



City of Yakima Comprehensive Plan 2050

DRAFT January 2026



Housing

3 Housing

3.1 Introduction

~~The future demand for housing is~~ Housing affordability is a growing challenge in Yakima. ~~a~~ A crucial element of this plan is ~~There is need to~~ accommodating the current and future housing needs of Yakima's population, ~~including demands~~ needs in for a variety of housing types and affordability levels. This Housing Element contains the goals, policies, and implementation actions that will help Yakima achieve high quality, affordable, and equitable housing for today's generations forward.

The City of Yakima acknowledges that the marketplace will generally provide adequate housing to meet demand for those in the upper economic brackets, but that some combination of appropriately zoned land, regulatory incentives, housing funding and rehabilitation programs, and innovative planning techniques will be necessary to meet the needs of middle- and lower-income residents. Understanding this challenge, and the current housing trends, helps the City plan for the future.

New State Laws under GMA

Since Yakima's previous comprehensive plan update in 2017, the Washington State Legislature adopted several significant changes to the GMA goals and requirements for housing. Exhibit 3-1 summarizes the major legislative changes that apply to Yakima. The City is addressing each requirement in this plan and in its development regulations. See the Technical Analysis for details.

Housing Goal- Growth Management Act

Plan for and accommodate housing ~~Encourage the availability of~~ affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock. (RCW 36.70A.020 (4))

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Exhibit 3-13-13-1. New GMA Requirements Related to Housing that Apply to Yakima

| Legislation (Year) | Summary of New Requirements |
|-------------------------|---|
| HB 1220 (2021) | <p>Affordable Housing, Displacement, and Racially Disparate Impacts. Requires local jurisdictions to plan for and accommodate housing affordable to all economic segments of the population, including moderate, low, very low, and extremely low income, as well as emergency shelters and permanent supportive housing.</p> <p>Mandates that comprehensive plans identify land use capacity, barriers, and programs to address housing shortage.</p> <p>Requires jurisdictions to assess and address racially disparate impacts, displacement, and exclusion in housing, identify areas at high risk of displacement, and establish anti-displacement policies.</p> |
| HB 1337 (2023) | <p>ADUs. At least two ADUs (both attached, both detached, or one attached and one detached) per lot must be allowed in residential zones in urban growth areas (UGAs) within all zones in urban growth areas where single family homes are permitted. Applicable standards for Yakima include:</p> <ul style="list-style-type: none"> • <u>Two ADUs are allowed per lot</u> • <u>ADUs do not require owner occupancy</u> • <u>ADUs allow separate sale</u> • <u>Parking requirements</u> • <u>Maximum size limit shall be no less than 1,000 sq-ft</u> • <u>Setback should not be more restrictive than the that of primary units (can be on lot lines in certain circumstances).</u> • <u>Height limit at least 24 ft.</u> |
| ESHB 1293 (2023) | <p>Design Review. May not impose aesthetic standards or requirements for design review that are more restrictive for ADUs than those for principal units.</p> |

Coordinated development concept example
How are GMA requirements addressed in Yakima's Comprehensive Plan?

Includes a focal point, a connected circulation system, careful siting of parking areas, and a mix of uses. See the Introduction chapter in Volume 2 for a more detailed summary of all new GMA requirements and corresponding updates to Yakima's Comprehensive Plan and development code.



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|---|---|
| <u>HB 1110 (2023)</u> | <p>Middle Housing. Requires cities to allow a broader range of housing types in areas that previously allowed predominantly detached homes. For Yakima (a Tier 1 City of at least 75,00) must include:</p> <ul style="list-style-type: none"> • <u>At least six of the nine middle housing types (duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, cottage housing.)</u> • <u>4 units per lot (6 units per lot near major transit)</u> |
| <u>HB 1998 (2024)</u> | <p>Co-housing. Requires communities to allow co-living on any lot located within a UGA that allows at least six multifamily residential units, including mixed use zoning. This includes any lots required to allow six middle housing units.</p> |
| <u>SB 5258 (2023)</u> & <u>SB 5559 (2025)</u> | <p>Unit Lot Subdivision. SB 5258 requires local governments incorporate provisions related to “unit lot subdivisions” into their short plat regulations. SB 5559 clarified that only cities and town in counties planning under the GMA must adopt the new unit lot subdivision regulations.</p> |
| <u>HB 1754 (2020)</u> | <p>Limitations on Regulating Temporary Housing Provided by Religious Organizations. Places new limitations on the ability of jurisdictions to regulate temporary housing for unhoused individuals on religious organization property. Allows jurisdictions to require a religious organization hosting the homeless and the agency managing the hosting to enter into a memorandum of understanding to protect the public health and safety of residents.</p> |
| <u>HB 1377 (2019)</u> | <p>Density Bonus for Affordable Housing for Religious Organizations. Require fully planning cities and counties provide a density bonus for low-income affordable housing on properties owned by religious organizations. A density bonus is a zoning tool that allows a developer to build higher, more units, or with more floor space than normally permitted in that area.</p> |
| <u>SB 6015 (2024)</u> | <p>Residential Parking. Establishes new rules for residential parking standards, including limitations on what can be required to meet minimum parking requirements. It provides various ways to count parking such as enclosed or unenclosed, tandem, grass block paved surface etc.</p> |

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SB 5184 (2025)

Parking Reform. Reduces or eliminates parking requirements for certain residential uses and commercial spaces in cities with a population of 30,000 or more. Yakima must adopt this by January 2027.

