

AFFORDABLE HOUSING

CITY COUNCIL – SEPTEMBER 7, 2021



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BACKGROUND

- 2040 Comprehensive Plan – Adopted June 6, 2017

- Annual average housing production to meet 2040 population projection: 295 units
- Since 2018, 1,468 permits have been issued, or 367 annual units
- City needs to sustain live level of production and encourage additional housing options

DWELLINGS 2018-2021



BACKGROUND

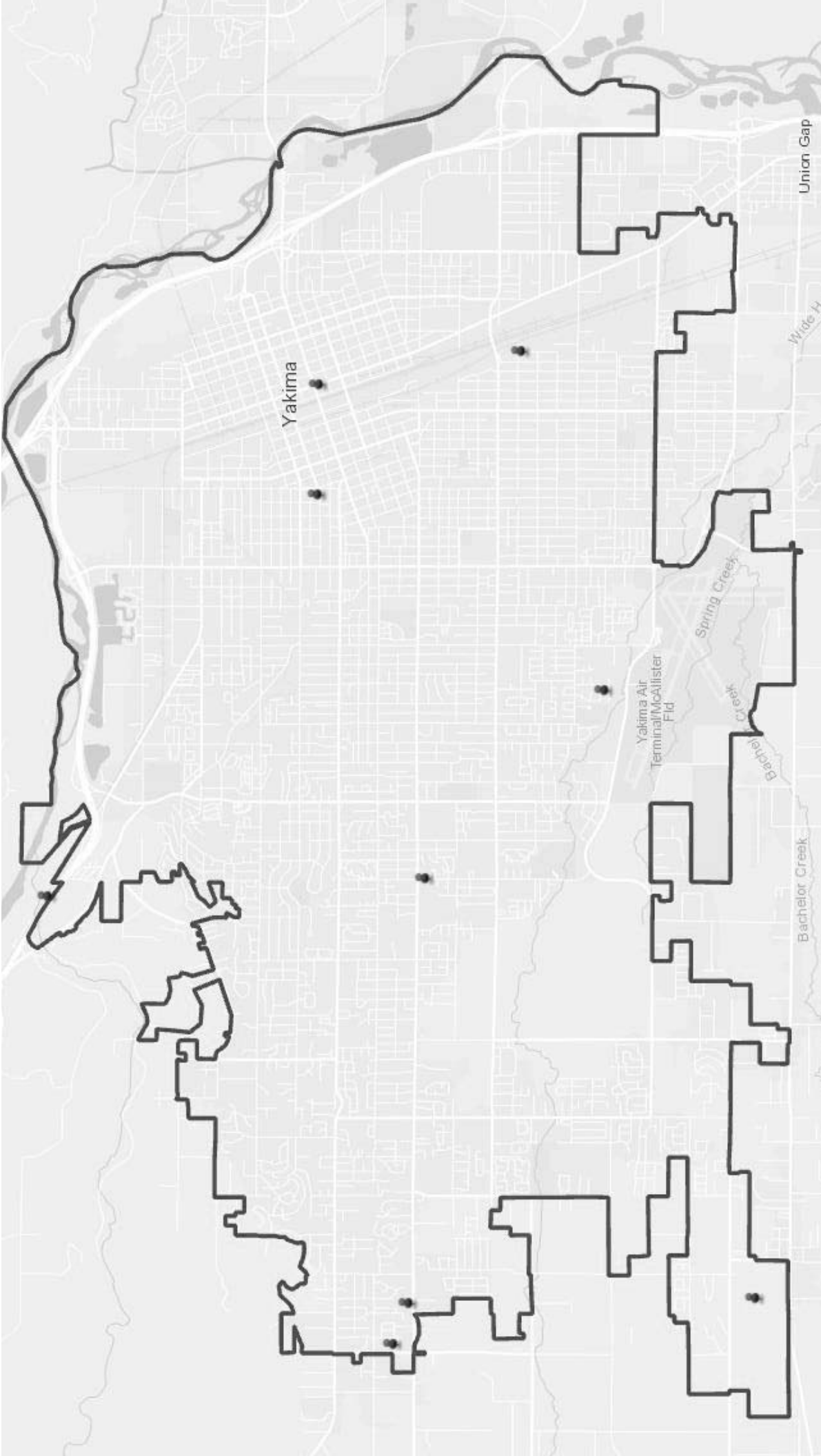
- March 12, 2019: Council Study Session on Affordable Housing
- YPC held 13 study sessions and recommended a number of items be reviewed and implemented. City Council adopted the following in January 2020:
 - Modify definition of multi-family dwelling, add more zones where permitted, including R-1
 - Reduce level of review for many housing types in lower density zones – such as Duplex to Class 2 instead of Class 3
 - Raise SEPA threshold to maximum allowed under state law, (30 sf, 60 mf), also add infill exemption threshold for certain areas (100)
 - Modified definition for Bed and Breakfast to Short Term Rental – modified standards for property owner on-site or not
 - Modified definition of Boardinghouse to Congregate Living Facility – maximum occupancy allowed by building code
 - ADU – modified standards to reduce requirements and add zoning districts

