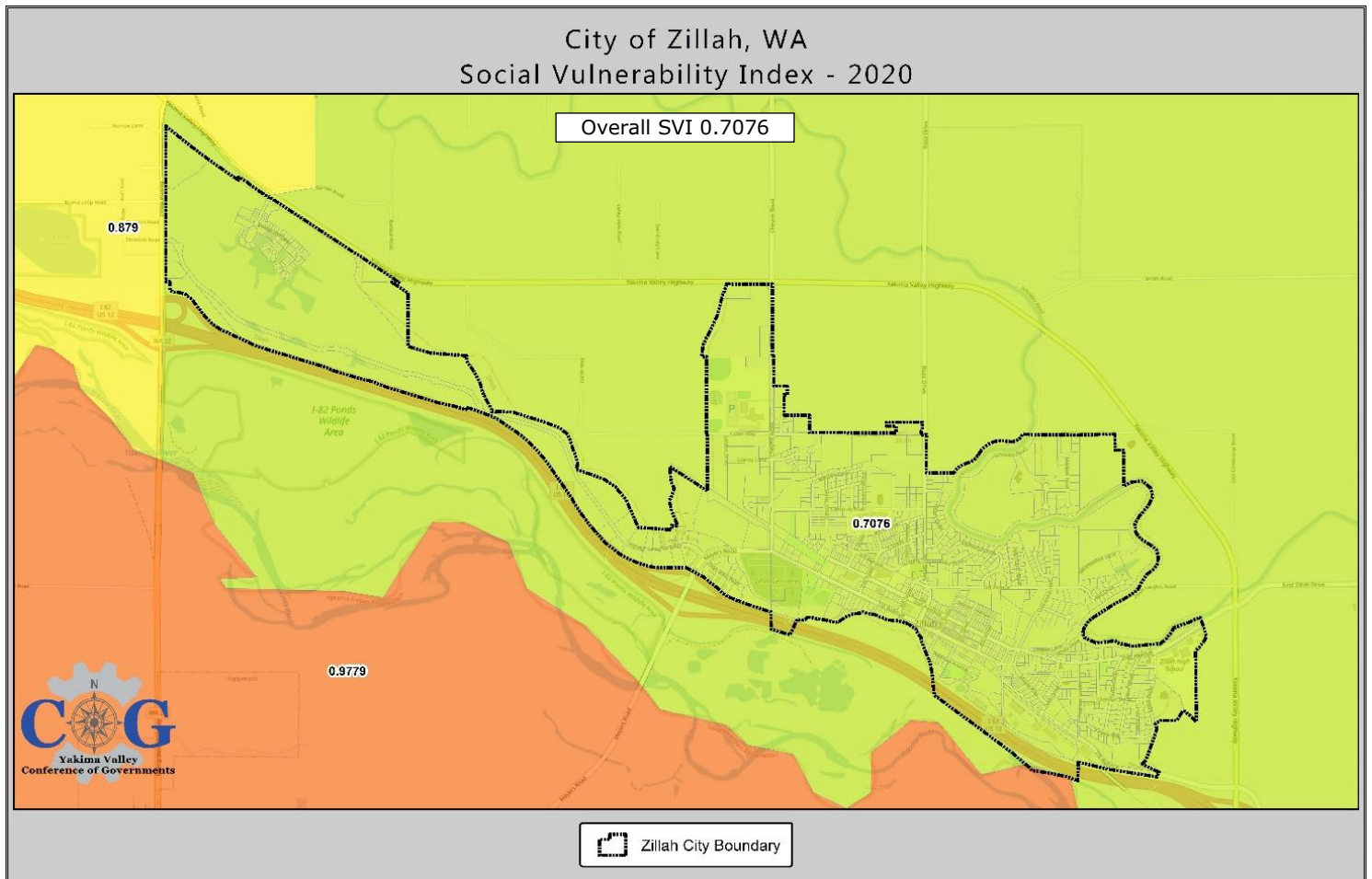


Figure 15: Source YVCOG

## 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 Zillah 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 – Low Density Residential	7,000	<=7 DU/NRA
R2 – Moderate Density Residential	7,000 for SFR 8,000 for Duplex	<= 12 DU/NRA
R-3 – High Density Residential	7,000 for SFR 8,000 for Multifamily	>13 DU/NRA
SR – Suburban Residential	43,560	1 DU/NRA