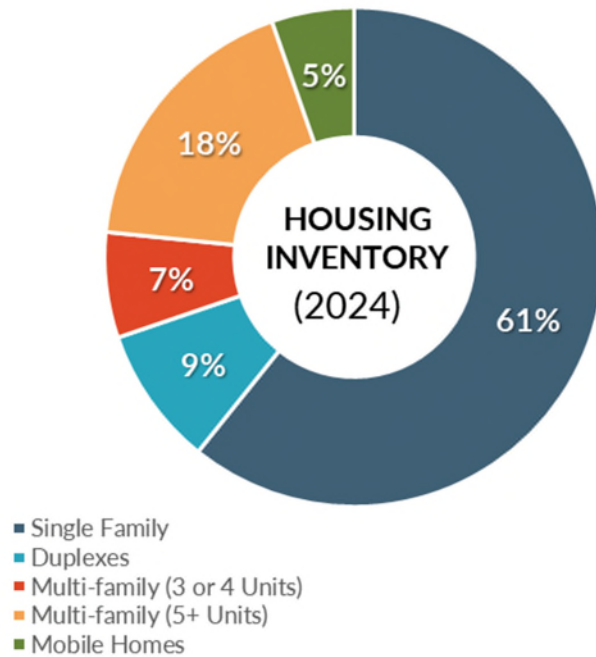
3.2 Housing Today and Tomorrow

Conditions and Trends

Most of Yakima's Housing Stock is Detached Single Family Homes

There were 38,584 housing units in Yakima in 2024. Around 61 percent of these units were single-family detached homes, as shown in Exhibit 3-2. Around 60 percent of structures in 2015 were single family detached units, and another 4 percent of structures were single-family attached units. Only 7.4 percent of structures had 20 or more units (ACS, 2015). Yakima's housing structures are predominantly one to four bedroom units, with a combined 78.3 percent of units falling into these categories. Between 2000 and 2015, total units in Yakima grew by around 23.5% from 28,643 to 35,376 (ACS, 2015). Overall growth in units in Yakima between 2000 and 2016 included an increase in 7.29 square miles (4,813 acres) from annexation. , Small multifamily structures like duplexes, triplexes, and quad-plexes make up about 16 percent of the housing stock, while larger multifamily structures like apartment buildings make up 18 percent. About two thirds of all housing units have either two or three bedrooms (U.S. Census Bureau, 2022).

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Exhibit 3-23-3-3-1. Housing Inventory by Type in City of Yakima, 2024

Source: Washington Office of Financial Management, 2024; BERK Consulting, 2025. **About Half of Yakima's Residents Are Renters**

In 2014, an estimated 54 percent of units were owner-occupied, while 46 percent of units were renter occupied:

Based on Vacancy Rates, Yakima's Housing Supply is Low

Vacancy rates, as an indicator of housing markets, can provide information about how supply and demand are interacting and how the market and prices may react. In 2014, vacancy in Yakima was around 4.9 percent for renters and 2.0 percent for owners. More recent 2016 data showed a tightening of vacancy rates, particularly for renters, of 2.0 percent. Several unit types (1 and 2 bedroom) show a vacancy rate of 1 percent. (Runstad Center for Real Estate Studies / University of Washington, spring 2016)

Yakima Needs more Housing Diversity

Coordinated development concept example
Where are different housing types located?

Includes a focal point, a connected circulation system, careful siting of parking areas, and a mix of uses. [See the Land Use chapter in Volume 2](#)



[for detailed maps of existing land uses within each council district. These maps show the location of parcels with single family homes and multifamily homes.](#)

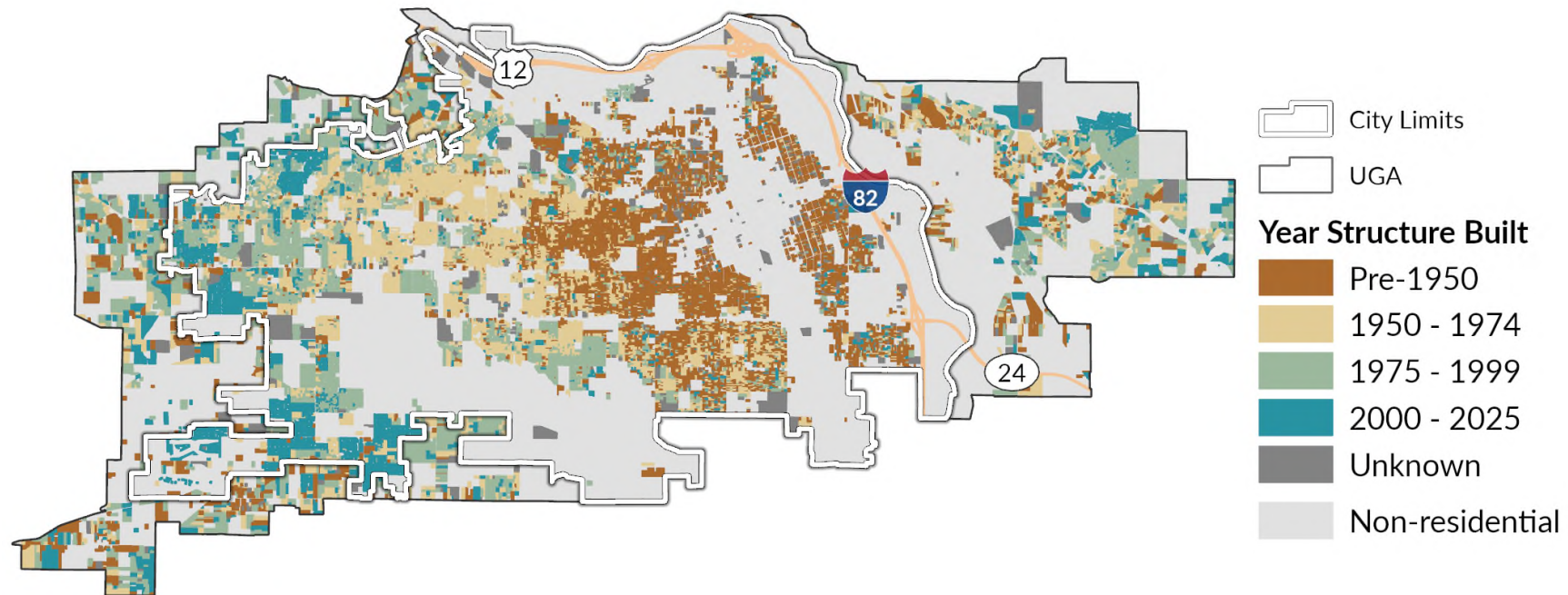
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Over 60% of all housing in the City of Yakima are single-family homes. Not all households require, or can afford, that much space. For example, 30% of all households in Yakima are individuals living alone. Yet only 6% of housing units in Yakima are studios and only 11% 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.

