

## **RESOLUTION NO. R-2021-**

**A RESOLUTION** approving the City of Yakima Housing Action Plan

**WHEREAS**, The City of Yakima was awarded a grant from the Washington State Department of Commerce to develop a Housing Action Plan (hereafter 'Plan') compliant with House Bill 1923 (R-2019-118); and

**WHEREAS**, the purpose of the Plan (Exhibit "A") is to create a set of concrete steps to meet local housing needs; and

**WHEREAS**, the Plan went through a public process which included public engagement through a Technical Advisory Committee, public survey, interviews with local housing developers, meetings with the Community Integration Committee, press releases, social media and other outreach efforts; and

**WHEREAS**, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on April 8, 2021 (SEPA#007-20); and

**WHEREAS**, on April 28, 2021, the Yakima Planning Commission held an open-record public hearing to consider the proposed Plan, hear testimony from the public, and provide a recommendation to the City Council; and

**WHEREAS**, on May 6, 2021, the Yakima Planning Commission issued its written recommendation for approval of the proposed City of Yakima Housing Action Plan; and

**WHEREAS**, at an Open Record Public Hearing on June 1, 2021 the Yakima City Council voted to approve the City of Yakima Housing Action Plan, consistent with the Planning Commission's recommendation; and

**WHEREAS**, the City of Yakima has complied with the substantive, procedural, and notice requirements associated with SEPA, the Growth Management Act, and the Yakima Municipal Code for; and

**WHEREAS**, the Yakima City Council finds that it is in the best interest of the City of Yakima, and its residents, to approve the City of Yakima Housing Action Plan; now, therefore,

### **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:**

**Section 1. Incorporation of Recitals.** The above recitals are hereby incorporated into this resolution.

**Section 2. Incorporation of the Planning Commission's Recommendation and Conditions of Approval.** The Planning Commission's Recommendation is hereby adopted and ratified by the Yakima City Council as its decision and approval of the Plan

herein. A copy of the Recommendation is attached hereto as Exhibit "B" and fully incorporated herein by this reference.

**Section 3. Findings.** The Yakima City Council adopts the findings of the Planning Commission as its own findings herein, and further finds that the requirements of the Washington State Department of Commerce Grant have been met.

**Section 4. Approval.** The Yakima City Council, after reviewing all the evidence and the Yakima Planning Commission's Recommendation, hereby approves and adopts the City of Yakima Housing Action Plan.

**Section 5. Severability.** If any section, subsection, paragraph, sentence, clause, or phrase of this resolution is declared invalid or unconstitutional for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

**ADOPTED BY THE CITY COUNCIL** this 15th day of June, 2021.

ATTEST:

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Patricia Byers, Mayor

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Sonya Claar Tee, City Clerk

## **Exhibit “A”**

### **Housing Action Plan**

## Exhibit "B"



### DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

#### Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

### YAKIMA PLANNING COMMISSION

### RECOMMENDATION TO THE YAKIMA CITY COUNCIL CITY OF YAKIMA HOUSING ACTION PLAN

April 28, 2021

**WHEREAS,** The City of Yakima was awarded a grant from the Washington State Department of Commerce to develop a Housing Action Plan (HAP) compliant with House Bill 1923 (R-2019-118); and

**WHEREAS,** the purpose of the HAP is to create a set of concrete steps to meet local housing needs; and

**WHEREAS,** the HAP process included public engagement through a Technical Advisory Committee, public survey, interviews with local housing developers, meetings with the Community Integration Committee, press releases, social media, and other outreach efforts; and

**WHEREAS,** SEPA Environmental review was completed with a Determination of No significance issued on April 8, 2021 which was not appealed; and

**WHEREAS,** On April 14, 2021 the City of Yakima Planning Commission held a study session on the HAP; and

**WHEREAS,** The Yakima Planning Commission held an open record public hearing on April 28, 2021 to hear testimony from the public, consider the Housing Action Plan, and provide a recommendation to the Yakima City Council;

**Now therefore, the Yakima City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Yakima City Council:**

**APPLICATION #** SEPA#007-20  
**APPLICANT:** City of Yakima Planning Division  
**PROJECT LOCATION:** City-Wide

#### FINDINGS OF FACT

1. The Planning Commission adopts the findings of fact from the staff report and staff report supplement, attached hereto as Exhibit A and Exhibit B, respectively.
2. In addition to the above-listed Exhibits, the Planning Commission enters the following findings of fact based on testimony provided and subsequent discussion during the public hearing:

Public Testimony excerpt from the meeting minutes:

Brian Hedengren – 1813 Mayhan Ave, Richland WA, but noted he was in the process of moving to the Yakima Valley. Question about available land – most of the undeveloped land is privately held. Are there ways to promote opening land for development? Calhoun answered that the primary way that undeveloped land is addressed is through strategy 1 – Update city regulations to remove barriers to innovative housing types. This strategy, along with past updates to the zoning ordinance, will provide more opportunities for vacant lands to be developed. Question about agricultural use in city limits – farmland vs. land for development. Calhoun answered that farmland in the city is allowed to remain in production. All currently farmed areas are zoned for some kind of use, whether residential, commercial or industrial. The farmland can continue as long as the property owner desires, and future projects will be dependent on the underlying zoning district.

Corey Baldwin – 012304 181<sup>st</sup> Dr, Snohomish, WA. Mr. Baldwin represents Shelter Resources, Inc. which is an affordable housing developer/operator. Recently purchased Englewood Gardens in Yakima, a senior housing community. Financing for affordable housing is very competitive in WA. Wants to make sure that RFP's are timed with application cycles such as housing trust fund or housing finance commission. Most resources in recent years have gone to the Seattle area, the rest of the state needs an equitable share of resources.

3. YPC Discussion excerpt from the meeting minutes:

Wallace closed the public testimony portion of the hearing and opened for commissioner testimony. Place stated she liked the proposed changes to the plan. She discussed the sales tax portion of the RCW that goes to the vote of the people. Would like to encourage the City Council to put it on the ballot. Hughes-Mickel asked about land capacity. Calhoun explained that the HNA and 2040 comp plan identified that there is more than sufficient land capacity to meet the population projection and annual average housing goal of 295 dwelling units. Hughes-Mickel asked about criteria for determining priorities. Calhoun stated that priorities were ranked by the TAC and also based upon feedback received during the survey and other public engagement activities. The priorities will follow the priority 1, 2, and 3 from a timing standpoint, but there are also short-, medium- and long-term timelines. There will be some overlap of priority 1, 2, and 3 strategies due to the timeframe in which to implement them. Rose discussed infrastructure, such as sewer, water, and roads. Need to make sure that everyone who will be working with utility projects, that the City watches how they are developed, and new ideas for financing. We do have a latecomer's agreement but it could be revisited. Opportunities for public/private projects. Need to make sure that fire code is considered for development such as tiny homes. Calhoun mentioned that the latecomer's agreement is mentioned in strategy 2, and discusses updates. Also, related to setbacks, current processes go through a joint review and Codes provides comments related to setbacks and fire code considerations. Wallace asked about the edits recommended in the staff report. Calhoun noted that those would be included in the YPC recommendation.

**CONCLUSIONS**

1. The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of our Department of Commerce Grant.

2. Comments received during the public comment period and at the public hearing have been considered in the final recommendation.
3. SEPA Environmental Review was completed.

**MOTION**

It was moved and seconded: "Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft housing action plan be forwarded to the Yakima City Council with a recommendation for approval." Motion carried unanimously.

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed City of Yakima Housing Action Plan.

SIGNED this 10 day of May 2021.

By: Lisa Wallace  
Lisa Wallace, Vice-Chair  
Yakima Planning Commission



## Exhibit "A"



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director  
Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2nd Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

### City of Yakima Planning Division Recommendation Housing Action Plan

TO: City of Yakima Planning Commission  
FROM: Joseph Calhoun, Planning Manager  
SUBJECT: Housing Action Plan  
FOR MEETING OF: April 28, 2021  
FILE NUMBER: SEPA#007-20

Yakima Planning Commission (YPC) consideration and public hearing of a Housing Action Plan (HAP)

#### Findings of Fact:

##### Background

The HAP is funded through a \$100,000 grant from the Washington State Department of Commerce. The City of Yakima contracted with BERK as our consultant for this process.

##### Environmental Review (SEPA)

The City of Yakima issued a Determination of Nonsignificance on April 8, 2021.

