



Community Development Department

Building | Planning | Code Enforcement

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Housing Needs Assessment

Memorandum - 2021

Date Issued:	June 30, 2021
To:	Department of Commerce
CC:	Planning Commission and City Council
From:	Melissa Johnston, Associate Planner
RE:	Woodland Housing Action Plan, Deliverable #1
Summary:	This memorandum describes the existing housing inventory and establishes a housing needs forecast for Woodland, WA.

I. BACKGROUND

The City of Woodland is developing a Housing Action Plan with support of grant funding from Washington State Department of Commerce (House Bill 1923). The Housing Needs Assessment is a study of Woodland's existing housing stock and characteristics, household demographics, and anticipated population growth and housing demand. These data and analysis will help inform the goals of the Housing Action Plan and any recommended policy or code changes.

Project Elements

The project includes:

- Housing Needs Assessment
- Public Participation Plan
- Housing Action Plan
- Housing Code Updates

II. DATA SOURCES & EXTENT

Sources

- The Census Bureau, American Community Survey (ACS) 5-Year Data
- U.S Department of Housing and Urban Development (HUD), CHAS data (Comprehensive Housing Affordability Strategy)
- City of Woodland, Comprehensive Plan 2016
- Zillow

Area

The data used for this assessment was customized for Woodland, Washington city limits. See *Figure 1, Zoning Map, page 3.*

Timeframe

The Housing Needs Assessment analyzes changes in population between 2010 and 2018 and predicts changes in population between 2018 and 2040.

Analysis

Data were analyzed using the housing needs assessment workbook provided by Washington State Department of Commerce.