Most of Yakima's Housing Stock is Old

~~In 2014, only 10 percent~~ As of 2025, about 20 percent of residential structures ~~had been~~ were built ~~after~~ since 2000, and ~~50.1 percent~~ nearly two-thirds (63.1 percent) of units were built 40 or more years ago. Since housing units generally have a functional life of around 40 years, those units older than 40 years require additional investments. Preserving existing housing is important to maintain affordability. A map of structure age (both residential and commercial) is shown in Exhibit 3-2; the vast majority of structures in the city are residential with older stock focused in eastern Yakima.

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Exhibit 3-33-33-2. Year Structure Built for Residential Structures Map

Source: City of Yakima GIS ~~2016~~2025; BERK, 2025.

The overall age of housing structures is indicative of structure quality, supported by national research that shows a negative correlation between the age of a unit and its condition. In addition, the older housing in Yakima is generally not aligned well with the current and trending household needs in terms of household size, the high number of households without children, relatively low income levels, and the age demographics of the city. Alternately, Yakima's current population indicates an increasing need for more small houses, townhouses, multifamily, and accessory dwelling units.

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Low Average Household Size

Within Yakima city limits, average household sizes in 2015 were an estimated 2.68 persons per household, and average family sizes were an estimated 3.30 person per family (ACS, 2015). Yakima has among the lowest average household sizes in the county (see chart to the right):

Yakima is a Community for the Young and Old Population

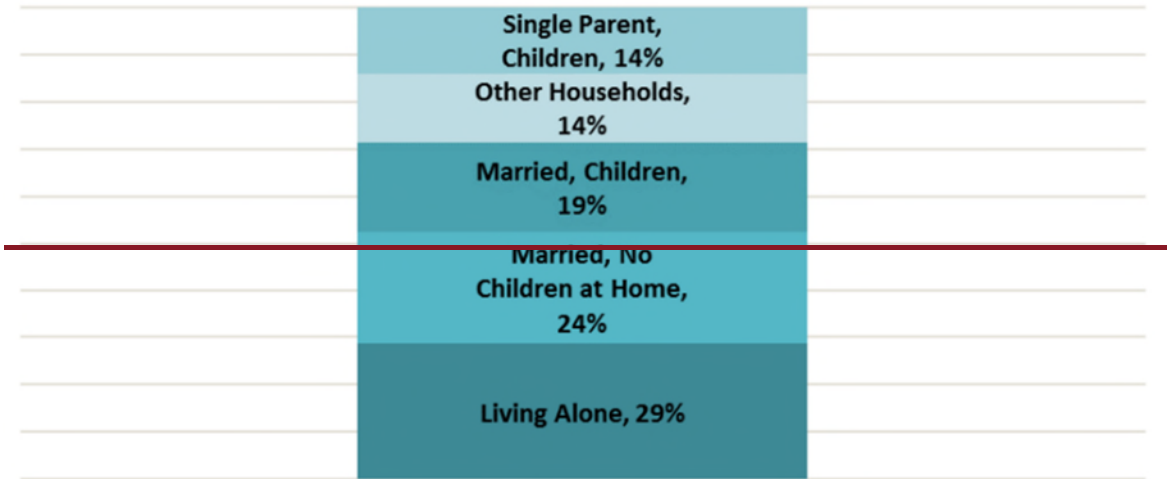
The City's population is getting older on average, with more retirees than any other community in Yakima County. Yet, the City is also seeing an increasing number of children, particularly in east Yakima. Both seniors and children grew by 5 percent between 2000 and 2010 citywide. The City needs to address housing and services for older generations such as aging in place, health, and mobility. The City also needs to address needs of younger residents such as education and recreation. The median age in Yakima in 2015 was 33.2, which has increased slightly over the previous 15 years. An estimated 30.6 percent of the population in 2014 was under 20 years of age, and an estimated 13.8 percent was 65 and older.

Yakima Has Many Young Residents but the Majority of Yakima Households Have No Children

As of 2014, the City of Yakima contained approximately 33,074 households. About 29 percent of households consist of single persons, and another 24 percent of householders are married with no children at home; this means over half of the City's households have single or coupled adults and no children. About 19 percent of households consist of married persons with children, and another 14 percent are households with single men or single women with children at home. Last, 14 percent of households are classified as other households (e.g. non-married households without children). Future housing opportunities would need to address both small units for those living alone as well as larger houses for families with children.

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~~Exhibit 3-1 City of Yakima Household Characteristics: 2014~~



~~Source: U.S.~~

Census 5-Year ACS, 2014; BERK Consulting 2016

Population by Age (ACS, 2014)

| Age-Category | Percent |
|--------------|---------|
| Under 20 yrs | 30.6% |
| 20-64 yrs | 55.8% |
| 65 and older | 13.8% |

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Most New Housing Units Produced are in Multifamily Buildings

Recent development in Yakima is helping to increase housing diversity. Between 2019 and 2024, Yakima added 2,341 units through new housing construction. About 70 percent of these new units were in multifamily structures, from duplexes up to larger apartment buildings (OFM, 2024). This new housing is expanding the range of housing options in Yakima.



Yakima has a Shortage of Housing Compared to Demand

Vacancy rates, as an indicator of housing markets, can provide information about how supply and demand interact and how the market and prices may react. As of 2024, only 2.4% of rental housing units in Yakima were vacant, which is lower than what is considered a healthy rate of 5% to 6%. The supply of ownership housing is also constrained. When vacancy rates and supply are low, people looking for homes have fewer options, increasing competition for the limited units available. This drives up both rents and housing prices.