##### Public Notice and Relevant Documents

Introduction to City Council  
Needs Assessment  
Policy Evaluation  
Survey Results  
Draft Strategy Characterization  
Notice of Application and Public Hearing  
Legal Ad  
Draft HAP

##### Date

December 5, 2019  
April 2020  
October 2020  
December 9, 2020  
December 11, 2020  
April 8, 2021  
April 8, 2021  
April 8, 2021

##### Plan Objectives

The Housing Action Plan's six objectives are:

1. Encourage diverse housing development within existing neighborhoods.
2. Create and preserve affordable homes.
3. Create homeownership opportunities for low- and moderate- income households.
4. Support housing options that meet the diverse needs of older adults.
5. Address the needs of those struggling with homelessness.
6. Protect against displacement and poor housing conditions.

##### RCW 36.70A.600(2)(a-g) Analysis

(2) A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies



aimed at the for-profit single-family home market. A housing action plan may utilize data compiled pursuant to RCW [36.70A.610](#). The housing action plan should:

(a) Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;

*Staff Response: Satisfied. See Introduction and Developing the HAP Chapters, and Appendix B – Housing Needs Assessment.*

(b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;

*Staff Response: Satisfied. See Objectives and Strategies Chapter.*

(c) Analyze population and employment trends, with documentation of projections;

*Staff Response: Satisfied. See Technical Analyses in Developing the HAP Chapter, and Appendix B – Housing Needs Assessment.*

(d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment;

*Staff Response: Satisfied. See Appendix E – Displacement Risk Analysis and several priority strategies.*

(e) Review and evaluate the current housing element adopted pursuant to RCW [36.70A.070](#), including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;

*Staff Response: Satisfied. See Appendix C – Policy and Regulatory Review*

(f) Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and

*Staff Response: Satisfied. See Community Input section in Developing the HAP Chapter and Appendix A – Community Engagement.*

(g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.

*Staff Response: Satisfied. See Objectives and Strategies, Implementation, and Monitoring Chapters.*

#### **Public Comment**

Prior to developing this report, the following public comments were received.

1) Lee Murdock provided comments on April 22, 2021 which are included in the packet. The comment letter includes several questions and comments, some of which are included in the edits section below.

#### **Edits from Public Review Draft**

The following edits are proposed to be made to the Public Review/Planning Commission Recommended Draft. *Note, this does not include formatting errors which will be corrected for the Final Draft presented to Council.*

1. Page 1: Introduction



*Additional language on the relationship of the HAP to other plans*

The Housing Action Plan is a five-year strategy that supports and guides city actions and existing long-range planning, including the 2024 update of the City of Yakima's 2040 Comprehensive Plan. The HAP is intended to supplement and inform existing documents, including but not limited to:

- City of Yakima Equity Study Analysis
- City of Yakima Comprehensive Plan 2040: Housing and Land Use Elements
- City of Yakima Consolidated Plan 2015-2019
- Yakima County 5-Year Plan to Address Homelessness 2019-2024
- Yakima County Farmworker Housing Action Plan 2011-2016

*2. Page 3: Developing the HAP*

Developing the HAP The Housing Action Plan was developed between March 2020 and February 2020/2021. The HAP benefited from the expertise and guidance of a Technical Advisory Committee (TAC); interviews with stakeholders; and a communitywide survey (which captured 531 responses).

*3. Page 11: Objectives and Strategies*

*Objectives and Strategies re-ordered for consistency with Page 1*

Six objectives were identified for the HAP based on a synthesis of the findings of the technical analyses and stakeholder and community engagement:

- A. ~~Affordability: Create and preserve affordable homes.~~ Housing Supply: Encourage diverse housing development within existing neighborhoods.
- B. ~~Housing Supply: Encourage diverse housing development within existing neighborhoods.~~ Affordability: Create and preserve affordable homes.
- C. Homeownership: Create homeownership opportunities for low- and moderate- income households.
- D. Older Adult Options: Support housing options that meet the diverse needs of older adults.
- E. Stability: Address the needs of those struggling with homelessness.
- F. Anti-Displacement: Protect against displacement and poor housing conditions.

