

Chapter VI
Housing Element

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J. INTRODUCTION

Purpose

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

The Washington Growth Management Act (GMA) requires that the following be addressed by the Housing element:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, policies, and objectives for the preservation, improvement, and development of housing.

Applicable Countywide Planning Policies

The goals of the GMA related to housing include encouraging the availability of affordable housing to all economic sectors, promoting a variety of residential densities and housing types, and encouraging the preservation of existing housing stock. The following Countywide Planning Policies established by Yakima County relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (A.3.1.)
2. The baseline for twenty-year Countywide population forecasts shall be the official decennial GMA Population Projections from the State of Washington's Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)
3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.6.)
4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7.)
5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)

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6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)

7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)

8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)

9. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)

10. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals.

Affordable housing strategies should:

- a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
- b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
- c. Promote housing design and siting compatible with surrounding neighborhoods;
- d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
- e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

11. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)

12. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

13. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

14. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)

15. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)

16. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)

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17. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

Relationship to Other Elements or Land Uses

As a major user of land in urban areas, housing directly affects most Comprehensive Plan elements.

Those elements in turn, especially land use, capital facilities and transportation, directly affect housing.

Urban Growth Areas

For the most part, the conversion of vacant and agricultural land to urban use means the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

Land Use

Housing is a major consumer of land, and often a driving factor of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

Capital Facilities

Availability of water, sewer and other public services makes possible more dense, less costly types of housing. Conversely, low-density housing may make the provision of public services extremely expensive.

Transportation

As a major generator of traffic flow, housing affects the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

II. MAJOR HOUSING CONSIDERATIONS

Availability of Housing

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is an extremely low rate of vacancy (as is the case in Zillah for owner-occupied homes), housing is not generally available, the price is inflated, overcrowding can increase, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of housing consumers.

In Zillah, increasing the vacancy rate will involve developing vacant land. This situation raises a few issues.

- a) What is the preferred role of the City in land development and housing production?
- b) How can City programs best be designed to stimulate activity in the private sector?

c) How can City programs promote residential infill development to make use of underused or vacant parcels in current residential areas?

Housing Density

The City should consider all of the available alternative housing types (such as single family, multifamily, mobile homes, foster and group homes). In considering various housing types, the City will need to:

- a) Determine an appropriate mix of housing types and densities to meet the current and future needs of the community;
- b) Determine the most appropriate location for these different types and densities to avoid the mixing of incompatible uses; and
- c) Determine the most appropriate location for these different types and densities to promote the mixing of compatible uses.

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Housing Rehabilitation

A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower-income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock.

Housing Mix

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. New housing can focus on specific income groups. When new housing is focused toward the housing needs of higher-income groups, the provision of these higher-cost units may increase the alternatives of low-income groups through a trickle down or filtration process. By providing more housing for higher-income groups, more affordable existing homes can become available for lower income groups. The effectiveness of this trickle-down process, however, depends upon older, more affordable housing being rehabilitated when needed and maintained for livability, and preserving existing older homes instead of replacing them with new construction. Some activities that might facilitate this process are:

- a) Monitoring housing needs in all income groups.
- b) Developing and implementing an active housing rehabilitation programs for older homes.
- c) Ensuring that existing residential parcels are not targeted by redevelopment efforts.
- d) Keeping developers informed as to current housing needs and encouraging them to address those needs.
- e) Providing information on loan programs to eligible persons seeking to improve their living situation.

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Aggressive Code Enforcement and/or Rental Licensing

Much of the deterioration of rental housing stock within Zillah could be alleviated through aggressive code enforcement and a reduction in the number of illegal and substandard rental units. Adoption of a rental licensing ordinance would achieve this through monitoring substandard housing, and ensuring that landlords provide proper maintenance. An education program is also an important component, as the risk of fire and other hazards that residents may not be aware of would be reduced.

