

*the city of*  
**YUTAN**

**HOUSING STUDY**



Presented January 12, 2023



RURAL PLANNING

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# CONTEXT

## UNDERSTANDING AND PLANNING FOR GROWTH

**Regional Growth:** The Metropolitan Area Planning Agency (MAPA) provided the accompanying graphic that shows the population changes of the Omaha/Council Bluffs Metropolitan Statistical Area (MSA). The team at MAPA projects the total population of the MSA to reach a population of 1 million by 2024. Yutan is located in Saunders County on the west edge of the area. Yutan is located roughly 1 mile from the Douglas County line. The land use patterns west of Yutan and within the one-mile extra-territorial jurisdiction (ETJ) of the city show evidence of the MSA's growth moving toward the city. Despite the region's inevitable growth, the Yutan community has communicated its preference to keep its rural identity.

**Rural Identity:** Although the city is located within a high growth area, the overall sentiment has been that the community would like to maintain its "small town atmosphere". It became apparent to the community's leadership that to capitalize on growth opportunities and maintain its unique identity, the City of Yutan would need to engage in meaningful planning.

**Meaningful Planning:** In the Spring of 2021, the city's leadership pursued funding from the Nebraska Investment Financing Authority (NIFA) to update its comprehensive plan and create a housing study at the same time.

**CITY of YUTAN**

April 21, 2021

**Request for Proposals:**  
City of Yutan Downtown Revitalization Plan, Housing Study, and Comprehensive Plan

To: Professional Planning and/or Engineering Firms

The City of Yutan, Nebraska has been awarded Community Development Block Grant (CDBG) funding from the Nebraska Department of Economic Development (DED) to complete a Downtown Revitalization Plan (DTR). Yutan has also received funding from the Nebraska Investment Finance Authority (NIFA) to conduct a Housing Study and create a new Comprehensive Plan.

To simplify the development of all three projects and to maximize public engagement, the City is issuing a request for proposals to combine and complete the projects as one process. The selected firm will work with community stakeholders, including the City of Yutan, downtown business owners, and the general public, to complete a DTR plan, Housing Study, and Comprehensive Plan by November 1, 2022.

The City of Yutan is a growing community located in Saunders County and is considered a part of the Omaha Metropolitan Area. The overarching goal of this project is to analyze current demographics and economic conditions within Yutan and to create a roadmap for Yutan's future that will guide the City in managing growth while retaining its rural identity.

**Project Scope:**

- Facilitation of a public engagement process to gather input from the community and to develop community-wide consensus on the needs of Yutan. Citizen participation should include public meetings, surveys, committees, and any other method designed to maximize the involvement of the City's residents.
- Coordination with key stakeholders, including but not limited to, the City of Yutan and its appointed boards, community business owners, and civic organizations.
- Development of a DTR plan designed to eliminate and prevent blighted and substandard conditions. In addition to meeting all conditions required by DED, the plan should include realistic goals in response to the needs identified during the public engagement process, strategies for implementing said goals, and cost estimates for any projects required to achieve plan goals.

112 Vine Street • PO Box 215 • Yutan, NE 68073 • 402-625-2112 (show a fax) • cityofyutan.com (www)

- Conduct a Housing Study to evaluate Yutan's current housing stock, needs, and issues. The Housing Study should be included as a component of the Comprehensive Plan and is not required to be a stand-alone document.
- Creation of a Comprehensive Plan that addresses land use, housing, utilities, recreation, transportation, economic development, and any additional components required by state statutes or NIFA.
- Separation of billing between DTR Plan and Comprehensive Plan/Housing Study to remain in compliance with CDBG requirements.

Interested firms should submit their proposal in writing, with the following required information included:

- A letter of interest that outlines the following:
  - Qualifications of the firm and of the personnel/additional organizations that are assigned to this project.
  - Previous experience in completing DTR plans, Housing studies, and/or Comprehensive Plans.
  - Knowledge of Yutan, the proposed project, and CDBG and NIFA funding requirements.
  - A public engagement strategy.
  - References and contact information for three (3) similar projects that have been completed within the last five (5) years.
- Listing of the organization(s) included in the firm's project team. The list/discussion of this item should identify the role of each organization and an indication of how much of the total project workload each organization will undertake.
- Listing of key team members on the project that includes their qualifications and responsibilities for the proposed project.
- The name, qualifications, experience, and availability of the project manager. Please include information on similar projects in which the project manager has previously worked.
- A detailed project schedule that includes an outline of the scope, major tasks, completion dates for various phases, and the total project cost with certain costs attributed to each phase.

All proposals will be reviewed by City of Yutan staff, who will make a recommendation to the Mayor and City Council for final approval. Submittals will be scored based on the following scale:

- Technical expertise of the firm in connection with the scope of services to be provided and the complexity of the project. (25 points)
- Past record of performance on administrative contracts with other clients including quality of work, timeliness and cost control. (25 points)
- Ability to seamlessly consolidate the three components of this project while effectively engaging community stakeholders. (25 points)
- Cost of services (25 points).
- Capacity of the firm to perform the work within the time limitations, taking into consideration the current and planned workload of the firm (20 points)

- Familiarity with the Community Development Block Grant Program Guidelines, NIFA Housing Study Grant requirements, and the required components of a Comprehensive Plan. (20 points)
- Knowledge and experience in working with rural communities. (10 points)

The City of Yutan will evaluate all submittals and make a recommendation to the City Council. A not to exceed contract is required. Contract award of the Planning Consultant portion of the contract will be contingent upon award of the grant and Release of Funds by the DED.

The City of Yutan reserves the right to accept any bid which it deems most favorable to the City, to waive any irregularities or informalities in any bid received, to reject any or all bids submitted, and to hold as many bids as it desires for consideration for a period of thirty (30) days after the bids are open. Bids received after the specified time of closing will be returned unopened.

The City of Yutan is an equal opportunity employer and requires all contractors and consultants to comply with all applicable Federal and State laws and regulations.

Eight (8) copies of the proposal are required by 3:00 P.M. on **Wednesday May 12, 2021**, in the office of:

City of Yutan  
Attn: Cole Bockelmann  
112 Vine Street, P.O. Box 215  
Yutan, NE 68073

Please contact Cole Bockelmann, City Administrator, at (402) 625-2112 or [cbckelmann@cityofyutan.com](mailto:cbckelmann@cityofyutan.com) with any questions.

**Guiding Decisions:** In the Fall of 2021, the Yutan City Council received funding from NIFA and chose to move forward with a partnership with FIVE RULE Rural Planning of Kearney, NE. The partnership has resulted in the completion of a comprehensive plan accompanied by a housing study.

The information collected and produced will guide the Planning Commission and City Council as development and regulation decisions are made.



## PROCESS

The study was completed with the three important inputs produced by the comprehensive planning process, which included:

- 1) Community Engagement.
- 2) Housing Stock Assessment.
- 3) Demographic & Economic Data Collection.

The inputs listed were utilized to complete the two main tasks associated with this housing study document:

- 1) Measuring Housing Demand
- 2) Providing Observations & Recommendations



# COMMUNITY ENGAGEMENT

Community engagement activities consisted of leading a **community engagement kickoff**, facilitating **conversations among stakeholders and advocates**, and collecting input through a **community-wide survey**.

## COMMUNITY ENGAGEMENT KICKOFF

A stakeholder was identified as any community member with a vested interest in seeing that the Yutan community can grow and thrive. An advocate was defined as any individual involved in the Yutan community and could speak on behalf of other residents that could not participate in these conversations.

The stakeholders and advocates were individuals that could be categorized into two groups dealing with housing personally and as part of their jobs.

These stakeholders and advocates were invited to a community engagement kickoff held in the Summer of 2021. Attendants were asked to commit to attending a future focus group conversation and to identify other stakeholders and advocates that needed to be included in the process.

**VISION & PLANNING**

1. Comprehensive Plan
2. Housing Study
3. Downtown Revitalization Study
4. Smart Growth Community Strategic Plan

**HOW? BALANCING THE PROCESS**

**QUALITATIVE DATA**

- Individual Interviews
- Focus Group Conversations
- Community Survey

**QUANTITATIVE DATA**

- Land Use Inventory
- Population Growth Patterns
- Economic Trends

**HOW? FUNDING STREAMS**

**HOUSING STUDY**

Awarded \$0,000 in grant funding from the Nebraska Investment Finance Authority (NIFA) to complete a housing study in conjunction with a comprehensive planning study.

