

Housing Policy Framework Evaluation

Housing Action Plan – Yakima

Introduction and Purpose

The purpose of this policy framework evaluation is to review and evaluate the current City of Yakima Comprehensive Plan Housing Element to determine the City’s progress and success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions. (RCW 36.70A.600 (2)(e)) This evaluation will inform potential strategies in the future Housing Action Plan.

In addition to reviewing the Housing Element, this document reviews other related Comprehensive Plan Elements, particularly Land Use. As well, regulatory incentives and barriers are considered.

The evaluation is organized as follows:

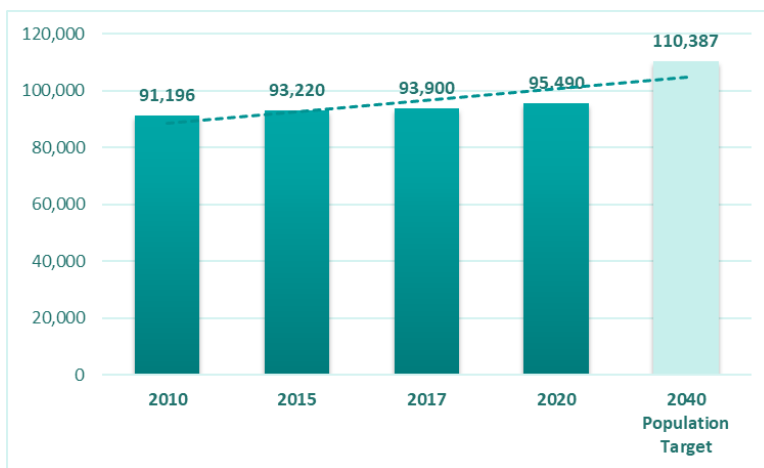
- Introduction and Purpose 1**
- Growth Target Evaluation 2**
- Housing Needs Assessment Findings 11**
- Community & Stakeholder Outreach 12**
- Policy Evaluation 13**
- Findings and Next Steps..... 32**

Growth Target Evaluation

POPULATION TARGETS AND GROWTH

The County has distributed population in consultation with cities. The City of Yakima’s 2040 population target is 110,387. (Yakima County, 2017) (City of Yakima, 2017) Yakima’s 2020 population is 95,490. See Exhibit 1. Since 2010 the City has added 4,294 residents. Since the City’s adoption of its 2017 Comprehensive Plan, the city has added 1,590 residents. In the last 3 years the City’s annual average new residents is 530, a greater annual amount compared to 2010-2017 at 386 persons per year. To achieve its growth target, the city will need to add about 745 persons per year over the next 20 years. See Exhibit 2.

Exhibit 1. Population Change 2010-2040



Source: (Yakima County, 2017) (City of Yakima, 2017) OFM, BERK 2020.

Exhibit 2. Progress on Comprehensive Plan Population Targets

	2010-2017	2017-2020	2020-2040
New Population	2,704	1,590	14,897
Annual Average	386	530	745

Source: (Yakima County, 2017) (City of Yakima, 2017) OFM, BERK 2020.

The average household size in Yakima is 2.71.¹ If applying a 2.7 household size to the remaining population target, about 5,517 dwelling units would be needed between 2020 and 2040.

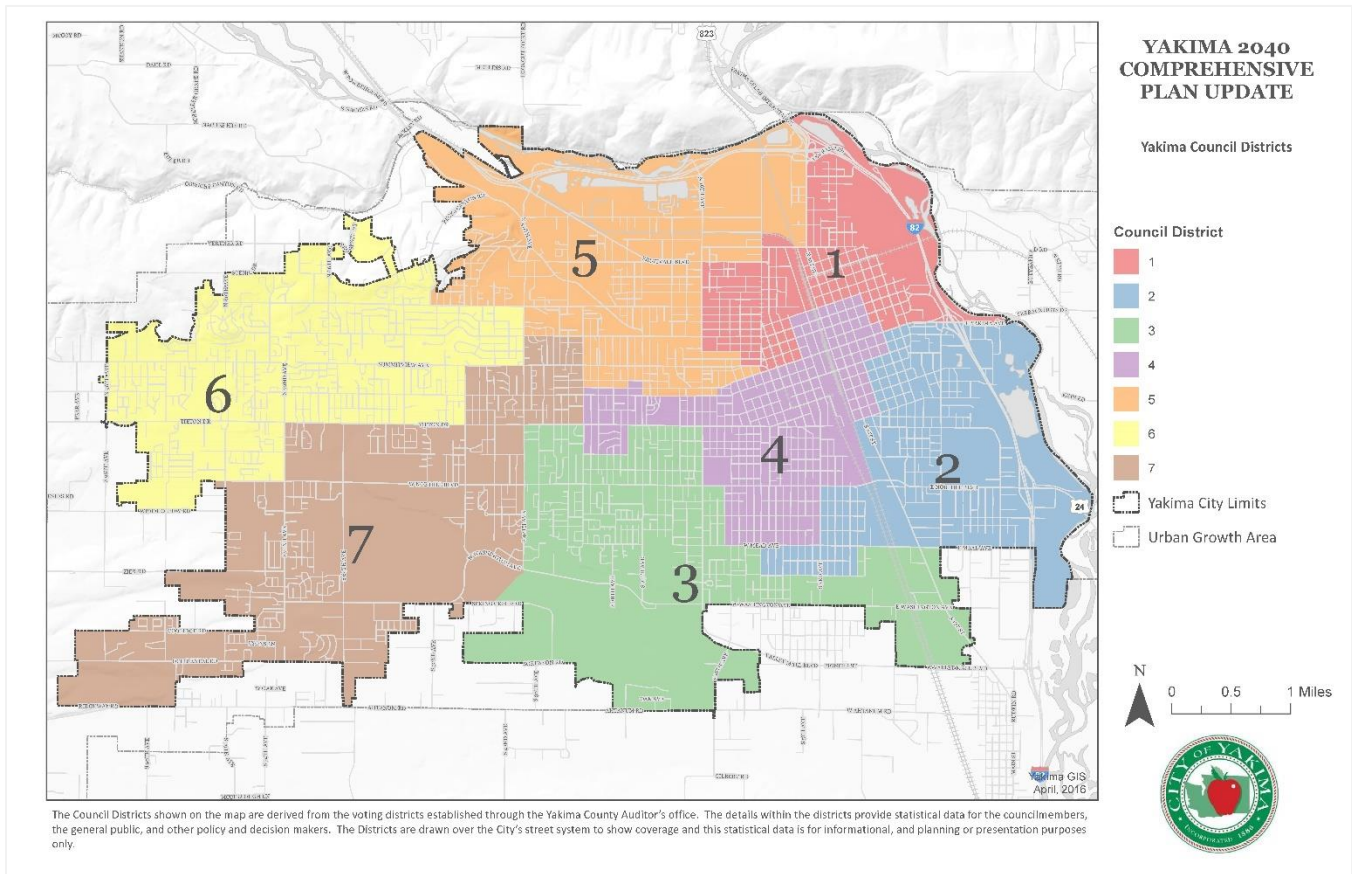
LAND CAPACITY

Exhibit 3 identifies council districts around which land capacity information has been developed. Based on a land capacity analysis, the City has more than twice the housing capacity needed ~14,500 dwelling unit capacity versus a need of about 5,500 dwellings. About 38% of the capacity is for single-family dwellings, about 16% is for multiplexes and townhouses, and 46% is for dwellings in multifamily and

¹ Source: American Community Survey, 2014-2018.

mixed use districts. Most of the capacity is in the western part of the city. See Exhibit 4.

Exhibit 3. City of Yakima Council Districts



Source: (City of Yakima, 2017).

