Chapter 5 – Housing Element

INTRODUCTION

Purpose

The Housing Element is intended to guide the location and type of housing that will be built over the next 20 years. This element establishes both long-term and short-term policies to meet the community's housing needs and achieve community goals. In many communities, there is a growing need for affordable housing to support community stability, economic opportunity, and equitable access to safe living conditions. The Housing Element specifically considers the condition of the existing housing stock; the cause, scope and nature of any housing problems; and the provision of a variety of housing types to match the lifestyle and economic needs of the community.

Growth Management Act Requirements

The Washington Growth Management Act (GMA) requires local governments to plan for and accommodate housing that is affordable at all income levels.

The housing element ~~that the following be addressed by the housing element~~addresses the following:

- Inventory and analysis of existing and projected housing needs.
- Adequate provisions for existing and projected housing needs for all economic segments of the community.
- Identification of sufficient land for housing, including government-assisted, low-income, manufactured, multifamily housing, and group homes and foster care facilities.
- Statement of goals, ~~policies, and~~policies, objectives, and mandatory ~~-~~provisions for the preservation, improvement, and development of housing.
- Identifies policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing.
- Identifies and establishes policies to prevent displacement of historical, cultural and low-income communities.
- Consideration of accessory dwelling units (ADUs) to meet housing needs.

Applicable Countywide Planning Policies

A goal of the Growth Management Act is to encourage the availability of affordable housing to all economic sectors, promote a variety of residential densities and housing types, and encourage the preservation of existing housing stock. The following provisions of the Countywide Planning Policy relate to this goal:

1. Areas designated for urban growth should be determined by preferred development patterns and the capacity and willingness of the community to provide urban governmental services. (Countywide Planning Policy: A.3.1.)

2. The baseline for twenty-year County-wide population forecasts shall be the official decennial Growth Management Act Population Projections from the State of Washington's Office of Financial Management plus unrecorded annexations. The process for allocating forecasted population will be cooperatively reviewed. (A.3.5.)

3. Sufficient area must be included in the urban growth areas to accommodate a minimum 20-year population forecast and to allow for market choice and location preferences. [RCW 36.70A.110 (2)]

(A.3.6)

4. When determining land requirements for urban growth areas, allowance will be made for greenbelt and open space areas and for protection of wildlife habitat and other environmentally sensitive areas. [RCW 36.70A.110(2)] (A.3.7)

5. The County and cities will cooperatively determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply shall be maintained in a Regional GIS database. (A.3.8.)

6. The County and cities will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. (A.3.9.)

7. Infill development, higher density zoning and small lot sizes should be encouraged where services have already been provided and sufficient capacity exists and in areas planned for urban services within the next twenty years. (B.3.3.)

8. The County and the cities will inventory the existing housing stock and correlate with the current population and economic condition, past trends, and 20-year population and employment forecasts to determine short and long-range affordable housing needs. [RCW 36.70A.070(2)] (E.3.1.)

9. Local housing inventories will be undertaken using common procedures so as to accurately portray countywide conditions and needs. (E.3.2.)

10. Each jurisdiction will identify specific policies and measurable implementation strategies to provide a mix of housing types and costs to achieve identified affordable housing goals. Affordable housing strategies should:

    a. Encourage preservation, rehabilitation and redevelopment of existing neighborhoods, as appropriate;
    b. Provide for a range of housing types such as multifamily and manufactured housing on individual lots and in manufactured housing parks;
    c. Promote housing design and siting compatible with surrounding neighborhoods;
    d. Facilitate the development of affordable housing (particularly for low-income families and persons) in a dispersed pattern so as not to concentrate or geographically isolate these housing types; and
    e. Consider public and private transportation requirements for new and redeveloped housing. (E.3.3.)

11. Housing policies and programs will address the provision of diverse housing opportunities to accommodate the elderly, physically challenged, mentally impaired, migrant and settled-out agricultural workers, and other segments of the population that have special needs. (E.3.4.)

12. Local governments, representatives of private sector interests and neighborhood groups will work cooperatively to identify and evaluate potential sites for affordable housing development and redevelopment. (E.3.5.)

13. Public and private agencies with housing expertise should implement early and continuous cooperative education programs to provide general information on affordable housing issues and opportunities to the public including information intended to counteract discriminatory attitudes and behavior. (E.3.6.)

14. Mechanisms to help people purchase their own housing will be encouraged. Such mechanisms may include low interest loan programs and "self-help" housing. (E.3.7.)

15. Local comprehensive plan policies and development regulations will encourage and not exclude affordable housing. [RCW 36.70A.070(2)(c)(d)] (E.3.8.)

16. Innovative strategies that provide incentives for the development of affordable housing should be explored. (E.3.9.)

17. The County and the cities will locally monitor the performance of their respective housing plans and make adjustments and revisions as needed to achieve the goal of affordable housing, particularly for middle and lower income persons. (E.3.10.)

Relationship to Other Elements or Land Uses

Housing, as the major user of land in urban areas, directly affects most plan elements. Those elements in turn, especially land use, capital facilities, and transportation, directly affect housing.

Urban Growth Areas

In large part, the conversion of vacant and agricultural land to urban use will mean the subdivision of parcels for housing construction. The intensity of this development will largely determine the amount of land needed to serve future populations.

Land Use

Housing is a major consumer of land, and often the major determinant of land use patterns. The placement of schools, parks, and small commercial areas typically responds to needs generated by housing. Affordable housing is one of the most important challenges facing Washingtonians today. In response to the state-wide affordability crisis, the Washington State Legislature passed a series of laws intended to increase the supply of affordable housing beginning in 2019. There are several new requirements aimed at increasing the supply of affordable housing that communities must include in their Comprehensive Plans' Land Use Element and Development Ordinances.

Capital Facilities

Availability of water, sewer and other public services makes possible a denser, less costly type of housing. Conversely, low density housing may make the provision of public services extremely expensive.

Transportation

As a major generator of traffic flow, housing sets the level of traffic on local roads, arterials and highways. Housing for special needs populations may require access to public transportation or special transportation services.

~~Growth and Development~~

~~Housing is a two-edged sword in the growth of a city. New housing generates new demands for infrastructure and services, but it also generates additional tax revenue.~~

Other Related Plans

City of Grandview Housing Action Plan

In 2023, the City of Grandview adopted a Housing Action Plan. The purpose of the plan was to review current and projected circumstances for housing availability within the community, determine the priorities of the community, and provide some options for the best path forward regarding housing. As part of that plan, a housing needs assessment was performed. Several strategies in this Element are based on the outcomes of the Housing Action plan. The Housing Action Plan developed the following objectives and strategies:

- Objective 1: Maintaining and rehabilitating existing housing stock.
  The strategies included in the plan are to establish a local housing trust fund, and to utilize additional resources, such as the Washington State Housing Trust Fund, LIHTC program, HUD/FHA loans and USDA grant and loan programs.

- Objective 2: Strategic expansion of infrastructure
  Strategic expansion of infrastructure is an effective way of ensuring that future developments will be able to access services. Two strategies identified include prioritizing sewer or water extensions to support upzones and utilizing the community revitalization financing (CRF) program to create a tax "increment area" and finance public improvements. The plan also calls for reducing minimum lot sizes in Grandview.

- Objective 3: Providing opportunities for "missing middle" housing options.
  Strategies to create more low- and middle -income housing include examining code standards such as density limits, lot size minimums and setbacks, increasing allowed housing types in existing zoning districts. Potential options for "missing middle" housing include making provisions for cottage housing and townhouses and revising standards for accessory dwelling units. Additionally, offering density and/or height incentives for integrating small unit types is identified as a strategy for expanding the number of affordable units in the city.

Yakima County Home Consortium 2020-2025 Consolidated Plan

The Yakima County HOME Consortium develops a 5-year housing and community development plan, as required by the United States Department of Housing and Urban Development to guide distribution of its grant funds. The Plan provides a framework for action to expand affordable housing opportunities for low- and moderate-income households living in the cities of Grandview, Harrah, Mabton, Sunnyside, Toppenish, Union Gap and Wapato, and Zillah plus the county's unincorporated areas.

A summary of the goals of the 2025 Consolidated Plan is:

Objective 1. Rehabilitation. Preserve affordable housing through the Homeowner Rehabilitation Program.

Objective 2. Expand affordable housing through homebuyer activities such as downpayment assistance and/or developer subsidies.

II. Major Housing Considerations

Availability of Housing

The vacancy rate has a substantial impact on the availability, price, and quality of housing. Where there is a very low rate of vacancy, as is the case for single-family homes in Grandview, housing is not generally available, the price is inflated, and the quality may have a tendency to decline. An increase in the vacancy rates increases free market competition and thereby improves the situation of the housing consumer.