**DTR PLANNING**

Awarded \$25,000 in grant funding from the Nebraska Department of Economic Development (DED) to complete Planning.

**NEXT STEPS? WATCH FOR YOUR INTERVIEW INVITE**

Our UNK research partners, Lisa and Aiese, will be reaching out to schedule individual and focus group interviews. Please make time to participate and share your thoughts, suggestions, and ideas as we shape the future of Yutan.

Lisa Tschauer, Aiese Hoffman

**UNK**  
CENTER FOR ENTREPRENEURSHIP AND RURAL DEVELOPMENT  
1000 W. 10TH ST. SUITE 100  
YUTAN, NE 68460

## FOCUSED CONVERSATIONS

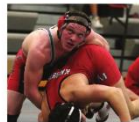
Stakeholders and advocates returned to participate in focused conversations or individual interviews that were facilitated by Lisa Tschauner and Aliese Hoffman from the University of Nebraska - Kearney Center for Entrepreneurship and Rural Development (CERD). The research personnel from CERD incorporated housing questions into the overall interview scripts that included comprehensive planning questions. Several stakeholders and advocates participated in the interviews. To maintain their promise of anonymity and confidentiality, the names of the individuals that participated in the interview were not released by CERD. Reoccurring themes in the interviews that were associated with housing then became the basis for housing related questions that were included in the community wide survey.

## COMMUNITY-WIDE SURVEY

The survey was made available in a paper copy version and online in the winter and spring of 2022. A total of 376 area residents participated in the survey.

# Wahoo Newspaper

**Inside This Week:**  
Area wrestlers qualify for state  
Page 1A



Serving the Saunders County, Nebraska Area Since 1886  
Vol. 141 No. 25 \$2.00  
Thursday, February 10, 2022  
[www.wahoonewspaper.com](http://www.wahoonewspaper.com)

## City of Yutan wants input for growth and development of community

**YUTAN** – City of Yutan residents and stakeholders are invited and encouraged to provide input that will be useful in the development of the Community Comprehensive Plan, Housing Study and Downtown Revitalization Plan. These documents will guide the city's growth and development over the next decade.

The Yutan Community Survey can be completed online by visiting [yutan2032.com](http://yutan2032.com) or by completing a hard copy of the survey which can be picked up at the Yutan City Office and the Public Library. The deadline to complete the survey online or hardcopy survey postmark date is March 1, 2022.

The input received through the survey will provide important information to the city elected officials, planning commission members, and city staff responsible for developing and enforcing land use regulations in the city. The results of the survey will be presented to the Yutan Planning Commission and City Council during their regular meetings in March. The con-



**INPUT NEEDED:** The City of Yutan is asking residents to fill out an online survey that will help officials guide city's growth and development of the community over the next decade. (Staff Photo by Suzi Nelson)

sultants will then incorporate the survey results into the comprehensive plan, housing study, and down-

town revitalization plan documents which are scheduled to be completed later this year.

Per Nebraska State Law, the comprehensive plans must provide graphical and textual material that

communicates the city's land use goals and policies. The plans should be the foundation of the city's zoning regulations. The plan will cover all lands within the incorporated area of Yutan and one-mile extra-territorial jurisdiction. To assist with the process of making land use goals and setting policy, the plans must incorporate input from residents living and working in Yutan. The City is now seeking input from residents that will assist with creating and enforcing land use policies. The comprehensive plan is a 10-year plan that is meant to guide all land use decisions made by the City Planning Commission and City Council.

Thanks to efforts by Yutan city staff, the City has been the recipient of a Nebraska Investment Finance Authority grant that is providing funds to update the City's comprehensive plan and develop a housing study. The city has also received Community Development Block Grant funding to complete

- See *Yutan* Page 3A



BOOKS IN THE FIELD, INC.  
2222 Central Ave., Ste D  
Hawley, NE 68801

Use the quick access code below by holding your camera over the code to access the Yutan online survey.



## YOUR VOICE MATTERS



This is your opportunity to share your ideas and feedback as we plan for the future of YUTAN

### COMPLETE THE YUTAN SURVEY TODAY

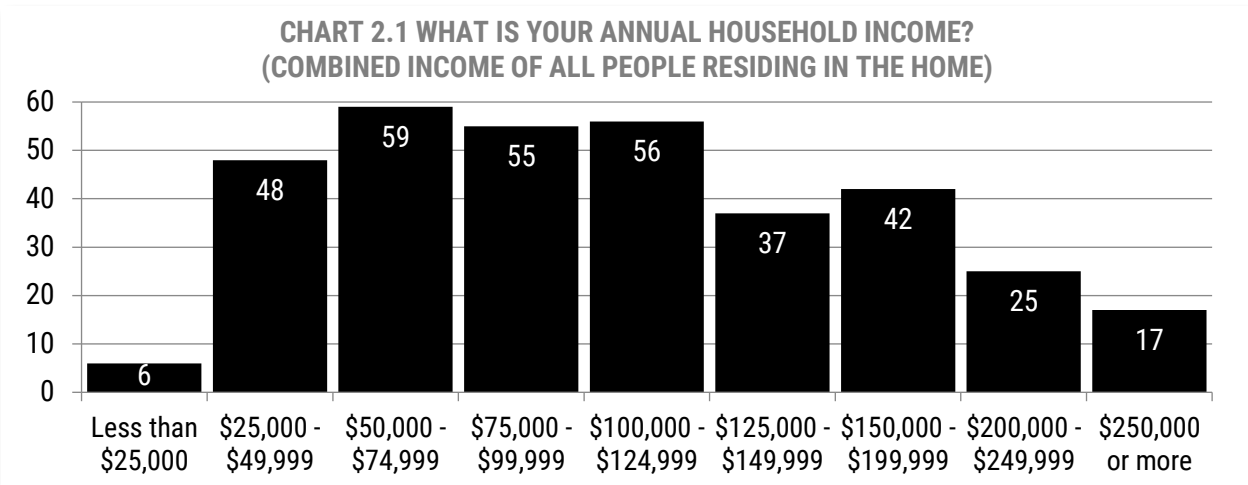
Visit [Yutan2032.com](http://Yutan2032.com) now to complete the survey online. Or, pick up a hard copy at the Yutan City Office or Library. Deadline to submit survey: online, postmark March 1, 2022

## Community Survey Results

Survey results that informed the housing study’s observations and recommendations are reviewed on the following pages.

### HOUSEHOLD INCOME

Although 376 respondents took the survey, only 345 responded to the household income question. The top three income groups represented in the survey are households earning: 1) \$50,000-74,999 2) \$100,000-124,999 and 3) \$75,000-99,999. The group with the least representation was households earning less than \$25,000.



### THE AMERICAN COMMUNITY SURVEY (ACS)

The ACS is a data tool created by the U.S. Department of Commerce, Census Bureau.

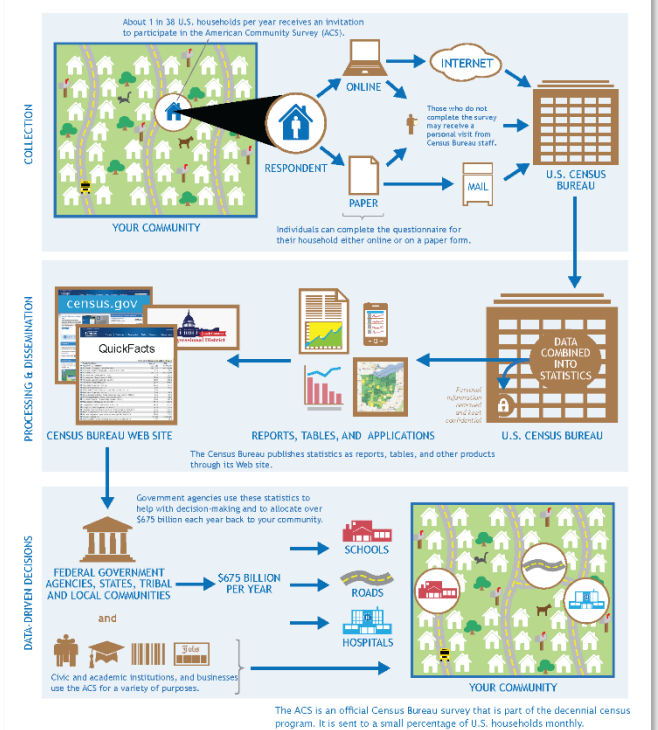
It collects information on a rolling basis; the information collected is utilized by several government agencies.

