

Attachment J. Socioeconomic Report

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High Top Solar, LLC Project

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Table of Contents

ACRONYMS AND ABBREVIATIONS	ii
1.0 INTRODUCTION	1
2.0 POPULATION AND LABOR FORCE IMPACTS	1
2.1 Population and Growth Rate	1
2.2 Population Forecast	2
2.3 Race and Ethnic Composition	3
2.4 Household Income	6
2.5 Displacement or Disproportional Impact	7
2.6 Employment Numbers	7
2.7 Schedule and Workforce	8
2.8 Workforce Demand	9
2.9 Necessary Trades	9
2.10 Workforce Temporary Relocation	10
2.11 Commuting Workforce	10
3.0 HOUSING IMPACTS.....	10
3.1 Housing Data	10
3.2 Workforce Housing.....	13
3.3 Housing Constraints.....	13
4.0 REFERENCES.....	13

Tables

Table 2-1. Population and Growth Rate 2010-2020	1
Table 2-2. Yakima County OFM Population Projections	2
Table 2-3. Population by Race Ethnicity (2019)	4
Table 2-4. Percent Minority Population (2019) ^{1,2}	5
Table 2-5. Income and Poverty Levels (2019)	6
Table 2-6. Workforce, Employment, and Unemployment (2019).....	7
Table 2-7. Employment by Industry (2019).....	8
Table 2-8. Proposed Schedule and Workforce	9
Table 3-1. Housing Characteristics (2020)	11
Table 3-2. Housing Characteristics (2010)	11
Table 3-3. Selected Hotels and Other Accommodations in Yakima County	11

Figures

Figure 1. Socioeconomic Study Area Population (2020)	2
Figure 2. Yakima County 2025-2040 Projections	3
Figure 3. Percent White Population	5
Figure 4. Percent Non-White Population	6

Acronyms and Abbreviations

Notation	Definition
OFM	The Washington State Office of Financial Management
Project	High Top Solar, LLC Project (Project)
socioeconomic study area	socioeconomic analysis study area
SR	State Route
WAC	Washington Administrative Code

1.0 Introduction

Per the requirements of Washington Administrative Code (WAC) 463-60-535 Part 1 and 2, the following socioeconomic analysis has been prepared. The socioeconomic analysis study area (socioeconomic study area) includes the cities of Sunnyside (22 miles south from the Project), Yakima (27 miles west from the Project), and Moxee (20 miles west from the Project), as well as the County of Yakima. Data for the State of Washington is also included. The Project is located on the north side of State Route (SR) 24, approximately 4 miles west of the SR 241 and SR 24 interchange. Demographic data used in the analysis was sourced from the U.S. Census Bureau's 2010 and 2020 decennial reports, as well as the U.S. Census Bureau's American Community Survey 2015–2019 five-year estimates. The analysis touches upon the socioeconomic study area population, population forecasts, race and ethnicity, local area income and poverty, employment characteristics, and housing characteristics.

2.0 Population and Labor Force Impacts

2.1 Population and Growth Rate

WAC 463-60-535 (1a) Population and growth rate data for the most current ten-year period.

As shown in Table 2-1 and Figure 1 below, the City of Yakima contains the largest population in the region, making up 38 percent of the county population, followed by the City of Sunnyside. Although the City of Moxee is the smallest city in the socioeconomic study area, it recorded the largest population increase from 2010 to 2020. The region as a whole is experiencing population growth. Of the 39 Washington counties, Yakima County is the 8th largest and grew 6 percent from 2010 to 2020. The most recent census data from 2010 to 2020 indicate that the State of Washington was the 7th fastest growing state in the United States.

Table 2-1. Population and Growth Rate 2010-2020

	2010	2020	2010–2020 Change	% Change
City of Sunnyside	15,858	16,375	517	3.3
City of Moxee	3,308	4,398	1,090	33.0
City of Yakima	91,067	96,968	5,901	6.5
Yakima County	243,231	256,728	13,497	5.5
Washington	6,724,540	7,705,281	980,741	14.6