In Grandview, effecting an increase in the vacancy rate will involve the development of vacant land. This situation raises two issues.

1. How can the City support safe, affordable housing for all residents?
~~1.~~2. What is the preferred role of the City in the development of land and the production of housing?

~~2.~~3. How can City programs best be designed to stimulate activity in the private sector?

Housing Density

The density of housing affects both the costs associated with infrastructure, and the affordability of housing. The City should consider all of the available alternative housing types (single-family, multifamily, manufactured homes, etc.) in order to ensure affordability and maintain the City's character. In considering housing types, the City ~~will have to~~must:

1. Determine an appropriate mix of housing types and densities to meet the current and future needs of the community; and
2. Determine the most appropriate location for these different types and densities to avoid mixing incompatible uses.
~~2.~~3. Implement policies that reduce barriers to affordable housing in the community.

Housing Rehabilitation

A rehabilitation program is an essential component of preserving existing housing stock, including units for occupancy by lower income persons. A rehabilitation program can also serve to strengthen neighborhoods. A shortage of available vacant units increases the need to preserve existing housing stock.

The City of Grandview is a member of the Yakima County HOME Consortium, which provides extensive housing rehabilitation for qualifying owned homes. To date, Grandview has had two homes receive housing rehabilitation through the HOME Consortium.

Housing Mix

An additional need beyond rehabilitation is the provision of new units to meet the needs of a growing population. By incorporating strategies designed to allow for a variety of housing types, the community can provide housing to meet the needs of current and future Grandview residents. ~~New housing can be specifically focused at a variety of income groups. When new housing is focused toward the housing needs of higher income groups, the provision of these higher cost units may increase the alternatives of low-income groups through a trickle down or filtration process, e.g., provision of new, higher cost units means~~

~~greater availability of older homes that are more affordable.~~ Some activities that might facilitate this process are:

1. Monitoring housing needs in all income groups.
2. Keeping developers informed about current housing needs and encouraging them to address these needs.
3. Providing information on loan programs to eligible persons seeking to improve their living situation.

III. Existing Conditions/Characteristics

The number of housing units within Grandview has grown from 1,258 total housing units in 1970 to an estimated 3,322 ~~2,996~~ units in 2021~~2010~~, a 164% ~~138%~~ increase. Over this same time period, the population of Grandview has grown by 201%. In 1970, Grandview had 3,605 residents. By 2024 ~~2010~~, Grandview had grown to ~~10,862~~11,680 persons. Between 2000 and ~~2010~~2024, Grandview grew by ~~30~~223%. Table 5-1 shows these trends.

Table 5-1. Population and Housing within the City of Grandview

	Population		Housing Units		Persons per Housing Unit	
	Number	*Percent Growth*	*Number*	*Percent growth*	*Number*	*Percent Change*
2025 [1]	*11,599*	*6.3%*	*3,711*	*7.6%*	*3.3*	*.01%*
2020	10,910	0.4%	3,449	9.9%	3.2	-11%
2010	10,862	30%	3,136	21.5%	3.6	6.6%
2000	8,377	16.9%	2,581	6.7%	3.4	6.3%
1990	7,169	27.7%	2,420	14.9%	3.2	14.3%
1980	5,615	55.8%	2,107	67.5%	2.8	-3.4%
1970	3,605	---	1,258	---	2.9	---

Source: Office of Financial Management U.S. Census Bureau, Census of Population and Housing, 1970, 1980, 1990, 2000, ~~and~~ 2010, 2020 and 2025.

Vacancy Rate

Of the ~~3,136~~3,449 housing units within Grandview in 2020~~2010~~, 3,322~~2,996~~ were reported as occupied and ~~140~~ 127 were reported as vacant. The total vacancy rate as reported in the ~~2010~~ 2020 Census was between 1.4 and 1.8%. ~~4.5%. The vacancy rate for properties "for sale only" was a very low 0.8%. The vacancy rate for rental properties was a low 1.8%. Other sources of vacant housing units included housing for "seasonal, recreational, or occasional use" (0.2%), "rented, not occupied" (0.0%), "sold, not occupied" (0.1%) and "all other vacant" (1.6%).~~ summarizes vacancy rates by housing types in Grandview. These vacancy figures from the April 1, ~~2010~~ 2020 Census survey may not represent the average vacancy rate, as

it occurs before many farm workers arrive for late spring and fall harvests in this agricultural region.

~~An accepted rule of thumb is that a~~A vacancy rate in the vicinity of 5% is desirable to provide both free movement in the market and adequate housing maintenance practices, though the actual ideal amount of vacancy depends on local and regional conditions. By this measure, the Grandview's overall vacancy rate (rental and for-sale homes) ~~as of the 2010 Census was healthy~~is very low. ~~However, the vacancy rate for for-sale homes alone was very low (1.2%).~~ These figures suggest that there remains a very strong market need for for-sale (owner-occupied) housing as well as rental units.

Table 5.2 Occupancy by Housing Types in Grandview

	Estimate	**Percent**
Total Occupied Housing Units	**3,322**	
Owner-occupied	**1,702**	**51.2%**
Average household size of owner-occupied units	3.49	
Renter-occupied	**1,620**	**48.8%**
Average household size of renter-occupied units	3.16	

Source: US Census 2020 Form DP04 Selected Housing Characteristics

~~Table 5-2. Vacancy Rate by Housing Types in Grandview~~

~~-~~	~~**Total**~~		~~**Rental**~~		~~**For Sale**~~	
~~*Year*~~	~~*Number Vacant*~~	~~*Percent of Total*~~	~~*Number Vacant*~~	~~*Percent of Total Rental*~~	~~*Number Vacant*~~	~~*Percent of Total For Sale*~~
~~2000~~	~~150~~	~~5.8%~~	~~58~~	~~7.2%~~	~~38~~	~~2.3%~~
~~2010~~	~~140~~	~~4.5%~~	~~56~~	~~1.8%~~	~~24~~	~~0.8%~~

~~Source: U.S. Census Bureau, Census of Population and Housing, 2000 and 2010.~~

Housing Types

Table 5-3 shows the mix of housing types from 1990 to 2020~~2013~~. The mix of housing types has not changed significantly since 2000, except for a slight increase in the percentage of manufactured homes.

Single-family units within Grandview increased from 1,747 units in 2000 to 2,166 units in 2013. Multifamily units within Grandview increased from 500 housing units in 2000 to 599 units in 2013. Manufactured homes increased from 324 in 2000 to 459 in 2013.

Table 5-2. Housing Types within the City of Grandview

City of Grandview: Type of Housing Units	**2025~~2013~~**	**2010**	**2000**	**1990**

	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*	*Number*	*Percent*
Single-Family	2,166 2,627	71%67.2 %	2,118	67.5%	1,747	65.5%	1,594	65.8%
Multifamily	599599	16% 18.6%	554	17.7%	500	19.4%	396	16.4%
Manufactured Home and Other Housing	485459	13% 14.2%	464	14.8%	324	12.6%	430	17.8%
Total Housing Units	3,7113,22 4	100.0%	3,136	100.0%	2,571	100.0%	2,420	100.0%

Source: U.S. Census Bureau, Census of Population and Housing, 1990, and 2000,2020. 2010 and 2013 estimates from Washington State Office of Financial Management, State of Washington 2014 Population Trends.

Table 5-4 shows the age of housing units by housing tenure within Grandview. The highest percentage (24.4%) of units were built during the 1970s. Since this data is from 2020, it doesn't reflect the surge in growth in the past several years, however. 39.6% of all housing units within Grandview are more than 5040 years old, having been built prior to 1970, while 26.625.8% have been built since 1990.in the past 25 years (since 1990). Housing rehabilitation will continue to be an important need for the City of Grandview as its housing stock continues to age.

Table 5-4. Age of Housing Units by Housing Tenure, City of Grandview

City of Grandview: Age of Housing Units	**All Housing Units**	
	Number	*Percent*
Built 20102014 or later	1182	0.3%2.7%
Built 2000 to 2009	570282	16.5%9.2%
Built 1990 to 1999	347429	16.5%13.9%
Built 1980 to 1989	338236	9.8%7.7%
Built 1970 to 1979	840831	24.4%27.0%
Built 1960 to 1969	317313	9.2%10.2%
Built 1950 to 1959	502435	14.6%14.1%
Built 1940 to 1949	200203	5.8%6.6%
Built 1939 or earlier	267265	7.7%8.7%

Source: US Census 2020 Form DP04 Selected Housing Characteristics

Source: U.S. Census Bureau, Census of Population and Housing, 2010; City of Grandview ("Built 2010 or later" data).