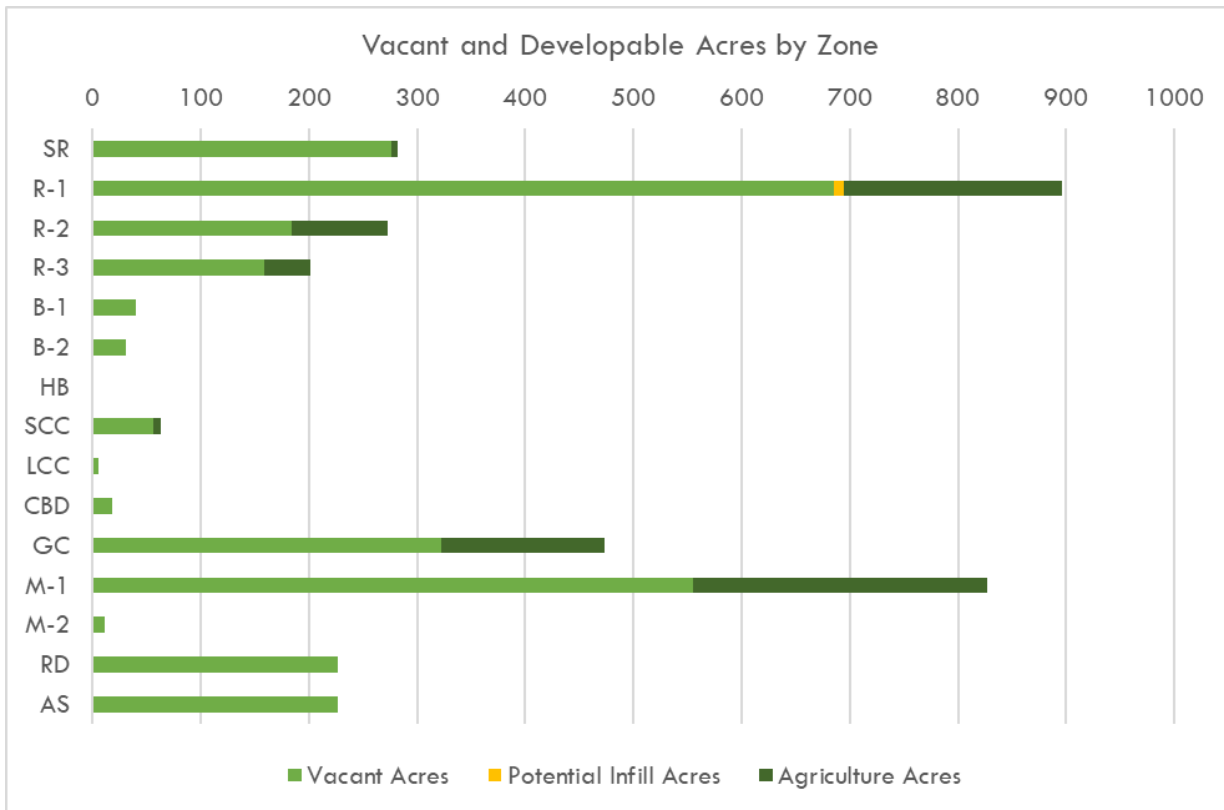
Exhibit 4. Dwelling Unit Capacity Under Current Zoning

DISTRICT	DETACHED SINGLE-FAMILY	"MISSING MIDDLE" (TOWNHOMES AND PLEX)	MULTIFAMILY (APARTMENTS AND CONDOS)	GRAND TOTAL	SHARE
District 1	129	74	998	1,201	8%
District 2	273	236	305	814	6%
District 3	108	216	396	719	5%
District 4	29	83	210	321	2%
District 5	1,406	124	1,085	2,615	18%
District 6	1,729	378	231	2,337	16%
District 7	1,771	1,201	3,482	6,453	45%
Total	5,445	2,312	6,705	14,462	100%
Share	38%	16%	46%	100%	

Source: City of Yakima GIS, BERK 2020.

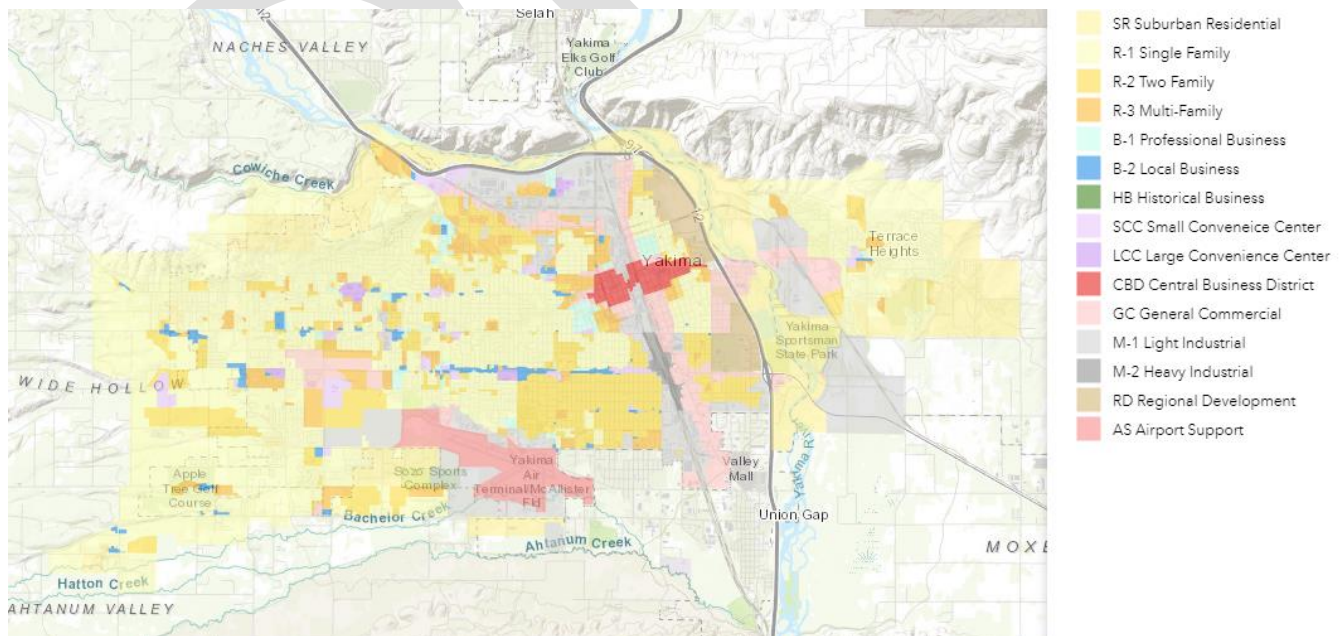
Most vacant land is zoned R-1, with relatively less in other zones. Some land is in agricultural use and planned for future residential or non-residential uses. See Exhibit 5 and Exhibit 6.

Exhibit 5. Vacant, Infill, and Agriculture Acres in City Limits by Zone



Source; City of Yakima, BERK, 2020.

Exhibit 6. Yakima Zoning Map



Source; City of Yakima, 2020.

VACANT LANDS AND INFRASTRUCTURE

There are about 2,795 vacant acres across the City and about 25% of it is located 200 feet away from sewer infrastructure. More than half of the vacant property that is 200 feet from sewer infrastructure is in the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. See Exhibit 7.

Exhibit 7. Vacant Acres 200 feet or more from Sewer Infrastructure by District

COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	TOTAL
1	59	20	79
2	22	44	66
3	32	79	111
4	0		0
5	63	213	277
6	44		44
7	81	24	104
Total	301	381	682

Source; City of Yakima, BERK, 2020.

Vacant acres within 100 feet or more from sewer infrastructure represents about 30% of the vacant acres, more equally distributed among areas inside and outside the floodplain. District 5 has the most acres located further from sewer infrastructure of all districts. See Exhibit 8.

Exhibit 8. Vacant Acres 100 feet or more from Sewer Infrastructure by District

COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	GRAND TOTAL
1	69	20	89
2	37	44	81
3	38	81	119
4	8		8
5	99	213	312
6	73	44	117
7	105	24	129
Total	429	427	856

Source; City of Yakima, BERK, 2020.

Most of the vacant acres not yet hooked up to sewer regardless of distance to infrastructure is located in District 7 followed by District 5. Per the tables above, more vacant land is in proximity to sewer in District 7 than in District 5. See Exhibit 9.

Exhibit 9. Total Vacant Acres without Sewer by District

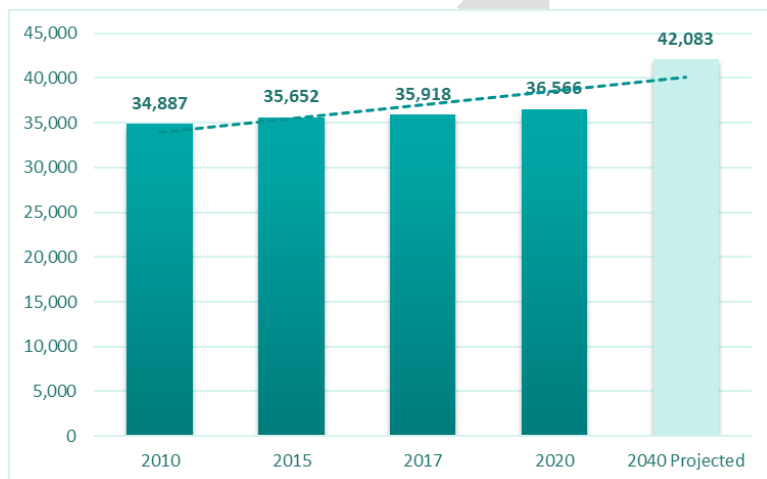
COUNCIL DISTRICT	NOT IN FLOODPLAIN	IN FLOODPLAIN	GRAND TOTAL
1	263	20	283
2	124	51	175
3	193	158	350
4	58		58
5	356	213	569
6	289	61	350
7	714	294	1,009
Total	1,997	798	2,795

Source; City of Yakima, BERK, 2020.

HOUSING PERMITS AND HOUSING VARIETY

The City has demonstrated that it can produce both quantity and diversity in housing. Since 2017 Yakima has produced 648 dwellings, or 216 dwellings per year, a little lower than the need between 2020-2040 at 276 units per year. See Exhibit 10 and Exhibit 11.

Exhibit 10. Housing Change 2010-2040



Source: OFM, BERK 2020.

Exhibit 11. Housing Supply 2010-2040

	2010-2017	2017-2020	2020-2040
Net New Housing	1,031	648	5,517
Annual Average Homes	147	216	276

Source: OFM, BERK 2020.