HOUSING ACTION PLAN IMPLEMENTATION

- The City adopted its 5-year Housing Action Plan (HAP) on June 1, 2021 (Resolution Passed June 15)
- Since the HAP was adopted, the Yakima Planning Commission (YPC) has held Three (3) study sessions related to HAP Implementation
- The YPC has developed a draft Cottage Housing code section
- Upcoming YPC study sessions will look at additional housing options and revisions such as ADUs, Small Lot Single-Family, Tiny Homes, Multigenerational Housing, and Modular Homes
- After public review and hearing by the YPC, the recommendation on text changes to add additional housing types will be presented to the City Council. Anticipated timeline is Q4 2021 or Q1 2022

CURRENT PROJECTS IN REVIEW (+/-287)

- First Baptist Church – Four Manufactured Home Infill Project at 1112 Browne Ave (In Comment Period)
- Habitat for Humanity – Four lot short plat for Common Wall, Zero Lot Line, and Single Family – W Viola/Voelker Ave (Approved 7/27)
- Apple Tree Phase 4, No 2 – 29 Single Family lots, Three Tri-plex lots (HE 8/26)
- Nathan Poel/Joe Mann – 16 live/work units Infill Project at 6 E Chestnut (Approved 8/18)
- Arteaga Planned Development – Mixed use 14 duplex units with on-site commercial at 96th/Tieton (HE 9/9)
- Bainter Planned Development – 40 duplex units at 502 S 90th Ave (HE 9/9)
- Powerhouse Road Mobile Court – 117 unit expansion at 4601 Powerhouse Rd (Need Critical Areas Information)
- Kerry Martin CPA/RZ – 14 units at 706 S 48th Ave (YPC rec approval 8/11 – HE 8/26)
- Racquet Lane Townhomes CPA/RZ – Westward expansion of existing development +/- 40 units (YPC rec approval 8/11)