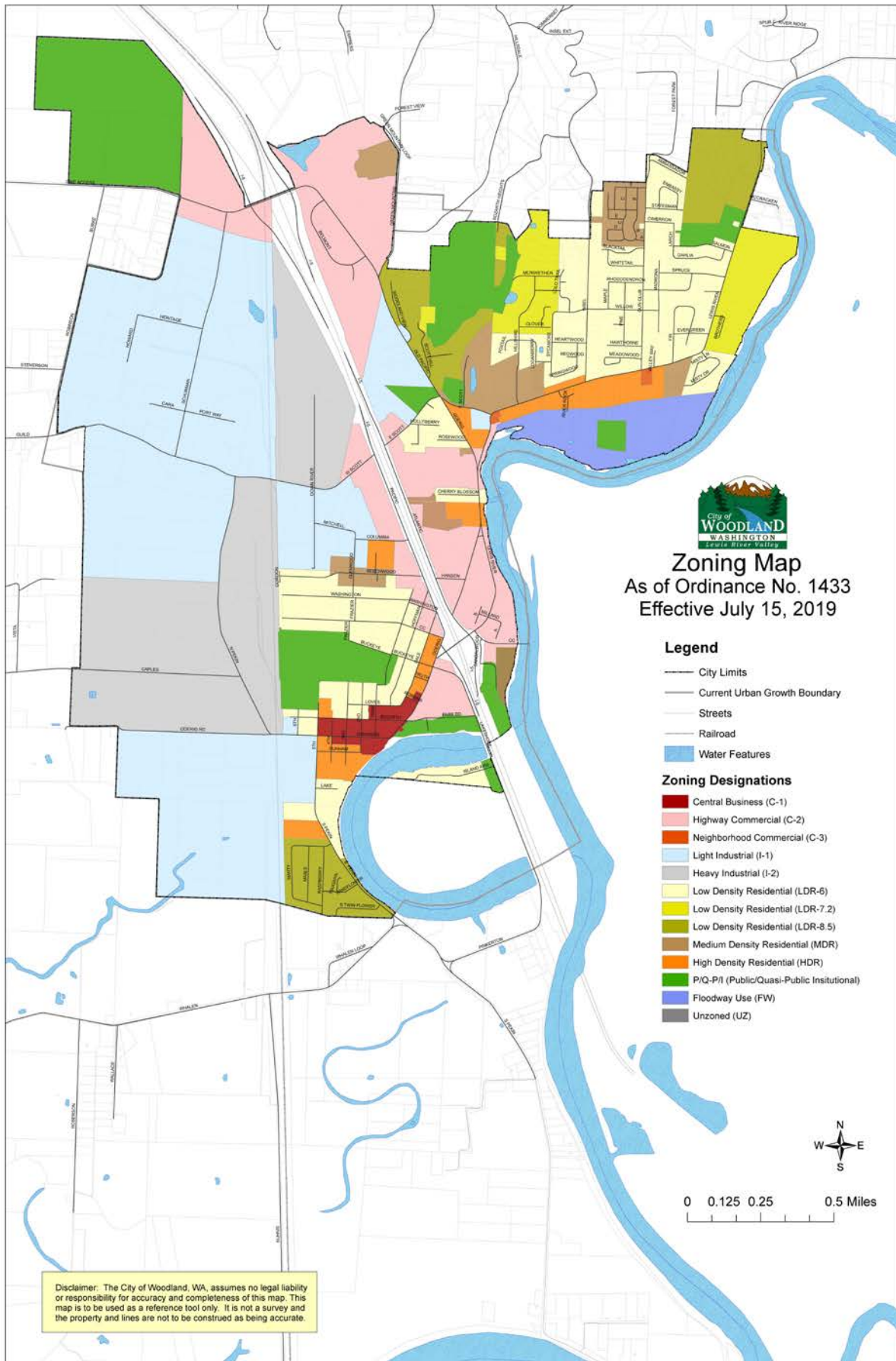


Figure 1. Woodland Zoning Map, City Limits

III. POPULATION GROWTH

Population

Woodland’s population is currently 6,495 people, according to the US Census Bureau.¹ Woodland’s population was estimated at 5,912 in 2018 (the baseline year used for this analysis) and is expected to continue growing at a 3% annual average growth rate. Between 2018 and 2040, we expect a growth in population of 3,683 people. See Figure 2 below.

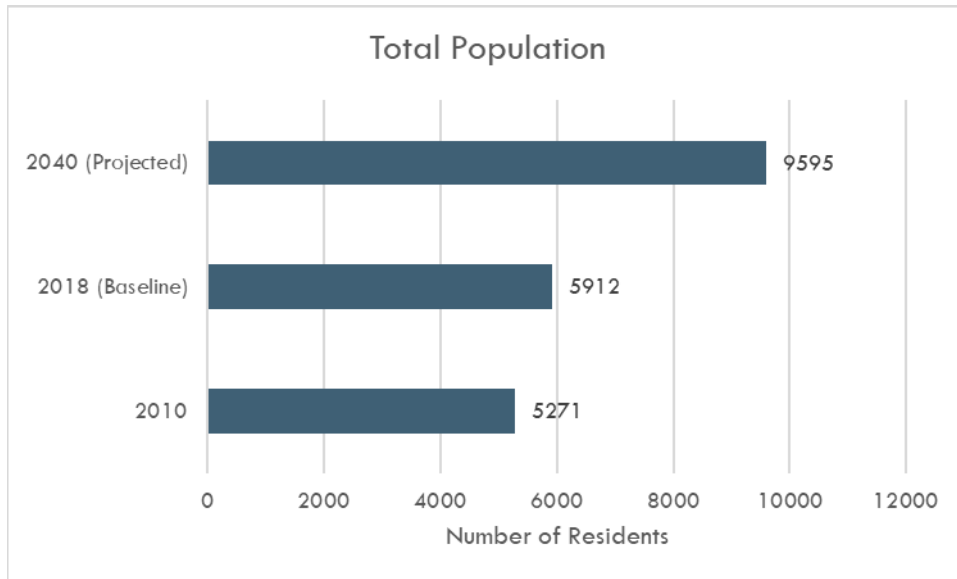


Figure 2. Total Population: 2010, 2018, 2040.²

Households

Between 2010 and 2018, the number of housing units in Woodland increased from 1,799 to 1,990. We expect to need an additional 1,315 housing units by 2040 for a total of 3,305 housing units.³ See Figure 3 on page 5.