I. INTRODUCTION

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PURPOSE

The Housing Element is intended to guide the location and type of housing that will be built over the next twenty years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

GROWTH MANAGEMENT ACT REQUIREMENTS

The Washington Growth Management Act (GMA) requires that the following be addressed by the housing element:

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APPLICABLE COUNTY-WIDE PLANNING POLICIES

A goal of the Growth Management Act is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock. The following county-wide planning policies relate to this goal:-

1. Areas designated for urban growth should be determined by preferred development patterns, residential densities, and the capacity and willingness of the community to provide urban governmental services. (County-wide Planning Policy: A.3.1.)
2. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)] (A.3.5.)
3. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)
4. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)
5. Local housing inventories will be undertaken using common procedures so as to accurately portray county-wide conditions and needs. (E.3.2.)

6. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

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Promote housing design and siting compatible with
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7. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)

8. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

9. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

10. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)

11. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)

12. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)

13. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

RELATIONSHIP TO OTHER ELEMENTS OR LAND USES

Housing, as the major user of land in urban areas, directly affects most plan elements. These elements in turn, especially land use, capital facilities, and transportation, directly affect housing.

Urban Growth Areas

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

Land Use

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing.

Capital Facilities

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

Transportation

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

Growth and Development

Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.

II.

MAJOR HOUSING CONSIDERATIONS

inflated, and the quality may have a tendency to decline. An increase in the vacancy rate increases free market competition and thereby improves the situation of the housing consumer.

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In Zillah, affecting an increase in the vacancy rate is going to involve the development of vacant land. This situation raises two issues:

(a)

What is the preferred role of the city in the develop

(b)

How can city programs best be designed to stimula

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Source:

U.S. Census Bureau, Census of Population and H

*1995 estimates from Washington State Office of Financial Management, 1995 Population Trends for Washington State, October 1995.

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HOUSING	Zillah, Washington	United States
Median Home Age "The average age of homes in years. Updated: December, 2016"	34	37
Median Home Cost "This is the value of the years most recent home sales data. Its important to note that this is not the average (or arithmetic mean). The median home price is the middle value when you arrange all the sales prices of homes from lowest to highest. This is a better indicator than the average, because the median is not changed as much by a few unusually high or low values. Updated: December, 2016"	\$169,500	\$185,800
Home Appr. Last 12 months "House appreciation - last 12 months Updated: December, 2016"	-3.99%	3.74%
Home Appr. Last 5 yrs. "House appreciation - last 5 years Updated: December, 2016"	-4.96%	16.02%
Home Appr. Last 10 yrs. "House appreciation - last 10 years Updated: December, 2016"	11.31%	-0.68%
Property Tax Rate "The property tax rate shown here is the rate per \$1,000 of home value. If the tax rate is \$14.00 and the home value is \$250,000, the property tax would be \$14.00 x (\$250,000/1000), or \$3500. This is the 'effective' tax rate. Updated: December, 2016"	\$10.99	\$11.80
Homes Owned "The percentage of housing units which are owned by the occupant. A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	66.13%	56.34%
Housing Vacant "The percentage of housing units which are vacant (unoccupied). A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	5.47%	12.45%
Homes Rented "The percentage of housing units which are rented by the occupant. A housing unit is a house, apartment, mobile home, or room occupied as separate living quarters. Updated: December, 2016"	28.40%	31.21%

Vacancy Rate

Of the 729,116 housing units within Zillah in 1990-2015, 692,103 were reported as occupied and 37,64 were reported as vacant. The total vacancy rate as reported in the 1990-2010 Census was 5.15%. The vacancy rate for properties "for sale only" was reported as 0.71, 2.3%. The vacancy rate for properties for rent was 0.81, 3.2%. Those already sold or rented but not occupied was reported as 0.8 less than 1%. - All other vacancies less than 1%, were 2.7%. - However, these vacancy figures from the April 1, 1989-2015, American Fact Finder -US Census survey may not represent the average vacancy rate, as it occurs before many farm workers arrive for late spring and fall harvests in this agricultural region.