AERIAL PHOTO REVIEW: 2017-2021

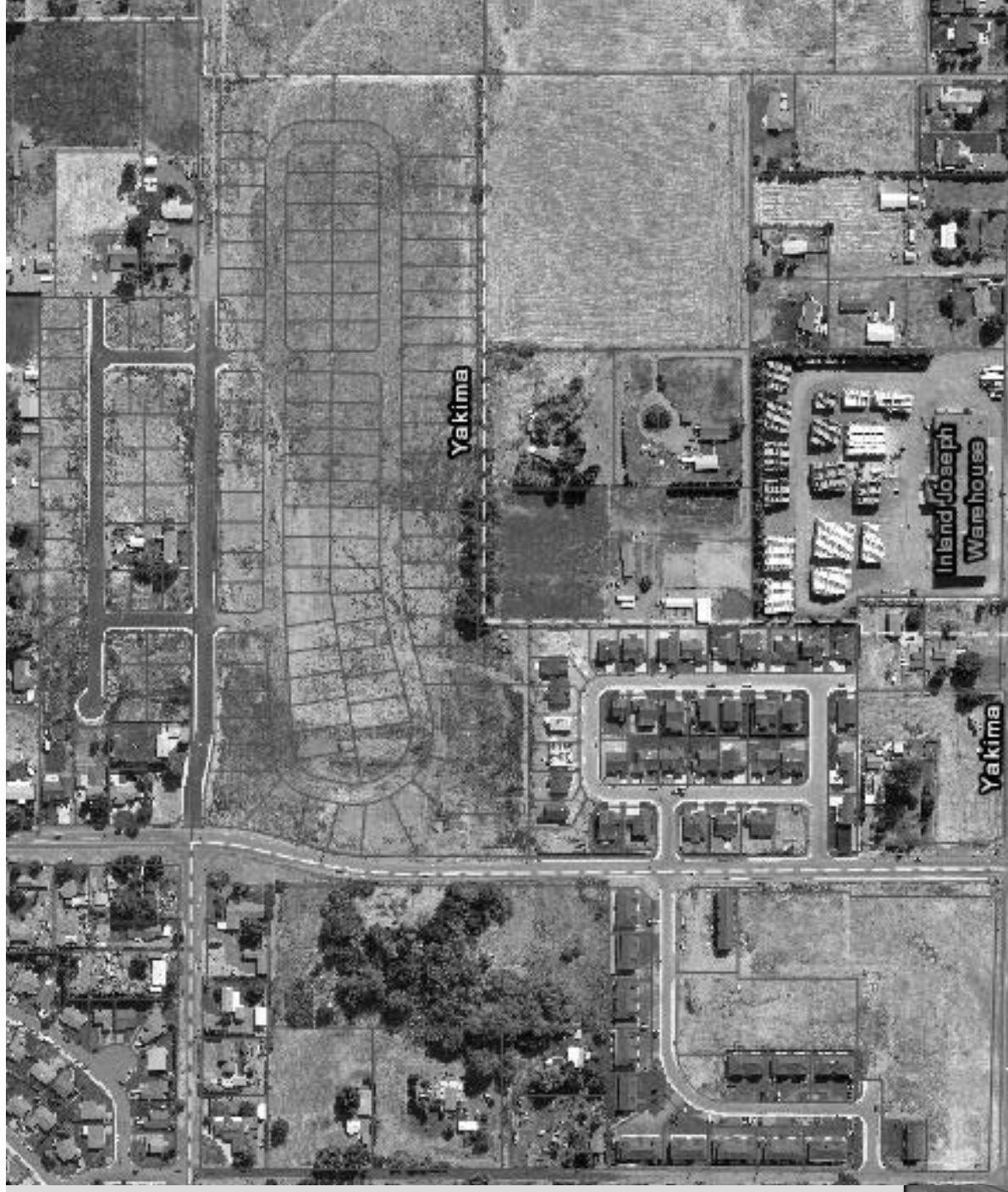
- Large-scale projects and plats (996)
- Smaller-scale infill projects (34)



- 2017
- 64th/Ahtanum area
- Single-Family Home Subdivisions (169)
- Fourplex and Multifamily (93)



- 2019
- 64th/Ahtanum area
- Single-Family Home Subdivisions (169)
- Fourplex and Multifamily (93)



- 2021
- 64th/Ahtanum area
- Single-Family Home Subdivisions (169)
- Fourplex and Multifamily (93)



- 2017
- West Valley Lodges Multifamily Development (438)



- 2019
- West Valley Lodges Multifamily Development (438)



- 2021
- West Valley Lodges Multifamily Development (438)



- 2017
- Stonewood
Apartments
Multifamily
Development
(102)



- 2019
- Stonewood Apartments Multifamily Development (102)