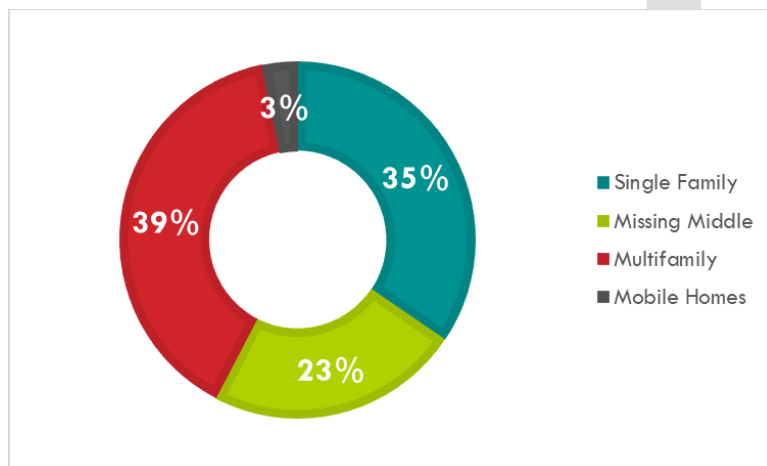
Annually, most dwelling units have been single family, but there have consistently been duplex permits, and an increasing number of multiplexes and multifamily, particularly in 2019. See Exhibit 12. The City is allowing a range of housing types including more affordable missing middle (plex, townhouse, etc.) ownership and rental housing, and apartments. See Exhibit 13 and Exhibit 14.

Exhibit 12. Permitted Dwelling Units by Type and Year

TYPE	2015	2016	2017	2018	2019	TOTAL
Single Family	114	107	90	144	89	544
Duplex	26	40	32	70	96	264
3 & 4	3	0	3	36	35	77
5 +	0	0	0	15	616	631
Mobile Home	15	10	18	15	16	74
Total New	158	157	143	280	852	1,590
Demolitions*	40	29	27	48	55	199
Net New Units	118	128	116	232	797	1,391

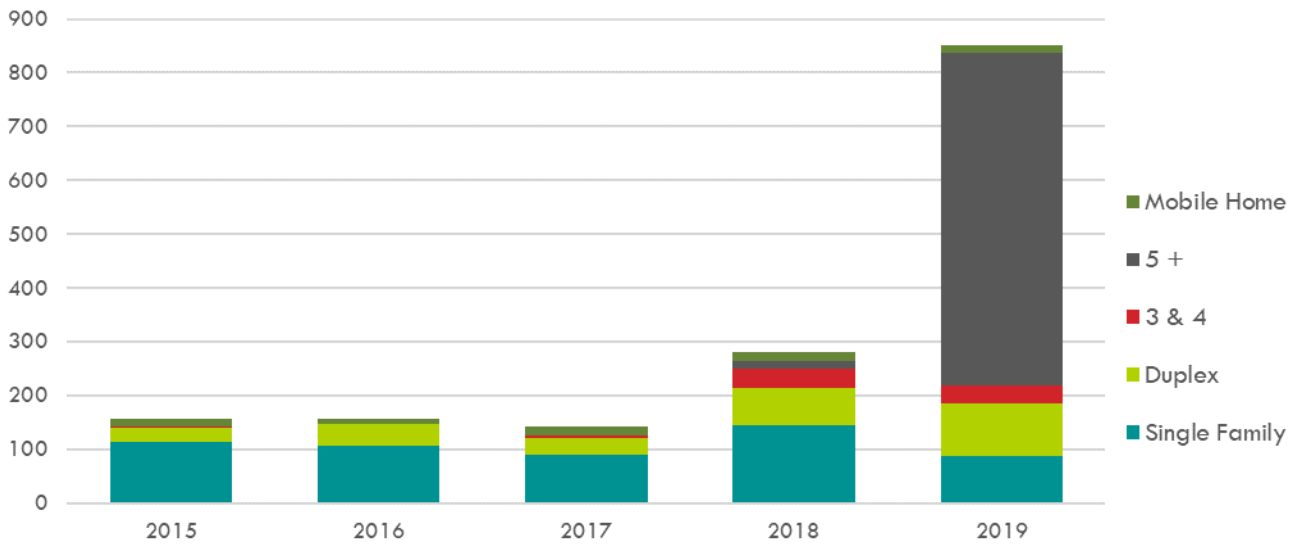
Notes:* Table matches annual permit reports. If sorting individual permit records by "status" and excluding expired/pending permits, the results shows about 30 more demolished units, but fewer mobile homes.
 Source: City of Yakima, BERK 2020.

Exhibit 13. Permitted Dwelling Types 2015-2019: Share by Dwelling Type



Source: City of Yakima, BERK 2020.

Exhibit 14. Permits by Dwelling Type 2015-2019



Source: City of Yakima, BERK 2020.

About half of the dwellings have been developed in the R-1, R-2, and R-3 zones combined. However, in 2019 larger numbers of multifamily dwellings were permitted, predominantly in commercial mixed use districts, particularly in GC, B-1, and CBD. See Exhibit 15 and Exhibit 16.

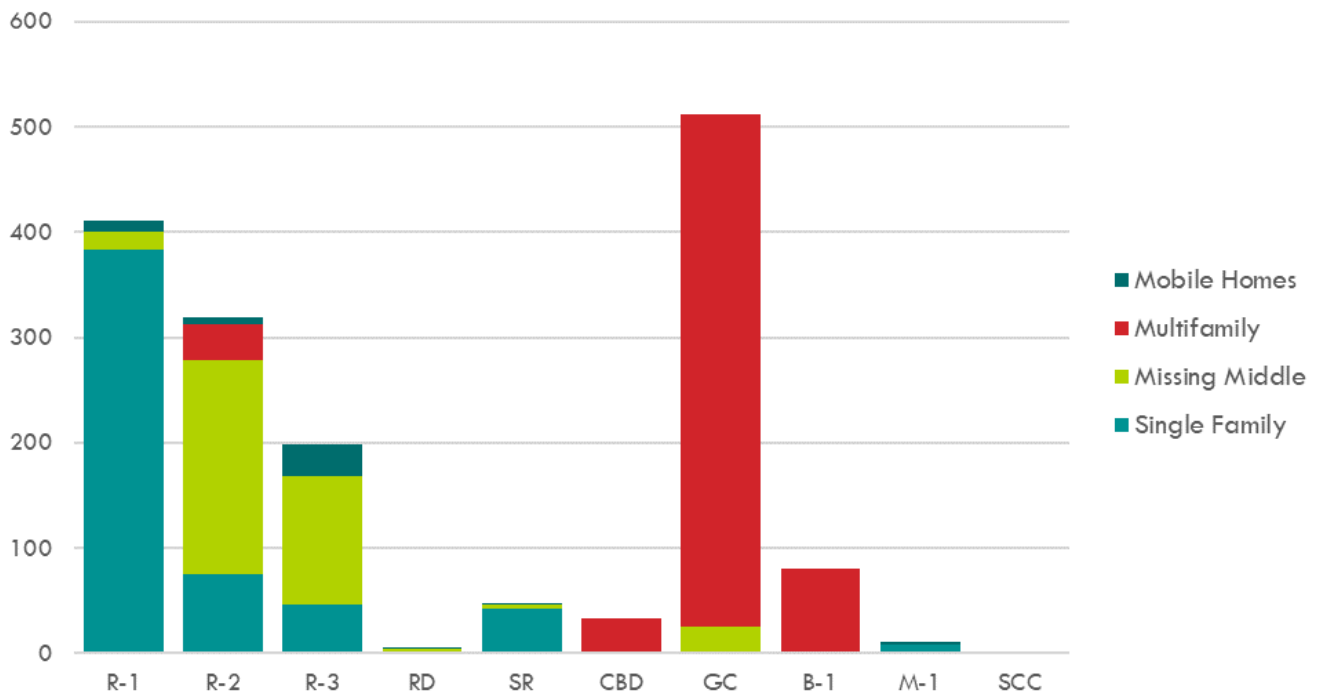
Exhibit 15. Permits by Year and Zone*

ZONE	2015	2016	2017	2018	2019	TOTAL
R-1	94	100	76	89	52	411
R-2	30	35	22	108	124	319
R-3	9	1	22	67	100	199
RD	1	2	0	0	3	6
SR	16	11	11	6	4	48
CBD	0	0	24	7	2	33
GC	0	2	4	71	435	512
B-1	0	0	0	0	80	80
M-1	2	2	2	3	2	11
SCC	0	0	0	0	0	0
Total	152	153	161	351	802	1619

Note: *Differs from Exhibit 12 – does not “net” out demolitions; includes permits except those that expired, are pending, or need additional information. Based on geocoded permits.

Source: City of Yakima, BERK 2020.