¹ US Census Bureau QuickFacts: www.census.gov/quickfacts/fact/table/woodlandcitywashington#

² Sources: ACS 5-Year Table S010 and 2016 Woodland Comprehensive Plan

³ Source: ACS 5-Year Table S1101

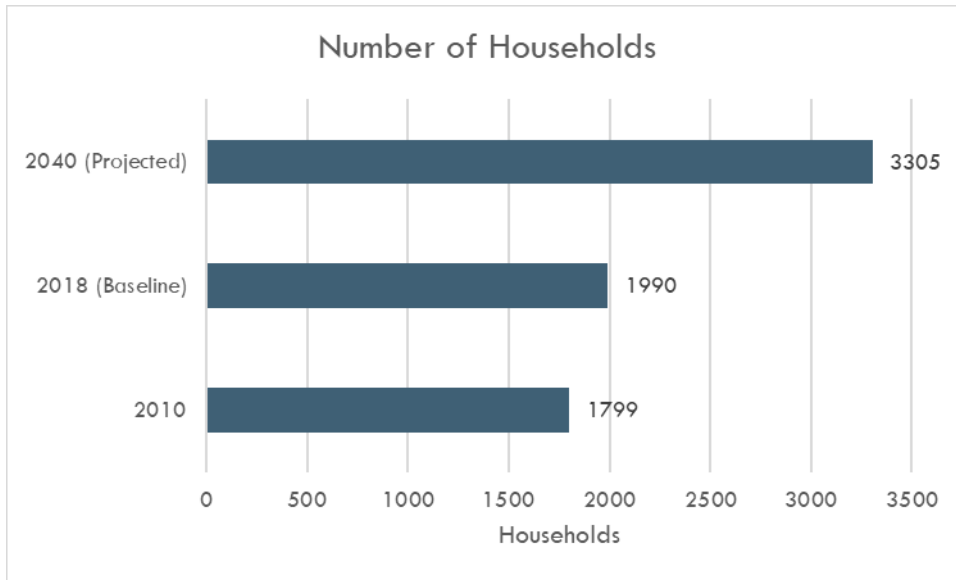


Figure 3. Number of Households: 2010, 2018, 2040.⁴

IV. HOUSEHOLD CHARACTERISTICS

Household Size

On average, houses in Woodland had a household size of 2.94 in 2018. Household size remained steady between 2010 and 2018, increasing from 2.93 people on average.⁵

Household Income

On average, annual household income is \$61,818.⁶ See Table 1 on page 6 for a count of households by income bracket.

⁴ Source: ACS 5-Year Table S1101

⁵ Source: ACS 5-Year Table S1101

⁶ Source: ACS 5-Year Table S1901

Table 1. Median Household Income Brackets⁷

Income Brackets	% of Household Population	Count of Households
< \$10,000	2.2%	44
\$10,000 – \$14,999	3%	60
\$15,000 – \$24,999	6.8%	135
\$25,000 – \$34,999	12.7%	253
\$35,000 – \$49,999	16.5%	328
\$50,000 – \$74,999	19.7%	392
\$75,000 – \$99,999	13.9%	277
\$100,000 – \$149,999	16.2%	322
\$150,000 – \$199,999	8%	159
\$200,000 or more	0.9%	179

V. HOUSING CHARACTERISTICS

Housing Stock, Unit Type

By far, the most prevalent housing type in Woodland is single family homes. In 2018, 67% of Woodland’s housing was single units (which includes any attached units such as accessory dwelling units). All sizes of multifamily complexes (3-4 units, 5-19 units, and 20+ units) combined account for 22% of housing units. Mobile homes account for 8% of the housing units. The least prevalent housing type is duplexes, which account for only 3% of housing units.⁸ See *Figure 4 on page 7*.

Between 2010 and 2018, single family residential housing units outpaced all other types of housing units. There does appear to be a loss of 59 duplexes between 2010 and 2018, but staff believes that 59 of these units were reclassified as attached accessory dwelling units (ADUs) and are counted as single family residential in 2018 by the American Community Survey (ACS). There were 336 single family units added between 2010 and 2018. Even if 59 duplexes were reclassified as single family units with ADUs, the single family residential units increased by 277 units, still outpacing growth of all other housing types. See *Figure 5 on page 7*.