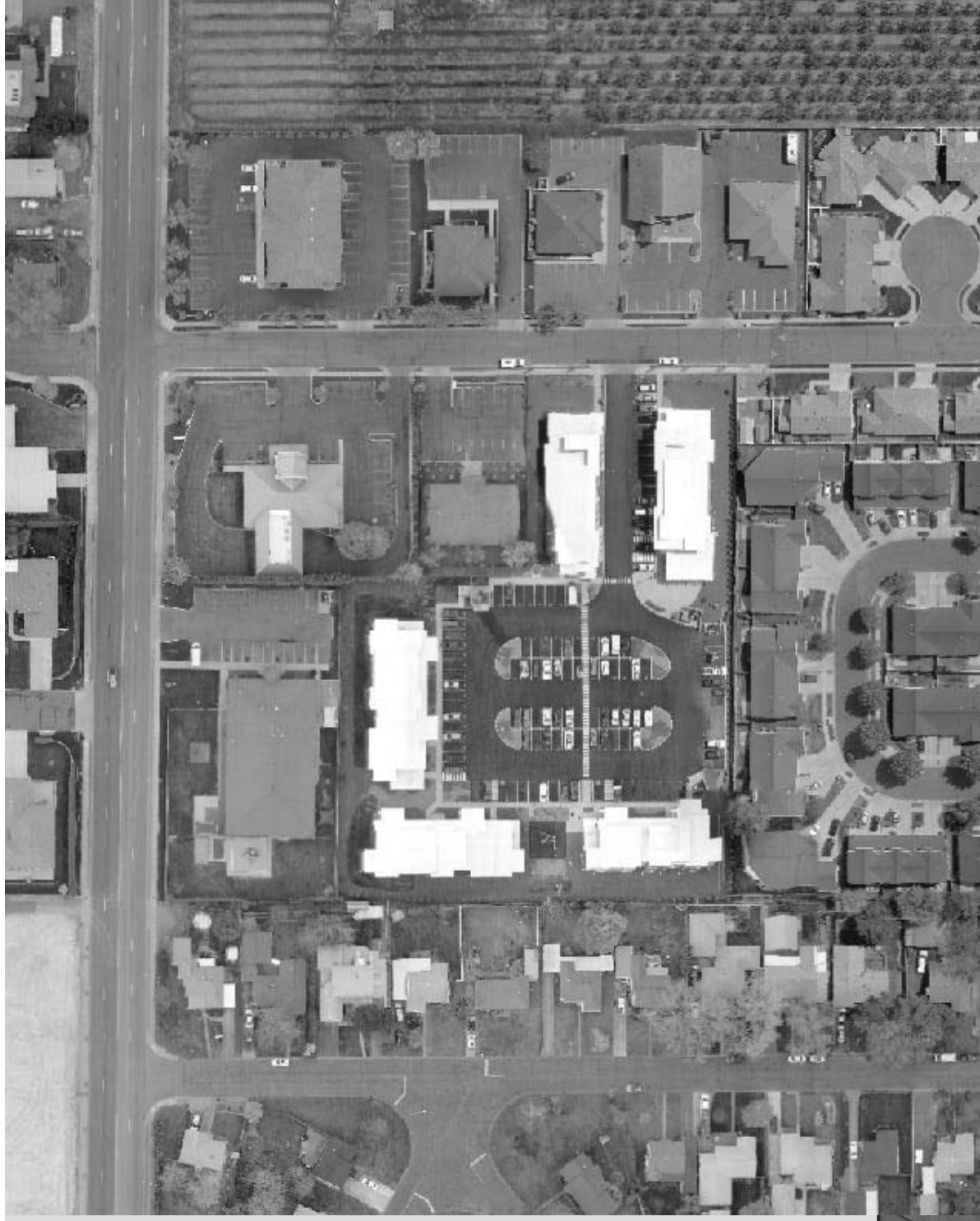
- 2021
- Stonewood Apartments Multifamily Development (102)



- 2019
- Bicycle Apartments
Multifamily Development
(80)



- 2021
- Bicycle Apartments
Multifamily Development
(80)



- 2019
- Racquet Lane Townhomes Multifamily Development (73)