Value and Cost of Housing

As indicated in Table 5-5, approximately 5.5%18.8% of the owner-occupied homes in Grandview in 20202010 were valued at less than $50,000. This is approximately three times the 6.3% rate in 2000, and about 8.6% more than Yakima County as a whole, and more than 11% more than the State of Washington. These numbers may reflect the large number of aging homes in Grandview and indicate a need for rehabilitation and new home construction. However, the median value of an owner-occupied home in

Grandview is $148,300~~$117,600~~ – up from $117,600 ~~$85,000~~ in 2010~~2000~~. ~~Also, while Grandview has more owner-occupied homes valued at less than $50,000 than Yakima County, it also has approximately 10% more owner-occupied homes valued at $100,000 to $149,999 than Yakima County as a whole.~~ The largest percentage of homes (42%) in Grandview are between $100,000-$149,000. In Yakima County, by contrast, the largest percentage (41.5%) of homes are valued between $300,000-$499,000. This suggests homeownership in Grandview is considerably more affordable than in the County. Both Yakima County and Grandview have lower home values than Washington State as a whole. Table 5-5 highlights these differences.

Figure 5-1, page **Error! Bookmark not defined.** maps the owner-occupied home values in Grandview using 2026~~2015~~ Yakima County Assessor data. Higher-value homes tend to occur on larger lots near the edges of the City, or on smaller lots in the southwest portion of the City, while many middle- to lower-valued lots occur in and around the central business district area.

Table 5-3. Value of Owner-occupied Housing in City of Grandview, Yakima County and Washington State

Universe: Specified Owner- Occupied Housing Units	City of Grandview		Yakima County		Washington State	
	Number	Percent	Number	Percent	Number	Percent
Less than $50,000	213~~59~~	1.9% ~~18.8~~%	2,968 ~~5,153~~	5.5% ~~10.4%~~	54,348 ~~81,822~~	2.7% ~~4.9%~~
$50,000 to $99,999	73~~24~~	0.6% ~~17.0%~~	1,823 ~~7,338~~	3.4%% ~~14.8%~~	31,097 ~~71,130~~	1.6% ~~4.3%~~
$100,000 to $149,999~~$299,000~~	478~~598~~	44.3% ~~31.4%~~	15,222 ~~10,673~~	28.1% ~~21.5%~~	165,811 ~~144,872~~	8.4% ~~8.7%~~
~~$150,000 to $199,999~~	~~427~~	~~22.4%~~	~~10,955~~	~~22.1%~~	~~242,935~~	~~14.6%~~
~~$200,000 to $299,999~~	~~171~~	~~9.0%~~	~~9,174~~	~~18.5%~~	~~447,670~~	~~26.9%~~
$300,000 to $499,999	509~~18~~	5.9% ~~0.9%~~	22,463 ~~3,365~~	41.5% ~~6.8%~~	511,803 ~~283,234~~	25.7% ~~17.0%~~
$500,000 ~~to $999,999~~to $999,000	64~~9~~	0.5.9% % ~~0.5~~%	10,784 ~~1,411~~	19.9% ~~2.8%~~	876,004 ~~156,225~~	44.0% ~~9.4%~~
$1,000,000 or more	0	0.0%	860 ~~1,184~~	1.6% ~~2.4%~~	353,270 ~~198,433~~	17.7% ~~11.9%~~
Median value (dollars)	$307,800 ~~117,600~~	(X)	$349,900 ~~$156,300~~	(X)	$602,200 ~~$262,100~~	(X)

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024~~Census of Population and Housing, 2010~~

Housing Condition

Figure 5-2, page 14 maps the housing condition data. Homes in the "average" category are scattered throughout the city; "excellent" and "very good" homes tend to reflect the higher-value homes on the edges of the city. Table 5-6 summarizes the condition of Grandview's current housing stock using Yakima County Assessor determinations. Overall~~, 89%, 18%~~ of Grandview's housing stock is in ~~"average" to~~ "excellent" condition, while only ~~11~~7% are in "~~fair~~very good" ~~to "salvage"~~ condition. 58% of Grandview's homes are in "average" condition. Only 0.1% of homes are listed as being in "poor, "very poor", or "salvage" condition. As discussed below, the Yakima County Assessor defines "average" as "… typical for the age

of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age." The large number of homes rated as "average" on Grandview reflects the age of homes. Particularly for lower income households, this points to a need for housing rehabilitation as homes age further.

Figure 5-2, page 1 maps the housing condition data. Homes in the "average" category are scattered throughout the City; "excellent" and "very good" homes tend to reflect the higher-value homes on the edges of the City.

Table 5-4. Condition of Housing Stock, City of Grandview, 20262015

Housing Condition	# of Homes	Percent	Average Home Value
EXCELLENT	540	18%	$329,478
VERY GOOD	17	.01%	$427,365
GOOD	186	6.3%	$295,327
AVERAGE	1,710	58%	$292,107
FAIR	450	15%	$214,776
POOR	28	.01%	$175,225
VERY-POOR	1	0%	$137,700
SALVAGE	4	0%	$138,025

~~Condition~~	~~Number~~	~~Percent of Total~~
~~Excellent~~	~~92~~	~~3.8%~~
~~Very good~~	~~173~~	~~7.1%~~
~~Good~~	~~484~~	~~20.0%~~
~~Average~~	~~1,408~~	~~58.1%~~
~~Fair~~	~~233~~	~~9.6%~~
~~Poor~~	~~18~~	~~0.7%~~
~~Very Poor~~	~~7~~	~~0.3%~~
~~Salvage~~	~~9~~	~~0.4%~~

Source: Yakima County Assessor, 20261~~5~~

The following are descriptions of the categories of housing condition, as provided by the County Assessor:

- *Excellent:* All items are new or are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. This is the typical condition rating for new houses, as they have no deferred maintenance and are not expected to have any for a minimum period of five years. Older homes in this condition have gone through a total renovation.
- *Very Good:* All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component. Many of these homes have been extensively remodeled or have had major additions.
- *Good:* These properties have received better than average maintenance and their appearance is

better than what is typically found in their age range. No obvious deferred maintenance is present, but neither are the improvements in new condition. The majority of properties that have recently sold are found to be in good condition because of the work that has been done just prior to being put on the market.

- *Average:* Average means the condition is typical for the age of the improvements. Older homes may have some evidence of deferred maintenance that would be typical for their age. If the condition of the residence is typical for the age group, the condition rating should be considered average.
- *Fair:* Properties that are in fair condition have received less than average maintenance and are not typical of the houses within their age range. There is a considerable amount of deferred maintenance. There are no apparent problems with any long-lived or structural components. Short-lived items such as paint, carpets, linoleum, trim, plumbing fixtures, etc. are in need of repair or replacement.
- *Poor:* Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls may need repair but are still in sound condition. Major renovations or remodels are needed to bring these properties up to current standards.
- *Very Poor:* A property in this condition is close to being beyond repair. All building components including structural components have reached the end of their economic life. The difference between this rating and Salvage Value is that the property may still be inhabited or used for some purpose.
- *Salvage:* A property in this condition is beyond repair and has salvage value only. It is uninhabitable and may need to be torn down to maximize the value of the parcel.