*4. Page 11 Objectives and Strategies*

*Add clarifying text on City/Partner Lead.*

City Lead: Priority Strategies where the City is identified as the lead will be implemented by the City of Yakima. This will include, but not be limited to, review and modification to ordinances (zoning, subdivision, environmental review, etc.); review and modification of the Comprehensive Plan 2040; and analysis and modification of city policy for city-owned property, code enforcement, utility connections, permit review, fee structures, etc.

Partner Lead: Priority Strategies where Partner is identified as lead will be implemented by a variety of local partners with City support as available. It is anticipated that local partners will be able to point to Partner-Lead strategies in the HAP when seeking support for grant funding, developing projects, and implementing their programs.

5. Page 13: Strategy 1. Update city regulations to remove barriers to innovative housing types.

Add clarifying text and additional examples.

1. Update city regulations to remove barriers to innovative housing types.

Description. Most housing in the City of Yakima is single-family (65% of all housing inventory) or multifamily of three or more units (22% of all housing inventory). Supporting innovative housing types and arrangements will more fully meet the needs and preferences of Yakima's community members. For example, community engagement revealed that many Yakima residents seek multigenerational, senior, and more affordable housing opportunities that these types of innovative housing can facilitate. There are a wide variety of housing types that help reduce housing costs and fit into a small-town character. Each is defined below.

- 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. Their small size and cottage like nature make them compatible in single-family areas on their own lot or as an accessory dwelling unit. They may offer temporary or long-term housing for seasonal workers such as in a manufactured home or RV park.

Senate Bill (SB) 5383, passed in May 2019, legally permitted tiny houses as permanent dwellings in Washington State; as a result, the State Building Council adopted International Residential Code standards that apply to tiny houses, effective in November 2020. SB 5383 also expanded RCW 58.17.040(5) of the subdivision statute to allow the creation of tiny house villages such as through a binding site plan and stops cities from prohibiting tiny houses in manufactured/mobile home parks. House Bill (HB) 1085, passed in 2018, also allows local jurisdictions to remove minimum unit size limitations on detached houses.

- Microhomes are small dwellings in a multifamily style. There are two types: | Congregate housing "sleeping rooms" are often in the 140-200 square-foot range and may include private bathrooms and kitchenettes. Shared facilities include kitchens, gathering areas, and other common amenities for residents. | A small efficiency dwelling unit (SEDU) is a very small studio apartment including a complete kitchen and bathroom. Typically, the units will be as small as 220 square feet of total floor space, as compared to 300 square feet for the smallest typical conventional studio apartments. Microhomes are more affordable apartment units, and could be located in commercial, mixed-use, and high-density multifamily zones.
- Modular homes are structures that are built offsite, then transported to a permanent site. They differ from manufactured or mobile homes in that modular homes are constructed to meet the same state, regional, or local building codes as site-built homes, while manufactured homes adhere to national HUD code standards.

- Co-op housing is a form of shared housing in which a cooperative corporation owns housing, and residents own stock shares in the corporation and participate in governance of the cooperative.<sup>10</sup> Shared property, usually including a common house, is part of what defines this type of housing. These spaces allow residents to gather for shared meals, activities, and celebrations as well as the collaborative work required to care for the spaces.
- Multi-generational homes are designed to provide space for multiple generations living together under one roof, with each generation benefiting from their own separate space and privacy. The design of the home is similar to a single-family residence in outward appearance with an interior layout designed around common areas with separate spaces for the different family groups.

Other related dwelling unit types include cottages – a cluster of small dwelling units, generally less than 1,200 square feet, around a common open space – and zero-lot line development, which allows a zero or minimal setback normally required within a particular zone thus promoting efficient use of buildable land. Zero-lot line development is common with townhouse developments and may also be designed as an attached single-family home.

The City of Yakima has made several changes recently to encourage the above housing types. Tiny houses on an individual lot are currently treated the same as a regular single-family home. The City has also updated its definition of multifamily development to include any residential use where three or more dwellings are on the same lot. This can be 3+ tiny homes, a duplex and a tiny home, or other combinations. A new manufactured home can be placed anywhere a single-family home can locate, consistent with state law. However, process and level of review for these housing types can be improved. For example, to build a tiny home on a new smaller single lot (smaller than the city's current minimum lot size requirement of 6,000 SF) one must go through a Planned Development process. Streamlining and simplifying the review process for smaller housing types can further support encourage these housing types.