Source: U.S. Census Bureau 2020a

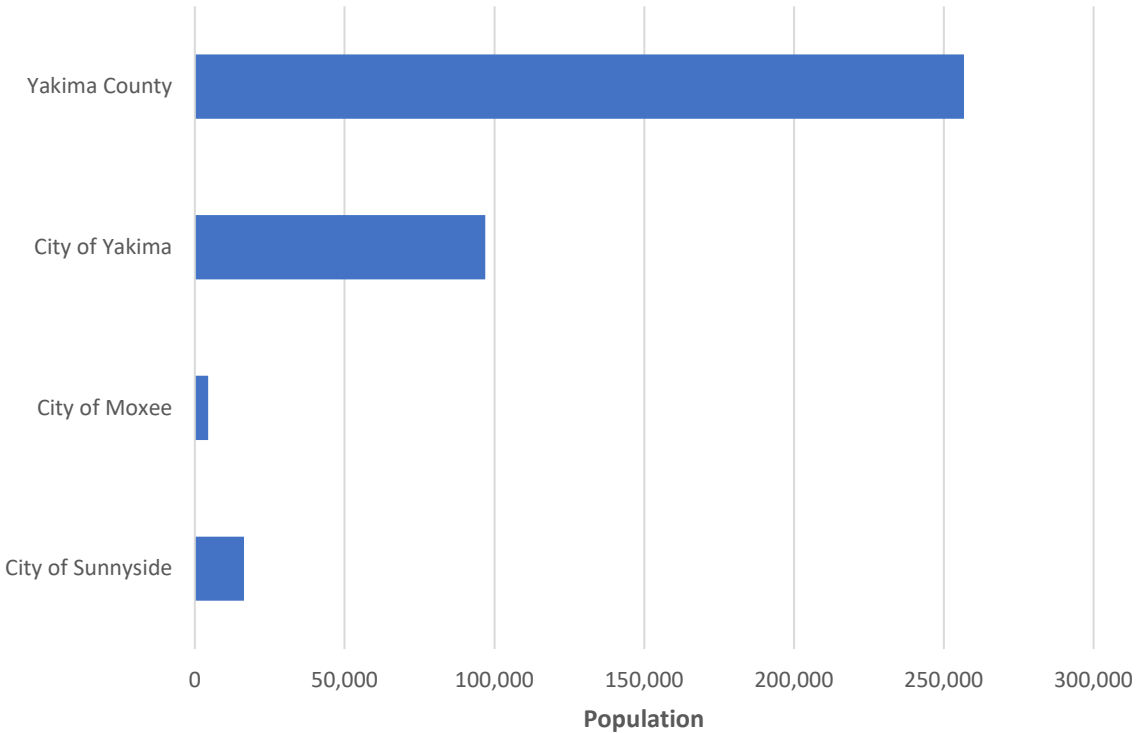


Figure 1. Socioeconomic Study Area Population (2020)

2.2 Population Forecast

WAC 463-60-535 (1b) Published forecast population figures for the study area for both the construction and operation periods.

The Washington State Office of Financial Management (OFM) provides county-level population projections for the state. These population projections occur in 5-year increments, include low, medium, and high projections, and extend to 2040. This data is portrayed in Table 2-2 and Figure 2 below. The medium level 2025 to 2040 Yakima County projection indicates a 2040 population of 307,591—an increase of nearly 12 percent at an annual rate of 0.8 percent. The Yakima County medium-projected growth rate is lower than the state-projected total growth rate of 14 percent (for 2025 to 2040), or 1 percent annually.

Table 2-2. Yakima County OFM Population Projections

	2025	2030	2035	2040	Percent Change 2025–2040
OFM Low Projections	241,322	243,914	250,484	252,912	4.8%
OFM Medium Projections	274,932	287,567	298,162	307,591	11.9%
OFM High Projections	326,928	347,852	367,056	385,293	17.9%