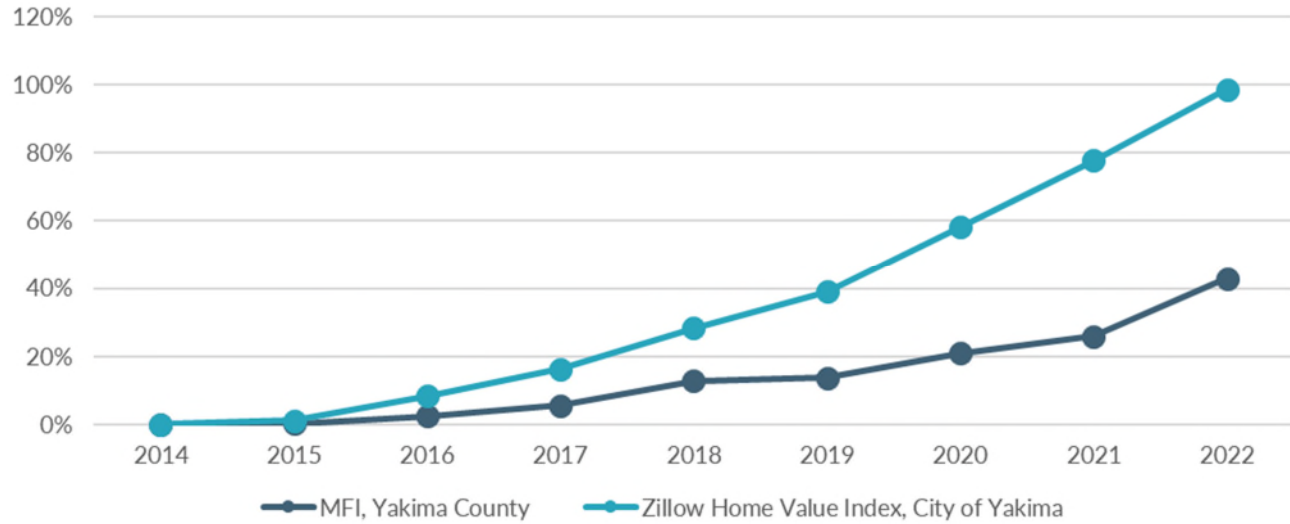
Housing prices are rising faster than incomes

Between 2014 and 2022, ~~t~~The typical home value in Yakima ~~has risen~~ increased by 99%, from \$163,074~~XXX,XXX~~ to \$324,075~~XXX,XXX~~ ~~nearly doubling, between 2014 to 2022~~. Over the same period, the median family income only increased by 43% (from \$47,369~~XX,XXX~~ to \$67,644~~XX,XXX~~). This indicates homeownership is getting further out of reach for many prospective buyers. See Exhibit 3-4.

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Exhibit ~~3-43-43-3~~ 3. Percent Change since 2014 in Typical Home Value and Median Family Income (MFI)

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Coordinated development concept example
How affordable is homeownership in Yakima?

As of 2025 a household would need an annual income of about \$112,000 to afford the average single family home. New homes are even more expensive. Includes a focal point, a connected circulation system, careful siting of parking areas, and a mix of uses. See the Housing chapter in Volume 2



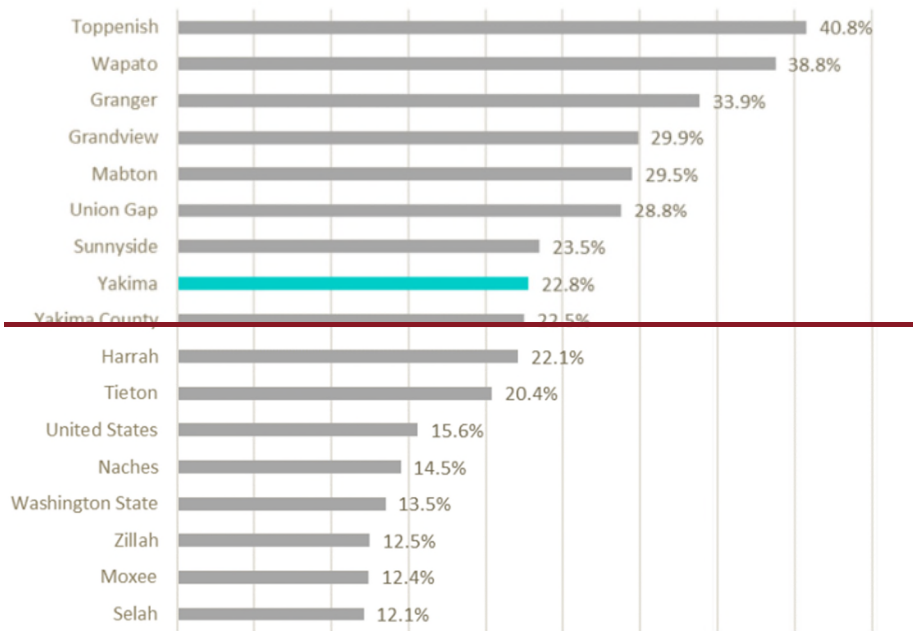
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[Note: Historic MFI and home value data are not adjusted for inflation.](#)