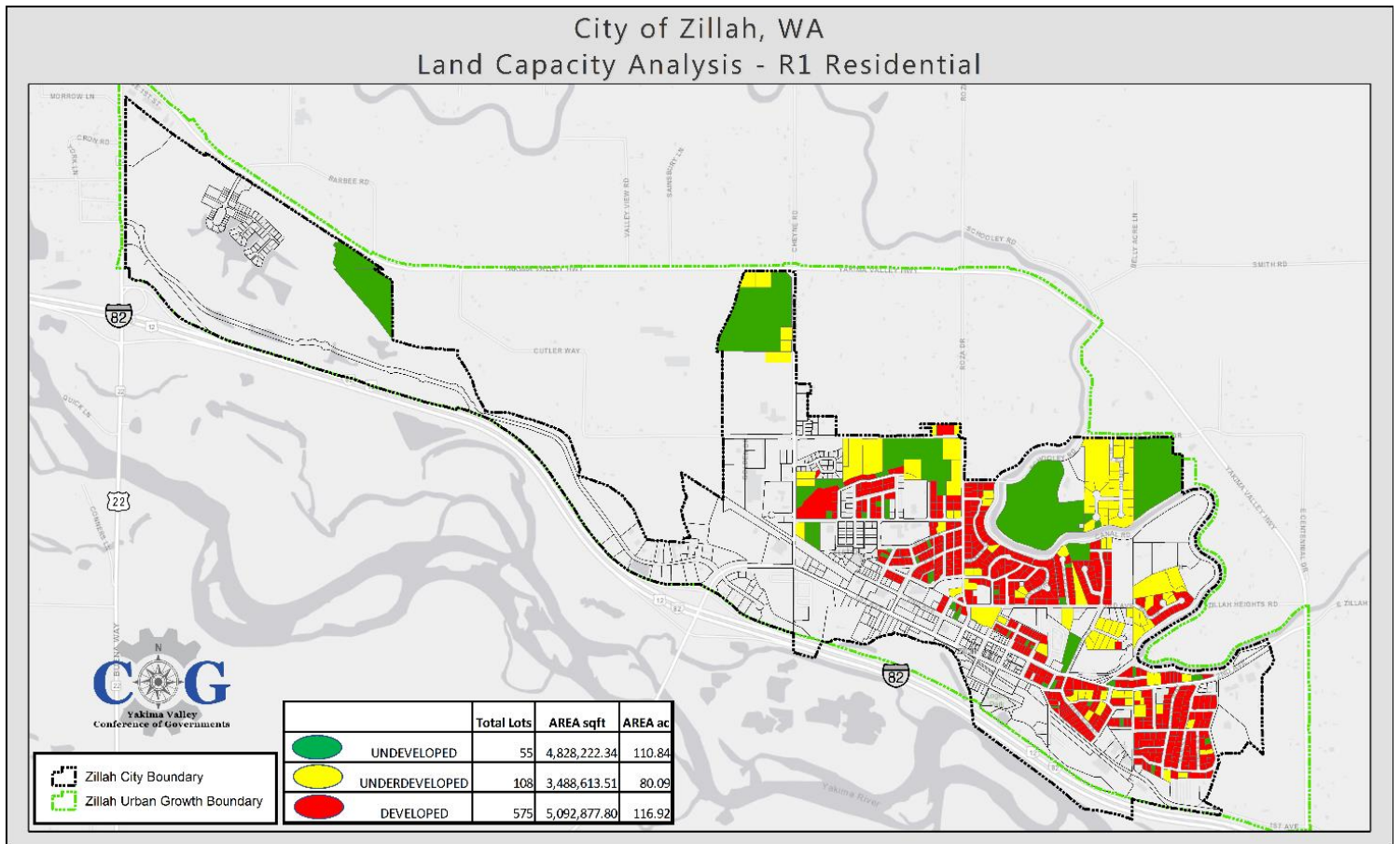
The analyses below show that there is enough capacity within Zillah’s vacant lands for an additional 910 housing units.



## R1 – Low Density Residential

The R1 Residential District has a total of 738 parcels totaling approximately 307.8 acres. 116.9 acres of that area is developed land, while 110.8 acres are undeveloped, and 80.1 acres are considered underdeveloped.