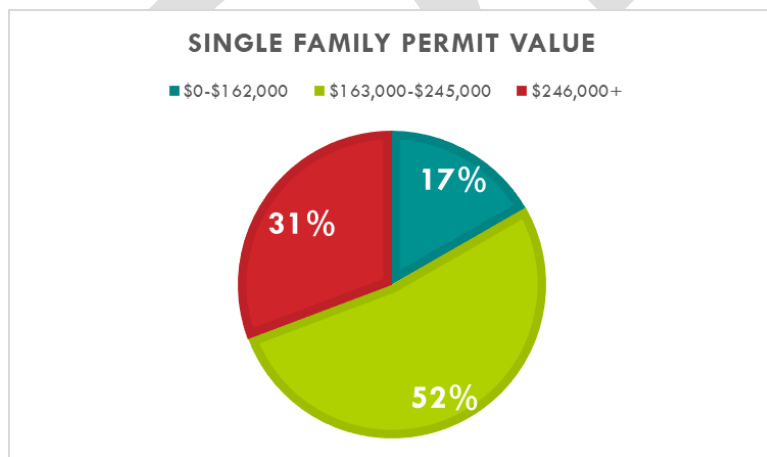
Exhibit 16. Permits by Zoning District



Source: City of Yakima, BERK 2020.

Based on household income estimates from 2018, just under half of all households in Yakima have incomes high enough to afford an average cost home - \$245,000, and 62% had incomes high enough to afford a Bottom Tier home - \$162,000. More than two thirds of the single-family homes were valued at the average or bottom tier home price affordable to about half or more of Yakima households. See Exhibit 17 and Exhibit 18.

Exhibit 17. Single Family Permit Values and Affordability Chart



Source: City of Yakima, BERK 2020.

Exhibit 18. Single Family Permit Average Values and Affordability Table

VALUE RANGE	SINGLE FAMILY HOMES VALUES PERMITS 2015-19
\$0-\$162,000	94
\$163,000-\$245,000	296
\$246,000+	173

Source: City of Yakima, BERK 2020.

The value of townhomes per unit is less than single-family homes. About three homes are above the bottom tier home value and 86 are lower. See Exhibit 19.

Exhibit 19. Townhome Permit Values

TOWNHOME UNITS	AVERAGE VALUE
6	\$35,490
16	\$38,347
3	\$73,515
4	\$73,515
3	\$74,083
8	\$86,386
2	\$89,100
3	\$91,345
6	\$93,853
4	\$94,756
5	\$97,970
8	\$138,671
15	\$162,261
3	\$173,965
86	

Source: City of Yakima, BERK 2020.

In addition to permits identified above, two accessory dwelling units were permitted between 2015 and 2019. As of 2020, the City received four permits; there are two pending as of September 2020. The permits relate to properties in the R-1 and R-2 zones.

Housing Needs Assessment Findings

The Housing Needs Assessment is under separate cover, but its findings are considered in this document relative to City policies.

- **There is a housing shortage in Yakima.** 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.
- **Housing prices are rising faster than incomes.** The median home value in Yakima has risen by **38%** between 2010 to 2019. Over the same period, the median family income has only increased by **19%**. This indicates homeownership is getting further and further out of reach for many prospective buyers.
- **Many households in Yakima are cost burdened.** Between 2012 and 2016, **36%** of all households in Yakima were cost burdened. Nearly 50% of renter households were cost-burdened, about a quarter of all homeowners. 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.
- **Needs are greatest among low-income households.** About three fourths of all households with incomes below 50% of the county median family income are cost burdened. Nearly half of these households are severely cost burdened, meaning they spend over 50% of their income on housing costs.
While there are low-income households living in neighborhoods across the city, the greatest concentration of low-income households is in eastern Yakima, and many of these households are of Hispanic/Latino ethnicity.
- **Low-wage workers are traveling long distances to jobs in Yakima.** Over 7,000 low-wage workers commute more than 50 miles from their home to a workplace in Yakima. That is nearly a quarter of all low-wage workers in the city. Many of these workers may be living outside of Yakima due housing affordability, or inability to find suitable housing in the city.
- **There is considerable need among elderly residents.** There are 5,400 elderly persons living alone in Yakima. 42% of these residents are cost burdened and 22% are severely cost burdened. Yet there are only 926 units with federal subsidies set aside for elderly and disabled persons.
- **Yakima needs more housing diversity.** Over 65% of all housing in City of Yakima are single-family homes. Not all households require, or can afford, that much space. For example, about 30% of all households in Yakima are singles living alone. Yet only 5% of housing units in Yakima are studios and only 13% 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.** Identifying safe and sanitary housing facilities for seasonal workers is an important gap to address in Yakima County.

Community & Stakeholder Outreach

SURVEY

In summer and fall 2020, the City posted an online survey available in English and Spanish. In total, there were 278 persons, with 55 responses in Spanish. Highlights include:

- **Respondent Ethnicity:** The ethnic background of respondents was fairly reflective of the ethnicity and race of the city as a whole. Half were white with the other half persons of color, particularly Hispanic.
- **Live/Work in Yakima:** Over three-fourths (85%) of respondents indicated they live in Yakima and about two-thirds (67%) work in Yakima. More than half (58%) live and work in Yakima. Respondents were found across all the Council Districts.
- **Personal Housing Affordability/Security:** About one-fourth of respondents indicated they are struggling with housing affordability. Almost 10% indicated the COVID-19 pandemic impacted their housing.
- **Tenure and Occupancy:** Over half of respondents own a home. Almost 60% reported having 3 or more residents in their home and just over 40% had 1-2 persons.
- **Housing Types They Live In:** Over 60% live in a single-family home. About 3% did not have permanent housing.
- **Housing Types Desired:** Single-family homes are desired by most respondents. Apartments and manufactured and mobile homes were the next desired housing type. Other housing styles that can offer affordable ownership were also desired including townhomes and condominiums.

TECHNICAL ADVISORY COMMITTEE

The City has invited residents and community stakeholders involved in affordable and market rate housing development, community and education services to be a sounding board for the Housing Action Plan development. Based on a review of HAP key findings in August 2020, the Technical Advisory Committee identified some ideas to improve availability of housing in Yakima, including:

- **Promote Homeownership for All:** Plan should empower renters to become homeowners in the neighborhoods in which they live. Residents whose families have tended to rent over their lifetimes need to see themselves as potential homeowners. Increase homebuyer down payment assistance or education.
- **Consider Tiny Homes:** Could help serve homeless population and small households. Tiny homes are small dwelling units on a foundation or on a carriage with wheels with between 150-400 square feet of habitable floor area. They are affordable compared with traditional site-built homes. They may be located on their own lot, serve as an accessory dwelling unit, or be located in a village arrangement in a manufactured home or RV park.
- **Intergenerational housing** is an important part of the housing model in Yakima.
- **Address mobile home parks** that are dilapidated.

- Incorporate anti-displacement policies and strive for mixed-income integration. New development should not displace current residents.
- Address Opportunities for Farmworker Housing: COVID has resulted in loss of about 30% of Farmworker inventory. Farmworker wages have grown enough that many farmworkers can't qualify for low-income housing and can't afford market-rate housing. Potential for seasonally-based coordination of seasonal farmworker housing and winter sever-weather shelter for people experiencing homelessness.

Policy Evaluation

This section considers the growth target evaluation and permitting results above, as well as community survey results to consider the progress in the City's Comprehensive Plan Housing and Land Use policy implementation and how well the policies relate to the Yakima Housing Needs Assessment.

The policy review considers the following evaluation criteria in terms of success/productivity in achieving the housing units and capacity, and the status and achievement of goals and policies. The relationship of the goals and policies and the housing needs assessment is also referenced.

Evaluation Criteria

Success in attaining planned housing types and units

- P#: Count of relevant projects built since 2017 or in pipeline
- D#: Dwelling capacity in projects built since 2017 or in pipeline

Achievement of goals and policies

- Goal and policy – progress in implementation:
 - E: Early/initiated
 - M: Moderate progress/maturing implementation through funding/code/program development
 - C: Completed
- Compatibility with GMA Law & Rules and CPPs since Adoption:
 - R: Retain, still compatible and valid
 - U: Update to recognize recent city initiatives, clarity, or ease of implementation

Linkage to Housing Needs Assessment and HAP Objective

- V: Valid, continuing need for goal/policy to meet identified gap in HNA and/or HAP Objectives or City Vision/Comprehensive Plan
- A: Amend to address gap in HNA or HAP Objectives²
- I: Indirectly related to HNA or HAP Objective

² Strategies should focus on four priority issues: Infill Development; Promote Home Ownership for Low to Moderate income families; Affordable Senior Housing; and Permanent Supportive or Transitional Housing.

HOUSING ELEMENT POLICY REVIEW

Exhibit 20 lists each policies in the Housing Element chapter, the data and information considered, and the relationship to the evaluation criteria.

The City has implemented policies around housing preservation, supply, and diversity, and its permit trends show the range and numbers of dwelling units increasing. The City’s community services program supports housing quality and construction though its funding must be prioritized as it is limited. Most policies directly support the findings of the housing needs assessment; a few on design or on services could be more clearly written. The main consideration is funding to implement policies that are early or moderate in their implementation status.