VACANT HOUSING	<u>Zillah, Washington</u>	<u>United States</u>
<u>Vacant For Rent "Vacant housing - for rent Updated: December, 2016"</u>	<u>1.32%</u>	<u>2.34%</u>
<u>Vacant Rented "Vacant housing - rented Updated: December, 2016"</u>	<u>0.00%</u>	<u>0.46%</u>
<u>Vacant For Sale "Vacant housing - for sale Updated: December, 2016"</u>	<u>1.23%</u>	<u>1.20%</u>
<u>Vacant Sold "Vacant housing - sold Updated: December, 2016"</u>	<u>2.93%</u>	<u>0.46%</u>
<u>Vacant Vacation "Vacant housing - seasonal, recreational or occasional use Updated: December, 2016"</u>	<u>0.00%</u>	<u>3.97%</u>
<u>Vacant Other "Vacant housing - other Updated: December, 2016"</u>	<u>0.00%</u>	<u>4.02%</u>

Housing Types

Table VI-2 shows the mix of housing types in 1980-2000, 1990-2010, and 1995-2015. The mix of housing types has changed significantly over this period as the percentage of manufactured homes within the city has increased relative to conventional stick-built single family and multifamily housing.

Single family units within Zillah increased from 482, 579 units in 2000, 1980 to 572, 815 units in 1995-2015. Multifamily units within Zillah increased from 419, 197 housing units in 1980-2000 to 484, 234 units in 1995-2015. Manufactured homes increased from 49, 61 to 116, 118 units over this same time period.

Table VI-2. Housing Types within the City of Zillah

Source:

Table VI-3 shows the age of housing units within Zillah. Almost 22, 45% of all housing units within Zillah are more than 40 years old having been built prior to 1950, 1970. As shown in the table below, the number of renter occupied units built over the last decade, 1980 to 1990, have increased at about the same rate of growth as owner occupied units.

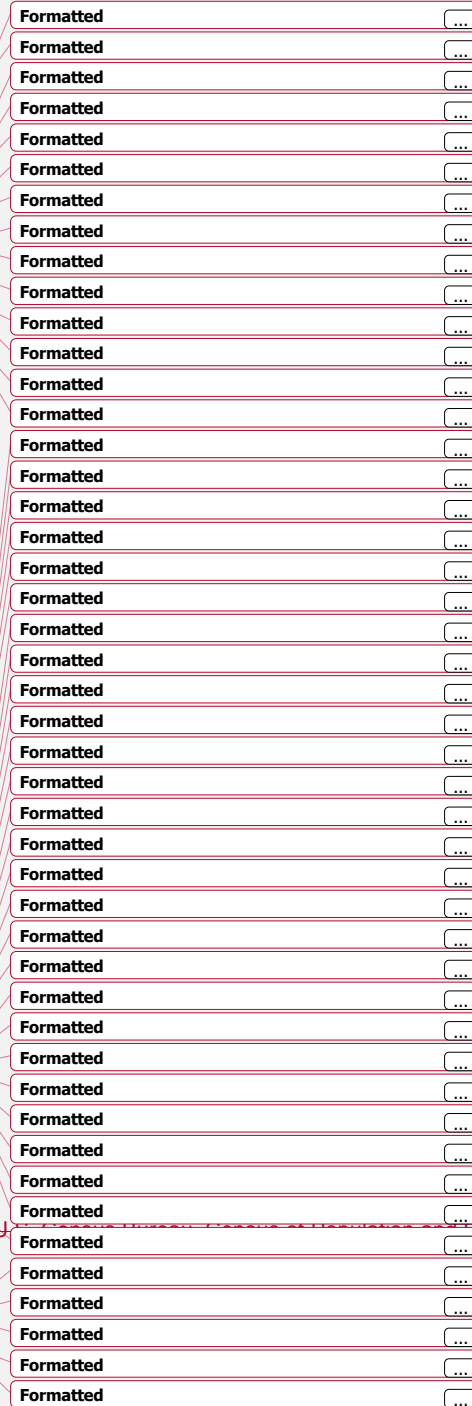


Table VI-2 City of Zillah Housing Types

City of Zillah: Type of Housing Units	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
Single-Family	579	69.1%	762	69.0%	815	69.8%
Multifamily	197	23.5%	227	20.5%	234	20.0%
Manufactured Home and Other Housing	61	7.3%	116	10.5%	118	10.2%
Total Housing Units	837	100.0%	1,105	100.0%	1,167	100.0%