At times throughout the study, ACS data is utilized and/or compared to other data sources.

The accompanying graphic was developed by the U.S. Census and explains how the ACS is conducted and utilized.

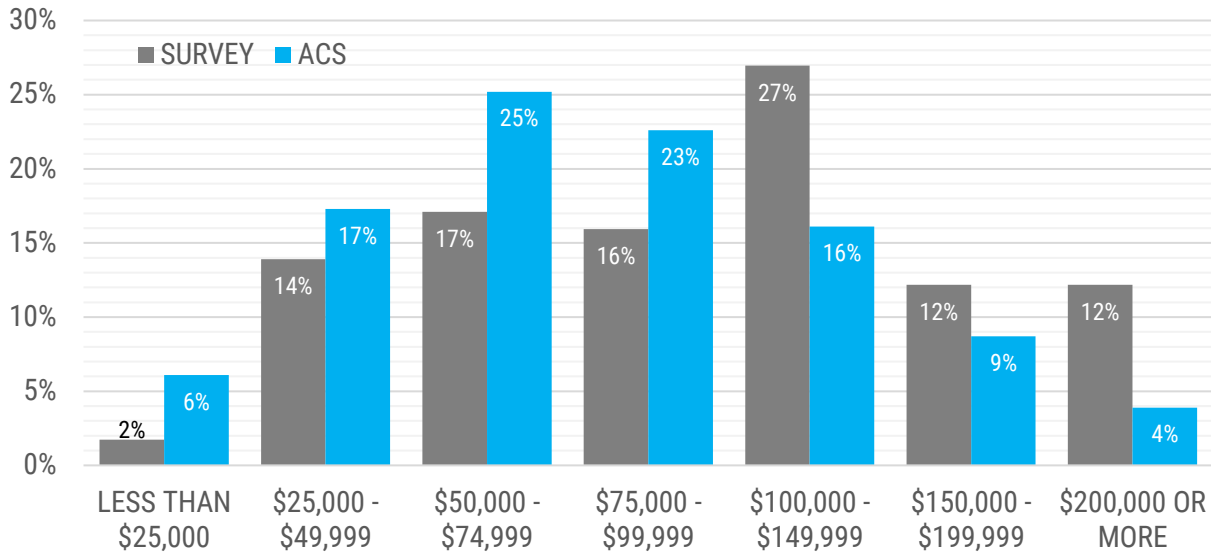
Chart 2.2 on the following page compares the breakdown of household incomes by the ACS and the results of the community survey (Survey).

## How the ACS Works for Your Community



The biggest disparity was in households earning \$100,000-149,000. The ACS estimates that 16% of households in Yutan are earning \$100,000-149,000 while 27% of respondents reported earning this amount. The closest comparisons were households earning \$25,000-49,000 and those earning \$150,000-199,999 as there was only a 3% gap.

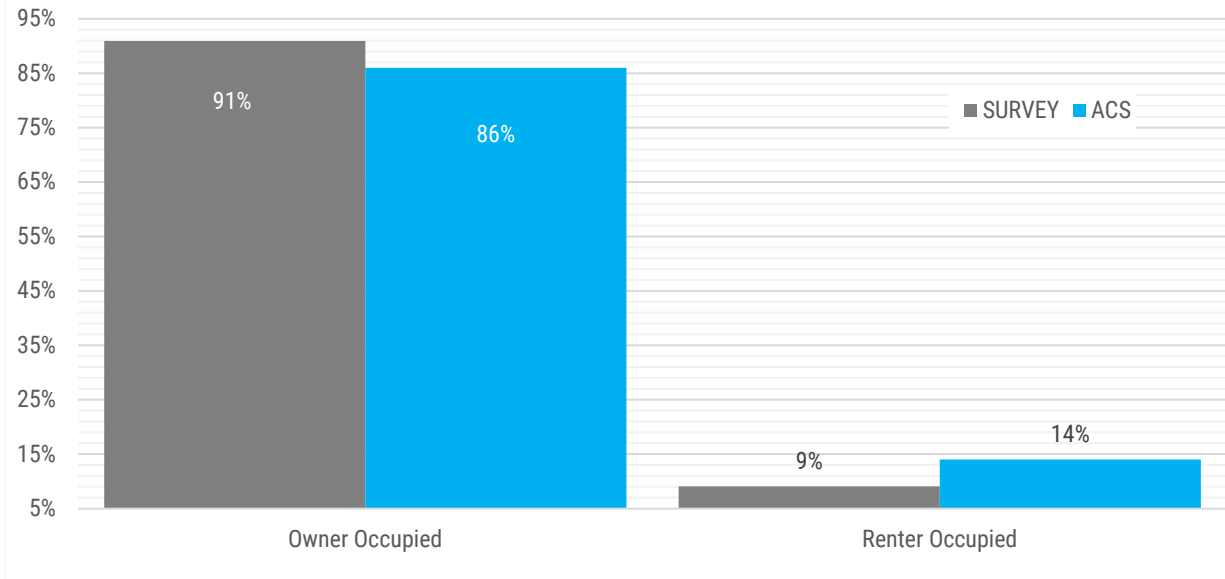
**CHART 2.2 BREAKDOWN OF HOUSEHOLD INCOME  
2022 COMMUNITY SURVEY & 2021 ACS**



**HOUSING TENURE**

According to information collected through the Survey and provided by the ACS, roughly 10% of households in Yutan are renter occupied.