⁷ Source: ACS 5-Year Table S1901

⁸ Source: ACS 5-Year Table DP04

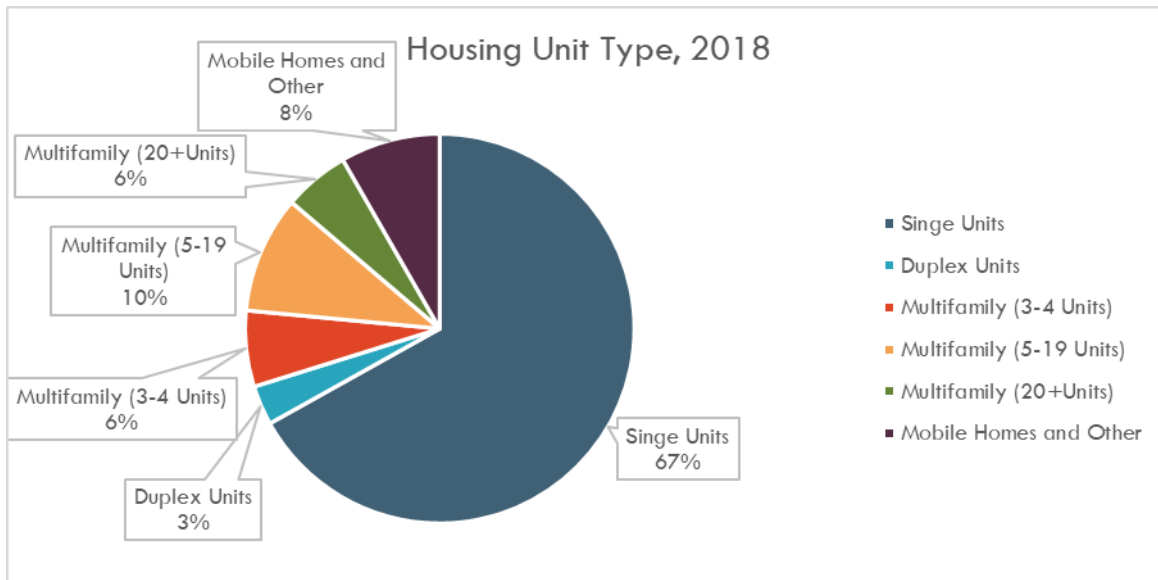


Figure 4. Housing Unit Type, 2018.⁹

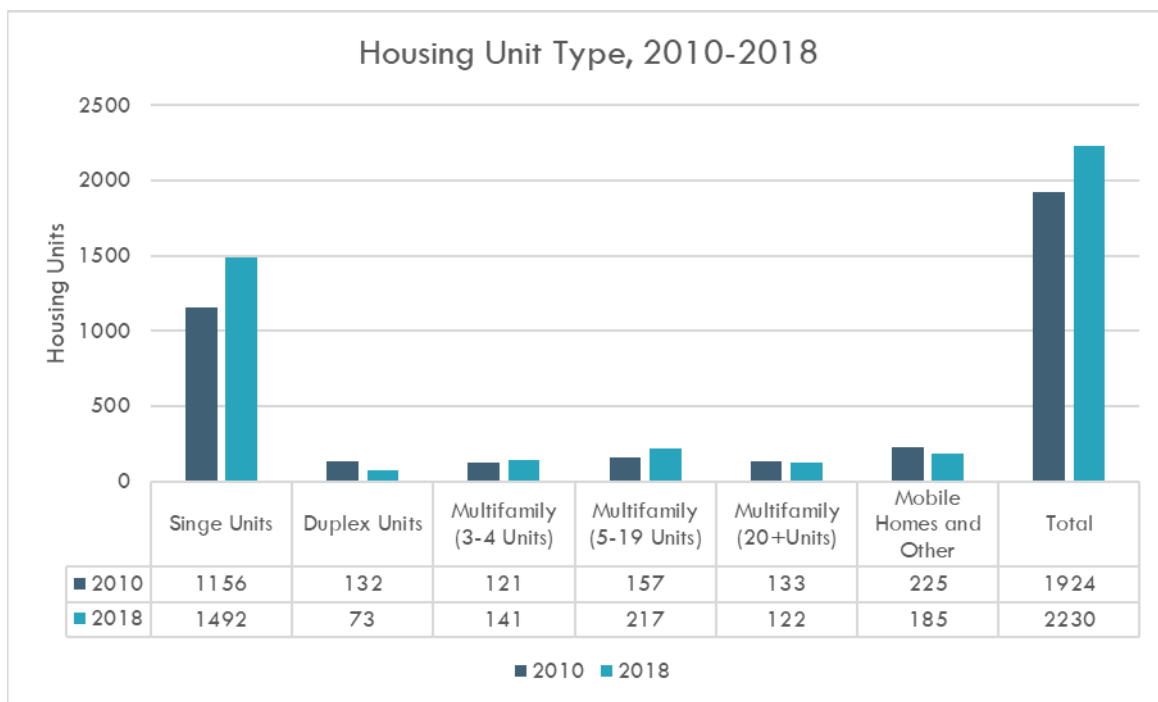


Figure 5. Housing Unit Type, 2010-2018.¹⁰

⁹ ACS 5-Year Table DP04

¹⁰ ACS 5-Year Table DP04

Housing Stock, Number of Bedrooms

Housing units in Woodland are on the large side; over 65% of housing units have three or more bedrooms. See Figure 6 below.