The map below illustrates the location of the properties within Zillah 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 775 housing units, based on a density of 7 dwelling units per net residential acre.

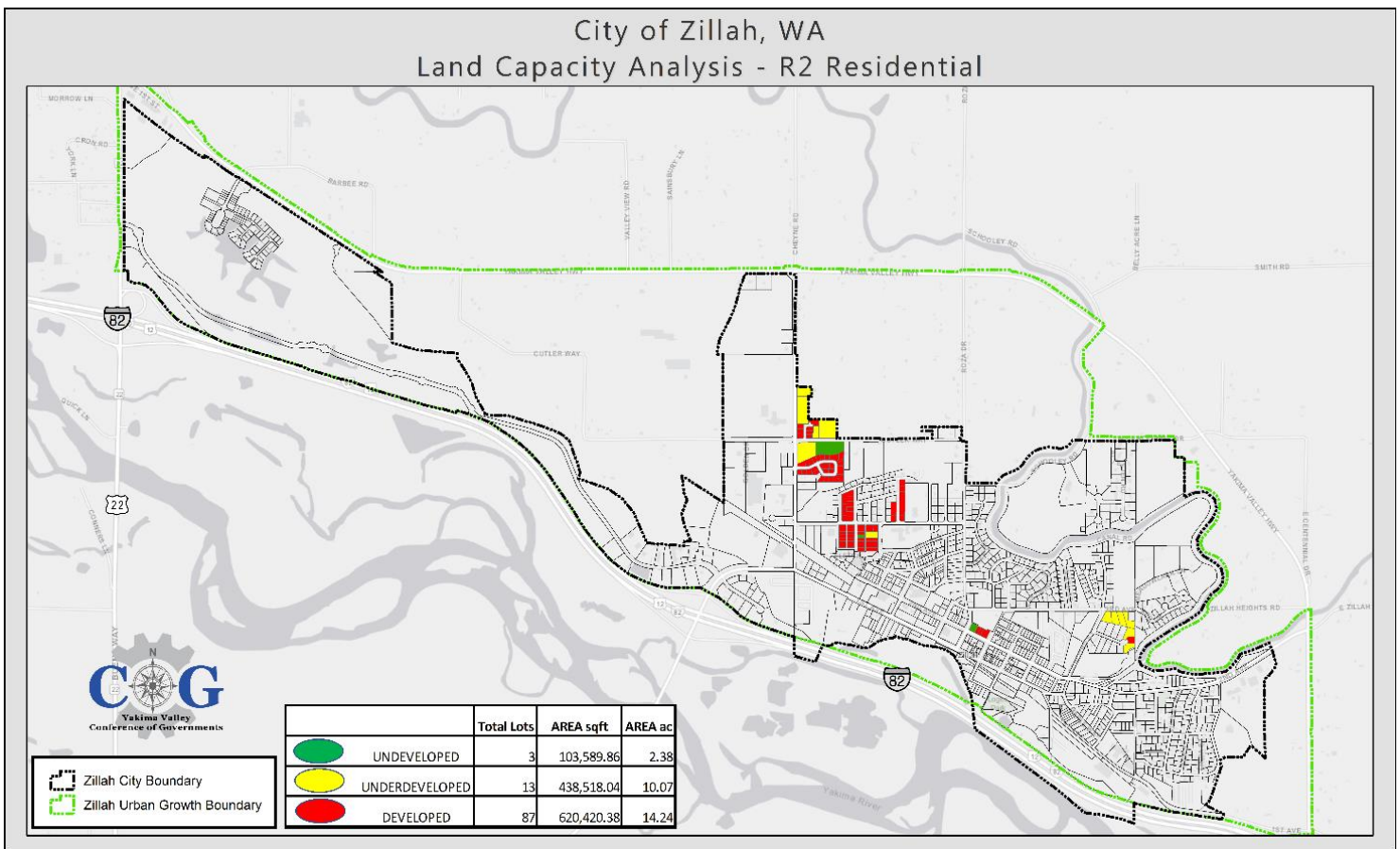


## R2 – Moderate Density Residential

The R2 Residential District has a total of 103 parcels totaling approximately 26.7 acres. 9% of that area, or 2.4 acres, is vacant land. Approximately 53% are developed, with the remaining 38% under-developed.