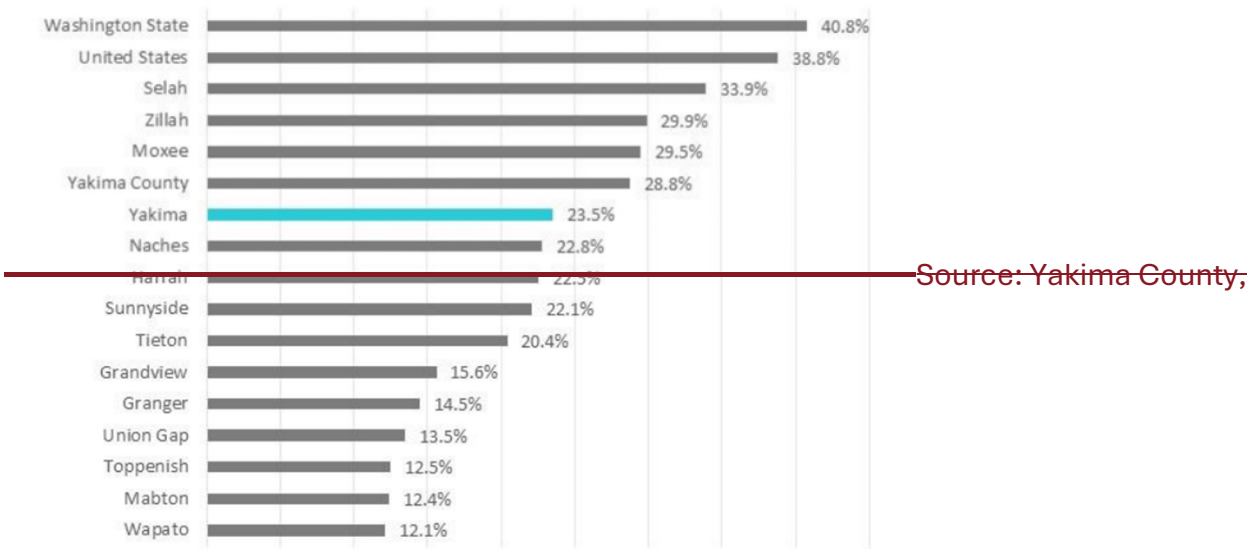
Almost a Quarter of Yakima’s Population Lives Below the Poverty Level

About 22.8 percent of the City’s population earns incomes below the federal poverty level. This is higher than the state as a whole (13.5%). It is within the range of communities in Yakima County. Because the City has the largest population in the County, the City’s total persons in poverty is greater than other communities. Affordable housing options are critical for this population.

Percent of Population below Federal Poverty Level—Yakima County and Communities: 2014



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2016; U.S.

Yakima Needs more Housing Diversity

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[Between 2017 and 2021, 32% of all households in Yakima were cost burdened.](#)

[Ensuring there are opportunities to develop a variety of housing types and densities affordable to different income levels can help to address current and future households and their cost burden.](#)

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Many Households in Yakima are Cost-burdened

Between 2017 and 2021, 32% of all households in Yakima were cost burdened. Nearly half (44%) of renter households, and just under a quarter (23%) of owner households, were cost-burdened. 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, healthcare, and education.

Housing Needs are Greatest among Low-income Households

About 75% of all households with incomes below 50% of the Area Median Income (AMI) are cost-burdened. Over 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.

There is Considerable Need among Elderly Residents

There are 3,405 cost-burdened elderly households in Yakima. About a third of these households are elderly persons (age 62+) living alone, and nearly all have incomes well below the county median (HUD, 2024). These residents are spending more than 30% of their income on housing costs and often have fixed incomes that don't keep pace with rising housing costs over time.

Demand for Special Needs Housing and Programs

Several populations may have special housing needs or supportive services, including the homeless, residents with disabilities, single parents, seasonal and year-round farmworkers, and the elderly.

- ~~According to the Homeless Network of Yakima County, in 2015 homelessness had decreased by over 44 percent since 2006. Homelessness still affects families with children, couples, and single persons.~~ According to the Department of Commerce's Snapshot of Homelessness in Washington State for July 2024, there were 11,971 persons

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who were homeless or unstably housed in Yakima County (Commerce, 2024). This was approximately 5% of the county population. Among these people, 9,906 were considered homeless (Commerce, 2024).

- ~~■ As of 2014, the City of Yakima has the most persons with a disability in the county, and the second highest share of the population at 15.3 percent, behind Union Gap.~~
- ~~■ Single parent households, particularly female headed households, are more likely to have lower incomes and potentially have cost burdens. As of 2014, over 10 percent of city households are female headed and another almost 4 percent are male-headed with children.~~
- As described above, the elderly make up almost ~~14~~¹⁶ percent of the city's population in ~~2014~~²⁰²² (U.S. Census Bureau, 2022). The elderly often have disabilities ~~including self-care or independent living limitations~~ – about 46 percent – requiring universal housing designs that meet ambulatory needs. Continuum of care housing and services allowing aging in place are other considerations over the planning period.
- The City of Yakima is located at the heart of Yakima County, which employs many farmworkers at the farms, orchards, and livestock operations throughout the County. Many of these workers struggle to find stable housing. The City of Yakima and other non-profit agencies offer a number of services that address maintaining and attaining housing to meet the needs of low-income households, disabled persons, and senior citizens in the community. Single parent households, particularly female headed households, are more likely to have lower incomes and potentially have cost burdens. As of 2014, over 10 percent of city households are female headed and another almost 4 percent are male-headed with children.
- The City of Yakima and other non-profit agencies offer several services that address maintaining and attaining housing to meet the needs of low-income households, disabled persons, and senior citizens in the community.

Environmental Hazards and Impacts to Housing Stock

Older houses, which are common throughout the City of Yakima are not as resilience to extreme heat and other environmental impacts that are expected to increase in severity and

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frequency in Yakima. Retrofitting older homes with efficient heating and cooling bears a considerable upfront cost that low-income households or older households on a fixed income may be unable to bear. Additionally, detached single family homes may be at higher risk for damage from wildfires and extreme precipitation, and land uses related to low-density housing development may exacerbate these concerns due to the increased impervious pavement leading to urban flooding from storms and increased wildland urban interface. See the Climate Vulnerability Assessment Memo in Appendix A for further analysis.

Affordable

Appreciation rates have been above average for the last 10 years, at an annual average of 2.5 percent. Home sales prices have jumped by \$20,000 in the last year. The median priced home is attainable to half of the City's residents. However, in 2014, nearly half of Yakima's homeowners were cost burdened and nearly one third of renters are cost burdened.

Rental Costs

The Runstad Center for Real Estate Research has noted that in 2016 that in the previous year "...Yakima County has recorded the greatest decrease in vacancy rate with a considerable drop of 5.8 percent (from 7.8% to 1.7%)." If supply does not keep up with demand, it is likely that rental rates will increase. In the City there is a gap of over 3,300 units affordable to those earning lower incomes. Many households have to pay more than they can afford for the units that are available.