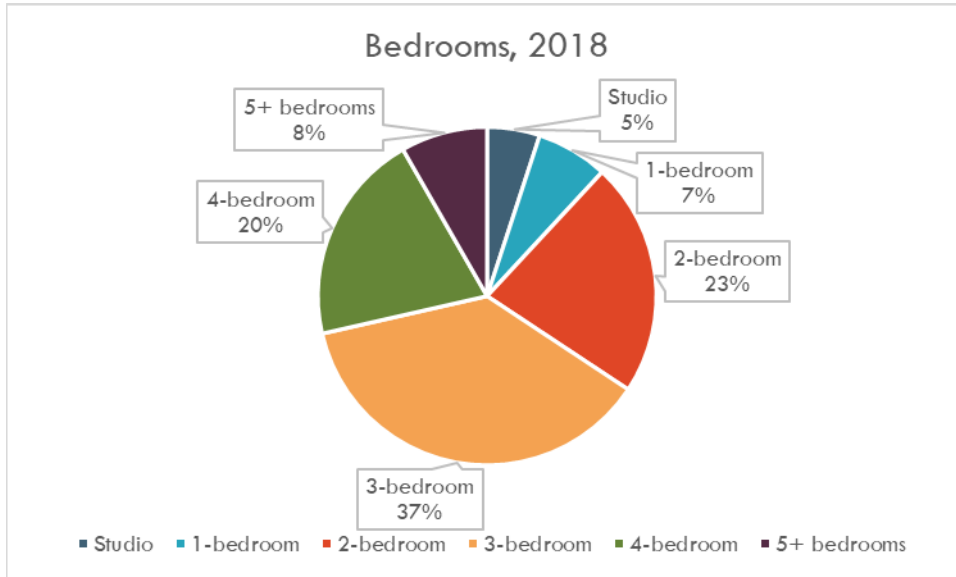


Figure 6. Housing Stock by Number of Bedrooms, 2018¹¹

The greatest increases in housing units between 2010 and 2018 were in 4-bedroom and 5-bedroom housing units. Studios and 1-bedroom housing units also increased while 2-bedroom and 3-bedroom housing units declined. See Figure 7 below.

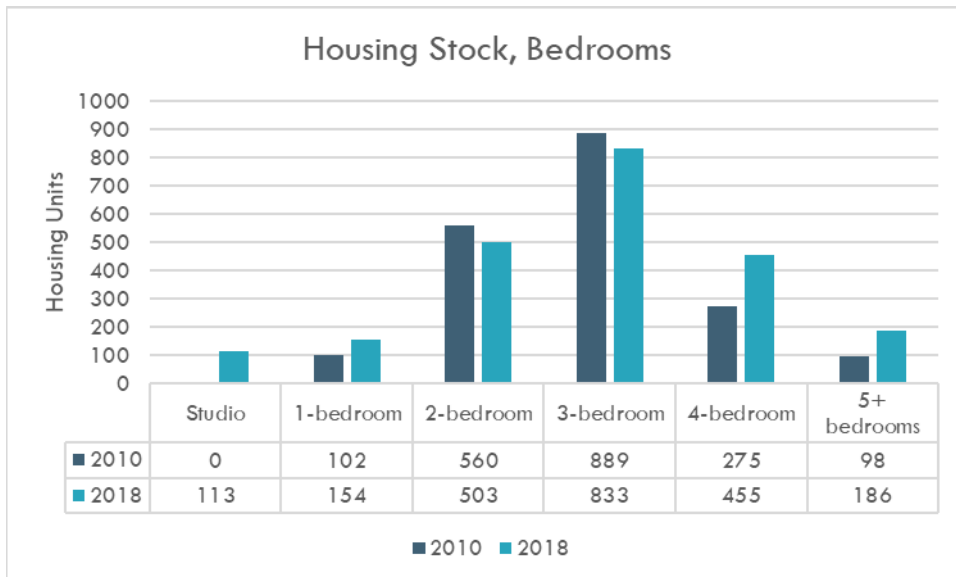


Figure 7. Housing Stock by Number of Bedrooms, 2010-2018¹²

¹¹ Source: ACS 5-Year Table DP04

VI. HOUSING AFFORDABILITY

Income and Housing Costs

The U.S. Housing and Urban Development (HUD) provides a median family income calculation for each jurisdiction known as HAMFI (HUD Area Median Family Income). *See Table 2 below.* Of renters, 34% earn 50% or less of HAMFI ((70+165)/685 renters). In comparison, only 3.5% of homeowners earn 50% or less of HAMFI ((25+15)/1150 owners).