Gaps Addressed. Yakima needs to create housing units at a rate of 295 units annually through 2040. Housing like tiny homes and modular housing is often less expensive to develop than traditional, single-family homes. These cost savings could help encourage and facilitate the development of more housing that can also be more attainable for households with lower incomes. This housing is often also more suitable for small households, for whom Yakima currently has a shortage of housing options. Cooperative housing can provide a more affordable opportunity for homeownership than traditional single-family homeownership. Yakima, like many communities in Washington, also has a shortage of farmworker housing. Innovative housing types can provide farmworkers with high-quality housing that meets local codes, but at a lower cost to developers.

Considerations. Additional options to encourage tiny homes, micro housing, cottage homes, multi-generational homes and others include:

- Allowing for different zoning/density options for tiny house integration, including tiny house clusters or villages—designed in a manner similar to cottage housing clusters to incorporate the above-listed housing types.
- Density/massing and review process: Consider allowing a higher number of units than typical for the zone, due to the smaller home size or where legacy pesticides are



present. Some density increase is essential because the units are smaller and usually more expensive to build on a cost/square foot basis. Consider applying a maximum floor area ratio limit or an across the board allowed density for tiny houses, for instance one tiny house per 1,200 square foot of lot area. Consider reduced development standards such as lot coverage and setbacks for multi-generational homes.

- Design elements. Provide design standards in a manner similar to cottage housing clusters: Consider providing design standards for both common open spaces and semiprivate open spaces for individual cottages. Permit construction of a shared community building to provide a space for gathering and sharing tools. | Play close attention to how parking can/should be integrated with ~~tiny-house-clusters~~ increased density.

#### Example Communities

- Cohousing: Haystack Heights in Spokane is an intergenerational village that is close to downtown with clustered townhouses and flats to maximize efficiency, interaction, and green space. Designed to include 39 units spread out among four buildings, the development includes spaces to share skills and facilities.

6. Page 22: Strategy 6. *Incentivize landlords to improve the quality and maintenance of housing.*

*Add additional language regarding the landlord mitigation fund.*

#### Example ~~Communities~~

- Through its low-income weatherization program Pacific Power partners with local agencies to provide free weatherization services to income-qualifying homeowners and renters living in single-family homes, mobile homes or apartments. Based on the home's needs, a variety of measures can be installed to lower electric bills while keeping homes comfortable.

- The Colorado Landlord Incentive Program/Landlords Opening Doors program offers participating landlords' reimbursement for short-term vacancies and minor unit repairs when they rent units to a low-income renter with a housing voucher. To be eligible, a landlord must participate in the Landlord Recruitment Campaign. The threshold for repairs is up to \$300 and not more than \$1,000.

• In 2018, the Washington State Landlord Mitigation Law (RCW 43.31.605) became effective to provide landlords with an incentive and added security to work with tenants receiving rental assistance. The program offers such incentives as reimbursement for required move-in upgrades, up to 14 days' rent loss and reimbursement for damages caused by a tenant.

7. Page 28: Strategy 10. *Add more permanent supportive housing.*

*Add clarifying language on potential partners.*

Considerations. Communities are almost never able to provide permanent supportive housing for all households that need it; need outstrips supply, and many individuals who need permanent supportive housing will not receive the service. Coordination is also key to success. The City should coordinate with the local ~~lead-agency-providers/developers for~~ homelessness

services to ensure that any plans for permanent supportive housing are consistent with the countywide plan for homelessness services.

Example Programs • Yakima Neighborhood Health Services offers permanent, supportive housing through a program called Master Lease. The program is based on relationships with local landlords who lease with the program to house those experiencing homelessness. Once housed, clients receive regular case management from trained staff who support the participant's decision-making in their help them make the right decisions to continue the path to self-sufficiency. Through the recently completed Rhonda D. Hauff Resource Center (RDH), Yakima Neighborhood Health Services also offers temporary and permanent supportive housing for up to 37 people and provides case managers who connect residents to health care, mental health services, legal aid, employment, and other basic needs such as health, long-term housing, and jobs.