As of 2021, 32% of city renters are cost burdened and 49% of owners are cost burdened. Ensuring there are opportunities to develop a variety of housing types and densities affordable to different income levels can help to support housing affordability for more residents address current and future households and their cost burden.

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~~Homeowner Costs~~

~~As of 2015, the County's housing supply showed it was relatively affordable for a metropolitan area and that there was a large share of homes for sale below the median home price. Recent price increases were leading the state in 2015.~~

~~In 2016, around 56% of households can afford a median home price, with homeownership less attainable for the remaining 46% of the population. To purchase a single family home at the current median selling price a household would need to earn \$38,477 annually or \$3,206 monthly. There are an estimated 18,402 households in Yakima with incomes greater than \$35,000, or 56% of the population that can afford the median home price in Yakima.~~



Challenges and Opportunities

Compared to other areas in Washington, Yakima ~~currently still~~ provides relatively lower-cost housing, the majority of which are single family homes. The City has additional capacity for housing with a large share of land that is developable, particularly to the west, and a good portion of the City that provides an opportunity for infill development and redevelopment.

Low vacancy rates in Yakima contribute to pressure on housing supply as the population grows and the housing stock ages. New housing will be needed to replace units that have reached the end of their useful life and to house new residents. In addition, a diversity of housing types will be needed in order to provide units that fit the needs of large and small households, young and first-time home buyers, special needs populations, those aging in place, and ~~a diversifying population~~ multi-generational households. Yakima has a vision of being a place that provides affordable and quality housing equally to all residents across the city.

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The City has sufficient capacity to meet future housing growth targets for ~~2040~~2046. Yakima's strategy is to focus on infill housing downtown, in mixed use centers, [and throughout the City](#), with compatible transitions to ~~ground-related~~ townhomes and single family dwellings. The capacity in Downtown Yakima and mixed use nodes will create an increased supply of smaller units in multifamily or mixed use residential structures while the undeveloped land capacity to the west will result in added single family units.

Future Needs

[The GMA requires cities to accommodate future housing needs by affordability level. Yakima received its allocation of countywide housing from Yakima County, as shown in Exhibit 3-4. The City must make accommodations to enable housing growth to meet these needs through the year 2046. Exhibit 3-5](#)[Exhibit 3-5. Projected Housing Needs, Yakima County \(2020-2046\)](#)

[shows the allocation and projected housings needs for the City and UGA. Meeting these needs will require increasing the rate of new housing development, with a focus on multifamily housing and lower-cost ownership options such as townhomes and condominiums.](#)

[Exhibit 3-53-3-4. Projected Housing Needs, Yakima County \(2020-2046\)](#)

| Total | Affordability Level (% of Area Median Income) | | | | | | | Emergency Housing/ Shelter Beds |
|--|---|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------------------|
| | 0-30% | | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | Emergency Housing/ Shelter Beds |
| | Non-PSH | PSH | | | | | | Shelter Beds |
| Total Future Housing Needed (2046)** | 8,261 | 4,495 | 25,742 | 36,353 | 12,706 | 8,282 | 18,643 | 1,951 |
| 114,482 | | | | | | | | |
| Estimated Housing Supply (2020)* | 89,425 | 4,351 | 228 | 20,264 | 33,325 | 10,917 | 7,070 | 13,270 |
| | | | | | | | | 572 |

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|---|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| <u>Net New Housing Needed (2020-2046)</u> | <u>25,057</u> | <u>3,910</u> | <u>4,267</u> | <u>5,478</u> | <u>3,028</u> | <u>1,789</u> | <u>1,212</u> | <u>5,373</u> | <u>1,379</u> |
|---|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|

PSH = Permanent Supportive Housing.

* 2020 supply excludes homes in recreational use. Supply of PSH in 2020 is beds. However, projections of Net New Housing Needed (2020-2046) are in housing units.

** Total Future Housing Needed (2046) excludes 2020 homes in recreational use.

Source: WA State Department of Commerce, Growth Management Services Housing For All Planning Tool (HAPT).

Calculations are based on the Yakima County 2046 Population Projections and Allocations.

Exhibit 3-~~63-63-3-5~~. City of Yakima and UGA Combined Allocation of Projected Housing Needs, 2020-2046

| Jurisdiction | Total Units Allocated | Affordability Level (% of Area Median Income) | | | | | | | Emergency Housing/ Shelter Beds |
|----------------------|-----------------------------|---|-------|--------|--------|---------|----------|-------|------------------------------------|
| | | 0-30% | | 30-50% | 50-80% | 80-100% | 100-120% | 120%+ | |
| | | Non-PSH | PSH | | | | | | |
| City of Yakima + UGA | 10,648 | 1,750 | 1,911 | 2,450 | 1,286 | 760 | 514 | 1,977 | 617 |

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Source: WA Department of Commerce, 2025; BERK, 2025.

3.3 Our Housing Plan

Yakima's plan to accommodate its current and future housing needs builds upon its land use plan. Through revisions to zoning and development regulations the city will reduce barriers to the production of new housing, with a focus on multifamily housing, townhomes, cottage housing, accessory dwelling units, and manufactured homes. Actions include providing for greater flexibility with regards to density limits, lot sizes, building heights, and parking standards. The Planning and Building divisions should coordinate code and policy changes, prioritizing reducing barriers for the development of housing. ~~The city can also align its building code with development code, including allowance for townhomes in the zoning code.~~ Another way to reduce barriers is streamlining the city's permit application process and increasing SEPA thresholds. Targeted infrastructure investments to enable higher density infill development will also support this plan.

To encourage and support income-restricted affordable housing projects for lower-income residents, the City can provide incentives such as an expanded multifamily tax exemption (MFTE) program, or the donation of public land.

3.3.4 Goals and Policies

GOAL 3.1 ENCOURAGE DIVERSE AND AFFORDABLE HOUSING CHOICES.