Table 2. Household Income Level, HAMFI (HUD Area Median Family) ¹³

Household Income Level	Renters	% Total	Owners	% Total	Total
<= 30% HAMFI	70	74%	25	26%	95
>30% to <=50% HAMFI	165	92%	15	8%	180
>50% to <=80% HAMFI	180	51%	170	49%	350
>80% to <=100% HAMFI	100	71%	40	29%	140
>100% HAMFI	170	16%	900	84%	1070
Total	685	37%	1150	63%	1835

The Federal Housing and Urban Development Department defines cost burden as:

- **Cost Burdened:** Housing costs are greater than 30% of income, and
- **Severely Cost Burdened:** Housing costs are greater than 50% of income.

Note: Severely cost burdened households also include cost burdened households.

According to HUD, 29% of 1835 households in Woodland are cost burdened and 10% are severely cost burdened. Of households that earn less than 30% HAMFI (95 households), 100% are severely cost burdened. Of households that earn 30-50% HAMFI (180 households), 67% are cost burdened. Of the households that make 100% or more of HAMFI (1070 households), 12% are still cost burdened despite making more than the HUD Area Median Family Income. ¹⁴

¹² Source: ACS 5-Year Table DP04

¹³ Source: HUD CHAS, 2013-2017 average data

¹⁴ Source: HUD CHAS, 2013-2017 average data

Home Ownership Affordability

The average price for a home in Woodland is \$442,491. A “bottom tier home” is the typical value for homes that fall within the 5th to 35th percentile range for a given region. In Woodland, a bottom tier home is \$353,066. *See Table 3 below.*

Table 3. Home Ownership Affordability¹⁵

	Average Home	Bottom Tier Home
Sales Price	\$442,491	\$353,066
Annual Income Needed	\$94,056	\$75,048
% of Population Unable to Afford	75%	61%
Median Household Income: \$61,818		

An average-priced home in Woodland is not affordable for 75% of local households given their annual income. A bottom tier home is not affordable for 61% of households.

¹⁵ Sources: ACS 5-Year Table S1901 and Zillow

VII. DISCUSSION

In general, houses in Woodland are large. Over 65% of dwellings have three or more bedrooms while the average household size is 2.94 people. These larger sizes of homes contribute to a higher home sale price that is on average not affordable by 75% of local households. Single family homes with 3+ bedrooms are currently the fastest growing housing type in Woodland.

The least available housing stock type in Woodland are duplexes which account for only 3% of housing units. Including smaller multifamily complexes, such as triplexes and fourplexes, only accounts for another 6% of housing stock. Due to restrictions in zoning code, duplexes and 3-4 unit multifamily complexes are prohibited or allowed only through a conditional use permit process which makes permitting challenging, costly, and time-consuming.

Some benefits of allowing smaller housing units like accessory dwelling units, duplexes, triplexes, and fourplexes in Woodland include:

- **Affordability.** These housing types are often smaller and more affordable than single family homes.
- **Lower Utility Bills.** Lower bills help households decrease the cost burden of housing.
- **Income Opportunity.** Allowing smaller housing units offers more rental income opportunities to residents who may wish to build an ADU or duplex. It also provides more opportunity for small-scale developers.
- **More Choices.** By not restricting smaller housing units, residents and developers have more choices in the types of homes they build, and the type of home they choose to live in.
- **Inclusivity.** Allowing smaller housing types in residential neighborhoods helps seniors stay in their community even if they down-size their home. Younger families can get their start in a neighborhood before they're ready to purchase a single family home.

VIII. NEXT STEPS

These findings will be refined with input from the Planning Commission, the City Council, and the public. These data will be incorporated into the Housing Action Plan and will help inform recommendations for zoning code and policy changes. These recommended changes will help remove housing barriers and increase housing choices in Woodland as we plan for the next 1,315 housing units needed by 2040.