Figure 5-1. Residential Housing, Grandview UGA, 2026

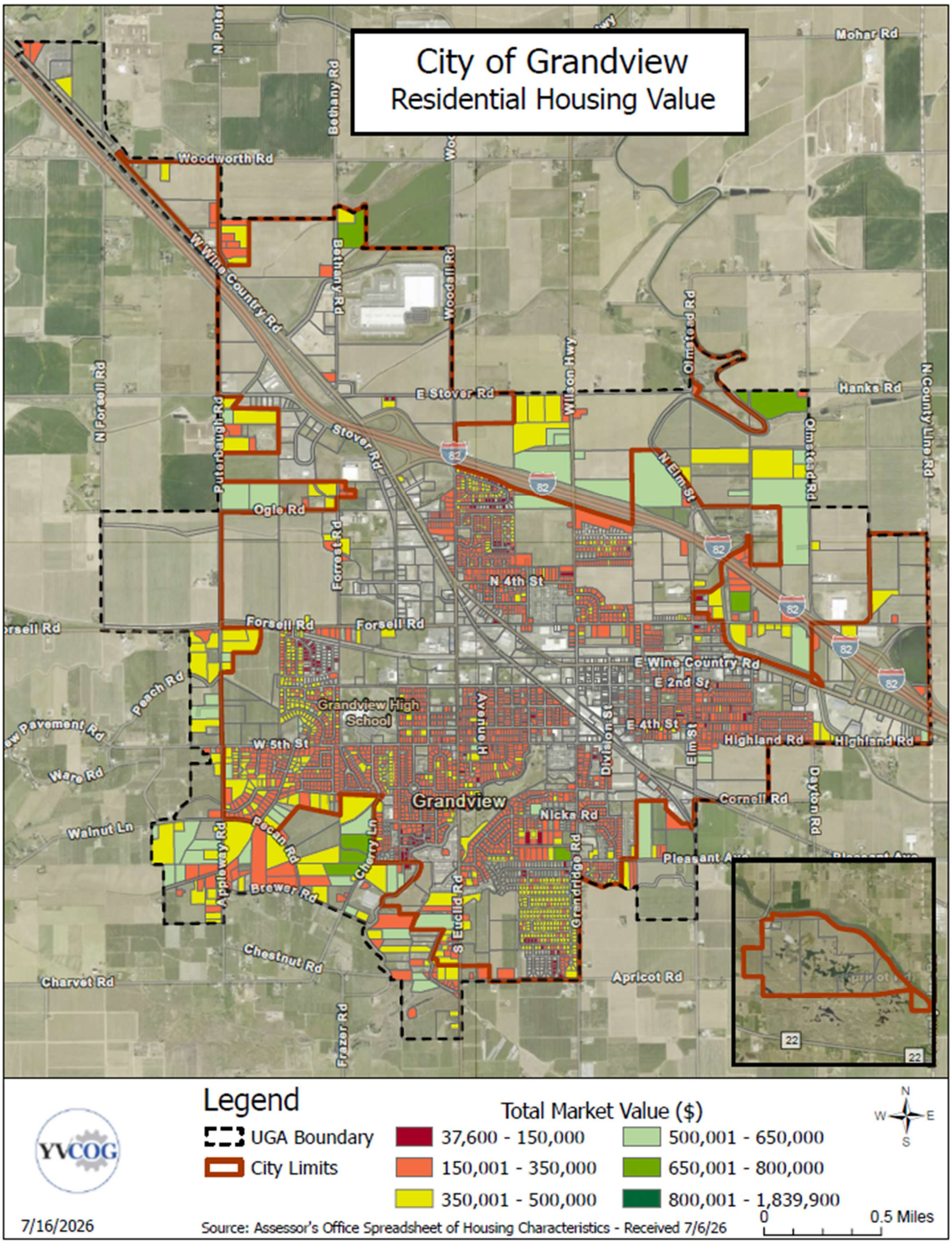
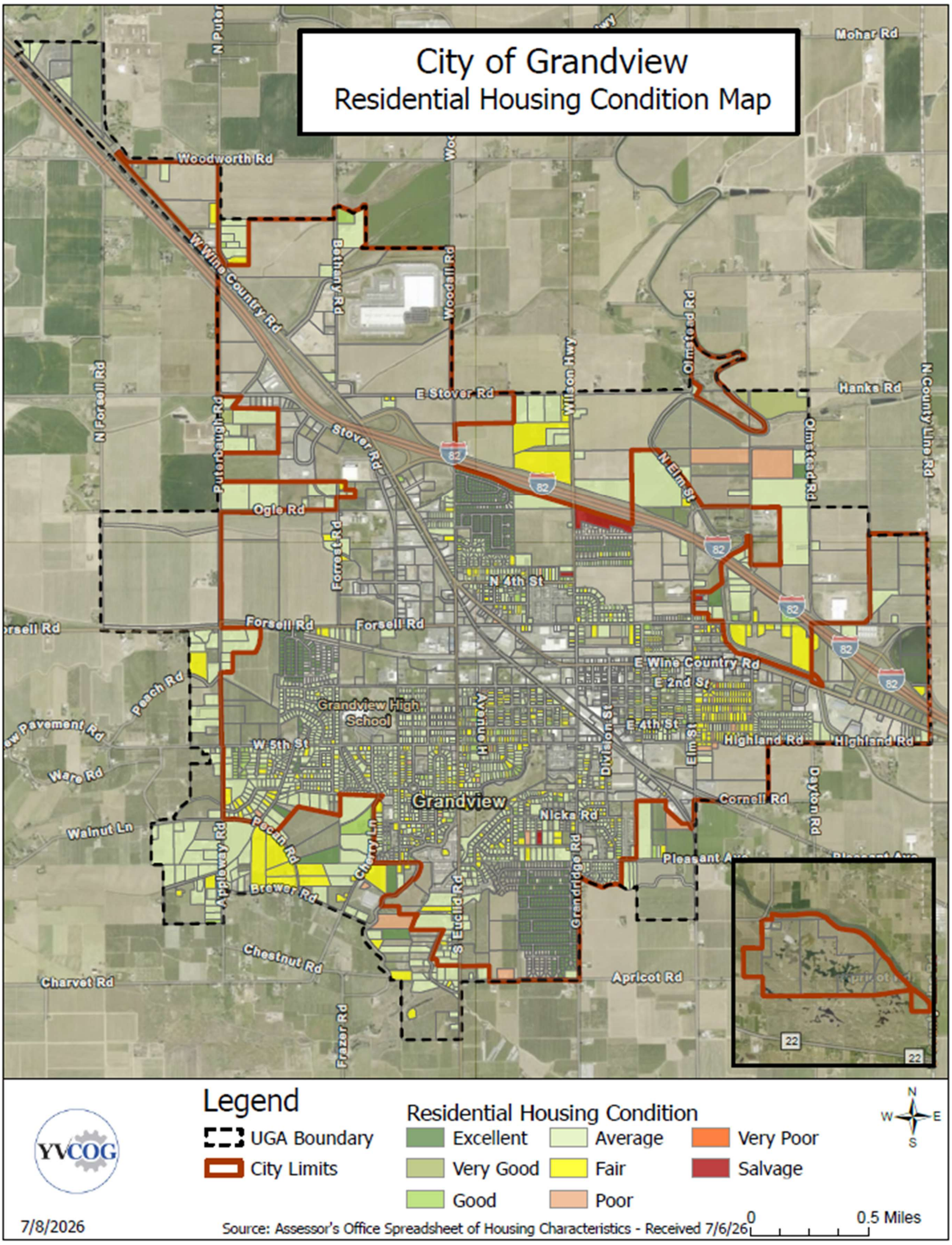


Figure 5-2 Residential Housing Condition Map, City of Grandview, 2026



Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. In 2020, 9.1% of occupied housing units had more than person per room. This is a slight decrease from ~~. Table 5-7 compares the number of persons per room among Grandview, Yakima County and Washington State. According to American Community Survey (ACS) estimates, overcrowding in Grandview has decreased by about 50% since 2000 and has decreased in the State and County, as well. Given the across the board decreases, this could be due to different survey and sampling methods used during the 2010 Census.~~ Grandview's rate of 10.1% in the 2010 Census. ~~is still higher than Yakima County's, which itself is more than twice as high as the State's.~~

Table 5-7 Persons per Room - City of Grandview, Yakima County and Washington State

Universe: Occupied Housing Units	1.01 or More Persons Per Room	Percent with 1.01 or More	1.00 or Less Persons Per Room	Percent with 1.00 or Less
City of Grandview	349~~303~~	10.1%~~10.1%~~	3,102~~2,693~~	89.9%~~89.9%~~
Yakima County	7,104~~6,015~~	7.8~~5~~%	83,541 ~~73,664~~	92.2% ~~92.5%~~
Washington State	114,496 ~~75,576~~	3.6% ~~2.9%~~	3,053,584 ~~2,553,550~~	96.4% ~~97.1%~~

Source: ~~American Community Survey 2009-2013 5-Year Estimates~~US Census Selected Housing Characteristics, 2024 ACS 5-year Estimates

To maintain a suitable housing stock and provide for the expected expansion of the population, it will be necessary to develop a database and municipal policy to address housing and related land use issues. Such information, plans and policies are essential to making housing decisions to suit the future needs of the City.

Affordable Housing

"Affordable Housing" is a term which applies to the adequacy of the housing stock to fulfill the housing needs of all economic segments of the population. The underlying assumption is that the marketplace will guarantee adequate housing for those in upper income brackets, but that some combination of appropriately zoned land, regulatory incentives, financial subsidies, and/or innovative planning techniques may be necessary to make adequate provisions for the needs of lower income persons.

