

City of Toppenish

Periodic Update

Population and Housing Allocations

June, 2025



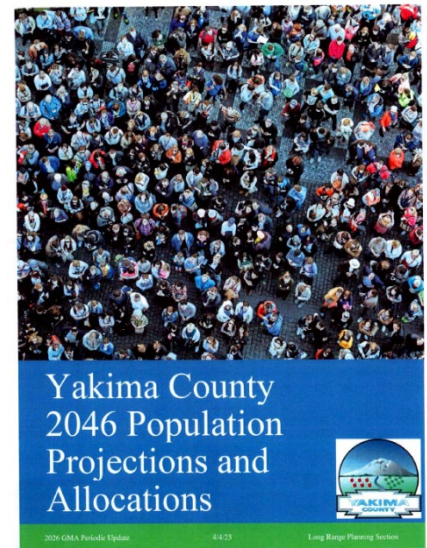
Introduction

To assess the available land for development in Toppenish, the population and housing allocations previously completed will be analyzed in comparison to the vacant land available within the city limits. GIS data will be used to identify and categorize parcels as vacant, partially vacant, underutilized, and developed. This information will be further examined by zoning district to identify available land for future residential, commercial, industrial, and public development.

Population Allocation

In accordance with Growth Management Act (GMA) requirements, Yakima County released its final 2046 Population Projections and Allocations on April 4, 2025. The county methodology to develop its 2046 population projection includes the following steps:

1. Collect OFM's April 1, 2022 Estimates.
2. Calculate the "Annual Growth Rate % Changes" and Average Annual Growth Rates (AAGRs) for Yakima County, its cities, and towns using OFM's April 1, 2022, estimates.
3. Project the county's population from 2020 to 2046 using the County's AAGR.
4. Collect the latest OFM 2022 "GMA Low, Medium, and High" population projections for Yakima County.
5. Compare analysis of the County's AAGR projections, OFM's 2022 projections, and the County's 2015 allocations.
6. Calculate Yakima County's Preferred Alternative and Allocations.
7. Express each city and town's projected populations using their AAGRs and determine Unincorporated area population of the county.
8. Summarize each city and town's review of the county's draft preferred alternative and allocations.





9. Report impacts of the current population projections on future Land Capacity Analyses (LCAs).
10. Report the County's finalization of the preferred alternative and allocations.

Between the 2010 and 2020 census years, the overall population in Toppenish decrease by nearly residents:

Table 1 - Toppenish Population 2010-2020			
	2010 Census	2020 Census	Change
Toppenish	8,949	8,854	(95)

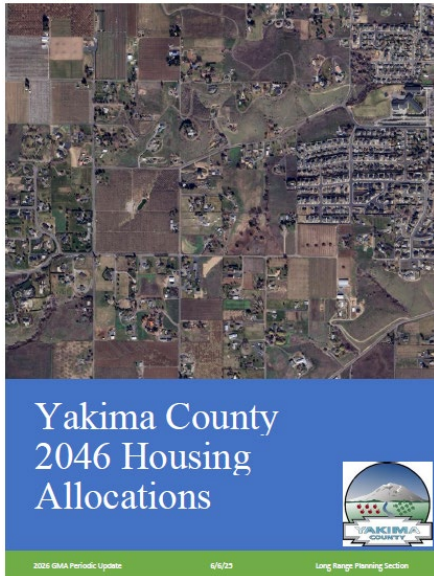
Yakima County, using the known Census population numbers in addition to yearly OFM estimates, calculated Toppenish's AAGR from 2010-2022 as -0.07%, much lower than the overall Yakima County AAGR of 0.56%, and one of the four cities in Yakima County with a negative growth rate during that time frame. When comparing the County AAGR, OFM 2022 projection, and County 2015 allocation, Yakima County elected to use the 0.56% AAGR as the preferred allocation method. The County AAGR is slightly higher than OFM's medium projection.

The draft population allocation report was sent to the City for review on April 15, 2024. Toppenish staff met with Yakima County staff to review the population projection. Based on known County discussions with the remaining cities and towns, the AAGRs for each jurisdiction were further refined to provide a consensus growth rate.