Source: State of Washington OFM 2018

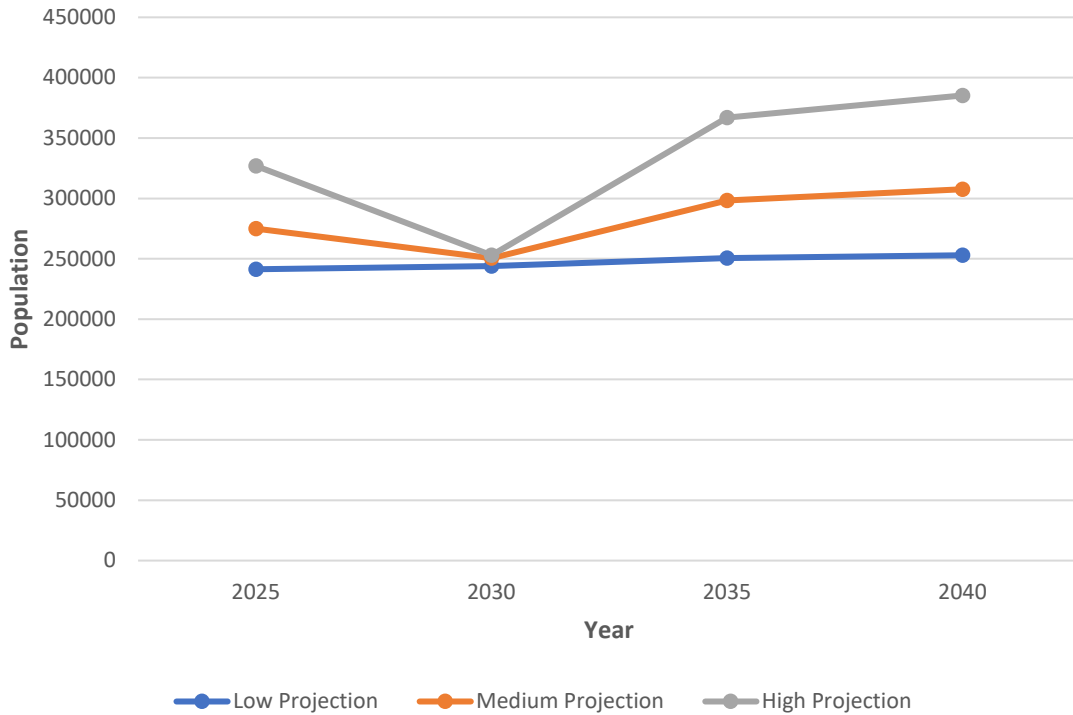


Figure 2. Yakima County 2025-2040 Projections

2.3 Race and Ethnic Composition

WAC 463-60-535 (1c) Numbers and percentages describing the race and ethnic composition.

Table 2-3 below shows that, in 2019, the cities within the socioeconomic study area and in Yakima County, as a whole, are represented by racially diverse populations. The largest racial group in the cities of Sunnyside, Moxee, and Yakima, and Yakima County, as a whole, are defined as Hispanic or Latino. The next largest racial group that is not Hispanic or Latino is White alone, followed typically by a mix of Black or African American, two or more races, American Indian and Alaska Native, or Asian. The Not Hispanic or Latino population is determined by subtracting the Hispanic or Latino Population from the Total Population. The cities of Sunnyside and Moxee contained the largest percentage of minority populations in the socioeconomic study area. The City of Yakima had the lowest percentage of minority population. All the cities within the socioeconomic study area, as well as in Yakima County, reported larger minority populations as a percentage than Washington state as a whole.

Table 2-3. Population by Race Ethnicity (2019)

	City of Sunnyside (2019)	City of Moxee (2019)	City of Yakima (2019)	Yakima County (2019)	Washington (2019)
<i>Total Population</i>	16,559	4,012	93,638	250,873	7,614,893
Not Hispanic or Latino	2,426	1,961	50,556	125,057	6,623,170
White alone	2,222	1,622	41,770	105,255	5,126,694
Black or African American alone	20	91	2,455	2,612	295,239
American Indian and Alaska Native alone	9	126	1,002	7,938	86,811
Asian alone	61	48	1,369	2,790	680,421
Native Hawaiian and Other Pacific Islander alone	0	0	1,190	1,230	48,667
Two or more races	114	74	1,987	4,386	371,150
Two races including some other race	0	13	110	199	7,873
Two races excluding some other race, and three or more races	114	61	1,877	4,187	363,277
Hispanic or Latino	14,133	2,051	43,082	125,816	991,723

Source: U.S. Census Bureau 2019

Table 2-4 and Figures 3 and 4 below detail the percentages of White population and non-White population within the socioeconomic study area. The percentage of White population is calculated by dividing the White population by the total population and then subtracting 100. The greatest percentage of non-White populations occur in the cities of Sunnyside and Moxee. All the analyzed cities in the socioeconomic study area, as well as in Yakima County, contain a percentage of non-White populations that are greater than Washington state levels.

Table 2-4. Percent Minority Population (2019)^{1,2}

	Percent White Population	Percent Non-white Population
City of Sunnyside	13.4	86.6
City of Moxee	40.4	59.6
City of Yakima	47.9	52.1
Yakima County	43.2	56.8
Washington	68.5	31.5

Source: U.S. Census Bureau 2019

¹ U.S. Census Bureau category: Not Hispanic or Latino: White alone.

² Total percent of non-white population, including Hispanic or Latino and race/ethnicity.