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Table VI-3. Age of Housing Units Within the City of Zillah

HOUSING UNITS BY YEAR STRUCTURE BUILT	<u>Zillah,</u> Washington	<u>Yakima County</u>	<u>Washington</u> State
<u>2010 and newer "2010 and newer Updated: December, 2016"</u>	0.00%	2.37%	2.91%
<u>2000 to 2009 "2000 to 2009 Updated: December, 2016"</u>	17.08%	10.52%	16.04%
<u>1990 to 1999 "1990 to 1999 Updated: December, 2016"</u>	23.96%	12.53%	17.24%
<u>1980 to 1989 "Percentage of Housing Units by Structure Built 1980 to 1989. Updated: December, 2016"</u>	6.79%	11.56%	13.47%
<u>1970 to 1979 "Percentage of Housing Units by Structure Built 1970 to 1979. Updated: December, 2016"</u>	20.66%	18.72%	16.99%
<u>1960 to 1969 "Percentage of Housing Units by Structure Built 1960 to 1969. Updated: December, 2016"</u>	23.96%	12.53%	17.24%
<u>1950 to 1959 "Percentage of Housing Units by Structure Built 1950 to 1959. Updated: December, 2016"</u>	7.45%	10.95%	7.88%
<u>1940 to 1949 "Percentage of Housing Units by Structure Built 1940 to 1949. Updated: December, 2016"</u>	3.59%	10.29%	5.02%
<u>1939 or Earlier "Percentage of Housing Units by Structure Built 1939 or Earlier. Updated: December, 2016"</u>	14.62%	13.52%	10.56%

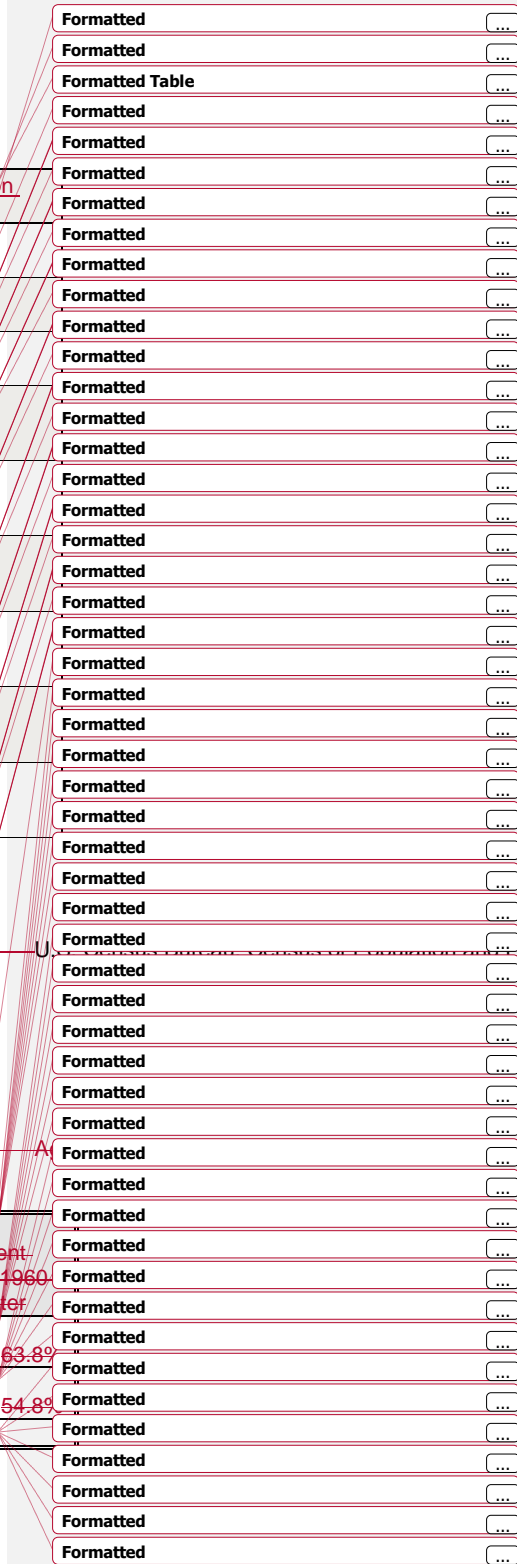
* Includes both occupied housing units and vacant housing units.