8. Page 29: Strategy 11. *Coordinate seasonal farmworker housing as severe-winter shelters.*

Add clarifying language to focus on city-limits rather than county, and change "coordinate" to "support" as the city will not be the lead in this effort.

*CoordinateSupport seasonal farmworker housing as severe-winter shelters.*

Considerations. The majority of publicly funded seasonal farmworker beds located in Yakima County are located outside the city of Yakima, so such a program would likely require regional coordination city of Yakima is a desirable location for farmworker housing due to its central location and proximity to services. However, farmworker housing is usually not at full capacity during the winter months. Farmworker housing facilities that receive public (state or federal) funds for construction or operations may be restricted in who they can serve. Advocacy with the legislature to remove these requirements will be needed. For example, the Department of Revenue's (DOR) policy is that any use other than farmworker housing during the winter in the first five years would make a property ineligible for the sales tax exemption provided for farmworker housing.

9. Page 32: Strategy 13. *Continue to support education programs on homeownership.*

*Simplifying language to be more generalized.*

Description. Many residents have needs for housing support programs that extend beyond mere production of units. First-time homeowners, especially those who are new to the county, or face barriers like poor credit, face several barriers to own homes, such as little or poor credit. Homeowner education helps residents prepare for the process of purchasing a home and the challenges of being a new homeowner. The City of Yakima's Office of Neighborhood Development Services (ONDS) currently works with Habitat for Humanity to educate through "certified" first time homebuyer classes, counsel credit, and assist to secure financial assistance. Continued support for this program is necessary.

10. Page 33: Strategy 14. *Revise parking standards in key areas.*

*Minor change – City should be Lead, not Partner for this strategy*

11. Page 39: Strategy 17. *Give grants/loans to directly support small businesses.*

*Add mixed-use aspect to tie the strategy to housing.*

**Description.** Support small businesses and cultural anchors in mixed-use buildings to help them invest in their space and keep up with rent.

**Gaps Addressed.** This strategy helps with affordable housing in the community by supporting small businesses and helping them to make rent costs. Vacant commercial space in a mixed-use building may result in higher rents for residential tenants.

**Considerations.** Economic development programs can help to support small businesses. Restrictions on city funds can make it difficult for local governments to support small businesses. Instead, communities are using federal and private funds that do not have the same strict restrictions on use of general city funds to support rent and operating costs for small businesses. Community lenders can help to meet small businesses' needs, and the City could help to connect businesses with these lenders.

*12. Page 46: Strategy 23. Encourage micro-retail and flexible cultural space design*

*General Comment – consider combining with Strategy 17*

*13. Page 63: Implementation*

*The Yakima County Homeless Coalition and Homeless Network of Yakima County will be added as potential partners to strategies where Stability is the Objective.*

*14. Page 76: Monitoring*

*Adding additional clarifying language*

**Monitoring**

In order to monitor the results of HAP actions in comparison to the 2040 Comp Plan goal of constructing an average of 295 dwelling units/year, the city intends to monitor and evaluate HAP implementation and outcomes on a regular basis. Performance monitoring will show whether HAP actions are achieving the desired results. This will allow the city to be flexible and agile to any refinements to actions that may be necessary and focus limited public dollars on actions that are most effective. Key indicators based on results from the Housing Needs Assessment will be used to monitor performance.

**Key Indicators**

The following key indicators were selected to reflect the overall desired outcomes of this Housing Action Plan. These indicators reflect success over the long-term, rather than easy wins in the one- to two-year timeframe. Indicators are intended to capture important pieces of the larger puzzle that is a healthy, equitable housing market. Importantly, an adjustment in strategy is needed if Yakima is not making progress with these indicators.

- Key Indicator 1: Annual production rate of ADU, duplex, townhome, smaller multifamily (49 units or less), and multifamily units overall. This reflects the goal of increasing the mix of housing choices in Yakima.



- Key Indicator 2: Monitor and track the units built for seniors. This reflects the goal of increasing housing affordable to the city's older residents.
- Key Indicator 3: Cost-burden of residents and the share of residents with low- and moderate-incomes in the city. This reflects the goal of increasing housing affordable to the city's low- and moderate-income residents.

#### **Conclusions**

1. The proposed Housing Action Plan is consistent with RCW 36.70A.600 and the requirements of our Department of Commerce Grant.
2. Comments received during the public comment period have been addressed.
3. SEPA Environmental Review was completed.