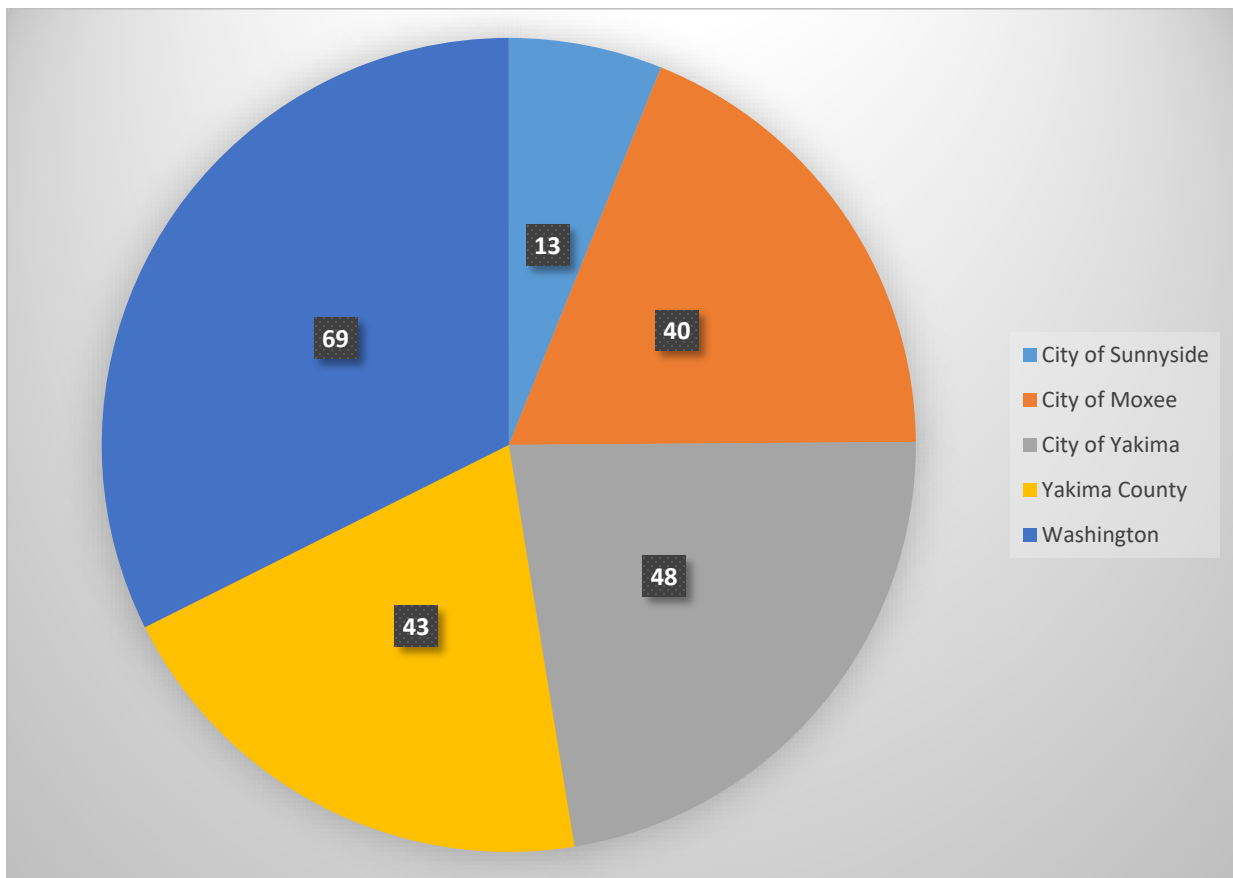


Figure 3. Percent White Population

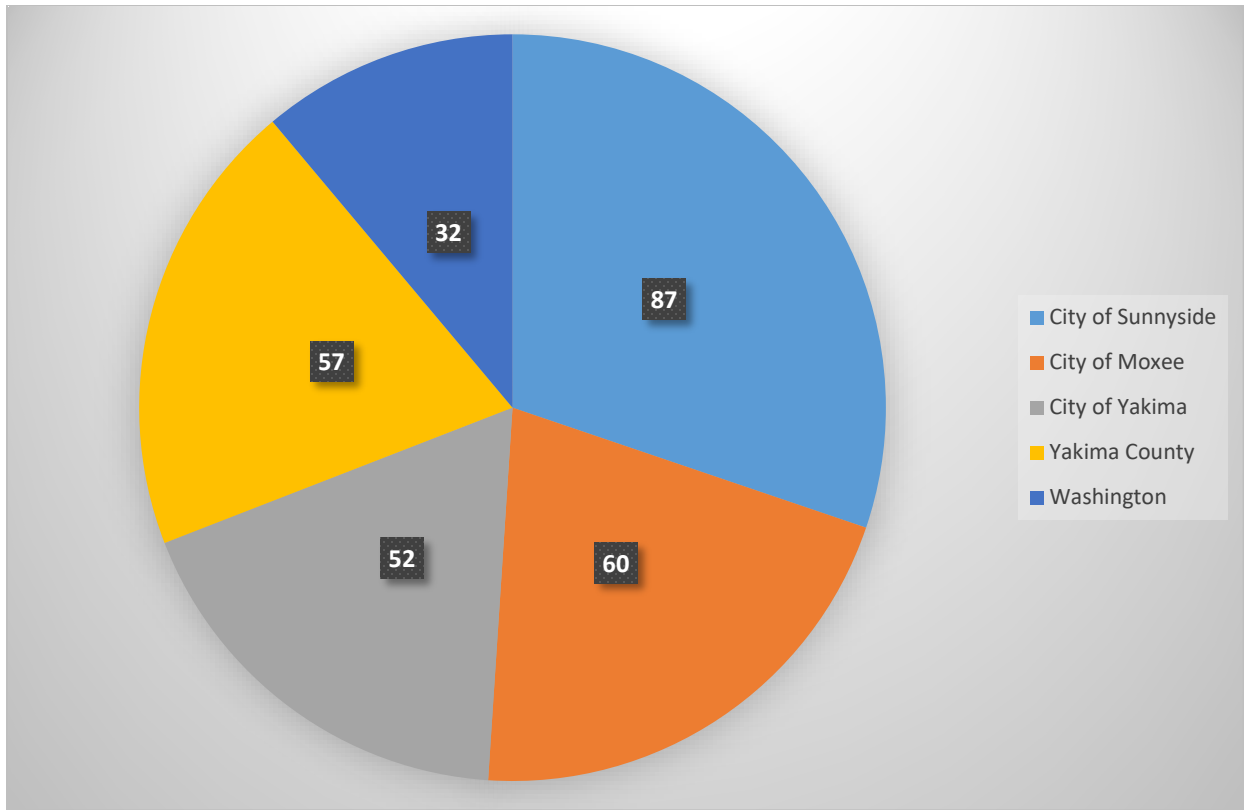


Figure 4. Percent Non-White Population

2.4 Household Income

WAC 463-60-535 (1d) Aggregate per capita and household incomes, including the number and percentages of the population below the poverty level.

Table 2-5 below represents income levels as well as poverty within the socioeconomic study area. Of the three cities analyzed, the City of Moxee reported the highest level of median household income within the socioeconomic study area as well as the lowest percent of the population living below the poverty level. All three cities, as well as Yakima County, reported median household incomes that were well below the Washington state average (30 percent lower in the case of Yakima County), and poverty levels well above those reported at the statewide level (70 percent higher in the case of Yakima County).

Table 2-5. Income and Poverty Levels (2019)

	Median Household Income	Per Capita Income	Population Below Poverty Level	Percent Below Poverty Level
City of Sunnyside	\$42,780	\$16,259	3,701	22.6
City of Moxee	\$59,297	\$20,561	770	17.5
City of Yakima	\$44,950	\$23,514	19,781	20.4
Yakima County	\$51,637	\$23,459	42,874	16.7
Washington	\$73,775	\$38,915	755,118	9.8

Source: U.S. Census Bureau 2019

2.5 Displacement or Disproportional Impact

WAC 463-60-535 (1e) A description of whether or not any minority or low-income populations would be displaced by this project or disproportionately impacted.

The proposed facility would not displace any residential structures or planned residential developments; therefore, no low-income or minority population will be displaced as a result of the construction, operation, or maintenance of the proposed Project. Additionally, the Yakima County Comprehensive Plan has not identified the Project location as an area of planned future residential growth. Construction of the proposed Project may provide employment opportunities for minorities or low-income populations, although positive short-term construction impacts would be minor.

2.6 Employment Numbers

WAC 463-60-535 (1f) The average annual workforce size, total number of employed workers, and the number and percentage of unemployed workers including the year that data are most recently available. Employment numbers and percentage of the total workforce should be provided for the primary employment sectors.

The County of Yakima as well as the cities of Sunnyside and Yakima all recorded employment rates that were less than those of the state, as well as unemployment rates that were greater than those of the state. The City of Moxee was the exception, noting an employment rate greater than that of the state, and an unemployment rate less than that of the state. The City of Yakima recorded the lowest employment rate, while the City of Sunnyside recorded the highest unemployment rate. This data is depicted in Table 2-6 below.

