

City of Yakima Planning Division

October 5, 2021

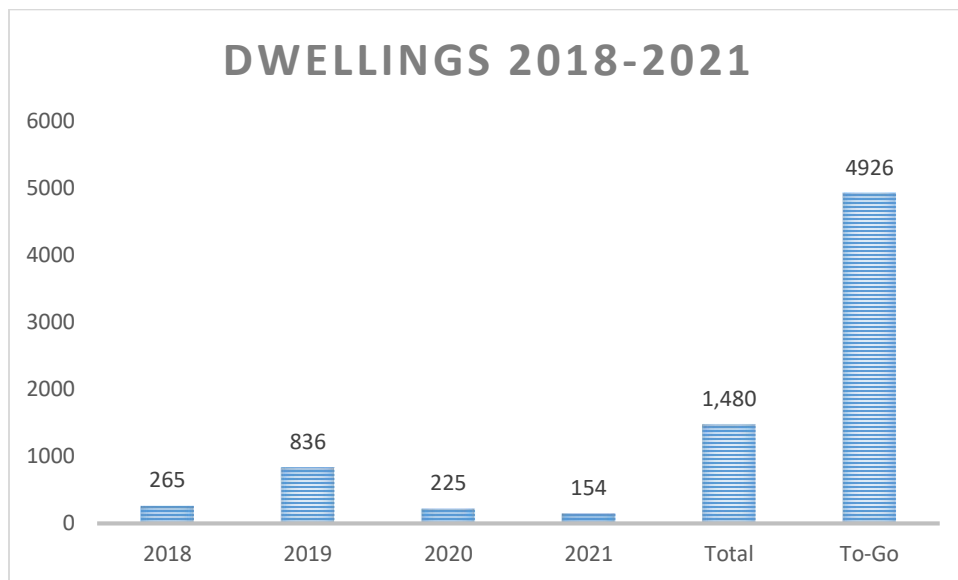
Quarterly Housing Action Plan Update

1. Background

In July 2017, the City adopted its 2040 Comprehensive Plan. Based up on population projections developed by Yakima County, the plan anticipates **17,167 additional people** by the year 2040. Using Yakima's average household size of 2.68 people, this equates to about **295 dwelling units per year** and a total of **6,406 dwellings** during the planning period.

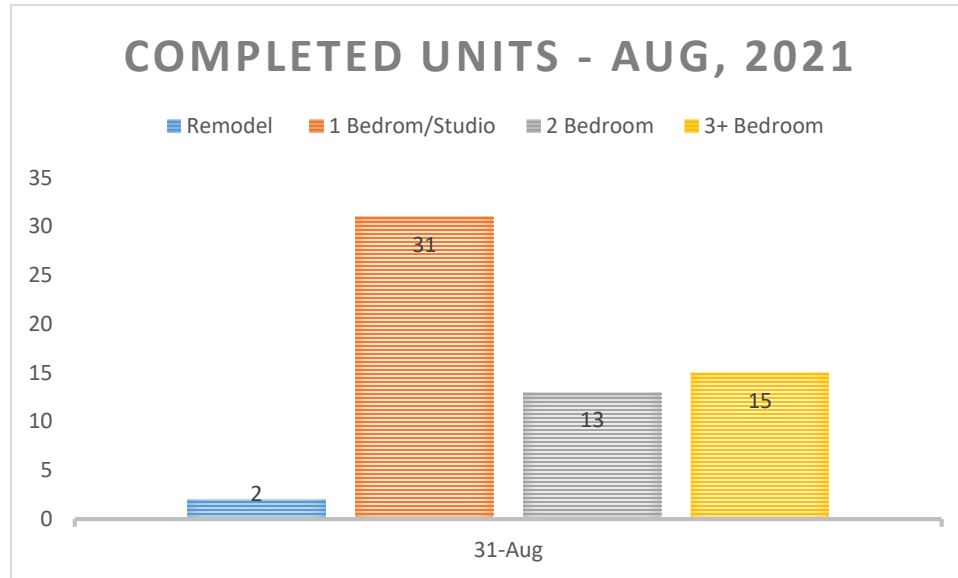
2. Permits Issued

A total of 1,480 dwellings have been permitted during the 2018-2021 timeframe. This accounts for **23%** of our 2040 goal.



3. Completed Development

The Codes division recently started tracking the number of bedrooms to be reported in our permit tracking system. In addition, a new report is being generated monthly that will track completed permit which have received a Certificate of Occupancy. The data includes remodels that add additional bedrooms, studio and 1-bedroom units, 2-bedroom units, and 3+-bedroom units. In total, 59 units were finalized in August 2021.



4. Current housing projects in review

The following projects are currently being reviewed by the Planning Division

- **First Baptist Church of Yakima**
 - Multi-family development consisting of four manufactured homes and associated parking in the GC zone.
 - Comment period ended 9/13. Decision to be issued in September.
- **Kinloch/Borton**
 - 9-lot Final Short Plat
 - Under review by planning/engineering staff
- **Aspen Estates Phase 2**
 - 22-lot Preliminary Long Plat
 - Planning Commission recommended approval on 9/8. Will be scheduled for future Council date TBD.
- **Apple Tree No 4, Phase 2**
 - 72 lots in the R-1 zone for single family homes, including multi-family and duplex lots
 - Hearing Examiner recommended approval. Will be scheduled for future Council date TBD.
- **96th and Tieton Mixed-Use Master Planned Development**
 - Seven residential lots for 14 duplexes (28 units), including a commercial lot
 - Scheduled for Hearing Examiner 9/9 – Awaiting HE decision.
- **Bainter Residential Master Planned Development**
 - 20 duplex lots (40 units) with internal private streets at 502 S 90th Ave
 - Scheduled for Hearing Examiner on 9/9 – Awaiting HE decision
- **Powerhouse Road Mobile Home Court**
 - 117-unit expansion to existing mobile home court at 4601 Powerhouse Road
 - Awaiting submittal of Critical Areas Ordinance application
- **Kerry and Gina Martin CPARZ**

- Project specific rezone to allow 14 new apartment units
- Scheduled for Council 11/1
- **Rick Hargraves CPA/RZ**
 - Rezone a portion of property to be merged with adjacent parcel to facilitate residential construction
 - Scheduled for Council 11/1
- **Racquet Lane Townhomes CPA/RZ**
 - 3.62 acres proposed to change to Mixed Residential/R-3 to facilitate future townhome construction. Anticipate +/- 40 units.
 - Scheduled for Council 11/1

5. Planning Commission

The Planning Commission has held study sessions on the following topics:

- Cottage Housing
 - Study sessions on 6/23 and 7/22
 - Draft track changes code updates have been completed
- Tiny Homes
 - Study sessions on 9/8 and scheduled for 10/13
 - Draft track changes code updates on in process

6. Permits Page

Permit statistics are tracked monthly. For more information and to view previous years, click the link below:

<https://ci-yakima-wa.smartgovcommunity.com/Public/DocumentsView>