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

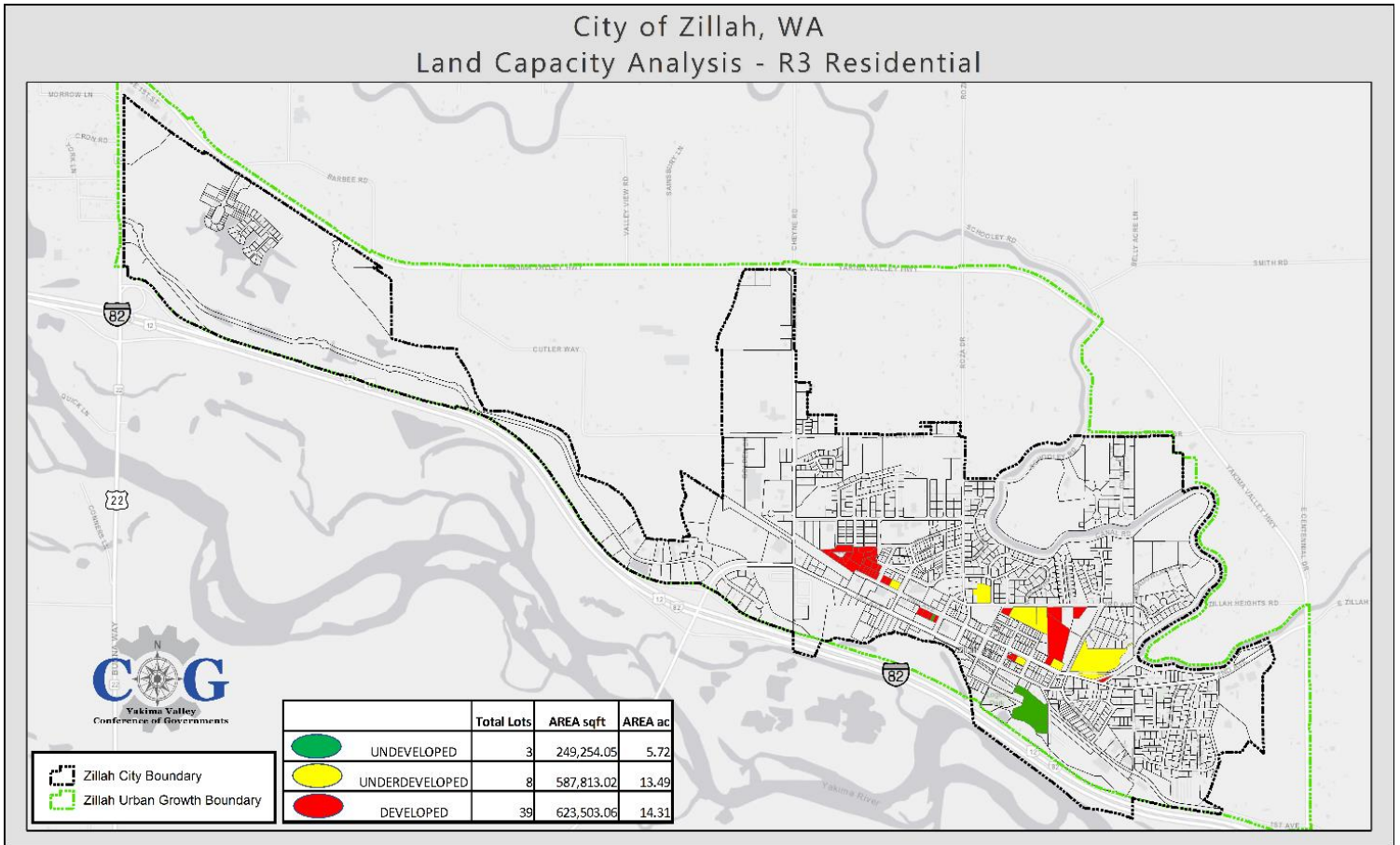
Using the highest density allowed in the zoning district, vacant lands have the potential to accommodate an additional 28 housing units, based on a density of 12 dwelling units per net residential acre.