**CHART 2.3 DO YOU OWN OR RENT YOUR PRIMARY DWELLING?  
2022 COMMUNITY SURVEY AND 2021 ACS**

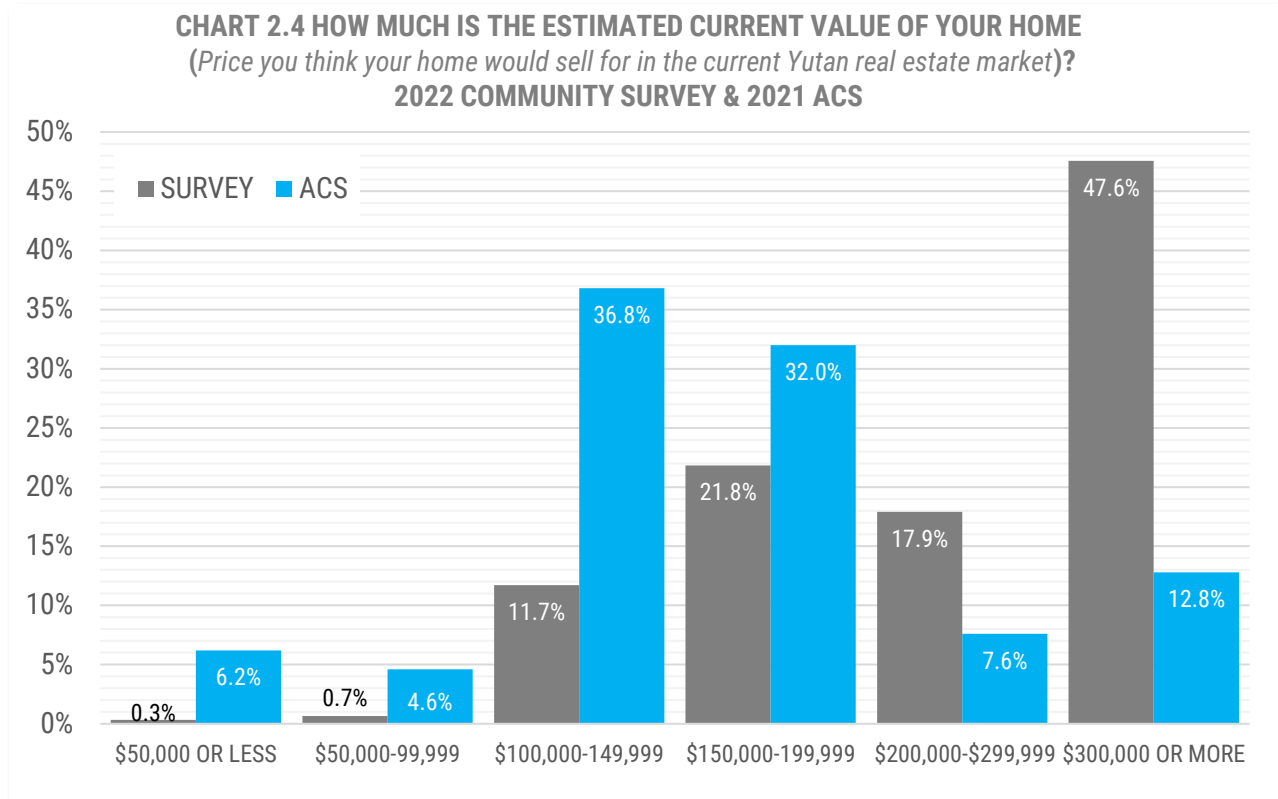




## HOUSING VALUE

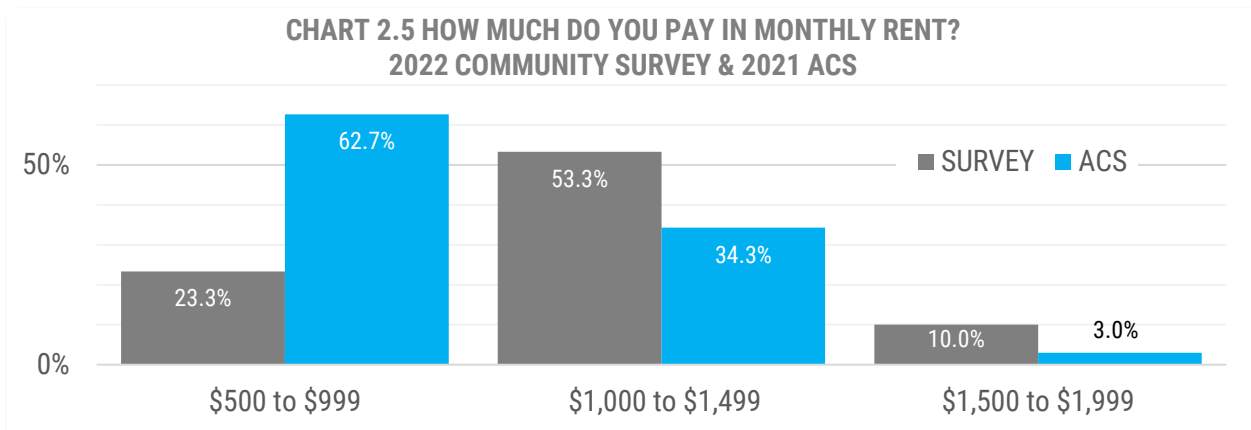
Three hundred and seven (307) total respondents answered the following question concerning home value.

According to the Survey, almost half of the homeowners believe their home would sell for more than \$300,000 in the current Yutan real estate market. The ACS estimates that most homes in Yutan are worth \$100,000-\$199,999.



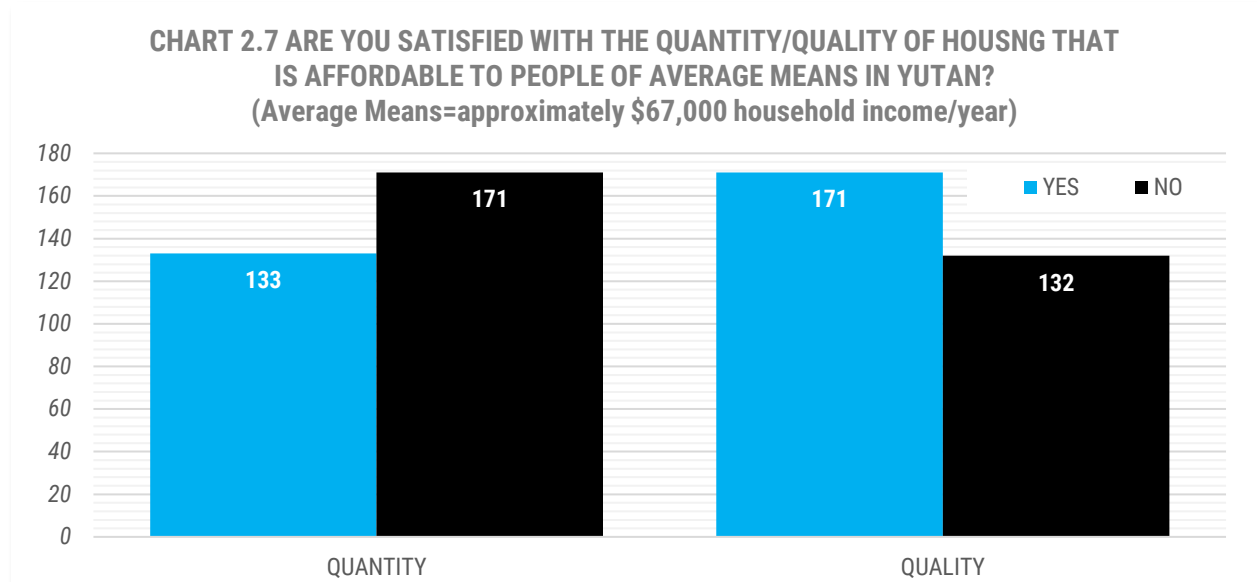
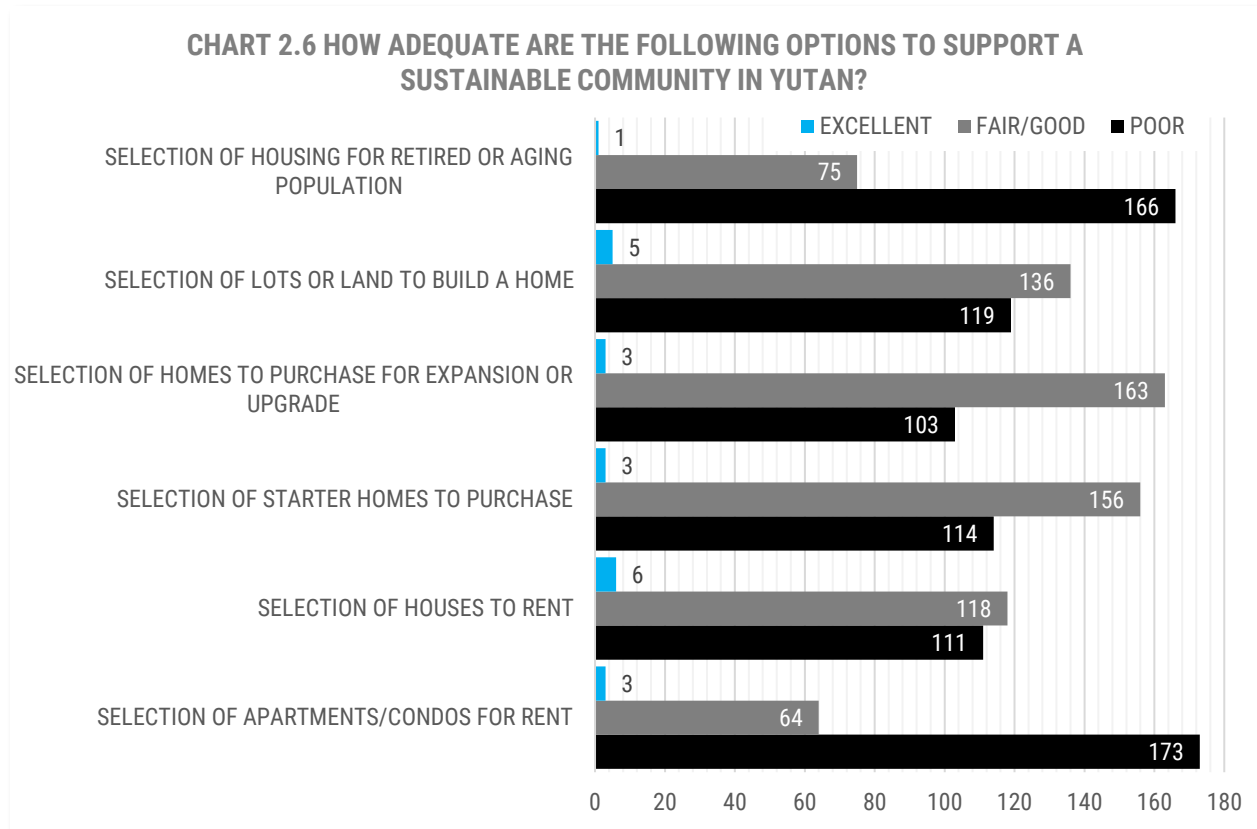
## RENT PAYMENTS

Thirty respondents answered the following question concerning rent. Both the Survey and the ACS claim that most rental households pay \$500-\$1,499 per month in rent. According to the Survey, more than half are paying \$1,000-1,500 in rent.