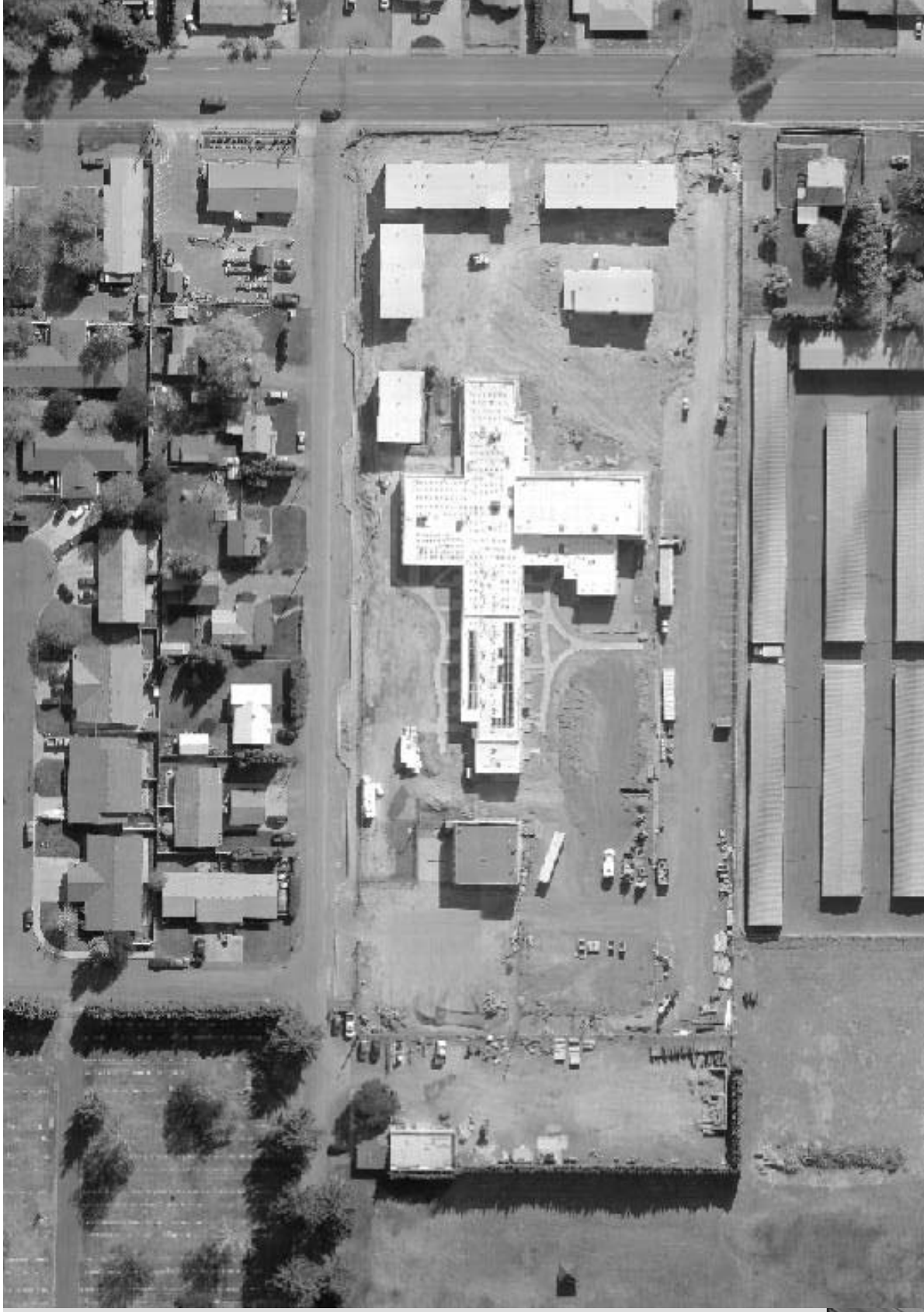
- 2021
- Racquet Lane
Townhomes
Multifamily
Development
(73)



- 2019
- Chuck Austin Place
Multifamily
Development (41)



- 2019
- Chuck Austin Place
Multifamily
Development (41)



- Duplex Development – S 18th Ave (8)

- 2019



- 2021



• Triplex Development – N 20th Ave (6)

• 2019

2021



- Duplex Development – S 12th St (6)

- 2019



- 2021



- Duplex Development – N 44th Ave (8)

- 2019



- 2021



- Six-lot short plat (Habitat for Humanity Project) – S 24th Ave (6)

- 2019



- 2021