Table 2-6. Workforce, Employment, and Unemployment (2019)

	Labor Force Participation 16 Years Old and Over	Employed Population	Employment Rate	Unemployed Population	Unemployment Rate
City of Sunnyside	10,738	6,293	58.6	558	5.2
City of Moxee	2,699	1,849	68.5	82	3.0
City of Yakima	70,047	39,800	56.8	2,698	3.9
Yakima County	182,907	106,018	58.0	7,245	4.0
Washington	3,834,480	3,594,279	60.5	187,330	3.2

Source: U.S. Census Bureau 2019

As noted previously, the City of Yakima contains the largest employed labor force, followed by the cities of Sunnyside and Moxee, respectively. As described in Table 2-7 substantial sectors of employment across all the cities within the socioeconomic study area are educational services, health care, and social assistance; agriculture, forestry, fishing, hunting, and mining; and retail trade. By comparison, the largest employment sectors in the State of Washington are educational services, health care, and social assistance; professional, scientific, management, and administrative and waste management; and retail trade. Natural resources employment

makes up a far greater share of regional employment within Yakima County than at the state level.

Table 2-7. Employment by Industry (2019)

	City of Sunnyside	City of Moxee	City of Yakima	Yakima County	Washington
Employed Civilian Labor Force 16+ years	6,293	1,849	39,800	106,018	3,594,279
Agriculture, forestry, fishing and hunting, and mining	1,831 (29.1%)	186 (10.1%)	4,334 (10.9%)	17,477 (16.5%)	97,710 (2.7%)
Construction	326 (5.2%)	35 (1.9%)	1,954 (4.9%)	5,768 (5.4%)	244,414 (6.8%)
Manufacturing	619 (9.8%)	170 (9.2%)	3,415 (8.6%)	9,237 (8.7%)	354,399 (9.9%)
Wholesale trade	195 (3.1%)	65 (3.5%)	1,858 (4.7%)	4,574 (4.3%)	99,426 (2.8%)
Retail trade	706 (11.2%)	304 (16.4%)	4,549 (11.4%)	10,924 (10.3%)	415,696 (11.6%)
Transportation and warehousing, and utilities	641 (10.2%)	166 (9.0%)	3,290 (8.3%)	7,853 (7.4%)	193,233 (5.4%)
Information	0 (0%)	9 (0.5%)	468 (1.2%)	912 (0.9%)	78,252 (2.2%)
Finance and insurance, and real estate and rental and leasing	49 (0.8%)	55 (3.0%)	1,254 (3.2%)	2,665 (2.5%)	190,290 (5.3%)
Professional, scientific, and management, and administrative and waste management	251 (4.0%)	139 (7.5%)	2,468 (6.2%)	6,135 (5.8%)	475,805 (13.2%)
Educational services, and health care and social assistance	1,012 (16.1%)	391 (21.1%)	9,634 (24.2%)	23,215 (21.9%)	774,361 (21.5%)
Arts, entertainment, and recreation, and accommodation and food services	257 (4.1%)	116 (6.3%)	2,913 (7.3%)	7,644 (7.2%)	330,467 (9.2%)
Other services, except public administration	320 (5.1%)	104 (5.6%)	1,922 (4.8%)	4,426 (4.2%)	165,351 (4.6%)
Public administration	86 (1.4%)	109 (5.9%)	1,741 (4.4%)	5,188 (4.9%)	180,875 (5.0%)

Source: U.S. Census Bureau 2019

2.7 Schedule and Workforce

WAC 463-60-535 (1g) An estimate by month of the average size of the project construction, operational workforce by trade, and workforce peak periods.

Table 2-8 below shows the various phases of Project development, corresponding timing, and duration, as well as the anticipated number of workers employed during each phase. Project construction is anticipated last 9 to 18 months and would employ 150 to 300 temporary construction workers. Operation and maintenance activities would include vegetation management, equipment monitoring, and equipment repairs. The facility will be continuously monitored with active operations and maintenance personnel on site regularly. The permanent

workforce is anticipated to be five full-time employees. It is unknown at this time how many personnel would be required for decommissioning and site reclamation activities.

Table 2-8. Proposed Schedule and Workforce

Phase	Proposed Timing	Duration	Employee Numbers on Site and Frequency
Site Preparation and Construction	To Be Determined	9–18 months	150–300
Operation/Use	To Be Determined	25–40 years	5
Decommissioning/ Reclamation	End of Project	1 year	To Be Determined

2.8 Workforce Demand

WAC 463-60-535 (1h) An analysis of whether or not locally available workforce would be sufficient to meet the anticipated demand for direct workers and an estimate of the number of construction and operation workers that would be hired from outside of the study area if the locally available workforce would not meet the demand.