Income and Housing Costs

The U.S. Department of Housing and Urban Development (HUD) sets income limits that act as breaking points among low-, very low-, and moderate-income levels. For Yakima County, the income limit for a low-income family of four ~~during fiscal year~~in 202~~615~~ is $70,880, while the income limit for very low income is $44,300 (source Fannie Mae, 2026)~~46,300~~. Because the closest American Community Survey (ACS) income data interval to this number is $50,000 to $~~49,999~~74,999, the number of families earning $74,999~~49,999~~ or less was used to approximate the number of low-income households in Grandview. Using this measure, approximately 70~~18.8~~% of households in Grandview can be considered low-income. Due to the estimation method used, this is an ~~slight~~ overestimate.

Table 5-8 compares four income statistics for the City of Grandview with Yakima County and the State of Washington. Grandview's median household income and median family income are lower than either that

found countywide or statewide. ~~According to analysis completed by the Washington Community Development Block Grant (CDBG), 67.2% of Grandview's population is considered "low to moderate income"; that is, they make 80% or less of the area median income of Yakima County's area median income of $48,900 are considered low to moderate income.~~ The percentage of persons living in poverty in Grandview (~~20~~18% in 2024) has ~~stayed steady~~gone down since the 2015 ~~since the 2000~~ rate of 20~~20.3~~%.

Table 5-5. Comparison of Average Income Statistics City of Grandview, Yakima County, and Washington State

	Per Capita Income	Medium Household Income	Median Family Income	Poverty Rate in Percent (Family)
City of Grandview	~~$14,150~~$22,817	$61,106~~$39,709~~	$55,070~~$42,379~~	17.9~~20.0~~%
Yakima County	$31,497~~$19,433~~	$75,399~~$43,506~~	$84,062 ~~$48,946~~	16.9~~17.6~~%
Washington	$55,177~~$30,742~~	$99,389~~$59,478~~	$120,265~~$72,168~~	9.9%

Source: American Community Survey 2024 5-Year Estimates

Error! Not a valid bookmark self-reference. presents the breakdown of expenditure on owned housing costs by age. Under HUD guidelines, housing is considered unaffordable when householders spend more than 30% of their total income on housing. When the percentage of income expended on housing costs exceeds 30%, the remaining disposable income available to many low-income households is often inadequate to meet life's other basic necessities. In Grandview, 40% of householders spend more than 30% of their income on housing. This is up from 32% in 2010, and equal to Yakima County as a whole. These statistics show that the cost of housing is continuing to increase, stretching households' budgets in Grandview. Households as whole in Washington State are spending more on housing as a percentage of their income than residents of Yakima County.

Table 5-9 ~~Age of Householder by~~ Percentage of Income ~~Spent on Owned Housing~~, City of Grandview, Yakima County, and Washington State

Universe: Specified Owner-occupied Housing Units	City of Grandview		Yakima County		Washington State	
	Number	*Percent*	*Number*	*Percent*	*Number*	*Percent*
All Householders						
~~Less than 30%~~	~~1,296~~	~~68.0%~~	~~36,188~~	~~73.0%~~	~~1,133,815~~	~~68.2%~~
30% or more	971~~610~~	~~32.0~~28%~~%~~	23,418 ~~13,079~~	~~26.4%~~28%	1,003,211 ~~517,526~~	~~31.1~~32%
50% or more	424	12%	10,654	12%	456,865	14%
Homeowners~~Householders: 15 to 64 Years of Age~~						
~~Less than 30%~~	~~949~~	~~49.8%~~	~~26,092~~	~~52.6%~~	~~835,747~~	~~50.3%~~

30% or more	517~~531~~	27% ~~27.9%~~	10.792 ~~10,024~~	27% ~~20.2%~~	463,735 ~~396,983~~	23%~~23.9%~~
50% or more	243	13%	4,373	13%	199,142	10%
Renters~~Householders: 65 Years and Over~~						
~~Less than 30%~~	~~347~~	~~18.2%~~	~~10,096~~	~~20.4%~~	~~298,068~~	~~17.9%~~
30% or more	454~~79~~	30%~~4.1%~~	12,626 ~~3,055~~	35%%~~6.2%~~	~~120,543~~539,476	46%~~7.3%~~
50% or more	454	181	-	-	-	-

Source: American Community Survey, 2024 ~~5-Year Estimates, 2009-2013~~Housing Costs as Percentage of Household Income. Totals may not equal 100% because the status of certain units was not able to be determined.

~~Table 5-9 presents the breakdown of expenditures on owned housing costs by age. Under HUD guidelines, housing is considered unaffordable when householders spend more than 30% of their total income on housing. When the percentage of income expended on housing costs exceeds 30%, the remaining disposable income available to many low-income households is often inadequate to meet life's other basic necessities. In Grandview, 32.0% of householders spend more than 30% of their income on housing. This is down from 39.5% in 2000, but still higher than Yakima County as a whole.~~

Local residents throughout Yakima County have discussed housing problems through the countywide visioning effort. The results of this effort have been used as the basis for the Countywide Planning Policies that address housing. The purpose of these policies is to provide a common ground and some universally acceptable parameters to help guide decision-makers through the complex topic of affordable housing. The premises of these Countywide Planning Policies have been incorporated into the Goals, Policies and Objectives contained within this housing element.

City of Grandview will continue its participation in the Yakima County HOME Consortium. The HOME Consortium expands affordable housing opportunities for low- and moderate-income households in member jurisdictions throughout the region. The HOME Consortium funded five affordable units as part of Grandview's 41-unit Carriage Court Apartments development completed in 2014, and has provided home-owner occupied rehabilitation for two homes as well as new construction of one affordable single-family home for a homebuyer program in Grandview. The HOME Consortium is currently focused on housing rehabilitation as a pressing regional need, but is still able to assist with new construction for multi- or single-family rental units and affordable housing for a homebuyer program.

IV. HOUSING NEEDS ASSESSMENT

Existing Conditions

Existing Densities

Figure 2-4, page 2-11 in the Land Use Element models estimated population densities for the Grandview UGA (Census 2010). Population densities in Grandview range from near zero to approximately 27,000 persons per square mile. The areas of greatest density are in the older sections of the City, immediately north, east, southwest, and southeast of the downtown business and industrial core. These locations have areas between 300 and 14,000 persons per square mile, with pockets in the higher density category of between 14,000 to 27,000 persons per square mile. In general, the farther the distance from the downtown core and the area between the I-82 and Wine Country Road corridors, the fewer persons per square mile are found in residential areas. Other areas of Grandview vary in population density, reflecting commercial and industrial areas and a mixture of more rural housing and agricultural uses. Approximately 20.3% of the total land area within Grandview, or 727.8 acres, is devoted to housing.

Inventory of Undeveloped Land

Figure 2-5, page 2-25 in the Land Use Element illustrates the distribution of the approximately 2,167.1 acres of undeveloped land that falls within the incorporated and unincorporated portions of the Grandview UGA. As discussed in the Land Use Element, the term "undeveloped land" includes parcels designated by the County Assessor as "vacant," "residential land undeveloped," "current use agricultural," and "agricultural not current use."