- Policy 3.1.1 Monitor market rate and affordable housing needs. Review and adjust land capacity for housing development and redevelopment based on housing needs.
- Policy 3.1.2 Promote the preservation, improvement, and development of [middle housing and](#) single family homes in Yakima.
- Policy 3.1.3 Encourage mixed use infill development, particularly Downtown and in commercial nodes.

Coordinated development concept example [Does Yakima's zoning and land capacity allow for enough new development to meet all projected housing needs?](#)

[Yes, it does.](#) ~~Includes a focal point, a connected circulation system, careful siting of parking areas, and a mix of uses.~~ [See the Housing chapter in Volume 2](#)



[for an analysis of Yakima's buildable land capacity compared to housing needs.](#)

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- Policy 3.1.4 Facilitate small lot sizes, condominiums, [townhomes](#), [accessory dwelling units](#), clustering, and other [middle housing](#) options that increase the supply of affordable homeownership options and the diversity of housing that meet the needs of aging, young professional, and small and large households.
- Policy 3.1.5 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.
- Policy 3.1.6 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.
- Policy 3.1.7 Promote the improvement of existing mobile home parks to meet health and safety standards and quality of life needs of residents.
- Policy 3.1.8 Encourage and incentivize affordable housing development [for moderate, low, very low, and extremely low-income households](#).
- Policy 3.1.9 Support proposals for affordable assisted and market rate housing based on the following criteria:
- Dispersion of affordable housing throughout the City
 - Convenient access to transit
 - A range of unit types [including middle housing](#)
 - Ownership housing when possible
 - Long-term affordability
- Policy 3.1.10 Remove barriers to development of affordable and market rate housing.
- Maintain a zoning system that allows a wide range of housing types and densities.



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- 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.

- Policy 3.1.11 Encourage a range of affordable homeownership options and provide access to education for first time buyers.
- Policy 3.1.12 Participate in efforts to secure land available for affordable housing.
- Policy 3.1.13 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.



GOAL 3.2 PRESERVE AND IMPROVE EXISTING RESIDENTIAL NEIGHBORHOODS.

- Policy 3.2.1 ~~Invest in and improve~~ quality of life in existing neighborhoods through various programs and investments such as street light maintenance, sidewalk improvements, safe route to school, bike and non-motorized mobility improvements etc.
- Policy 3.2.2 Support programs that improve and preserve Yakima's existing housing stock such as, various capital improvements in the neighborhoods.
- Policy 3.2.3 ~~Seek alternatives, when feasible, to demolition and removal of units from housing stock~~ Prevent demolition of housing structures when possible, by providing resources for periodic maintenance and upgrade and using various funding sources for maintenance in certain neighborhoods based on need.
- Policy 3.2.4 Encourage maintenance and preservation of existing housing. Maintain the City's Housing Repair Assistance Program for low- and moderate-income homeowners



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[Policy 3.2.5](#) [Encourage cooling retrofits and passive cooling measures for existing housing to ensure effective cooling in case of extreme heat.](#)

[Policy 3.2.6](#) [Encourage energy efficiency and water efficiency retrofits for existing homes to lower utility demand during and leading up to natural hazard events.](#)

GOAL 3.3 **ENSURE AN ADEQUATE SUPPLY OF HOUSING FOR [ALL INCOME GROUPS AND PERSONS WITH SPECIAL NEEDS.](#)**

Policy 3.3.1 Prioritize the provision of ~~fair-share~~ housing opportunities to all economic segments of the population ~~and~~ [including](#) those with special needs: ~~as allocated through the regional allocation process.~~

Policy 3.3.2 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 to age in place as their housing needs change.

Policy 3.3.3 Support programs that offer assistance to homeless individuals and families.

Policy 3.3.4 Support programs and housing options that allow the senior population to age in place as their housing needs change.

[Policy 3.3.5](#) [Support programs to ensure that individuals and families vulnerable to natural hazard impacts have adequate housing options. Vulnerable communities include the following:](#)

- [older adults and children](#)
- [those with pre-existing health conditions including pulmonary conditions](#)
- [individuals with mobility challenges](#)
- [low- and extremely low-income individuals](#)
- [pregnant people](#)

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- [people with limited literacy](#)
- [people who speak English as a second language](#)

GOAL 3.4 ENCOURAGE DESIGN, CONSTRUCTION, AND MAINTENANCE OF HIGH QUALITY HOUSING [WITHOUT MAKING UNITS COST PROHIBITIVE.](#)

- Policy 3.4.1 Promote sustainable development practices in housing development [such as the use of energy efficient and durable building material, maintenance of indoor air quality, protection of natural environment, provision of walkability, and others.](#)
- Policy 3.4.2 ~~Ensure Use transitional~~ densities, design and landscape standards ~~to promote ensure housing is compatible with existing character and~~ planned goals.
- Policy 3.4.3 Encourage development of well-designed new housing in coordination with population growth, employment growth, and transportation goals.
- Policy 3.4.4 Coordinate future housing development with capital planning and investment.
- Policy 3.4.5 Implement utility standards that encourage infill development [and middle housing.](#)
- [Policy 3.4.6](#) Encourage or incentivize residential development standards which increase [resiliency to natural hazards such as extreme heat, severe storms, drought, and wildfire smoke through cross-ventilation, passive cooling window coverings, and energy efficiency upgrades](#)
- Policy 3.4.~~7~~⁶ Ensure multimodal public and private transportation options are available for new and redeveloped housing.
- Policy 3.4.~~8~~⁷ Promote complete streets and trails to interconnect Yakima's neighborhoods and promote walkability.
- Policy 3.4.~~9~~⁸ Promote safe, energy efficient, and healthy housing attainable to very low-, low-, and moderate income households. Explore measures to improve

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indoor air quality and foster construction methods that reduce dust, mold, and air toxics concentrations in the homes.

GOAL 3.5 FOSTER A CARING COMMUNITY THAT NURTURES AND SUPPORTS INDIVIDUALS, CHILDREN, AND THEIR FAMILIES.