## R3 – High Density Residential District

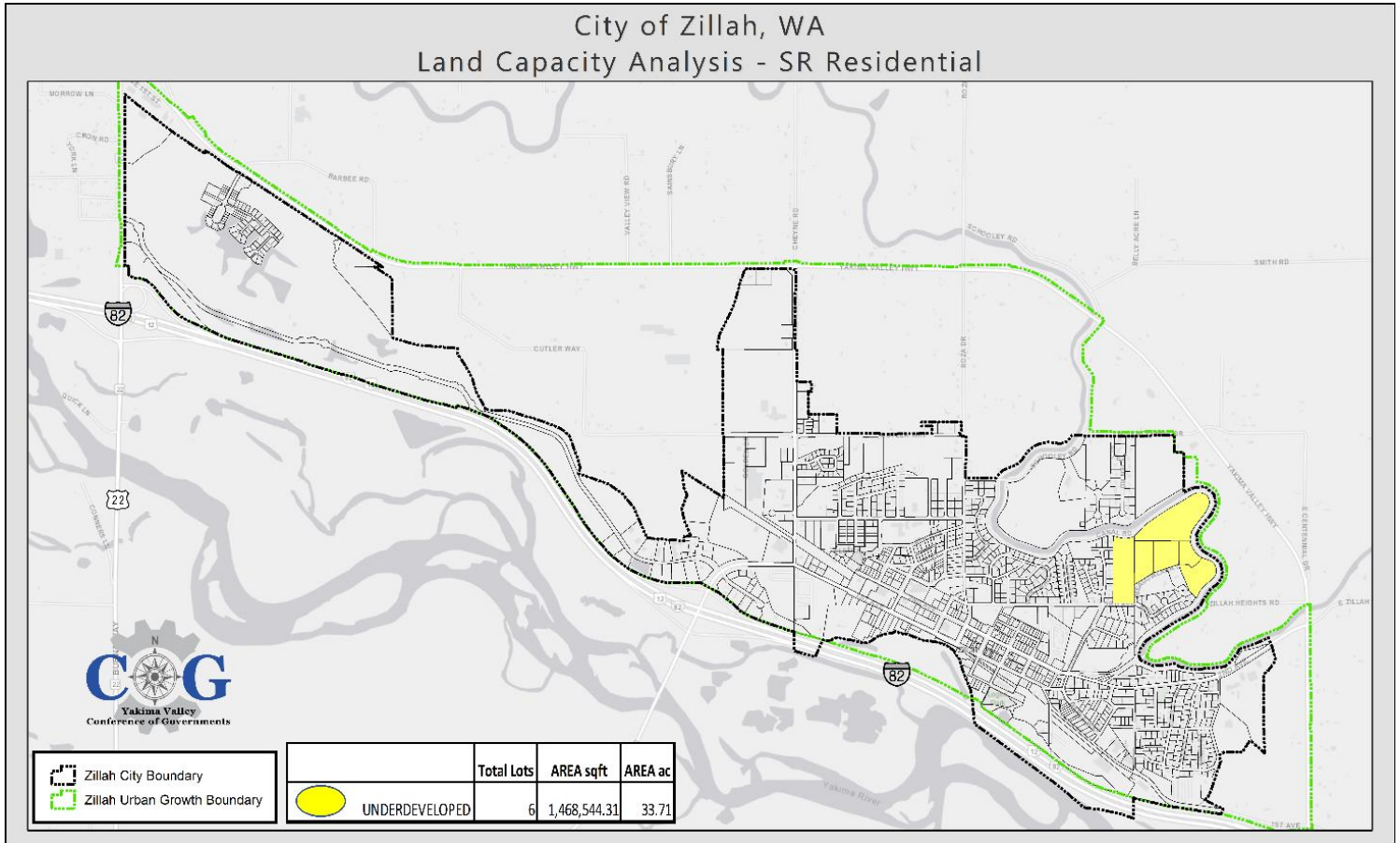
The R3 Residential District has a total of 50 parcels totaling approximately 33.5 acres. 43% of that area, or 14.3 acres, is developed lands. Approximately 40% is under-developed, with the remaining 17% vacant.

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 74 housing units, based on a density of 13 dwelling units per net residential acre.



## SR – Suburban Residential District

The Suburban Residential District has a total of 6 parcels totaling approximately 33.7 acres. All of this zoning district is considered under-developed, with a potential maximum capacity of 33 housing units. The map indicating this zoning district can be found below.



## 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 two districts that allow for higher densities than single-family residential development, there are 37 lots that are underutilized, totaling approximately 22 acres.