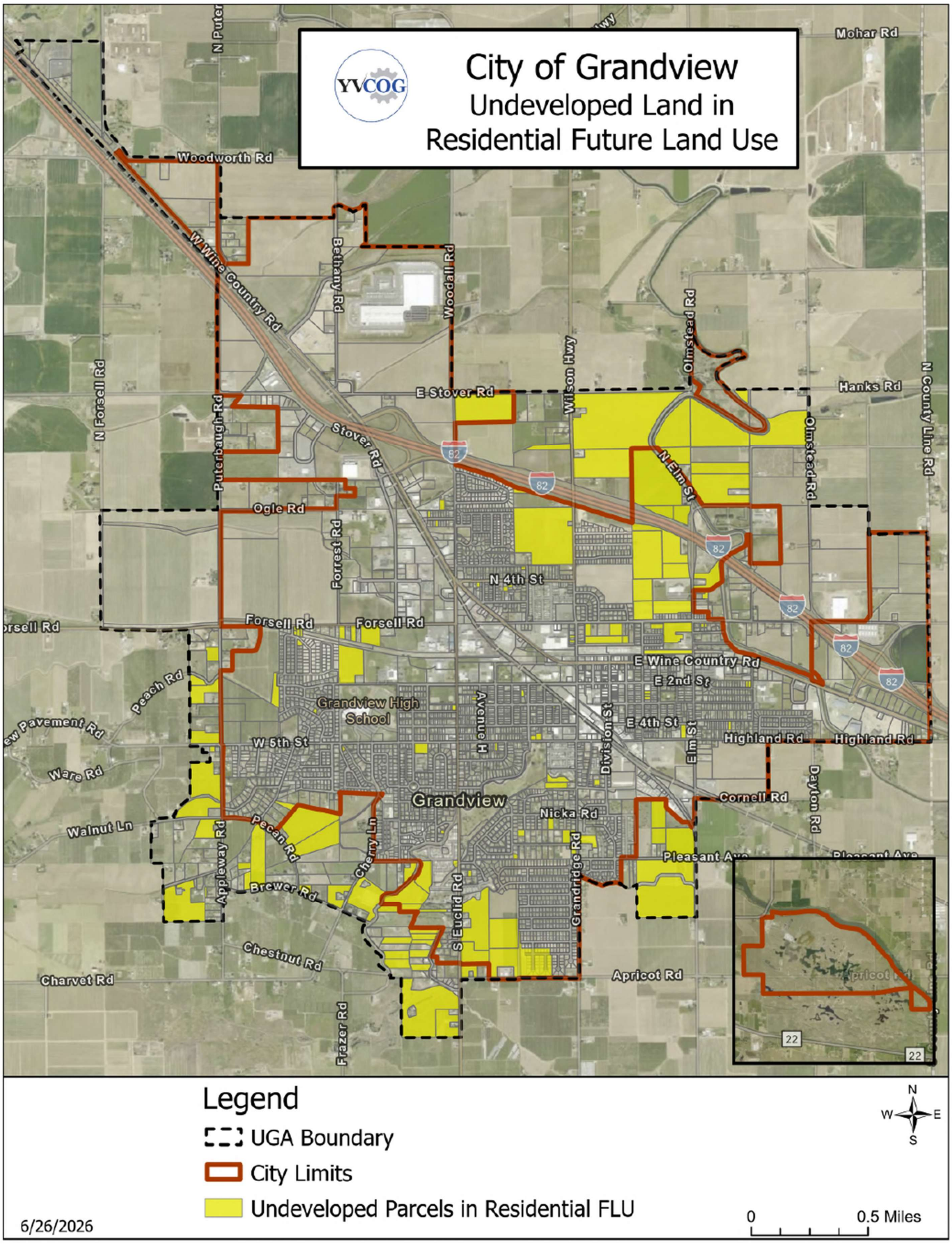
Table 5-10 summarizes the amount of undeveloped land within the unincorporated portion of the UGA and within the City limits that has a future land use designation of residential. **Error! Reference source not found.**, page **Error! Bookmark not defined.** illustrates how the undeveloped lands are distributed in the residential designation of the Future Land Use map. In addition to the 344.1 acres potentially available within the City limits for future residential uses, the UGA contains 719.9 acres of undeveloped land that has a future land use designation of residential. This brings the total land potentially available for future residential development to 1,064 acres.

The future land use designation indicates how land is planned to be used during the 20-year planning period to provide land uses and services, and to achieve land use goals, that are important to the community as a whole and that are needed based on demographic patterns, population projections, and existing and projected patterns of land use. As part of the GMA requirements, the City of Grandview development regulations have also been revised as needed to implement the future land use designations illustrated on the Future Land Use Map (Figure 2-6, page 2-27 of the Land Use Element).

Table ~~05~~-10-~~10~~. Acreages of Land Currently Undeveloped in Residential Future Land Use Designation

	Acres	Percent Total Undeveloped
City Limits	453~~344.1~~	28%~~34.9%~~
Unincorporated UGA	1,156~~719.9~~	72%~~60.9%~~
Total	**1,609~~064.0~~**	**53%~~49.1%~~**

Figure 5-3 Undeveloped Residential Land



Projected Future Needs

Housing Needs Assessment

The GMA requires cities to accommodate future housing needs by affordability level. The City must make accommodations to enable housing growth to meet these needs through the year 2046.
In 2021, the housing element requirements in RCW 36.70A.070(2) were updated with House Bill 1220 (HB 1220) to instruct local governments to "plan for and accommodate housing affordable to all economic segments of the population of the state." This includes an inventory and analysis of existing and projected housing needs, including "units for moderate, low, very low, and extremely low-income households," as well as "emergency housing, emergency shelters, and permanent supportive housing."

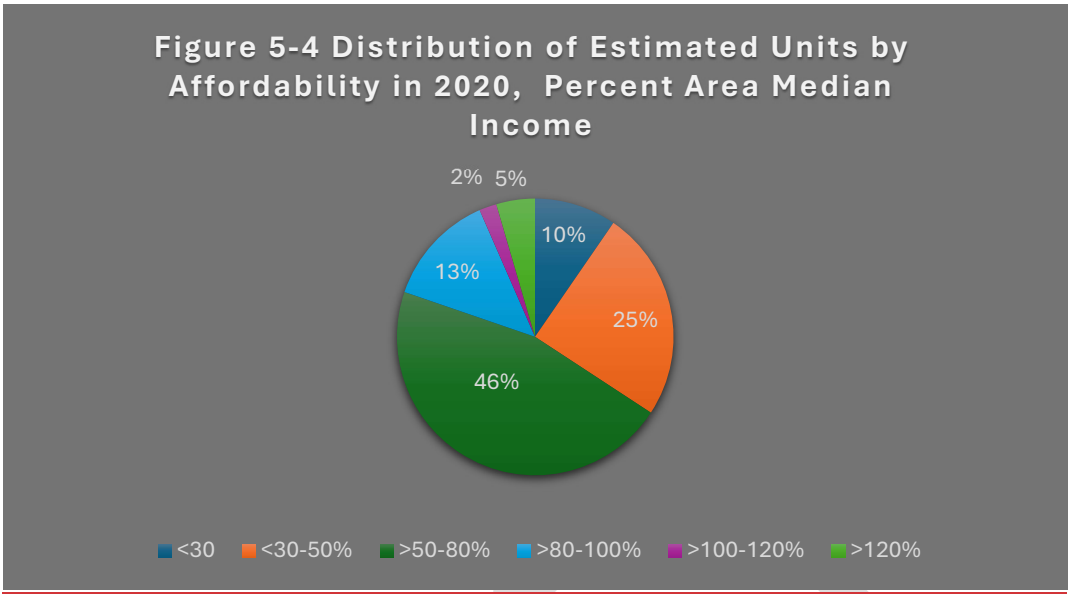
The following information was developed using the Washington Department of Commerce's Housing or All Planning Tool (HAPT). The tool was used to calculate housing needs projections for a selected county, projection year, and target population

This tool includes countywide housing needs projections based on Washington Office of Financial Management (OFM) Growth Management Act (GMA) population projections released in December 2022. Projected housing needs, including permanent supportive housing (PSH) and emergency housing, are based on user-defined countywide population targets. Population Projections for all cities and unincorporated areas in Yakima County were completed by Yakima County in 2025. According to projections, Yakima County will need 25,057 additional housing units by 2046. Based Yakima County's allocation for Grandview and its UGA, is estimated to account for 8.33% of that growth, or an additional 2,088 homes.

This tool projects permanent housing needs in the form of housing units; emergency housing and emergency shelter needs are projected in the form of beds, as they are considered temporary housing. Housing needs by income level are presented relative to AMI or Area Median Income. This is a statistic also known as HUD Median Family Income, and it varies by county or metropolitan region.

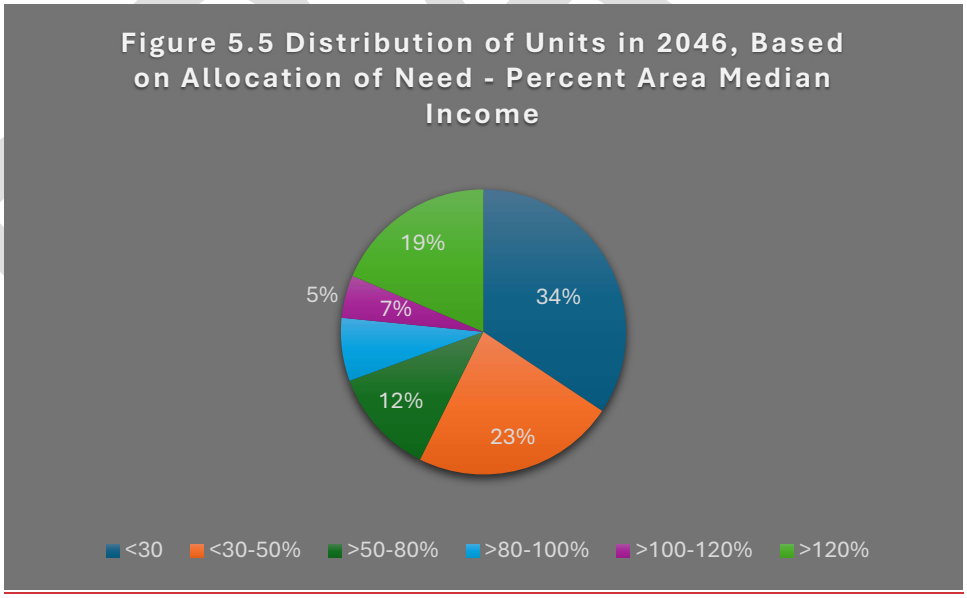
Figure 5.4 below shows the distribution of allocation of units affordable in the various income bands, based on 2020 census estimates. Currently, the majority of units (46%) would be considered affordable to households in the 50-80% AMI range, and 37% of units would be affordable in the 30-50% AMI range. However, only 10% of units would be considered affordable to households below 30% AMI.