Source: _____

When compared with the County and the State, the age of housing stock within the City of Zillah is most similar to that found on average, statewide. Table VI-4 also compares the housing stock of Zillah with that of Yakima County and Washington State.

Table VI-4. _____
City of Zillah, Yakima County and Washington State

Universe: All Housing Units	Built Prior to 1940	Percent Built Prior to 1940	Built 1940 to 1959	Percent Built 1940 to 1959	Built 1960 or Later	Percent Built 1960 or Later
City of Zillah	114	15.6%	150	20.6%	465	63.8%
Yakima County	40,738	15.2%	21,252	30.0%	38,862	54.8%



approximately two-thirds (2/3) of the rate found county-wide, but is still 2% higher than the rate seen statewide. Within Zillah, overcrowding has increased from 4.4% in 1980 to 5.9% in 1990 (1980 and 1990 Census).

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Table VI-5. **Persons per Room**
City of Zillah, Yakima County and Washington State

Universe: Occupied Housing Units	1.01 or More Persons Per Room	Percent with 1.01 or More	1.00 or Less Persons Per Room	Percent with 1.00 or Less
City of Zillah	41	5.9%	651	94.1%
Yakima County	6,401	9.7%	59,584	90.3%
Washington State	72,798	3.9%	1,799,633	96.1%

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Source: Bureau of the Census, 1990 Census of Population and Housing

~~In order to maintain a suitable housing stock and provide for the expected expansion of the population, it will be necessary to develop a data base and municipal policy to address housing and related land use issues. Such information, plans and policies are essential to making housing decisions to suit the future needs of the city.~~

Value and Cost of Housing

As indicated in Table VI-64, approximately 56.52% of the owner occupied homes in Zillah in 1989 2016 were valued at less than \$50,000 (1990-2010 Census). The median value of an owner occupied home in Zillah is \$46,900 \$169,500. Due to the demand for housing within Yakima County over the past five-few years, these values may have changed significantly, as many communities have experienced increases in the value of owner occupied homes amounting to 7% to 9% per year.

Table 5 summarizes the tenure (ownership or rental status) of occupied home units in Zillah, as reported by the 2010 Census, the most recent source of housing tenure data. The number of renter occupied units built between 2000 to 2010 increased much more rapidly than owner-occupied units.

Renter-occupied units increased by 45.4%, while owner-occupied units increased by 9.1%. This could indicate not just a slowing in the number of owned homes built relative to rental homes, but also a conversion of owned single-family homes to rental property.

Table VI-64. **VALUE OF OWNER-OCCUPIED HOUSING**
City of Zillah, Yakima County and Washington State

VALUE OF OWNER-OCCUPIED HOUSING	Zillah, Washington	Yakima County	Washington State
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Average household size of owner-occupied units	<u>2.90</u>	<u>(X)</u>
Renter-occupied housing units	<u>369</u>	<u>35.7</u>
Population in renter-occupied housing units	<u>1,036</u>	<u>(X)</u>
Average household size of renter-occupied units	<u>2.81</u>	<u>(X)</u>

Source: U.S. Census Bureau, Census of Population and Housing, American Fact Finder, 2015.