Exhibit 20. Housing Element Goal and Policy Review

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 5.1. ENCOURAGE DIVERSE AND AFFORDABLE HOUSING CHOICES.				
5.1.1. Monitor market rate and affordable housing needs. Review and adjust land capacity for housing development and redevelopment based on housing needs.	Quantitative: Growth Capacity	Updated land capacity shows more than sufficient for target and illustrates range of housing types. See Exhibit 4.	M	V
5.1.2. Promote the preservation, improvement, and development of single family homes in Yakima.	SF permits SF home repair program	Single family units have been developed for market rate purposes. See Exhibit 12. The City’s Senior/Disabled Home repair program was established over 20 years ago. The average grant awarded is approximately \$5000 per home over a lifetime. In 2019, 74 homes were served. ³	M	V
5.1.3. Encourage mixed use infill development, particularly Downtown and in commercial nodes.	Number of MU projects Number of DUs	From 2015-2019, four mixed use projects were completed in the CBD zone, creating 33 dwelling units. In 2019, The GC and B-1 zones saw larger multifamily projects. See Exhibit 16.	M	V
5.1.4. Facilitate small lot sizes, condominiums, clustering and other options that increase the supply of affordable homeownership options and the diversity of housing that meet the needs of aging,	Number of projects of each type	The City allows zero lot line/common wall single family developments that have been developed in the R-1 and R-2 zones. Townhomes have been	M	V

³ City of Yakima. Office of Neighborhood Development Services, Year End Report 2019: <https://www.yakimawa.gov/services/neighborhood-development-services/files/Year-End-2019.pdf>.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
young professional, and small and large households.	Average bedrooms for new SF and MF Subsidized units for seniors	developed in the R-2, R-3 GC, and RD zones. Multifamily development in the GC zone includes apartments with studio, 1, 2, and 3 bedroom units (The Lodges). Units specifically developed for seniors not recently achieved. Data on bedrooms not available in consistent format. City has developed a tracking approach to address this for future years.		
5.1.5. Allow accessory dwelling units in single family zones to increase the supply of affordable housing units and to help existing homeowners remain in their homes.	Number of ADUs and location	See Growth Target discussion above including permit trends. While just two ADUs were permitted in 2015-2019, there are four permits submitted in 2020 and two pending ADU permits anticipated.	M	V
5.1.6. Allow manufactured homes on individual lots in residential zones in accordance with the provisions of state and federal law. Apply development and design standards equally to manufactured housing and other residences.	Code present. Manufactured homes added, or replaced.	The City allows both manufactured homes on properties (13 permitted over 2015-2019) and in parks (40 permitted in last 5 years).	C	V
5.1.7. Promote the improvement of existing mobile home parks to meet health and safety standards and quality of life needs of residents.	Programs in place, units replaced, park infrastructure improved.	Comprehensive improvements to manufactured home parks have not been made. Units have been replaced individually. One park did expand to add ~six units, but only that expansion area was upgraded to current standards.	M	V
5.1.8. Encourage and incentivize affordable housing to development.	Number of units built at below 80% AMI by income band.	Bicycle Apartments constructed in 2019 includes 40 of 80 units for homeless/low income (B-1 zone). The Yakima Armory developed by the housing authority in 2019 provides 34 units of housing for homeless and low-income veterans (R-2 Zone).	M	V
5.1.9. Support proposals for affordable assisted and market rate housing based on the following criteria: <ul style="list-style-type: none">▪ Dispersion of affordable housing throughout the City▪ Convenient access to transit▪ A range of unit types	Spread of unit types using permit data. Overlay permitted housing on map	There have been a range of unit types, both ownership and rental, across zones. See Exhibit 16. Developments in the commercial and mixed use areas are more well-served by transit, and there	M	V

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
<ul style="list-style-type: none"> Ownership housing when possible Long-term affordability 	<p>of transit stops (if available). Housing with long-term affordability agreements.</p>	<p>has been an increasing share of units in these zones. ⁴ See discussion under 5.1.8. The affordable apartment developments have long-term affordability agreements.</p>		
<p>5.1.10. Remove barriers to development of affordable and market rate housing.</p> <ul style="list-style-type: none"> Maintain a zoning system that allows a wide range of housing types and densities. Use creative SEPA tools such as exemption thresholds, infill and mixed use exemptions, or planned actions to encourage housing and streamline permitting. Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing. 	<p>Document 2019 ordinance for rezones and SEPA tools. Compare fees to cities of similar size/make up in Eastern Washington? Review target permit review to actuals if City has data.</p>	<p>The City adopted Ordinance No. 2019-044. It reduced permit review types for housing, increased SEPA threshold exemptions, adopted an infill exemption, and modified densities including reducing limits in densities in multifamily and mixed use zones. City fees for a Preliminary Plat are similar and lower than similar eastside communities of similar population or role in counties:</p> <ul style="list-style-type: none"> Kennewick: \$1,080 + \$33/lot, max. \$2,160 Spokane Valley: \$2,324+\$40/lot Wenatchee: \$1,700 + \$45/lot Yakima: \$1,720 	M	V
<p>5.1.11. Encourage a range of affordable homeownership options and provide access to education for first time buyers.</p>	<p>HNA stats on affordability – sales price of recently permitted homes</p>	<p>More affordable home ownership types are being built including common wall single family and townhouses. See Exhibit 18 and Exhibit 19. Between 2015-2019, the City added 2 homeowner units in its first-time homeownership program. (Page 18 Annual Action Plan, Draft 2019)</p>	M	V
<p>5.1.12. Participate in efforts to secure land available for affordable housing.</p>	<p>Document City participation.</p>	<p>Due to limited federal funding, and preference for other programs, the City's 2020-2024 Consolidated Program does not anticipate acquisition.</p>	E	V

⁴ See Yakima “City Map” and click zoning and transit layers: <https://gis.yakimawa.gov/citymap/>.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
5.1.13. Allow for well-designed farmworker housing recognizing the City of Yakima's role as the primary city in the agricultural Yakima valley with the greatest range of housing opportunities, urban infrastructure, and public services.	Report on recent farmworker housing projects (e.g. hotel conversion). Status of design code.	In 2018, FairBridge Inn & Suites was converted into housing for up to 800 seasonal farmworkers. The Yakima Housing Authority operates about 44 farmworker housing units and 16 units for seasonal farmworker housing.	E	V
GOAL 5.2. PRESERVE AND IMPROVE EXISTING RESIDENTIAL NEIGHBORHOODS.				
5.2.1. Invest in and improve quality of life in existing neighborhoods.	City programs regarding quality.	Policy is broad and could be improved to assist in implementation. The City has a program to replace streetlights in neighborhoods. The City has mapped pavement conditions, sidewalk problems, safe routes to schools, and bicycle connections and areas of improvement to help prioritize efforts ⁵ . The City has also identified non-motorized improvements that improve walkability, mobility, and drainage in its capital facility plans. ⁶	U	A
5.2.2. Support programs that improve and preserve Yakima's existing housing stock.	Housing repair and CIP investments.	See discussion under 5.1.2.	M	V
5.2.3. Seek alternatives, when feasible, to demolition and removal of units from housing stock.	Unclear, qualitative.	Unclear, qualitative. Over the 2015-2019 period the City saw 199 units demolished about 14% of the units permitted. It is unknown if the units demolished were replaced in new developments.	U	A
5.2.4. Encourage maintenance and preservation of existing housing. Maintain the City's Housing Repair Assistance Program for low- and moderate-income homeowners.	Identify number of households served and dollars per capita invested.	See discussion under 5.1.2.	M	V

⁵ City Map: <https://gis.yakimawa.gov/citymap/>. Planning Gallery: <https://gis.yakimawa.gov/portal/apps/MinimalGallery/index.html?appid=8b762817e48a4bdf93e7cbeadf2e3a93>.

⁶ Capital Facilities Plan 2017: https://www.yakimawa.gov/services/planning/files/2014/12/Final-CFP-2017_0525-CLEAN.pdf.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 5.3. ENSURE AN ADEQUATE SUPPLY OF HOUSING FOR PERSONS WITH SPECIAL NEEDS.				
5.3.1. Prioritize the provision of fair share housing opportunities to all economic segments of the population and those with special needs.	Average values based on permit valuations.	In addition to the development of affordable and special needs housing described under 5.1.8 the City has allowed a variety of housing types that are available at different price points. See Exhibit 17. Single Family Permit Values and Affordability Chart to Exhibit 19.	M	A
5.3.2. Support development of new units and the operation of existing units for housing persons with special needs such as the disabled and elderly. Promote universal design principles in new and rehabilitated housing to ensure housing is designed for all persons and abilities.	Zones/acres allowing attached housing or senior housing. Units built for seniors, disabled. Status of design code.	Retirement homes are allowed in all residential zones except R-1 and commercial and mixed use zones. Universal design not adopted yet; however, the City has a provision to allow for reasonable accommodations and waiver of building code requirements to ensure access to housing that meets the needs of the disabled. (YMC 15.09.110 Reasonable accommodations process)	M	V
5.3.3. Support programs that offer assistance to homeless individuals and families.	City funding (human services, CDBG) and City participation. HNA, Schools? Related to need identified: Number of shelter beds, number of families assisted.	The City restricts unlawful camping on sidewalks; to assist the homeless, the City worked with Yakima Union Gospel Mission, Transform Yakima Together, Yakima Neighborhood Health Services, and multiple City departments as part of a taskforce to help homeless find shelter, food, and services. ⁷ The City has been working towards building more affordable housing as a longer term solution. Bicycle Apartments constructed in 2019 includes 40 of 80 units for homeless/low income (B-1 zone). The Yakima Armory developed by the housing authority in 2019 provides 34 units of housing for homeless and low-income veterans (R-2 Zone).	M	V

⁷ See: <https://www.yakimawa.gov/media/news/task-force-helps-homeless-find-shelter-food-services/>.