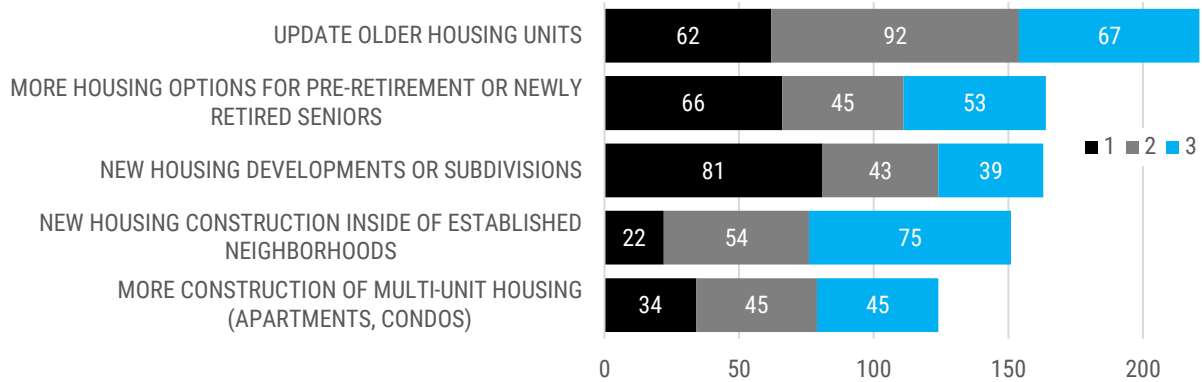


HOUSING ADEQUACY

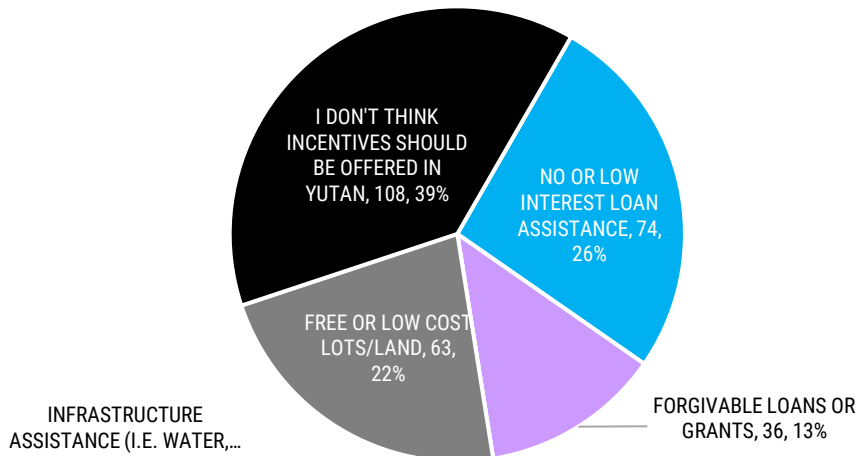
Most survey respondents were satisfied with the **quality** of housing available to households with average incomes in Yutan. Overall, they are generally dissatisfied with the **quantity** of housing available, especially rental units.



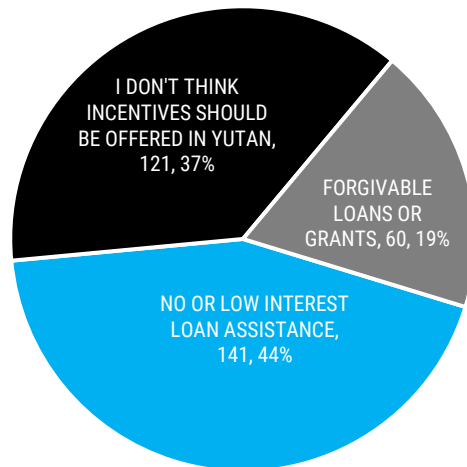
**CHART 2.8 RANK THE CHANGES THAT WILL CREATE THE MOST POSITIVE IMPACT TO THE HOUSING SITUATION IN YUTAN:**



**CHART 2.9 SELECT THE INCENTIVE PROGRAMS THAT ARE NECESSARY TO ENCOURAGE HOUSING UPGRADES IN YUTAN:**



**CHART 2.10 SELECT THE INCENTIVE PROGRAMS THAT ARE NECESSARY TO ENCOURAGE HOUSING UPGRADES IN YUTAN:**



# HOUSING STOCK ASSESSMENT

## YUTAN HOUSING CONDITION AND VACANCY RATE

Tables 3.1 and 3.2 below were completed as part of the comprehensive plan.

The condition of Yutan’s housing stock and its extremely low vacancy rate align with the community survey as respondents demonstrated a satisfaction with the quality of housing stock but were dissatisfied with the quantity.



The inventory counted 12 multi-family lots in Yutan; the breakdown of multi-family units and single-family units is roughly 2%. This low percentage of multi-family units also aligns with community survey results as 124 respondents ranked additional rental units in their top 3 choices of housing projects that would be the most impactful.

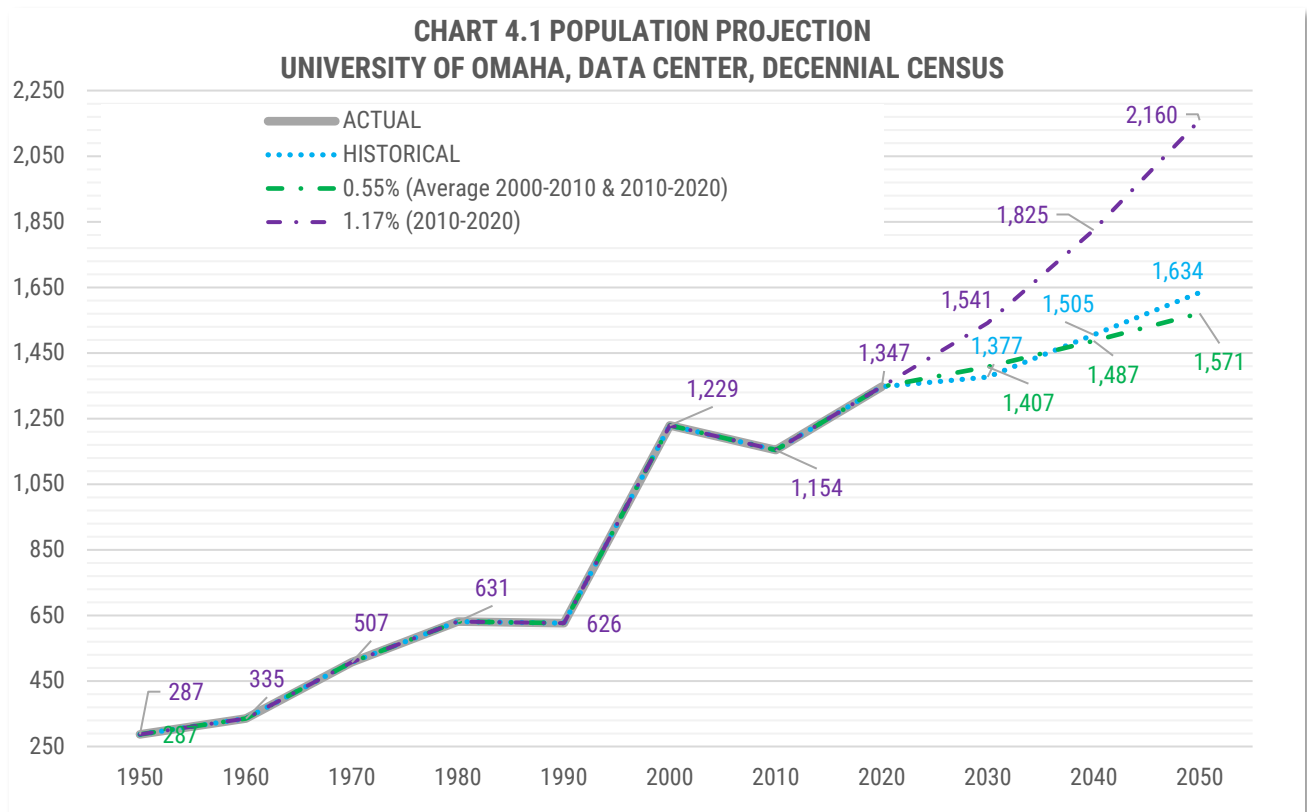
TABLE 3.1 RESIDENTIAL VACANCY RATES		
SF Residential Occupancy	Structures	Rate
Total Structures Counted	501	
Occupied	477	95.2%
Appears Vacant	16	3.2%
Vacant For Sale	2	0.4%
Vacant Under Construction	6	1.2%
Total Vacant Structures Counted	24	4.8%
MF Residential Occupancy	Structures	Rate
Total Structures Counted	12	
Occupied	11	91.7%
Appears Vacant	1	8.3%
Vacant For Sale	0	0.0%
Vacant Under Construction	0	0.0%
Total Vacant Structures Counted	1	8.3%
TABLE 3.2 CONDITION OF RESIDENTIAL STRUCTURES		
Single Family Residential Condition of Structures	Structures	Rate
Total Structures Counted	501	
Fair to Excellent	491	98.0%
Major Wear	6	1.2%
Dilapidated	0	0.0%
Multi-Family Residential Condition of Structures	Structures	Rate
Total Structures Counted	12	
Fair to Excellent	12	100.0%
Major Wear	0	0.0%
Dilapidated	0	0.0%
SOURCE: FIVE RULE LAND USE INVENTORY, FALL 2021		