Yakima County recorded approximately 7,245 unemployed workers in 2019. With an estimated 240 workers to be hired locally, it is assumed that the local socioeconomic study area workforce would be sufficient to meet the Project needs. As a result of the low number of permanent workers needed for facility operation, it is anticipated that the entirety of the operations workforce would come from within the socioeconomic study area. The temporary nature of construction and the limited number of permanent workers required would not result in any negative impacts to the local available labor force from the proposed Project. Furthermore, CCR would make a good faith effort to procure contracts with entities that have allowed for a preferred entry local work force focusing on women, minority, or veteran-owned businesses.

2.9 Necessary Trades

WAC 463-60-535 (1i) A list of the required trades for the proposed project construction.

Trades required during the construction phase of the Project include:

- Form construction and cement workers;
- Electricians;
- Semi-tractor trailer, concrete mixing truck, dump truck, and water truck drivers;
- General laborers to operate plate compactors/jumping jacks, install fencing, pressure washers, and other material-handling equipment; and
- General laborers to maintain landscaping around the facility.

2.10 Workforce Temporary Relocation

WAC 463-60-535 (1j) An estimate of how many direct or indirect operation and maintenance workers (including family members and/or dependents) would temporarily relocate.

It is anticipated that the majority of the workforce would consist of hires from the local regional area. Of the total 300 estimated peak construction workers, approximately 240 are assumed to be from the local area. It is assumed that the local area workforce person would commute approximately 27 miles east from the City of Yakima and surrounding area, or 22 miles north for the Sunnyside area. The balance of the peak construction workforce that would not be local hires, approximately 60 workers (20 percent), would find short-term accommodations that likely would consist of RV parks or campgrounds. It is not anticipated that the proposed Project would result in the permanent relocation of any workers to the socioeconomic study area.

2.11 Commuting Workforce

WAC 463-60-535 (1k) An estimate of how many workers would potentially commute on a daily basis and where they would originate.

As previously noted, commuting distances may vary but of the total 300 estimated peak construction workers, approximately 240 are assumed to be from the local Yakima County area. It is assumed that the local area construction worker would commute daily approximately 27 miles east from the City of Yakima and surrounding area, or 22 miles north from the Sunnyside area. Potentially, a small number may originate from Richland. The non-local hires may commute from Richland, Ellensburg, or the Tri-Cities, or they may acquire short-term accommodations within the socioeconomic study area.

3.0 Housing Impacts

3.1 Housing Data

WAC 463-60-535 (2a) Housing data from the most recent ten-year period that data are available, including the total number of housing units in the study area, number of units occupied, number and percentage of units vacant, median home value, and median gross rent. A description of the available hotels, motels, bed and breakfasts, campgrounds, or other recreational facilities.

As detailed in Table 3-1 below, the City of Yakima recorded the largest number of housing units within the socioeconomic study area as well as the most housing units that were vacant. The City of Moxee contained the least amount of housing units including the lowest percent of vacant units. All the cities within the socioeconomic study area, as well as Yakima County, recorded vacancy rates less than the State of Washington, as well as lower median home values and gross rents. Within the socioeconomic study area, the City of Yakima recorded the highest median home values, and the City of Moxee had the highest median gross rent. Table 3-2 below shows the same housing data for the state and socioeconomic study area from the year 2010. The comparison of the 2010 and 2019 data shows marked socioeconomic study area increases in the median gross rent and median home value. These increases were most pronounced in the cities of Sunnyside (median home value) and Moxee (median gross rent). The cities of Sunnyside and Moxee, as well as Yakima County, all recorded double-digit rent increases from 2010 to 2019.

Table 3-1. Housing Characteristics (2020)

	Total Number of Housing Units (% Change from 2010)	Number of Units Occupied (% Change from 2010)	Number and Percent of Units Vacant (% Change from 2010)	Median Home Value (owner-occupied units) (% Change from 2010)	Median Gross Rent per month (% Change from 2010)
City of Sunnyside	4,845 (1.7%)	4,637 (1.8%)	208/4.3 (-1.9%)	\$129,400 (14.9%)	\$722 (24.3%)
City of Moxee	1,103 (33.5%)	1,063 (32.9%)	40/3.6 (53.8%)	\$171,700 (7.0%)	\$1,150 (19.8%)
City of Yakima	37,192 (3.8%)	35,379 (6.7%)	1,813/4.9 (-31.7%)	\$173,000 (7.2%)	\$820 (8.3%)
Yakima County	90,504 (5.8%)	85,882 (7.5%)	4,622/5.1 (-18.6%)	\$175,000 (9.2%)	\$825 (14.9%)
Washington	3,202,241 (13.2%)	2,974,692 (15.4%)	227,549/ 7.1 (-9.7%)	\$339,000 (18.8%)	\$1,258 (42.6%)

Source: U.S. Census Bureau 2020b

Table 3-2. Housing Characteristics (2010)