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
5.3.4. Support programs and housing options that allow the senior population to age in place as their housing needs change.	Housing repair programs – seniors served. Supportive services (meals on wheels) and households served.	The City offers a Senior/Disabled emergency rehabilitation program to fix life and safety issues that would otherwise displace these elderly and frail homeowners into care facilities or risk homelessness. the City of Yakima Office of Neighborhood development Services assist approximately 100 Senior/Disabled low to moderate income Homeowner units a year with CDBG Single Family Rehabilitation program. Housing repair programs: see discussion under 5.1.2.	M	V
GOAL 5.4. ENCOURAGE DESIGN, CONSTRUCTION, AND MAINTENANCE OF HIGH QUALITY HOUSING.				
5.4.1. Promote sustainable development practices in housing development.	Code status. Not a HNA gap. Could review in strategies.	Policy language is un-descriptive of what sustainable means. It could include access to open space and walkable communities, as well as healthy building materials, energy efficient equipment, and indoor air quality.	U	V, I
5.4.2. Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.	Existing Code Not a HNA gap. Could review in strategies.	The City applies site screening standards as a buffer between uses. Design standards are not widely applied.	M	V, I
5.4.3. Encourage development of well-designed new housing in coordination with population growth, employment growth, and transportation goals.	Land capacity. Housing built versus demand (vacancy).	The City has adequate housing capacity. See Exhibit 4.	M	V
5.4.4. Coordinate future housing development with capital planning and investment.	Sewer and water service gap areas and investments. Code status for concurrency.	There are vacant acres that require extension of sewer infrastructure to be served. See Exhibit 7 to Exhibit 9. Densities are limited until services are available; see YMC 15.05.030.	M	V
5.4.5. Implement utility standards that encourage infill development.	Same as above.	Addressing strategies to advance infrastructure at a level that can help advance housing construction. The City does have a program to fund public facilities for low and	M	V

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		<p>moderate income households. Another program to advance all types of housing (market rate and affordable) could assist in providing for housing.</p>		
<p>5.4.6. Ensure multimodal public and private transportation options are available for new and redeveloped housing.</p>	<p>Review transit in relation to zoning density.</p>	<p>See Policy 5.1.9 for transit; transit serves higher density areas. City standards address street standards for new development. See 5.2.1 for investments in non-motorized improvements.</p>	<p>M</p>	<p>V</p>
<p>5.4.7. Promote complete streets and trails to interconnect Yakima's neighborhoods and promote walkability.</p>	<p>Code status. Lower priority for data analysis: not a HNA gap. Miles of new streets and trails and sidewalks.</p>	<p>Yakima has adopted a complete streets policy in YMC 8.96. See 5.2.1 for investments in non-motorized improvements.</p>	<p>M</p>	<p>V</p>
<p>5.4.8. Promote safe, energy efficient, and healthy housing attainable to very low-, low-, and moderate-income households. Explore measures to improve indoor air quality and foster construction methods that reduce dust, mold, and air toxics concentrations in the homes.</p>	<p>Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.</p>	<p>City applies state energy code. Sustainable building practices have not been implemented in regulations.</p>	<p>M</p>	<p>V</p>
<p>GOAL 5.5. FOSTER A CARING COMMUNITY THAT NURTURES AND SUPPORTS INDIVIDUALS, CHILDREN, AND THEIR FAMILIES.</p>				
<p>5.5.1. Make human services more inclusive and accessible to the Yakima community.</p>	<p>Indirectly related to HAP. Discuss with TAC.</p>	<p>The City offers a wide variety of community services including housing repair for existing residents, and landlord-tenant counseling. For new housing opportunities, the City helps fund public facilities that benefit low and moderate income residents. The City also acquires property to help construct homes under federal funding. The City helps develop affordable housing through a Community Housing Development Organization (CHDO). Some programs have been cut back due</p>	<p>M</p>	<p>A</p>

Adopted Goal and Policy	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		to limited funding (e.g. having to strictly prioritize housing repair funds). ⁸		
5.5.2. Identify opportunities and develop strategies that are proactive and preventative in their approach to human services needs.	Indirectly related to HAP. Discuss with TAC	This broad policy could mean advanced assistance to households prior to their becoming homeless. See 5.3.4.	U	A
5.5.3. Allocate City general funds and seek federal and state funds to offer human services that the City can best provide to address a spectrum of community needs.	Indirectly related to HAP. Discuss with TAC	See Policy 5.5.1.	E	V
5.5.4. Consider human services objectives in developing City regulations and codes. For example, enforcing code abatement may mean making people homeless. Ensuring there are community resources to assist these residents, before they are abated, is critical.	Code abatement and loss of housing stock, and assistance offered to households.	The City has a code enforcement program and a transparent “Yak Back” requests to assure quality neighborhoods and safety; the City also offers programs to address housing and facility repair, addition of street lights, and graffiti removal. ⁹	E	V
5.5.5. Cooperate with school districts and non-profit human service providers to identify needs and effective delivery of services to individuals, children, and families.	Indirectly related to HAP. Discuss with TAC	The City cooperates with service providers such as with the homeless task force. The City also works with the school districts such as on the Comprehensive Plan policies and capital facilities plan.	M	V
5.5.6. Educate the community about and promote affordable and special needs housing and human services facilities and programs. Conduct early and ongoing public outreach and communication during program or project review and apply appropriate conditions of approval that address community concerns such as traffic congestion, public service provision, or environmental quality.	HAP helps accomplish this.	The City engages the community through its housing and land use plans. The HAP process has included community engagement.	E	V

The Housing Element has an Implementation Strategy. See Exhibit 21. Most of the strategies have been

⁸ Yakima’s [Draft 2019 Annual Action Report](#), indicates “[d]ue to the limited Federal Entitlement funds from HUD, the City of Yakima has cut a number of programs and continues to serve a growing number of Senior/Disabled homeowners with severe emergency repairs such as; no heat, no power, no water, no sewer, and deteriorated roofs that have become insurance concerns that may lead to cancellation.”

⁹ See Code Compliance: <https://www.yakimawa.gov/services/codes/code-compliance/>. Yak Back Requests: <https://gis.yakimawa.gov/portal/apps/View/index.html?appid=bb906efd6d2d4e87a07dd93b906a298d>. See Community Service: <https://www.yakimawa.gov/services/neighborhood-development-services/community-service/>.

implemented on an ongoing basis.

Exhibit 21. Housing Element Implementation of Programs and Action

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
City of Yakima Consolidated Plan	Strategic plan, updated periodically, that provides an assessment of current and projected housing needs, housing market trends, inventory conditions, barriers to providing affordable housing, a list of current providers, and a five-year strategy for providing affordable housing.	<ul style="list-style-type: none"> Data on housing inventory and needs Inventory of affordable housing providers Increase in affordable housing 	<ul style="list-style-type: none"> Regularly updated. Most recent is 2020-2024.
A Ten-Year Plan to End Homelessness: A Five Year Update	Report on local efforts and strategies.	<ul style="list-style-type: none"> Data on homelessness Decrease homelessness 	<ul style="list-style-type: none"> Last version adopted in 2012. City developed more coordinated homeless support and response to address homeless.^{10 11 12}
Annual Action Plan for CDBG and HOME Investment Partnership Funds, 2016	Plan for use of federal funds, updated annually	<ul style="list-style-type: none"> Investment in affordable housing needs and community development needs 	<ul style="list-style-type: none"> Latest plan, 2019.
Yakima County Farmworker Housing Action Plan, 2011 – 2016	Strategic plan for approaching issues related to farmworker housing	<ul style="list-style-type: none"> Housing needs data for seasonal and year-round farmworkers Increased housing stability for farmworkers 	<ul style="list-style-type: none"> The plan does not appear updated since 2016. The City has allowed use of a hotel for seasonal farmworker housing. Farmworker housing is provided by the Yakima Housing Authority and also by producers if participating in the H-2A program.
Zoning Code, YMC Title 15	Regulatory law on housing development, amended as needed	<ul style="list-style-type: none"> Ensure code aligns with goals and needs in the community Remove barriers to affordable housing 	<ul style="list-style-type: none"> City made extensive code updates in 2019 to address barriers to affordable housing.