The final population allocation for Toppenish was modestly increased to 0.17% over the planning period:

Table 2 - Toppenish Population Projection 2020-2046			
	2020 Census	2046 Estimate	Increase
Toppenish	8,854	9,254	400

Based on available land in the city and general discussions with potential developers, Toppenish agrees with the proposed population allocation of an additional 400 persons by 2046 and will use this number consistently throughout the Periodic Update.



Housing Allocation

In accordance with Growth Management Act (GMA) requirements, Yakima County released its final 2046 Housing Allocations on June 6, 2025. The report responds directly to newly expanded housing requirements introduced in 2021 through House Bill 1220. In addition to requiring the identification of housing needs by income tier, the legislation directs counties and cities to plan for an accommodate housing that is affordable to all income levels.

Using the Department of Commerce's Housing and Planning Tool (HAPT), the county-wide housing needs were allocated to the cities and unincorporated areas. The HAPT allocates housing to six identified income bands based on Area Median Income (AMI):

- 0-30% AMI (extremely low-income)
 - 0-30% AMI includes Permanent Supportive Housing (PSH) and Non-PSH
- 31-50% AMI (very low-income)
- 51-80% AMI (low-income)
- 81-100% AMI (moderate income)
- 101-120% AMI (middle-income)
- Over 120% AMI (higher-income)

The HAPT includes several methods for housing allocation. Yakima County used Method C, which “provides a balanced and straightforward way to distribute housing across jurisdictions while reflecting demographic projections.” The HAPT is intended to ensure that each city, including unincorporated areas, receive a fair share of the total housing needs.

In setting up the HAPT tool, the first step is to select the County, projection year, and population target. As indicated in the Population Allocation above, Yakima County used its AAGR as the preferred growth rate, which yields a slightly higher 2046 population than the OFM Medium Projection. Step 1 identified a total housing need of 22,057 new units to be distributed throughout the county.

Housing Needs Projections for Selected County, Projection Year, and Population Target
Complete Steps 1, 2, and 3 to access countywide projections

Step 1
Select a County
Yakima ✓

Table 1: OFM GMA Population Projections, 2046
Yakima County Projected Population, 2046

	Low	Medium	High
Projected Population (2046)	257,133	289,519	341,661

Step 2
Select a Projection Year
2046 ✓

Table 2: Projected Countywide Housing Needs Based on User Inputs

Yakima County

Population Target = 297,319

	Total	Affordability Level (% of Area Median Income)						Emergency Housing/Shelter Beds
		0-30%		30-50%	50-80%	80-100%	100-120%	
		Non-PSH	PSH				120%+	
Total Future Housing Needed (2046)**	114,482	8,261	4,495	25,742	36,353	12,706	8,282	1,951
Estimated Housing Supply (2020)*	89,425	4,351	228	20,264	33,325	10,917	7,070	572
Net New Housing Needed (2020-2046)	25,057	3,910	4,267	5,478	3,028	1,789	1,212	1,379

Allocation method C in the HAPT then distributes housing to the cities and unincorporated areas of the County based on user input. The City of Toppenish was allotted 0.83% of the overall County housing allocation, or 208 units.

It should be noted that the future population allotment for Toppenish in the HAPT analysis is lower than the April 4, 2025 Yakima County population projection, in fact showing a deficit in 2046. Based on discussion with Yakima County, the correct population number to use as the 2046 population allocation is from the April 4, 2025 projection, not from the June 6, 2025 HAPT. For purposes of this analysis and future drafting of the Comprehensive Plan, Toppenish will use the projected 2046 population number of 9,254.