	Total Number of Housing Units	Number of Units Occupied	Number and Percent of Units Vacant	Median Home Value (owner-occupied units)	Median Gross Rent (per month)
City of Sunnyside	4,766	4,554	212 (4.4)	\$112,600	\$581
City of Moxee	826	800	26 (3.1)	\$160,500	\$960
City of Yakima	35,824	33,168	2,656 (7.4)	\$161,400	\$757
Yakima County	85,552	79,875	5,677 (6.6)	\$160,300	\$718
Washington	2,829,352	2,577,375	251,977 (8.9)	\$285,400	\$882

Source: U.S. Census Bureau 2010

There are a number of lodging options within the socioeconomic study area, the majority of which are located in the City of Yakima, and to a much lesser extent, the cities of Moxee and Sunnyside. Table 3-3 below depicts a representative example of short-term lodging options available within the socioeconomic study area.

Table 3-3. Selected Hotels and Other Accommodations in Yakima County

Accommodation	Address
All Star Motel	1900 N 1st St Yakima, WA 98901
Best Western Plus	1849 Quail Ln Sunnyside, WA 98944
Best Western Plus	1614 N 1st St. Yakima, WA 98901
Comfort Suites	3702 Fruitvale Blvd Yakima, WA 98902
Days Inn	1504 N 1st St Yakima, WA 98901

Accommodation	Address
Economy Inn	1405 N 1st St Yakima, WA 98901
Econo Lodge	1104 N 1st St Yakima, WA 98901
Hilton Garden Inn	401 East Yakima Avenue Yakima, WA 98901
Holiday Inn	802 East Yakima Avenue Yakima, WA 98901
Motel 6	1010 Staff Sgt Pendleton Way Yakima, WA 98901
Oxford Inn	1603 E Yakima Ave Yakima, WA 98901
Red Apple Motel	416 N 1st St Yakima, WA 98901
Red Carpet Motor Inn	1608 Fruitvale Blvd Yakima, WA 98902
Red Lion Hotel	607 East Yakima Avenue Yakima, WA 98901
Red Roof Inn	1001 E Staff Sgt Pendleton Way Yakima, WA 98901
Rodeway Inn	408 Yakima Valley Hwy Sunnyside, WA 98944
Rodeway Inn	1223 N 1st Street Yakima, WA 98901
Quality Inn	12 E. Valley Mall Blvd Yakima, WA 98903
Sunnyside Inn Bed & Breakfast	800 E Edison Ave Sunnyside, WA 98944
Suntides RV Park	201 Pence Rd Yakima, WA 98908
Trailer Inns RV Park of Yakima	1610 North First Street Yakima, WA 98901
Travel Inn	724 Yakima Valley Hwy Sunnyside, WA 98944
Western Motel	1202 W Fruitvale Blvd Yakima, WA 98902
Yakima Inn	1022 N 1st St Yakima, WA 98901
Yakima Sportsman State Park	904 University Parkway Yakima, WA 98907
Yakima Valley Inn	120 E Yakima Ave Yakima, WA 98901

Source: Yakima Chamber of Commerce 2020, RVshare 2021

3.2 Workforce Housing

WAC 463-60-535 (2b) How and where the direct construction and indirect workforce would likely be housed. A description of the potential impacts on area hotels, motels, bed and breakfasts, campgrounds, and recreational facilities.

The majority of peak construction workers, approximately 240, are anticipated to originate and commute from within the socioeconomic study area. The estimated 60 workers that would not be from within the socioeconomic study area would temporarily relocate to the area, using short-term accommodations outlined in Table 3-3. The construction workforce from outside the socioeconomic study area would likely not permanently relocate to the region. The small permanent workforce is expected to be from the within the socioeconomic study area and not require short-term lodging. As a result of the small number of temporary short-term construction workers needed for Project development, it is not anticipated that a negative impact would occur to local area accommodations. Modest positive impacts from increased Project construction worker use of local area accommodations would include an increase in tax revenue and local area income.

3.3 Housing Constraints

WAC 463-60-535 (2c) Whether or not meeting the direct construction and indirect workforce's housing needs might constrain the housing market for existing residents and whether or not increased demand could lead to increased median housing values or median gross rents and/or new housing needs for these direct and indirect workforces.

As previously noted, the number of workers from outside the socioeconomic study area looking for accommodations would be limited and short-term in nature. It is anticipated that the construction workforce from outside the socioeconomic study area would not permanently relocate to the socioeconomic study area. This small and short-term increase from the construction workforce is not anticipated to have an impact on median housing values or median gross rents or new housing construction within the socioeconomic study area.

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