¹⁰ <https://www.yakimawa.gov/media/news/task-force-helps-homeless-find-shelter-food-services/>

¹¹ <https://www.yakimawa.gov/media/news/participation-sought-yakima-annual-homeless-count/>

¹² <https://www.yakimawa.gov/media/news/wp-content/blogs.dir/6/files/sites/6/Ad-Hoc-Homeless-Facility-Review-Committee-News-Release.pdf>

Implementation Item	Action Type	Desired Result	Implementation of the schedule of programs and actions
Senior/Disabled Persons Home Repair Program	City housing program administered through the Office of Neighborhood Development to those who qualify (income and asset restrictions)	<ul style="list-style-type: none"> Increased investment in neighborhoods Aesthetic improvements 	<ul style="list-style-type: none"> Some programs have been cut back due to limited funding (e.g. having to strictly prioritize housing repair funds).¹³
Exterior Paint Program	City housing program administered through the Office of Neighborhood Development to those who qualify (age and disability restrictions)	<ul style="list-style-type: none"> Increased investment in neighborhoods Aesthetic improvements 	<ul style="list-style-type: none">
Homeownership Through New Construction	City housing program administered through the Office of Neighborhood Development to those who qualify (income restrictions)	<ul style="list-style-type: none"> Increased homeownership 	<ul style="list-style-type: none"> The City also acquires property to help construct homes under federal funding. The City helps develop affordable housing through a Community Housing Development Organization (CHDO).
Tenant/Landlord Counseling	Office of Neighborhood Development Services program to assist either tenants or landlords with disputes and advice on reaching agreements or seeking legal support.	<ul style="list-style-type: none"> Improved tenant/landlord relationships Education on legal support for those in need 	<ul style="list-style-type: none"> The City offers landlord-tenant counseling.
Lot Acquisition Program	A City program within the Yakima Target Area that provides funds to purchase lots for residential development projects. Lots must be residentially zoned, have vacant or substandard buildings, and be developed within 12 months of purchase.	<ul style="list-style-type: none"> New housing stock Neighborhood revitalization New infill development 	<ul style="list-style-type: none"> The City also acquires property to help construct homes under federal funding.
Downtown Redevelopment Tax Incentive Program (YMC 11.63)	A City program designed to provide increased residential opportunities. This program is intended to stimulate new multi-family housing and the rehabilitation of vacant and underutilized buildings for multi-family housing.	<ul style="list-style-type: none"> Special valuations for eligible improvements in residentially deficient urban centers. 	<ul style="list-style-type: none"> Between 2007-2019 27 market rate units were constructed with the MFTE program.¹⁴

¹³ Yakima's [Draft 2019 Annual Action Report](#), indicates "[d]ue to the limited Federal Entitlement funds from HUD, the City of Yakima has cut a number of programs and continues to serve a growing number of Senior/Disabled homeowners with severe emergency repairs such as; no heat, no power, no water, no sewer, and deteriorated roofs that have become insurance concerns that may lead to cancellation."

¹⁴ <https://public.tableau.com/profile/!larc#!/vizhome/MFTEdashboard-final/Dashboard>

LAND USE ELEMENT EVALUATION

The Land Use Element is evaluated with similar criteria as the housing element. See Exhibit 22. The City has implemented the 2017 Comprehensive Plan with areawide rezones as well as processed docket applications to change zoning, such as from R-1 (single family) to R-3 multifamily.

Policies regarding diverse housing types have largely been implemented with flexibilities integrated into the zoning code in 2019. Other than landscaping, policies regarding design standards are early in implementation, and could assist in improving compatibility and character. Policies addressing incentives for affordable housing are also early in implementation.

Some policies are broad and more difficult to determine implementation. Only one policy appears to be a barrier to missing middle housing: “F. Discouraging the conversion of single-family detached structures to multi-family structures except where they conform to density, design, and parking standards for the applicable zoning district.”

Exhibit 22. Land Use Element Review

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
GOAL 2.3. RESIDENTIAL USES. PRESERVE AND ENHANCE THE QUALITY, CHARACTER AND FUNCTION OF YAKIMA’S RESIDENTIAL NEIGHBORHOODS.				
2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima’s evolving population.	Land capacity by zone allowing unit types.	There is a sufficient land capacity across zones to meet growth targets. See Exhibit 4.	M	V
A. <u>Accessory dwelling units (ADU)</u> . Allow for attached and detached ADU’s in all residential districts provided size, design, and other provisions are included to promote compatibility with surrounding uses. Additional considerations may include: <ul style="list-style-type: none"> Reduce the minimum lot size for lots qualifying for an ADU. Allow free-standing ADU’s provided lots retain usable open space and units minimize privacy impacts to adjacent properties. Provide an owner occupancy requirement (owner must live in primary home or ADU) 	Code status. Number built.	Accessory dwelling units were limited in 2015-2019 but more recently have been increasing. Based on the updates to the Zoning Code, the last bullet on owner occupancy should be removed.	M/U	V/A
B. <u>Standard single family</u> . Continue to allow for detached single family dwellings in residential districts.	Relate to land capacity.	The majority of units in land capacity are for detached single family. See Exhibit 4.	C	V

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective	
C.	<p><u>Small lot single family.</u> Allow for small lot single family development (lots smaller than 6,000 square feet) in special circumstances, including:</p> <ul style="list-style-type: none"> Within a master planned development on sites over two acres in size in applicable zones, provided the development incorporates traditional neighborhood design concepts and conformity with district density requirements. On infill sites in R-2 and R-3 district provided they comply with traditional neighborhood design concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000sf and 4,000sf in the R-3 district. 	<p>Code status.</p> <p>Density of new development by zoning district. (Achieved densities.)</p>	<p>In the zoning code lot sizes of 6,000 square feet are allowed. For attached housing smaller lot sizes of 3,500 to 4,000 square feet are allowed.</p>	M/U	V
D.	<p><u>Cottage housing.</u> Allow the development of cottage housing (a cluster of small homes around a common open space) in residential zones, provided special design provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.</p>	<p>Code status.</p> <p>Units built if any.</p>	<p>Cluster development is allowed in City zones. Cottage is not specifically called out.</p>	M	V
E.	<p><u>Duplexes.</u> Continue to allow duplexes in appropriate residential zones, provided density standards are met. Consider incorporating design standards that emphasize a pedestrian-oriented design and the inclusion of usable open space.</p>	<p>Number built.</p>	<p>Duplexes have been developed. See Exhibit 12.</p>	C	V
F.	<p><u>Townhouses.</u> Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.</p>	<p>Status of code incentives.</p> <p>Number built.</p>	<p>Zero lot line is allowed such as townhouses. See Exhibit 12.</p>	M	V
G.	<p><u>Senior and assisted housing.</u> Encourage these housing types in the R-2 and R-3 zones and zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.</p>	<p>Status of code incentives.</p> <p>Number built.</p>	<p>Retirement homes are allowed in all residential zones except R-1 and commercial and mixed use zones.</p> <p>The City allows for more housing styles and types that would be affordable to all ages. There are no recent age-restricted</p>	M	V

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		housing projects in recent years.		
H.	<u>Walk up apartments and stacked flats.</u> Encourage these housing types in the R-2 and R-3 zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.	Status of design code. Number built.	There were about 34 multifamily homes permitted in R-2 and none in R-3 in 2015-2020. However missing middle attached housing was developed in both zones at 204 and 122, respectively.	M V
I.	<u>Live-work units.</u> Promote opportunities to combine live and work spaces in commercial and mixed-use zones.	Status of code. Number built.	Live-work is allowed in commercial and mixed-use zones. The City does not track these unit types now but can do so in the future.	M V
2.3.2.	Preserve and enhance established residential neighborhoods. Specifically:	Code status.	The City provides landscaping and site design requirements but design guidelines and standards are limited.	M V
A.	Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.			
B.	Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.	Rezoning accomplished.	Following the 2017 Comprehensive Plan rezoning were conducted for consistency and to allow more opportunities for housing and mixed uses.	E V
C.	Prioritize the upkeep and improvement of streets, sidewalks, landscaping, parks, utilities, and community facilities in established neighborhoods.	Identify City programs.	The City has a program to replace streetlights in neighborhoods. The City has mapped pavement conditions, sidewalk problems, safe routes to schools, and bicycle connections and areas of improvement to help prioritize efforts. ¹⁵ The	M V

¹⁵ City Map: <https://gis.yakimawa.gov/citymap/>. Planning Gallery: <https://gis.yakimawa.gov/portal/apps/MinimalGallery/index.html?appid=8b762817e48a4bdf93e7cbeadf2e3a93>.

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
		City has also identified non-motorized improvements that improve walkability, mobility, and drainage in its transportation improvement program and capital facility plan. ¹⁶ The City adopted a Bicycle Master Plan. The City has contracted with a consultant to create a Pedestrian Master Plan, due for completion in 2021.		
D. Maintain neighborhood upkeep through strict City code compliance.	Code enforcement actions/type.	The City has a code enforcement program and a transparent “Yak Back” requests to assure quality neighborhoods and safety; the City also offers programs to address housing and facility repair, addition of street lights, and graffiti removal. ¹⁷	M	V
E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use, or industrial. Specifically: <ul style="list-style-type: none"> ■ Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2. ■ Is the site physically suited for the proposed designation? ■ Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)? ■ Avoid spot zones or similar changes that may create instability with the surrounding neighborhood. 	Not applicable. Application review.	The City has conducted areawide rezones consistent with the Comprehensive Plan. Annually, the City has a docket. This policy assists with site-specific rezones.	C	V

¹⁶ Capital Facilities Plan 2017: https://www.yakimawa.gov/services/planning/files/2014/12/Final-CFP-2017_0525-CLEAN.pdf.

¹⁷ See Code Compliance: <https://www.yakimawa.gov/services/codes/code-compliance/>. Yak Back Requests: <https://gis.yakimawa.gov/portal/apps/View/index.html?appid=bb906efd6d2d4e87a07dd93b906a298d>. See Community Service: <https://www.yakimawa.gov/services/neighborhood-development-services/community-service/>.