#### **Staff Recommendation**

The City of Yakima Planning Division recommends that the YPC hold the required public hearing, take public input, revise the draft(s) as necessary, and forward the Planning Commission's recommendation to the Yakima City Council for further consideration.

#### **SUGGESTED MOTIONS:**

##### **Approval:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission adopt the findings of fact and order that the draft ordinance be forwarded to the Yakima City Council with a recommendation for **approval**.

##### **Approval with modifications:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the findings of fact and draft ordinance, to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission approve the modified findings and ordinance, and order that the modified draft ordinance be forwarded to the Yakima City Council with a recommendation for **approval**.

##### **Denial:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the findings of fact and order that the findings be modified to include the following reasons for denial, and order that the draft ordinance be forwarded to the Yakima City Council with a recommendation for **denial**.

## Exhibit "B"



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director  
Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2nd Floor, Yakima, WA 98901  
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### City of Yakima Planning Division Recommendation Housing Action Plan

TO: City of Yakima Planning Commission  
FROM: Joseph Calhoun, Planning Manager  
SUBJECT: Housing Action Plan  
FOR MEETING OF: April 28, 2021  
FILE NUMBER: SEPA#007-20

Yakima Planning Commission (YPC) consideration and public hearing of a Housing Action Plan (HAP)

### Supplemental Findings

This document is intended to supplement the Staff Report delivered in the April 23, 2021 packet, and includes additional comments and analysis received prior to the April 28, 2021 public hearing.

### Public Comment

- 1) Esther Magasis, Yakima County Director of Human Services, provided comments on April 23, 2021.
- Question about ownership roles, lead agency, partners, etc.

*Staff Response – we have added some clarifying language to Objectives and Strategies to clarify the City Lead and Partner Lead strategies.*

- YCCC not a faith-based organization

*Staff Response – Strategy 33 implementation will be edited to remove the YCCC as a potential partner*

### Page 68: Implementation

33. Collaborate with faith-based organizations on temporary housing and permanent supportive housing.	City	Partner	• Catholic Charities Housing Services • Housing Affordability Housing Development • Green Street Market	\$\$\$	••	✓	✓	✓	✓
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- Multigenerational housing is not listed as an option under Strategy 1

*Staff Response – the staff report includes additional text related to multigenerational housing*

- Concern about fee waivers impacting funds for affordable housing

*Staff Response – the fee waivers discussed for potential modification in the HAP are for city fees such as building, permitting, land use, utilities, etc. The HAP is not proposing any changes to recording fees or other such funding mechanisms for affordable housing.*

2) Rhonda Hauff, CEO Yakima Neighborhood Health Services, provided comments on April 23, 2021

- Comments included revised text related to a YNH example program

*Staff Response – text has been updated to reflect changes made by Rhonda Hauff.*

3) Gwen Clear, DOE Environmental Review Coordinator, provided comments on April 26, 2021.

- DOE provided a link to their interactive dirt map – <https://apps.ecology.wa.gov/dirtalert/orchard> which shows the footprint of land occupied by orchard during the era when lead arsenate was applied as a pesticide. Ecology can provide sampling services at no cost to confirm whether a property is impacted by arsenic and lead from historic orchard use.

*Staff Response – additional text has been added to Strategy 1 related to legacy pesticides. The link to the dirt alert map will be made available on the City Planning web page.*

4) Jerry Mellon provided comments on April 28, 2021

- Printout of an article titled "The Limits of Housing First"

*Staff Response – this article examines the Housing First Model and provides several examples of how it has been used throughout the country. The topics and issues raised in the article would be appropriate to discuss in the future with the potential partners of several partner-lead strategies.*

#### HAP Documents

##### Adding Appendix F – Providing Housing for Future Households by Income

The purpose of this appendix is to compare the 2040 growth target of 5,517 dwelling units across the income spectrum. If income percentages stayed the same throughout the planning period, about 45-51% of future households would need housing affordable at 80% or lower AMI (Area Median Income). The exhibit models a range to estimate future housing need by income band. This includes an estimate based on Yakima County's current distribution of household income and one based on the City of Yakima's distribution of household income.