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Source: Department of Commerce Housing Allocation Planning Tool (HAPT) 2022

Figure 5.5 shows the distribution of needed units in 2046 by percentage of AMI. In 2046, 34% of housing units should be affordable to households earning less than 30% AMI, which is a 27% increase. The share of housing units between 50-80% AMI does not need to increase. However, the distribution of homes between 80-100% AMI needs to increase by about 7% from current numbers to meet affordability goals.



Source: Yakima County 2046 Housing Allocations, 2025

Table 5.11 shows the housing supply per income band in 2020, and what the additional needs will be in 2046, based on the Office of Financial Management's Housing or All Planning Tool (HAPT) (2022) and Yakima County population allocation data from 2025. The primary income bracket that will require more

housing in Grandview in 2046 is below 30% AMI. It will be important to encourage, and lower any barriers, to low income and permanent supportive housing in the next 20 years.

Table 5.11 Existing and Future Housing Allocations, by AMI
(Including Permanent Supportive Housing (PSH) Needs)

Percent Area Median Income (AMI)	Total	0-30%		>30-50%	>50-80%	>80-100%	100-120%	>120%
		Non-PSH	PSH					
Estimated Housing Supply (2020)	3,276	313	-	808	1,508	432	66	149
Allocation (2020-2046) City	1,669	274	299	384	202	119	81	310
Allocation (2020-2046) UGA	419	69	75	96	51	30	20	78
Total UGA	2,088	343	374	480	253	149	101	388

Displacement Risk

The Growth Management Act requires jurisdictions to assess displacement risk and to establish policies and regulations to mitigate displacement risk. A household is considered displaced if its place of residence is disrupted due to forces outside of its control and it is unable to find suitable replacement housing in the neighborhood. Displacement risk occurs when households are experiencing greater pressure to leave and therefore displacement risk analysis should inform land use policymaking to encourage redevelopment and reinvestment in existing neighborhoods while ensuring that existing neighborhood residents share in the benefits of that redevelopment and reinvestment and are not pushed out. When housing prices rise, specific sociodemographic factors are associated with higher displacement risk. This displacement risk assessment uses three variables—racial identity, renter tenancy, and income—to assess the relative displacement risk. Gentrification is a process describing neighborhood change, typically including a demographic shift whereby people who identify as persons of color and people with lower incomes leave the area and people who identify as white, not Hispanic or Latino and/or have higher incomes move to the area. The Demographic Change Index assesses changes relative to the county change in the share of the population that are BIPOC or have incomes at or below 80% of the county median income between 2010 and 2020.

According to the Washington State Department of Commerce's Displacement Risk Map, a large portion of Grandview (Census tract 19.02) is identified as having a medium risk of displacement. A portion of the west side of the city, both north and south of Interstate 82 (census tract 19.01) is identified as experiencing demographic and market change. Because Grandview is experiencing rapid growth, driven in part by commuters seeking more affordable options, local lower-income residents and agricultural workers face a heightened risk of demographic change. A list of strategies to protect vulnerable communities from displacement is identified in the 2023 Grandview Housing Action Plan. These strategies include strategic acquisition and financing of existing multi-family housing, tenant relocation assistance, just cause eviction protections, community land trusts, need-based rehabilitation assistance, and grants/loans to directly support existing small businesses.

~~The 2035 population projections used in this Comprehensive Plan are discussed in the Land Use Element. The medium projection, identified as the likeliest 2035 population projection given current trends, is 13,137. The most recent Grandview population estimate was 11,170 for the year 2014 (Office of Financial Management [OFM] 2015). The discussion in the following sections will focus on the medium population projection.~~

~~The following analysis assumes that the existing proportion of housing types and the number of people per household (see Table 5-1) will remain similar during the 20-year planning period. The analysis is based on the following assumptions: 1) an average lot size of 18,730 square feet (0.43 acre) per single-family unit, which approximates the current average lot size of single-family homes in Grandview[1]; 2) 4,000 square feet (0.1 acre) per unit for all other housing types, which is currently the minimum lot sizes per unit as per the Grandview zoning code; and 3) and average household size of 3.6.~~

~~At the medium growth rate, an estimated 565 additional units would be needed to serve the projected year 2035 population of 13,137 persons. This includes consideration of additional single-family units to increase the single-family home vacancy rate. Table 5-11 below shows the breakdown of housing types and the projected number of units needed for each population projection. Table 5-12 summarizes the projected land use requirements of each housing type during the 20-year planning period. Methodologies for arriving at the projections in Table 5-11 and Table 5-12 are discussed in the following sections.~~

~~Table 5-11. Projected 2035 of Housing Types and Number of Units Needed in the City of Grandview~~

~~Population Projection~~	~~Single Family~~	~~Multifamily~~	~~Manufactured Home or Other~~	~~Total Additional Units Needed~~
~~Medium~~	~~386~~	~~102~~	~~78~~	~~566~~

~~Table 5-12. Projected 2035 Land Use Requirements by Housing Type for City of Grandview (acres)~~

~~Population Projection~~	~~Single Family~~	~~Multifamily~~	~~Manufactured Home or Other~~	~~Total Additional Units Needed~~
~~Medium~~	~~168.9~~	~~9.3~~	~~33.4~~	~~211.6~~

Land Requirements for All Housing

~~At the medium projected growth rate, the expected population increase between 2015 and 2035 is 1,967 residents~~Grandview's population is projected to be 14,538 people by 2046, an increase of 11,680 residents since 2024.~~.~~ The 2020~~2010~~ Census indicated that there was an average of ~~3.6~~3.3 people per housing unit. Therefore, the baseline projected number of additional dwelling units for the medium population projection during the planning period is ~~1,967/3.6, or 546~~858 households~~. The analysis below adds to that total to account for the low vacancy rate for single-family housing, bringing the total projected housing units to 566.~~

Projected land use requirements for each housing type () were determined by calculating the proportion of the total land use need for each housing type, based on the percentage of each housing type present currently

[1] ~~The average lot size for single-family units was arrived at by averaging the size of existing single-family residential lots in Grandview using Geographic Information Systems (GIS) software.~~

in Grandview.

Dwelling Unit and Acreage Requirements for Single-Family Housing, Including Manufactured Housing

R-1 Low Density Residential

The R-1 Low Density Residential District has a total of 2,671 parcels totaling approximately 1,625.93 acres. Approximately 29% of that area, or 472.43 acres, is fully developed lands. Approximately 36%, or 58.6 acres are under-developed lands, meaning they could be potentially divided and additional home(s) built. The remaining 548.57acres are vacant lands.

With an effective market rate deduction of 30% (15% for infrastructure improvements and 15% for market factor), approximately 384.00 acres are developable. Using the highest density allowed in the zoning district (4 du/nra), vacant lands have the potential to accommodate an additional 2,303 housing units. With an average household size of 3.34, there is enough land in the R-1 Low Density Zoning District for 7,695 people.

~~The 2013 proportion of single-family housing was used to calculate the number of single-family and manufactured housing dwelling units that would be required during the 20-year planning period. 67.2% of Grandview's total housing stock is currently single-family housing, including manufactured housing (see Table 5-3, page 5-7); this percentage of the 546 projected housing units needed equals 367 single-family housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people (medium projection).~~

~~As discussed previously, the total housing vacancy rate as reported in the 2010 Census was 5.4%. For rental homes only, the vacancy rate was 5.1%; while for owned homes only, the vacancy rate was significantly lower at 1.2%. Very low vacancy rates increase housing costs unnecessarily, increase overcrowding, and provide few housing choices for new and existing residents. To plan for an increased vacancy rate, a larger surplus of housing is needed, particularly for owned homes. For purposes of this analysis, an additional 5% is added to the number of single-family homes that would be needed to increase the vacancy rate during the 20-year planning period. This analysis assumes that most single-family homes are owned rather than rented. The additional 5% brings the total projected single-family housing units needed by 2035 to 386.~~

~~To determine acreage requirements for 2035, the projected number of units needed (386) was multiplied by the average current single-family home lot size of (0.43 ac), resulting in a projected acreage requirement of 165.8 ac for single-family homes. The GMA also requires planning for the provision of group homes and adult family homes during the 20-year planning period. An additional three acres was estimated for these housing needs, bringing the total to 168.8 ac.~~

Dwelling Unit and Acreage

The R-3 High Density Residential Zoning District has 213 parcels totaling approximately 126.26 acres. 29.25 acres is underutilized, meaning they could be divided and another home built. Approximately 36% of that area, or 45.11 acres, are vacant lands. Approximately 29.25 acres, or 23%, is partially-developed and underutilized, and the remaining 51.21, or 40%, are developed.