## MEASURING HOUSING DEMAND

### PROJECTED POPULATION GROWTH

The population projection provided below is from the city's comprehensive plan and based on three scenarios:

- 1) **Historical**-this scenario assumes that the same population pattern that took place in Yutan over the past 100 years (1920-2020) will repeat itself over the next 100 years. This projection is based on the simple assumption that history will repeat itself.
- 2) **Average 2000-2010 & 2010-2020 (.55%)**-this scenario is the average annual growth rate of Yutan from 2000-2010 (-.6%) and 2010-2020 (1.17%).
- 3) **2010-2020 (1.17%)**-this scenario is based upon the average annual rate of growth from 2010-2020.



All three scenarios predict an increase in Yutan's total population in the next decade.

- Scenario 1 (Historical) would produce an **additional 30 residents** by 2030.
- Scenario 2 (.55% avg. 2000-2010 & 2010-2020) would produce an **additional 60 residents** by 2030.
- Scenario 3 (1.17%) would produce an **additional 194 residents** by 2030.

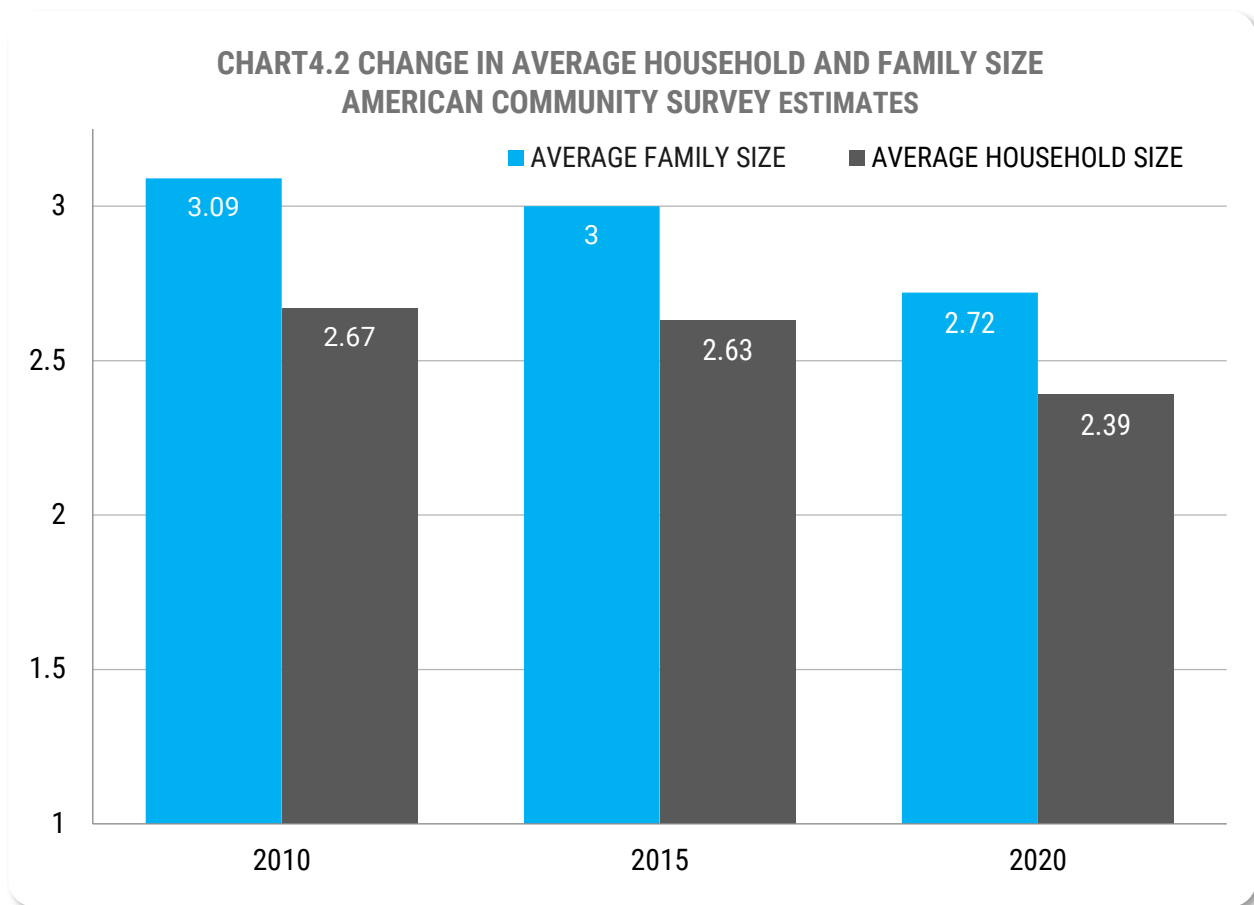
Yutan city leadership chose to complete this Study due to the city's current and anticipated economic growth. Therefore, this Study does not consider nor plan for the possibility of the city's population decreasing in the next 30 years.

## HOUSEHOLD SIZE

The chart below is based on estimates from the 2020 U.S. Census American Community Survey (ACS). The Census defines a family as any two or more people (not necessarily including a householder) residing together and related by birth, marriage, or adoption. A household consists of one or more persons residing together who may or may not be related by birth, marriage, or adoption. Multiple families can be residing in the same household.