AFFORDABLE HOUSING

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

Income and Housing Costs

Based on U.S. Department of Housing and Urban Development criteria, 48% of all Zillah households are low- and moderate-income. Table VI-7-5 compares four income statistics for the City of Zillah with Yakima County and the State of Washington. Zillah's median household income and median family income are lower higher than either that found county-wide however slightly lower than -or statewide. In addition, the The percentage of persons living below the poverty rate in Zillah, Zillah has grown from grew from 13.5% in 1980 to 14.6% in 1990 (1980 and 1990 Census) to 15.3% in 2015. Tables VI-8-6 and VI-9 present the breakdown of Average Income Statistics and poverty rate expenditures on housing costs by tenure and age.

As a result of these low income levels, occupants of at least 14.0% of Zillah's households spent 30% or more of their 1989 2015 income on housing, including utilities (1990-2015 US Census- American Fact Finder). Significant are those householders age 15-64 who rent. Approximately 288-6% pay more than 30% for housing and utilities. When the percentage of income expended on housing costs exceeds 30%, the remaining income available to many low-income households is often inadequate to meet life's other basic necessities.

Table VI-7-6. City of Zillah, Yakima County, and Washington State

	Median Household Income	Median Family Income	Poverty Rate in Percent
City of Zillah	<u>\$ 60,068,222,993</u>	<u>\$ 64,107,26,574</u>	<u>44.615.3%</u>
Yakima County	<u>\$ 44,749,23,612</u>	<u>\$ 49,907,27,507</u>	<u>20.221.3%</u>
Washington State	<u>\$ 61,062,31,183</u>	<u>\$ 74,025,36,795</u>	<u>10.913.3%</u>

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Source:

U.S. Census Bureau, Census of Population and Housing

Table VI-9. City of Zillah, Yakima County and Washington State

Universe: Specified Renter-Occupied Housing Units	City of Zillah		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
All Householders²						
Less than 30%	156	70.6%	12,605	54.8%	397,562	57.9%
30% or more	58	26.2%	8,534	37.1%	255,208	37.1%
Householders: 15 to 64 Years of Age²						
Less than 30%	123	67.6%	11,385	58.3%	361,048	60.3%
30% or more	52	28.6%	6,749	34.6%	209,592	35.0%
Householders: 65 Years and Over²						
Less than 30%	33	84.6%	1,220	35.2%	36,514	41.4%
30% or more	6	15.4%	1,785	51.5%	45,616	51.7%

²Totals may not equal 100% because the status of certain units were not able to be determined.

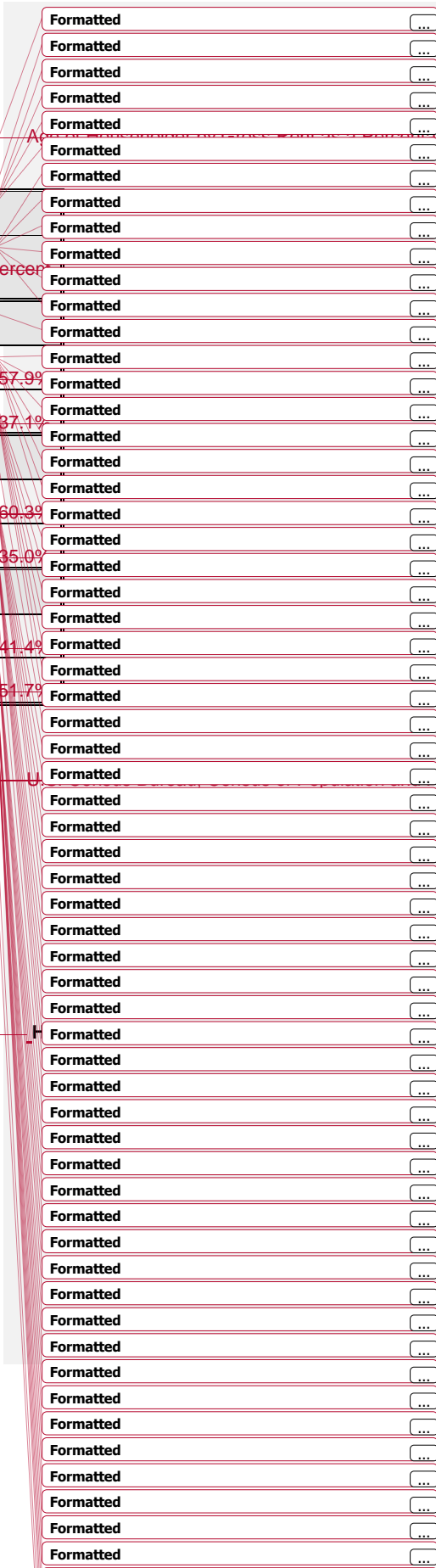
Source:

Local residents throughout Yakima County have discussed housing problems through the county-wide visioning effort. The results of this effort have been used as the basis for the County-wide Planning Policies that address housing. The purpose of these policies is to provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these County-wide Planning Policies have been incorporated into the Goals and Policies contained within this housing element.

IV.

EXISTING DENSITIES

As indicated by Figure III-4 - Population Density Map, population densities in Zillah range from near 0 to over 12,175 persons per square mile (1990-2010 Census). The areas of greatest density are in the older sections of the city, immediately north, southeast, and southwest of the downtown business and industrial core. These areas average between 5,000 and 9,000 persons per square mile with pockets of much higher density. In general, the farther from the downtown core, the fewer persons



per square mile that are found in residential areas. Other areas of Zillah vary in population density reflecting commercial and industrial areas, and a mixture of more rural housing ~~and agricultural uses.~~

Approximately ~~24.213.7%~~ of the total land area within Zillah, or ~~492.218~~ acres, is devoted to housing.

INVENTORY OF VACANT BUILDABLE LAND

Of the parcel acreage within Zillah, approximately ~~274.646.54~~ acres or ~~4540.35%~~, is either vacant, ~~agricultural~~ or critical areas. Of this acreage, approximately ~~420.118~~ acres are residentially zoned ~~within the current city limits.~~ These 120 acres are fairly well distributed between the city's ~~R-4SR~~ and ~~R-5R-3~~ zones. This acreage will allow space for new residential construction within the city limits. The total amount of space for residential uses will depend upon how much of this land becomes available for conversion to residential use during the planning period.

POPULATION GROWTH

~~While the city's population increased by 312 people, or 19.5%, between 1980 and 1990 (U.S. Census) it gained only 79 housing units, a 12.1% increase over this same period. The increase in population was absorbed by a decrease in the vacancy rate from 10.8% in 1980 to about 5.1% in 1990.~~

FUTURE NEEDS

At the medium growth rate, it is estimated that ~~654.561~~ additional housing units would be needed to serve the projected year 2016 population of ~~3,8735,016~~. ~~At the high growth rate, 719 additional housing units would be needed to serve the projected year 2016 population of 4,309.~~ Table VI-10 shows the breakdown of housing types and number of units needed to serve either of these future populations, if the existing pattern of housing types were to continue. In addition to those needs displayed by the current housing stock, new construction will be needed to both increase the vacancy rate and to provide for population growth.

Table VI-10.

Population Projection	Single-Family	Multifamily	Manufactured Home or Other	Total Additional Units Needed
Medium projection	387458	97131	7765	654561
High projection	496	124	99	719

Source:

Land Requirements for Single-Family Housing

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Using the medium growth projection, ~~387,458~~ additional single-family units would be required to meet the ~~2016-2040~~ population projection of ~~3,8735,016~~ people. This would consume approximately ~~9689.74~~ acres (at ~~.25-8,500~~ acres-square feet per unit) of vacant or agricultural land area.