Medium Density development has the highest density at 10 du/nra. Using that density, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 442 multi-family housing units. With the household size of 3.34, units would provide housing for approximately 1,476 people.

Requirements for Multifamily Housing

R-2 Medium Density Residential

The R-2 Medium Density Residential District has a total of 134 parcels totaling approximately 97.63 acres. Approximately 42% of that area, or 41.78 acres, are vacant lands. Approximately 28.94 acres, or 29%, is partially-developed and underutilized, and the remaining 5.17 acres, or 5.3%, are developed.

Medium Density development has the highest density at 10 du/nra. Using that density, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 292 multi-family housing units. With the household size of 3.34, units would provide housing for approximately

~~The existing proportion of multifamily housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 18.6% of Grandview's total housing stock is currently multifamily housing (see~~

~~Table 5-3, page 5-7); this percentage of the 543 projected housing units needed equals 102 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 13,137 people.~~

~~To determine acreage requirements for 2035, the projected number of units needed (102) was multiplied by the current Grandview zoning code minimum lot size requirement for multifamily units (0.1 ac), resulting in a projected acreage requirement of 9.3 ac for multifamily dwellings.~~

Dwelling Unit and Acreage Requirements for Manufactured Home and Other Housing

The MR Manufactured Home Park Zoning District has 29 parcels totaling approximately 75.85 acres. 12.18 acres is underutilized or partially developed, meaning they could be divided and another home built. Approximately 20% of that area, or 15.34 acres, are vacant lands.

Using the density for the Manufactured Home Park zone, and subtracting the 30% market rate factor, there is the potential to accommodate an additional 193.2 Manufactured home housing units. With the household size of 3.34, units would provide housing for approximately 645 people.

~~**The existing proportion of manufactured and other housing was used to calculate the number of multifamily dwelling units that would be required during the 20-year planning period. 14.2% of Grandview's total housing stock is currently manufactured or other housing , page 5-7); this percentage of the 546 projected housing units needed equals 78 multifamily housing units needed by 2035 to meet the needs of the medium population projection of 5,716 people.**~~

~~To determine acreage requirements for 2035, the projected number of units needed (78) was multiplied by the average current single-family home lot size of (0.43 ac) resulting in a projected acreage requirement of 33.4 ac for multifamily dwellings.~~

~~Other Housing-Related Land Use Requirements~~

~~Transportation and market choice land needs for residential and other land uses are discussed in the Land Use Element.~~

I. A COORDINATED HOUSING STRATEGY FOR GRANDVIEW

As is the case with most communities, Grandview's housing problems are a result of complex physical, social, and economic realities. Because of the complexity of the problems, a coordinated approach is necessary to address them. A coordinated housing strategy for Grandview should include:

1) Consideration and implementation of the housing goals, policies and objectives. Land use decisions, new municipal ordinances and the allocation of available resources should be made in consideration of the goals, policies and objectives contained in this comprehensive plan.

2) A target area or areas for housing rehabilitation should be identified and used to guide future activities aimed at improving the existing housing stock.

3) Implementation of needed improvements in the Capital Facilities and Transportation Elements could result in greater opportunity for growth in Grandview. The addition of more people in Grandview, particularly those active in the community work-force will add to the viability of the community.

~~4) Revise the zoning ordinance to create a greater variety of residential zone options which include:~~
~~a) Larger lots~~
~~b) More off-street parking~~
~~c) Lower density~~

~~5)~~4) Develop an inventory of housing in Grandview that provides for a variety of neighborhoods that are attractive and will lead to an improved quality of life.

~~6)~~5) Improve neighborhoods by decreasing density by enforcing the Uniform Housing Code.

~~7) The City of Grandview will not seek additional non-taxable housing but will work with market rate developers to build affordable housing.~~

~~8) As there has been significant development in the lower income apartment housing category, the City of Grandview recognizes that it has a need to support housing that generates sufficient property tax revenue to pay for services. The City can no longer support new lower income/value residential developments.~~

~~9) The City of Grandview will re-evaluate the housing needs in seven to 10 years to see if additional non-taxable housing is needed.~~

~~10)~~6) Preserve current low- to moderate-income housing stock by developing housing rehabilitation programs that include public and private investment in owner-occupied housing rehabilitation projects.

II. GOALS AND POLICIES

GOAL 1: Provide safe and sanitary housing for all persons within the community.

Policy 1.1 Support the development of a housing stock that meets the ~~varied needs of the present community while attracting higher income residents~~needs of all economic segments of the community~~.~~..

Objective 1: Encourage the construction of new units to increase the local housing supply. New construction should provide for a moderate- to low-income and senior housing market demand as well as upscale residences. It should also provide for an appropriate mix of housing types and intensities (single-family, multifamily, group

homes, adult family homes).

Objective 2: Encourage manufactured housing parks and subdivisions that are well designed and compatible with neighboring land uses.

Objective 3: Allow, on individual lots, manufactured housing that meets accepted standards for manufactured housing and is permanently affixed to a foundation.

Objective 4: Encourage and support the rehabilitation of older homes.

Objective 5: Encourage infilling in residential areas.

~~Objective 6: Encourage more medium and high-value residential construction.~~

Policy 1.2: Objective 6: Create more diverse "missing middle" opportunities to ensure a supply of affordable housing

Objective 1: Support the development of cottage housing, triplexes, duplexes and townhomes.

Objective 2: Support the development of Accessory Dwelling Units in suitable areas.

Policy 1.3~~2~~: Support the implementation of public housing programs in partnership with private developers that supplement the efforts of local developers in meeting the housing needs of the community.

Objective 1: Pursue programs to expand the housing options of low and moderate-income groups and the elderly.

Objective 2: Coordinate public programs with the activities of local developers to provide for the optimal utilization of community resources.

Objective 3: Consider programs such as a local housing trust fund to aid in the development of affordable housing.

Objective 4: Support options for the development of long-term affordable housing, such as community land trusts.

Policy 1.3: Support housing availability to meet the needs of all income groups.

Objective 1: Make current housing information available to potential developers and encourage its use in the consideration of development alternatives.

Objective 2: Provide for the periodic updating of existing plans and development regulations (e.g., comprehensive plan and zoning ordinance) and ongoing analysis of housing problems.

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Objective 3: Ensure that all new housing developments pay for the cost of providing utilities, streets, parks and public safety requirements.

GOAL 2: *Residential areas that are safe, sanitary and attractive places to live will be established and maintained in Grandview.*

Policy 2.1: The City of Grandview will ensure and facilitate the provision of municipal services appropriate to the density of residential development.

Policy 2.2: The initial cost of providing municipal services to serve new residential developments will be borne by the developer.

Policy 2.3: The City of Grandview will work cooperatively with other public agencies, private institutions, and organizations to foster housing rehabilitation in suitable areas.

GOAL 3: *Encourage a mixture of housing types and densities throughout the UGA that are compatible with public service availability.*

Policy 3.1: Support the development of regional strategies to address the housing needs of the UGA.

Objective 1: Land use controls shall govern the distribution of housing types by establishing overall density.

Objective 2: Density of development shall be based on~~:~~ the existing land use pattern, the availability of public services, municipal service plans and the initial provision of services by the developer.

Objective 3: Criteria shall be developed for establishing levels of services required for different densities of development.

Goal 4: Ensure that rapid residential growth and economic development in Grandview do not result in the displacement of existing residents, particularly lower-income households, seniors, and agricultural workers.

Policy 4.1 Monitor risk indicators of displacement risk, including rapidly escalating rental prices and the conversion of naturally occurring affordable housing.

Policy 4.2 Identify, catalog, and support the preservation of Naturally Occurring Affordable Housing (NOAH) and multifamily complexes within the urban growth area (UGA) to prevent them from being converted into higher-cost developments.

Policy 4.4 Partner with the Yakima Valley Conference of Governments (YVCOG), regional housing authorities, and non-profits to leverage funding for strategic land acquisition dedicated to permanent affordable housing.

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Policy 4.5 Evaluate and implement local tenant support frameworks, such as providing extended notices for substantial rent increases or partnering with legal aid organizations to mitigate eviction-driven displacement.

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