- Policy 3.5.1 Make human services more inclusive and accessible to the Yakima community, especially to marginalized populations to prevent them from being displaced from their community.
- Policy 3.5.2 ~~Identify opportunities and d~~Develop strategies that result in human services involvements ~~are~~ proactive and preventative of marginalized populations being displaced or homeless ~~in their approach to human services needs.~~
- Policy 3.5.3 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.
- Policy 3.5.4 Consider human services objectives in developing City regulations and codes. Ensure code enforcement does not result in displacement or homelessness. ~~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.
- Policy 3.5.5 Cooperate with school districts and non-profit human service providers to identify needs and effective delivery of services to individuals, children, and families
- Policy 3.5.6 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.



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Policy 3.5.7 Connect with isolated community groups to ensure effective human service delivery and ensure people and homes are safe in the event of emergencies.

Policy 3.5.8 Evaluate services, service delivery, and community-based resources as they relate to making individuals, children, and families more resilient to natural hazards of extreme heat, flooding, wildfires, and drought events.

GOAL 3.6 **PREVENT DISCRIMINATION, AND DISPLACEMENT IN THE DEVELOPMENT AND MAINTENANCE OF HOUSING.**

Policy 3.6.1 Collaborate with community groups, organizations, non-profits, and businesses to help vulnerable groups obtain and maintain housing.

Policy 3.6.2 Evaluate the potential for displacement on lands proposed for rezone or redevelopment for public use.

Policy 3.6.3 Collaborate to understand the drivers of displacement through involvement of community groups, organizations, and institutions in affected areas.

3.43.5 **Implementation**

Yakima’s Housing Element is implemented through the actions and investments made by the City with the support of its residents and stakeholders. Some of these actions include regulatory changes, partnerships, coordination, administrative acts, policy changes, human service programs, and capital investments. The following implementation items aid in this process.

Exhibit 3-~~73-73-6~~. Housing Implementation

| Implementation Item | Action Type | Desired Result |
|--|--|---|
| <u>Adequate Provisions Action Items (2026)</u> | <u>The Comprehensive Plan Volume 2 Technical Analysis includes a list of action items related to affordable housing incentives, development regulation changes, and permit</u> | <u>Reduce barriers to new housing development that can accommodate housing needs at all income levels</u> |

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| Implementation Item | Action Type | Desired Result |
|--|--|---|
| <u>City of Yakima Housing Action Plan (HAP) (2021)</u> | <p><u>process improvements. There are some overlaps between this list of actions and prior studies, such as the Housing Action Plan.</u></p> <p><u>This plan identified six objectives for promoting affordable housing options for all community members across all neighborhoods. To achieve these objectives, it identifies 37 strategies. While some strategies would be pursued in partnership with other organizations, the following high priority strategies can be implemented by the City:</u></p> <ul style="list-style-type: none"> ▪ <u>Update city regulations to remove barriers to innovative housing types.</u> ▪ <u>Make strategic investments in infrastructure.</u> ▪ <u>Encourage rent-to-own opportunities and sweat equity programs.</u> ▪ <u>Expand and update down payment assistance programs.</u> ▪ <u>Develop, acquire, or sell surplus or under-utilized city property.</u> <p><u>Incentivize landlords to improve the quality and maintenance of housing.</u></p> | <ul style="list-style-type: none"> ▪ <u>Encourage diverse housing development within existing neighborhoods.</u> ▪ <u>Create and preserve affordable homes.</u> ▪ <u>Create homeownership opportunities for low- and moderate- income households.</u> ▪ <u>Support housing options that meet the diverse needs of older adults.</u> ▪ <u>Address the needs of those struggling with homelessness.</u> <p><u>Protect against displacement and poor housing conditions</u></p> |
| <u>City of Yakima Consolidated Plan (2025-2029)</u> | <p><u>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. Many of the actions identified in this plan to support</u></p> | <ul style="list-style-type: none"> ▪ <u>Provide decent housing</u> ▪ <u>Create a sustainable living environment</u> ▪ <u>Expand opportunities for Low- and Middle-Income Yakima Residents</u> ▪ _____ |

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| Implementation Item | Action Type | Desired Result |
|---|---|---|
| City of Yakima Consolidated Plan (2025-2029) | <p>housing affordability are mirrored in the HAP. This plan also addresses needs for supportive services and poverty reduction.</p> <p>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. Many of the actions identified in this plan to support housing affordability are mirrored in the HAP. This plan also addresses needs for supportive services and poverty reduction.</p> | <ul style="list-style-type: none"> ▪ Data on housing inventory and needs ▪ Inventory of affordable housing providers ▪ Increase in affordable housing |
| Yakima County's 5-Year Plan to Address Homelessness 2019-2024 | <p>The Yakima County 5-Year Homelessness Housing Strategic Plan serves three critical purposes:</p> <ul style="list-style-type: none"> ▪ Establishing a strategy to address homelessness in Yakima County. ▪ Setting clear, measurable goals to achieve that strategy, and to hold stakeholders within the system accountable to their roles. <p>Creating concise objectives generated by local experts that can be used in making funding decisions for Yakima County.</p> | <ul style="list-style-type: none"> ▪ Reducing homelessness in Yakima County so that it is brief, rare and one-time through an efficient and effective homeless response system that prioritizes and focuses first on putting people into stable housing. |
| 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 |
| Annual Action Plan for CDBG and HOME Investment Partnership Funds, 2024-16 | This plan includes the strategies, goals, and objectives established in the FY 2020-2024 Consolidated Plan and is the basis for the annual funding application for the CDBG and | <ul style="list-style-type: none"> ▪ Investment in affordable housing needs and community development needs |

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| Implementation Item | Action Type | Desired Result |
|---|---|---|
| Yakima County Farmworker Housing Action Plan, 2011 – 2016 | HOME programs. Plan for use of federal funds, updated annually 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 |
| 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 | <ul style="list-style-type: none"> ▪ New housing stock ▪ Neighborhood revitalization ▪ New infill development |

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| Implementation Item | Action Type | Desired Result |
|---|--|---|
| 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. | •—Special valuations for eligible improvements in residentially deficient urban centers. |