~~Using the high growth projection, 496 additional single-family units would be required to meet the 2016 population projection of 4,309 people. This would consume approximately 124.0 acres (at .25 acres-per unit) of vacant or agricultural land area.~~

~~In either case, if the agricultural land within the City is not converted to residential use, then additional developable land would need to be found within the urban growth area.~~

Land Requirements for Multi-Family, Manufactured and Other Housing Types

Developable land is also needed to accommodate housing growth projections for multifamily units and manufactured housing units. Using the medium growth projection, approximately ~~1136.61~~ acres would be needed to accommodate ~~97-131~~ additional multifamily units (at ~~.4212,000~~ square feet acres-per unit). An additional ~~49.212.7~~ acres would be needed to accommodate another ~~77.65~~ manufactured homes (at ~~8,500~~ square feet~~.25~~ acres/unit) within the City.

~~Using the high growth projection, approximately 14.9 acres would be needed to accommodate 124 additional multifamily units (at .12 acres per unit). An additional 24.7 acres would be needed to accommodate another 99 manufactured homes (at .25 acres/unit) within the City.~~

Total Land Needed to Accommodate Projected Housing Growth

The total land requirement for new housing to accommodate the medium population projection of ~~3,8735,016~~ persons in the year ~~2016-2040~~ is ~~127.5138.2~~ acres. This requirement is based on an existing average parcel size of ~~40,8998,500~~ sq. ft. per unit for single-family and manufactured housing, and an average parcel size of ~~5,22712,000~~ sq. ft. + per unit for multifamily units (duplexes and larger). These calculations assume that the housing pattern existing in ~~1990-2015~~ will continue throughout the planning period.

~~If the high population projection is realized, the total land requirement for new housing to accommodate a year 2016 population of 4,309 persons is 163.6 acres. This land requirement is also based on existing average parcel sizes. These calculations again assume that the housing pattern existing in 1990 will continue throughout the planning period.~~

V.

A COORDINATED HOUSING STRATEGY FOR Z

As is the case with most communities, Zillah's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Zillah should include:

1. 1) ~~Co~~Consideration and implementation of the housing goals and policies. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals and policies contained in this comprehensive plan.
2. 2) A target area or areas for housing rehabilitation should be indicated within the plan and used to guide future activities aimed at improvement of the existing housing stock.

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3. 3) Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Zillah. The addition of more people in Zillah, particularly those active in the community work force will add to the viability of the community.

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VI.

GOALS AND POLICIES

Housing Goal #1: Support a varied housing stock that meets the needs of Zillah residents.

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Housing Policy #1.1: Encourage the construction of a mix of housing types and densities to increase the local housing supply. New construction should provide for a moderate, to low income and elderly market demand as well as upscale residences

Housing Policy #1.2: Encourage and support the rehabilitation of older homes and revitalization of declining neighborhoods.

Housing Policy #1.3: Support the development of regional strategies to address housing needs.

Housing Policy #1.4: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

Housing Policy #1.5: Support programs to expand the housing options of low- and moderate income groups.

Housing Policy #1.6: Encourage the construction of multi-family designed to meet the limitations of elderly persons.

Housing Policy #1.7: Support the development of housing to meet the special needs of the disabled.

Housing Policy #1.8: Monitor and evaluate the progress and impact of housing developments with:

- a. A record keeping system to maintain accurate and current data;
- b. An evaluation system that accurately measures the impact of public programs on local housing problems; and
- c. A system to evaluate the effect on the City's infrastructure.

GOAL 1:

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Policy 1.1:

an appropriate mix of housing types and intensities (single-family, multifamily).

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Policy 1.2:

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Policy 1.3:

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Policy 1.4:

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GOAL 2:

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Policy 2.1:

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Policy 2.2:

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Policy 2.3:

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Policy 2.4:

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GOAL 3:

Policy 3.1:

Policy 3.2:

Policy 3.3:

Policy 3.4:

Policy 3.5:

Meet the housing needs of the city and the surrounding area.

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Policy 3.6:

(a)

(b)

(c)

Policy 3.7:

Policy 3.8:

GOAL 4:

Policy 4.1:

Policy 4.2:

Policy 4.3:

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