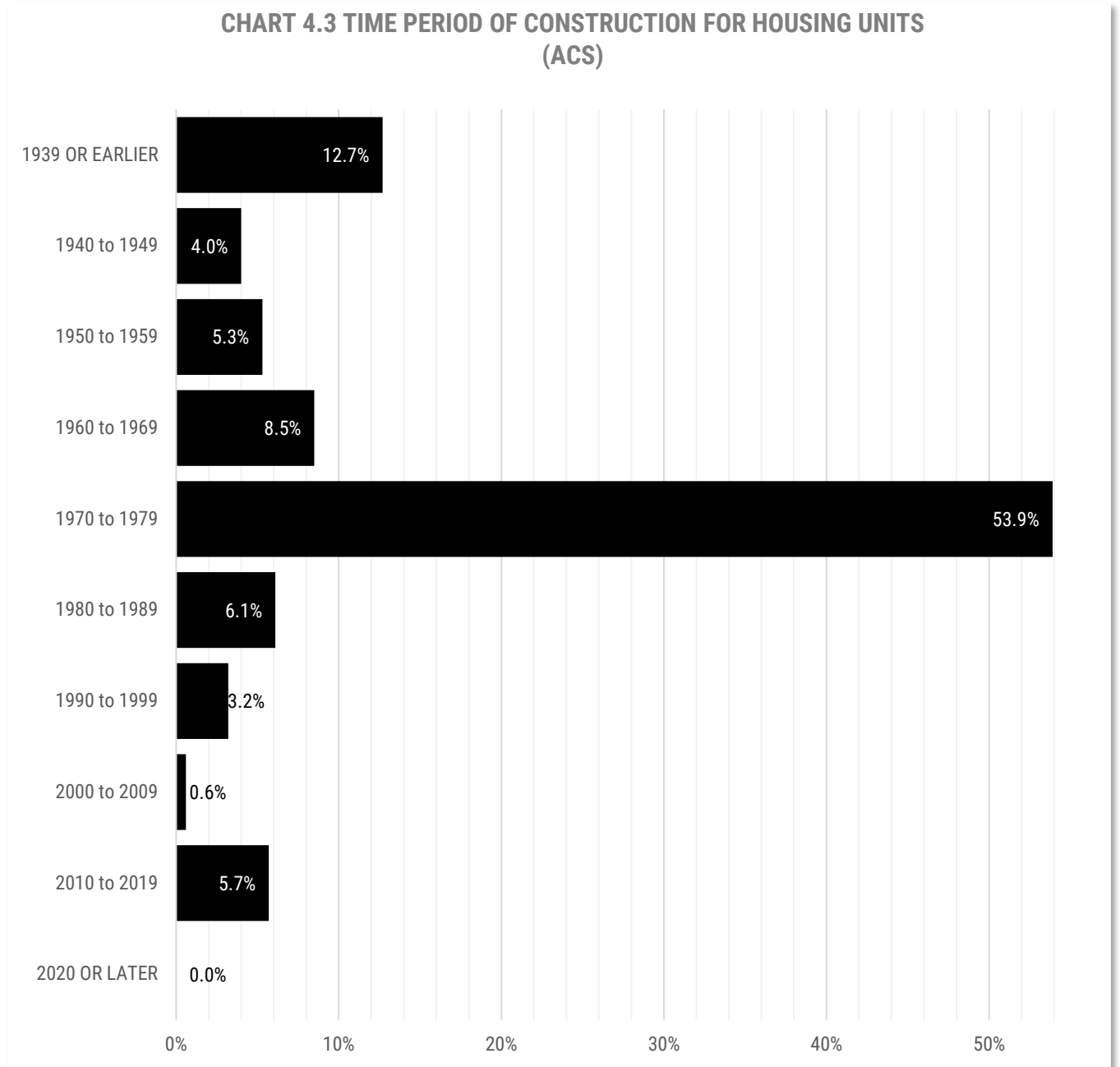
Household size and family size have both decreased in the past ten years, yet the population has grown. This would indicate a need for more housing units on smaller lots and building footprints.

The calculations on the following pages are based upon the 2020 ACS average household size of **2.39**.



### Age of Housing Structures

According to the ACS, more than 30% of Yutan’s residential structures were built before 1970. Based on the number of housing units counted, roughly 20% of the structures will be over 100 years old in the next 20 years. The Study also considers the number of units needed to accommodate future residents **AND** the number of units required each year to maintain the city’s existing housing stock.



## PROJECTED HOUSING NEEDS

A housing unit's useful life is approximately 100 years. Yutan must also consider planning to replace 1% of its housing stock yearly to maintain its population. Therefore, the city would need to replace roughly 5 units per year (1% of 499 occupied residential structures). Based on this simple formula, the city would need to replace 35 units by 2030.

The scenarios below consider the number of units the city would need to develop to replace aged housing units AND add to this number based on the level of growth it chooses to accommodate. Units required to accommodate each scenario are determined by counting the number of additional residents living in the city based on each scenario. That number is then divided by the ACS's estimated household size (2.39).

PROJECTED NEED FOR HOUSING UNITS BY 2030- SCENARIO 1	
AGED UNIT REPLACEMENT (5 UNITS X 7 YEARS: 2023-2030)	35
UNITS NEEDED TO ACCOMMODATE SCENARIO 1 PROJECTED GROWTH BY 2030 (1,377-1,347=30/2.39)	13
<b>TOTAL NEW UNITS NEEDED BY 2030</b>	<b>48</b>
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)	38
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)	10

Units needed per year over the next 7 years: 38 single family + 10 multi-family = 48/7 =6.9 units/year  
**5 single family units/year + 1 multi-family units/year**

TABLE 2.2 PROJECTED NEED FOR HOUSING UNITS BY 2030-SCENARIO 2	
AGED UNIT REPLACEMENT (5 UNITS X 7 YEARS: 2023-2030)	35
UNITS NEEDED TO ACCOMMODATE 'SCENARIO 2' PROJECTED GROWTH BY 2030 (1,407-1,347=60/2.39)	26
<b>TOTAL NEW UNITS NEEDED BY 2030</b>	<b>61</b>
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)	49
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)	12

Units needed per year over the next 7 years: 49 single family + 12 multi-family = 61/7 =8.7 units/year  
**7 single family units/year + 2 multi-family units/year**

PROJECTED NEED FOR HOUSING UNITS BY 2030-'SCENARIO 3'	
AGED UNIT REPLACEMENT (5 UNITS X 7 YEARS: 2023-2030)	35
UNITS NEEDED TO ACCOMMODATE 'SCENARIO 1' PROJECTED GROWTH BY 2030 (1,541-1,347=194/2.39)	82
<b>TOTAL NEW UNITS NEEDED BY 2030</b>	<b>117</b>
- SINGLE-FAMILY RESIDENTIAL UNITS NEEDED (80% OF HOUSING BREAKDOWN)	94
- MULTI-FAMILY RESIDENTIAL UNITS NEEDED (20% OF HOUSING BREAKDOWN)	23

Units needed per year over the next 7 years: 94 single family + 23 multi-family = 117/7 =16.7 units/year  
**13 single family units/year + 3 multi-family units/year**



### ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE PROJECTED GROWTH

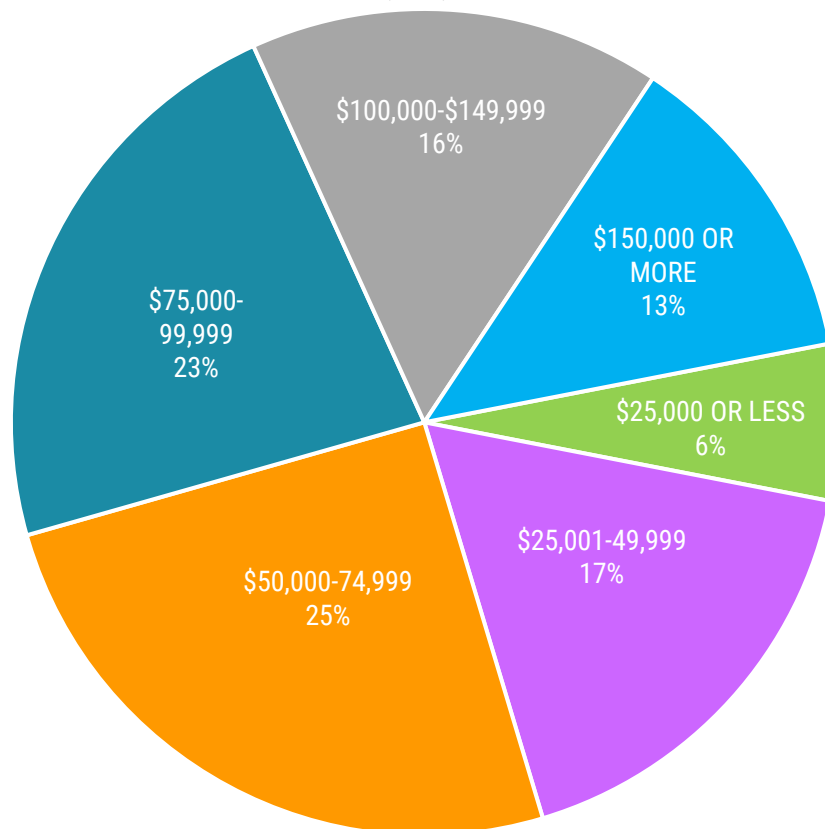
The table below is based upon the estimates on the previous page and the income ranges of the city's current population. If the current income breakdown of the city's population remains consistent, the table below will guide the Yutan city leadership on creating housing development goals over the next decade.

For instance, in Scenario 1, the goal would be to develop 2 units affordable to households earning less than \$25,000, 5 units for households earning \$25,001-49,999, and 8 units for those earning \$50,000-74,999 annually.