HOUSING ALLOCATION FROM SELECTED SHARES								
Future Population (2046)	Total Units Allocated (2020-2046)	Permanent Housing Needs by Income Level (% of Area Median Income)						
		0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
8,721	208	34	37	48	25	15	10	39


Before reviewing the 2046 allocation, Toppenish looked at existing levels to establish a baseline. The HAPT includes estimated existing housing supply by affordability level:

ESTIMATED 2020 HOUSING SUPPLY BY AFFORDABILITY LEVEL

NOTE: 2020 supply by income level (% of Area Median Income) is only available for cities and towns. Total 2020 supply is provided for unincorporated UGAs and rural areas

	Total	0-30%		>30-50%	>50-80%	>80-100%	>100-120%	>120%
		Non-PSH	PSH					
Toppenish city	2,454	104	0	879	1,258	121	31	61
Unincorporated UGA	257							

Analyzing the existing housing supply vs. the anticipated need yields completely different results for projected housing needs by income bracket. The calculated percentage of existing housing in each income bracket is:




	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2020 Estimated Housing by Income Level: 2,454	0-30% Non PSH	4%	104
	0-30% PSH	0%	0
	>30-50%	36%	879
	>50-80%	51%	1,258
	>80-100%	5%	121
	>100-120%	1%	31
	>120%	2%	61

If the projected HAPT housing allocation was distributed throughout the city based on the 2020 Census estimate, the required housing by income level is completely different than allocated in the HAPT.

	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2046 Estimated Housing by Income Level: 208	0-30% Non PSH	4%	9
	0-30% PSH	0%	0
	>30-50%	36%	75
	>50-80%	51%	107
	>80-100%	5%	10
	>100-120%	1%	3
	>120%	2%	5

Rather than allocate housing by income band based on the existing distribution, the HAPT includes a substantially higher allocated percentage across the lowest income bands. When considering the distribution county-wide, there is no consideration for local trends or demographics. The HAPT required distribution percentages noted below are consistent for all cities.




	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing	HAPT required distribution	HAPT allocated housing by Income Level	Change 2020 distribution vs HAPT requirement
2046 Estimated Housing by Income Level: 208	0-30% Non PSH	4%	9	16%	34	25
	0-30% PSH	0%	0	18%	37	37
	>30-50%	36%	75	23%	48	-27
	>50-80%	51%	107	12%	25	-82
	>80-100%	5%	10	21%	15	5
	>100-120%	1%	3	5%	10	7
	>120%	2%	5	19%	39	34

As the difference in numbers indicate, the HAPT is requiring more of the 0-30% low-income housing than is currently in Toppenish, but a lower amount of the 30-50% and 50-80% levels. Overall, the Low Income (0-80%) allocation is actually less with the HAPT (144) than a projection using the 2020 Census distribution (190).

Another identified challenge in the HAPT is the significant increase in housing units when examining the population allocation vs. the average household size in Toppenish. The calculated difference requires an additional 100 housing units based on the HAPT analysis.

Source	Population Projection	HAPT Housing Allocation
Population Increase	400	400
HH Size	3.67 (2020 Census)	1.92 (HAPT Calculated)
# Housing Units	108	208

Toppenish does not fully agree with the Yakima County housing allocation as presented in the HAPT, but given the housing allocation vs. projected population, can support it. The HAPT requires 100 more houses over the planning period than what was calculated based on average household size. As the Land Capacity Analysis will show, Toppenish has sufficient capacity to support the HAPT housing allocations. The challenge will be meeting the growth target. Toppenish has not seen much development in recent years despite a generous code with multiple housing opportunities in all zones. Updates in the Housing Element and Development



Regulations to allow ADUs, Unit Lot Subdivisions, and additional infill opportunities should be a catalyst for new and unique housing opportunities in the city.

When reviewing demographics, Toppenish has a 17.6% poverty rate, higher than both Yakima County (15.8%) and Washington State (10.3%). The median household income in Toppenish is \$67,776, again lower than Yakima County (\$69,525) and Washington State (\$94,605). Given these metrics, the lower income (0-80% AMI) allocation makes sense for the City of Toppenish. The primary challenge with the 0-30% AMI will be the PSH allocation. While Toppenish does have some services available in city limits, the majority of PSH-type services in Yakima County are in and around the City of Yakima. The allocation of PSH housing will likely require an existing or new PSH provider to locate in Toppenish.