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
F. Discouraging the conversion of single-family detached structures to multi-family structures except where they conform to density, design, and parking standards for the applicable zoning district.	Potential barrier.	Consider amending policy. This precludes missing middle.	U	V
G. Allow home occupations that would not generate excessive traffic, create parking problems, or degrade the livability or appearance of the neighborhood.	Indirectly related to HAP.	Unrelated to housing strategies.	C	V
2.3.3. Create walkable residential neighborhoods with safe streets and good connections to schools, parks, transit, and commercial services.	Indirectly related to HAP. Discuss with TAC	See Policy 5.1.9 for transit. Yakima has adopted a complete streets policy in YMC 8.96. See 5.2.1 for investments in non-motorized improvements.	M	V, I
A. Construct sidewalks along all new residential streets.	See above.	See above.	M	V, I
B. Provide streetscape standards that create safe and walkable streets within residential developments.	See above.	The City has street tree standards (YMC 8.77) Yakima Tree Board has developed a Tree Inventory. ¹⁸	M	V, I
C. Promote small block sizes to ensure good connectivity and reduced walking distances between residences and schools, parks, and services. Specifically: <ul style="list-style-type: none"> Low density residential: Blocks between 400- 800 feet long are appropriate. 	See above.	City subdivision block sizes are to be no less than 250 feet and no greater than 1,000 feet. (YMC 14.25.050) A gradation of block sizes has not been codified but city range accommodates policy.	M	V, I
<ul style="list-style-type: none"> Mixed residential: Blocks between 300- 660 feet long are appropriate. 	See above.	See above.	M	V, I
<ul style="list-style-type: none"> Provide for through public through block connections for large residential blocks. 	See above.	To be implemented.	E	I, V
<ul style="list-style-type: none"> Commercial and mixed-use designations: Configure development to provide pedestrian connections at 300 to 660 feet intervals. Configure development to provide vehicular connections at 600 to 	See above.	To be implemented.	E	I, V

¹⁸ See: <https://www.yakimawa.gov/services/planning/yakima-tree-board/>.

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
1,320 feet intervals. Allow flexibility for private internal streets to meet connectivity objectives.				
D. Provide for usable publicly accessible parkland within walking distance (1/2 mile) of all new residences.	Indirectly related to HAP. Discuss with TAC. Location of new housing proximity to parks.	Per ParkScore 65% of Yakima residents live within a 10-minute walk of a park. ¹⁹ City equity study has considered investment in parks across districts. City maintains a parks plan.	E	I, V
<p>2.3.4. Consider new design standards for small lot single family development to gracefully integrate these uses into existing neighborhoods in ways that maintain general neighborhood scale and character. Key concepts to consider in the design standards:</p> <ul style="list-style-type: none"> ▪ A covered entry facing the street. ▪ Minimize the impacts of garages and driveways on the streetscape. ▪ Provide usable open space on all single family lots. ▪ Consider a maximum floor area ratio to better ensure that homes are proportional to lot sizes. ▪ Minimum amount of façade transparency to promote more “eyes on the street” for safety and to create a welcoming streetscape. 	Code status. Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.	City has updated zoning standards to allow for smaller lots. The City can require common open space as a condition of approval for Type 2 or 3 review. Design standards for transparency and FAR are not yet fully implemented.	E, M	V
<p>2.3.5. Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas. Key concepts to emphasize in the design standards:</p> <ul style="list-style-type: none"> ▪ Emphasize pedestrian oriented building frontages. ▪ Emphasize façade articulation consistent with neighborhood scale. ▪ Integrate high quality durable building materials and human scaled detailing. ▪ Provide for usable open space for residents. 	Code status. Lower priority for data analysis: not a HNA gap. Consider focusing future survey for HAP on design topics.	Design standards available for parking and landscaping, but other standards not yet in place. Parking standards could be evaluated for right-sizing, such as linking to bedrooms, if there are high rates of available street parking, and in areas with frequent transit service.	E	V

¹⁹ See: <https://parkserve.tpl.org/mapping/index.html?CityID=5380010>

	Type of Evaluation	Success in attaining planned housing types and units	Achievement of goals and policies	Link to HNA or HAP Objective
<ul style="list-style-type: none"> Provide compatible site edges and sensitive service area design. Provide for vehicular access and storage while minimizing visual and safety impacts of vehicles. Integrate landscaping elements to soften building elevations, enhance neighborhood compatibility, and improve the setting for residents. 				
<p>2.3.6. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks and other public/community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.</p>	Not an HNA gap.	Such uses are allowed in the residential zones; while there are landscape standards, other design standards are limited.	M	V
<p>2.3.7. Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.</p>	Code status. Use of density bonuses, MFTE, requests for variances.	<p>The City increased permitted types of innovative housing in 2019.</p> <p>Between 2007-2019 27 market rate units were constructed with the MFTE program.²⁰</p> <p>The City could consider other incentives and bonuses.</p>	M	V

OTHER ELEMENTS

The City’s Capital Facilities Plan was created in 2017. Some of the specific capital improvements will be outdated in 2022. The City could update it with infrastructure investments in amenities and walkability to address policies on neighborhood quality or to unlock some land for development distant from sewer (e.g. latecomers approach with City leading; see below).

REGULATORY INCENTIVES AND BARRIERS

At the time of the Comprehensive Plan update, the Existing Conditions Report (2017) identified some findings about the City’s development barriers. As well, the City has recently reviewed its success in amending its code to add missing middle housing types and remove regulatory barriers.

²⁰ <https://public.tableau.com/profile/!larc#!/vizhome/MFTEdashboard-final/Dashboard>

In 2019, the City adopted regulations that accomplished:

- Adding or amending unit type allowances and revising density limits: The City added allowances for Duplexes on corner lots administratively. Multi-family development up to 7 units per acre is allowed in the R-1 zone.
- Modifying environmental regulations: The City adopted an infill exemption relying on the EIS prepared for the Comprehensive Plan in 2017. The City also adopted the maximum SEPA exemption for single family and multifamily uses.
- Streamlining the permitting or development approval process: The City modified the levels of review for several housing types to have more administrative approvals.

Reviewing the status of Comprehensive Plan Housing and Land Use policy implementation, areas for additional implementation to support housing needs include:

- Revising development standards such as off-street parking requirements: Parking is about 1.5 stalls per multifamily unit and 2 per single-family detached dwelling. The City could consider relating multifamily parking to the number of bedrooms. The City could also considering counting on-street parking. As well, the City could consider higher transit service areas in determining stall requirements.
- Addressing infrastructure gaps or inadequate infrastructure: there are two types of gaps – 1) lack of sewer in growing areas to the north and west and 2) existing developed neighborhoods with poor infrastructure and little to no amenities. This often included an incomplete street grid system and no curb, gutter, or sidewalks. Many of these areas are still on septic systems. There are some gaps in the extent of municipal water and sewer systems in particular that should be addressed to advance City goals for revitalization in already developed areas as well as future development areas. There are state laws allowing community revitalization funding. Cities may also initiate latecomer’s agreements and help fund extensions.²¹
- Implement quality design: Most of the policies around design are only partially implemented. As noted in the Comprehensive Plan Existing Conditions Report, Yakima is the only city among Washington’s most populous cities that does not have design standards for commercial and multifamily development. The City can set expectations for quality and affordable design in new development and prioritize investments in existing neighborhoods lacking infrastructure, recreation, and other features. Addressing quality design can increase the acceptability and compatibility of denser housing types.
- Addressing incentives more holistically beyond the MFTE to attract affordable and senior housing: The City has only attracted about 27 units under the program. The boundary is focused on downtown. The City could consider other possible conditions to attract desired housing such as senior affordable housing. The City could also consider if other areas beyond Downtown would be

²¹ In 2013 and 2015, the Washington State Legislature made changes to latecomers’ laws to require a municipality or district to contract with the owners of real estate upon request to extend water or sewer service where it is a prerequisite to development. The legislative changes also allow counties or cities to participate in or to initiate latecomers’ agreements for utilities. Facilities must be consistent with all applicable comprehensive plans and development regulations, e.g. consistent with comprehensive water system plans, sewer plans, infrastructure standards and specifications, etc.

candidates as urban centers around which to encourage housing. This could include other subarea centers where multifamily is desired.

The Community Survey and Technical Advisory Committee has also noted some areas for review that can be carried forward for considering in the Housing Action Plan objectives and strategies. See Community & Stakeholder Outreach on page 12.

Findings and Next Steps

FINDINGS

This policy framework evaluation has found the City of Yakima could improve its policy implementation in these respects:

- Identify funding sources to extend utilities to otherwise ‘undevelopable’ parcels and developed parcels which at present cannot expand; i.e. an existing lot with a SFR cannot add an ADU unless water and sewer is available.
- Explore incentives for projects that construct new senior housing such as: reduced parking requirements, clustering of units, variety of housing types.
- Consider expansion of the MFTE into areas outside of the downtown core.
- Consider revision to parking standards, especially for high density residential and in the downtown core.

NEXT STEPS

To carry forward the results of this policy framework evaluation and develop Housing Action Plan strategies, next steps include:

- Identify potential code amendment(s) in the zoning/subdivision ordinance to address findings and regulatory barriers.
- Identify potential policy amendments to the Yakima 2040 Plan to address findings and regulatory barriers.
- Present draft HNA, Policy Review, and proposed code/policy amendments to TAC and Yakima Planning Commission.