TABLE 4.1 YUTAN ESTIMATED UNITS NEEDED BY 2030 (TO ACCOMMODATE PROJECTED GROWTH)		SCENARIO 1	SCENARIO 2	SCENARIO 3
INCOME RANGE	% OF HOUSEHOLDS	13	25	81
\$25,000 OR LESS	6%	1	2	5
\$25,001-49,999	17%	2	4	14
\$50,000-74,999	25%	3	6	20
75,000-99,999	23%	3	6	18
\$100,000-\$149,999	16%	2	4	13
\$150,000 OR MORE	13%	2	3	10

SOURCE: ACS 2021, FIVE RULE Rural Planning

CHART 4.4 YUTAN 2021 HOUSEHOLD INCOME RANGES (ACS)



## ESTIMATE HOUSING AFFORDABILITY-ACCOMMODATE CURRENT POPULATION

Data collected from the U.S. Census Bureau American Community Survey (ACS) and the existing land use inventory (ELUI) assessment were utilized to complete a housing affordability estimate for the occupied households in Yutan today. An explanation of the columns in each table is provided below:

**Column A-HOUSEHOLD INCOME-** Grouped in the same manner as the U.S. Census Bureau American Community Survey (ACS)

**Column B-# OF HOUSEHOLDS TODAY-** ACS estimates obtained for this study provided a breakdown of household incomes in Yutan. The percentages provided by ACS were multiplied by the total number of occupied housing units identified during the ELUI.

For instance, ACS estimated that 6% of households in Yutan have a total household income of <\$25,000. Multiplying 6% by the total number of occupied units counted in Yutan (499) provides an estimate of the total number of households in Yutan with a household income of <\$25,000. This results in an estimate of 30 households.

**Column C- AFFORDABLE HOUSING VALUE RANGE-** Depending on personal budgets, interest rates, and personal credit scores, the value of a home that is affordable to a household is very difficult to predict. However, this analysis assumes that a household can afford to rent or own a home that is valued at roughly double its annual income.

For instance, a household earning \$50,000 per year should be able to afford a home that is valued at \$100,000.

**Column D-# OF EXISTING UNITS AVAILABLE TODAY-** The ACS estimates obtained for this study provided a breakdown of the value of housing units in Yutan. The percentages provided by ACS were multiplied by the total number of occupied housing units identified during the ELUI portion of the study.

For instance, ACS estimated that 6% of the homes in Yutan were valued at <\$50,000. Multiplying that percentage by the total number of occupied units counted in Yutan (499) provides an estimate of 31 housing units in Yutan that are valued at <\$50,000.

**Column E-SHORTAGE/SURPLUS-** The shortage/surplus is estimated by subtracting the total number of households that can afford a specific housing value from the total number of units at that value that are currently in the community:

TOTAL UNITS VALUED AT <\$50,000 IN YUTAN	31
-TOTAL HOUSEHOLDS IN YUTAN MAKING <\$25,000	30
SHORTAGE/ <b>SURPLUS</b> OF HOUSING UNITS VALUED <\$50,000	<b>1</b>

This analysis claims that Yutan today has a surplus of approximately 1 unit that is affordable for a household earning less than \$25,000 per year. On the following page, the overall affordability table identifies a shortage of units that are worth \$50,000-\$100,000 and worth >\$200,000. The shortage of homes worth >\$200,000 is most likely creating a situation where households in Yutan that could afford higher valued housing are living in homes well below their affordable level.

A likely effect is that homes valued at or below \$100,000 are being sold for more than they are worth, thereby overvaluing older homes, creating an unaffordable housing market for all households, including those earning between \$50,000-\$100,000.

### AFFORDABILITY ANALYSIS-ACS

The affordability analysis below was completed using ACS data provided by the U.S. Census Bureau. Data in columns B and D are based upon percentages provided by the ACS and multiplied by the total number of households counted in the existing land use inventory (ELUI).

<b>TABLE 4.2 SINGLE FAMILY HOUSING AFFORDABILITY FOR EXISTING POPULATION-YUTAN</b>				
<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
HOUSEHOLD INCOME	# OF HOUSEHOLDS TODAY	AFFORDABLE HOUSING VALUE RANGE	# OF EXISTING UNITS AVAILABLE TODAY	GAP/SURPLUS
<\$25,000	30	<\$50,000	31	1
\$25,001-49,999	86	\$50,000-100,000	23	-63
\$50,000-99,999	239	\$100,000-200,000	343	105
>\$100,000	143	>\$200,000	102	-41

SOURCE: ACS 2021 ESTIMATES, LAND USE INVENTORY CONDUCTED FALL 2021, FIVE RULE RURAL PLANNING

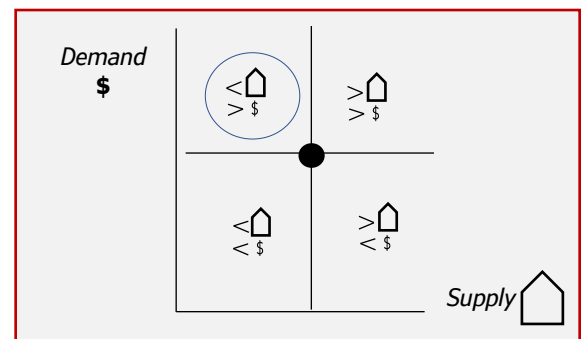
The affordability analysis estimates that the city has a surplus of homes valued at \$100,000-200,000. The city has a shortage of units valued at \$50,000-100,000 and valued more than \$200,000.

This imbalance of incomes and housing values is most likely causing the following effects.

1. Households earning >\$100,000 are occupying some of the homes valued at \$100,000-200,000 and are paying less than their affordable range (30% of take-home pay) toward their housing costs.
2. There is a shortage of available units for households earning more than \$25,000. These households are likely also occupying those units worth less than \$50,000; if available, they could most likely afford to upgrade their housing and increase the supply of affordable housing for lower income households earning <\$25,000/year.
3. The shortage of units priced \$50,000-100,000 is most likely driving up the cost of units that are worth <\$50,000, thereby creating a situation where housing units are selling for more than they are worth and raising the purchase price of all homes in Yutan.

The housing supply and demand graphic to the right illustrates the impact that the low supply of homes is having on the demand (price) of existing housing. Ideally, market equilibrium is where supply (houses available) and demand (money available) meet in the middle.

The supply and demand market activity is not in the middle, but rather in the top left quadrant where housing supply is not keeping up with demand. This is driving up the price of existing housing.



## OBSERVATIONS AND RECOMMENDATIONS

The table below is a description of the housing issues identified through the tasks completed in this study.

**Observed Effect:** the observed effect is the actual, ongoing issue identified by the study.

**Likely Cause:** the likely cause is based upon assumptions also made due to the information collected in the study.

**Proposed Solution:** the proposed solution are goals that the city’s leadership can work toward as they make policies, complete projects, and support programs that will positively impact the housing situation in Yutan.

- Programs: series of actions and decisions that take place over an extended period; requires the partnership of numerous government and quasi-governmental agencies.
- Projects: actual, physical projects that require immediate effort and funds to complete.
- Policies: local rules and best practices formally agreed upon and adopted by elected officials and board members as appropriate.

Observed Effect	Likely Cause	Proposed Solution
The city has an extremely low residential vacancy rate, thereby driving up the cost of existing housing units.	Yutan’s proximity to rapidly growing metro areas is rapidly increasing the demand for housing.	<b>Project:</b> Increase # of housing units available for household incomes ranging from \$25,000-50,000/year (monthly housing expense ranging from \$520-1,041/month) and for household incomes greater than \$100,000 (monthly housing expense >\$2,083).
The city’s population is growing while the number of people living in a household is shrinking, creating a need to create more units that can house less people.	Two person households are choosing to start a family in Yutan, remain in Yutan after their children are grown, or are retiring in Yutan. One person households that are working in nearby metro areas are purchasing a home in Yutan that is affordable outside of the cities.	<b>Policy:</b> Renew and/or adopt local code amendments that will allow for the construction of Accessory Dwelling Units (ADUs) thereby allowing existing lots to house smaller households without generating infrastructure costs.
Older, two-person households living in existing housing stock that could serve younger workforce in the area.	Aging adults wish to remain part of Yutan community, yet options are not available for staying in Yutan transitioning to downsized housing.	<b>Program:</b> Work with SENDD to pursue rental housing development programs that will incentivize the construction of townhome development that increases number of multi-family and rental options.
The housing stock in Yutan is almost 100% occupied.	Though more homes could be constructed in the city, the lack of water and sanitary infrastructure will limit any future growth.	<b>Policy:</b> Decide on the level of new housing that the city would like to experience over the next ten years. <b>Program:</b> then work with developers to determine how the city can encourage the type and amount of housing it prefers.