

Yakima Housing Action Plan

Objectives and Potential Strategies | DRAFT Worksheet

The following objectives and strategies are drawn from the objectives of the Housing Action Plan and findings of the needs assessment and policy evaluation phase of the project.

For reference, the objectives include:

- A. Encourage diverse housing development within existing neighborhoods
- B. Create homeownership opportunities for low- and moderate-income households
- C. Support housing options that allow older adults of all incomes to live in clean, safe, comfortable, and well-maintained housing
- D. Address the need for temporary and permanent supportive housing for those struggling with homelessness
- E. Ensure that existing housing is high-quality and in good condition
- F. Minimize displacement due to new development and code enforcement.

Strategies that meet these objectives and needs are listed under each objective. We would like the Technical Advisory Committee to review these objectives and strategies and help us identify what objectives and strategies seem like a good fit, are missing, or should be changed.

A. ENCOURAGE DIVERSE HOUSING DEVELOPMENT WITHIN EXISTING NEIGHBORHOODS

1. Identify funding and invest in infrastructure
2. Consider recalibrating the MFTE program
3. Revise parking standards, especially for high density residential and in the downtown core.
4. Update city regulations to allow innovative housing types and arrangements such as tiny homes, modular homes and co-op housing
5. Work with faith based organizations on housing
6. Monitor code changes in 2019 to ascertain the City is achieving more “missing middle housing” types

7. Create design standards for multifamily and mixed use development
8. Monitor code changes in 2019 to ensure permitting and environmental review process has improved for housing serving all income levels, particularly low-income households.
9. Consider fee waivers or deferrals for affordable housing
10. Regulate short-term rentals
11. Partner with employers on housing for the workforce

B. CREATE HOMEOWNERSHIP OPPORTUNITIES FOR LOW- AND MODERATE-INCOME HOUSEHOLDS

1. Create or support education programs on how to become a homeowner, establish credit, and secure financial assistance.
2. Explore “Right to Return” policies for promoting home ownership where there has been displacement as a result of new development
3. Expand and update down payment assistance programs
4. Encourage rent-to-own opportunities

C. SUPPORT HOUSING OPTIONS THAT ALLOW OLDER ADULTS OF ALL INCOMES TO LIVE IN CLEAN, SAFE, COMFORTABLE, AND WELL-MAINTAINED HOUSING

1. Incentivize senior housing
2. Expand need-based rehabilitation assistance
3. Support aging in place services

D. ADDRESS THE NEED FOR TEMPORARY AND PERMANENT SUPPORTIVE HOUSING FOR THOSE STRUGGLING WITH HOMELESSNESS

1. Partner with local housing providers
2. Partner to leverage farmworker housing for households experiencing homelessness.
3. Coordinate the usage of seasonal farmworker housing as severe-weather shelters for people experiencing homelessness in the winter

E. ENSURE THAT EXISTING HOUSING IS HIGH-QUALITY AND IN GOOD CONDITION

1. Expand landlord and tenant assistance. Consider an ombudsman. Use code enforcement revenue to support more code enforcement

staff and infrastructure development.

2. Incentivize landlords to improve the quality and maintenance of housing.
3. Address mobile home parks that are dilapidated.

F. MINIMIZE DISPLACEMENT DUE TO NEW DEVELOPMENT AND CODE ENFORCEMENT

1. Provide tenant relocation assistance
2. Put in place Just Cause eviction protections
3. Consider the strategic acquisition and financing of existing multifamily housing
4. Provide customized housing assistance for households through a Housing Navigator program
5. Adopt a Notice of Intent to Sell / Sale Ordinance
6. Put in place community benefits/development agreements where feasible
7. Encourage micro-retail and flexible cultural space design
8. Grants/Loans to Directly Support Small Businesses
9. Ensure families currently living in non-code-compliant housing are not displaced by code enforcement. Consider a phased code enforcing process with a realistic timeline to complete the process
10. Support third-party purchases of existing affordable housing