

**Planning Commission  
Agenda  
February 17, 2026  
6:00 PM**

**MAYOR**  
MATTHEW LUNDH

**CITY ADMINISTRATOR**  
ROBERT OMANS

**CITY PLANNER**  
COLLEDA MONICK

**CITY CLERK**  
DEBBIE LEE



119 W FIRST STREET  
CLE ELUM, WA 98922

**PLANNING COMMISSION**  
GARY BERNDT  
AMANDA HAHNEMANN  
VACANT  
MARC KIRKPATRICK  
COLIN BRISSEY  
PAUL KANTWILL  
IAN STEELE

**COUNCIL LIAISON - CASSIDY**  
BUECHLE-CURTIS

Join Virtually via Zoom: <https://zoom.us/j/7573184018?pwd=dERndjBJVC9GdVQ1d2ISRExwZFhXZz09>  
Meeting ID: 757 318 4018 Passcode: 98922

Join by Phone: 1-(253)215-8782, Meeting ID: 757 318 4018, Passcode:98922  
**TextMyGov** Receive city text alerts: text CLEELUM to 91896

**DISCLAIMER: The City does not guarantee that virtual or telephonic access to the City Council meeting will be available, and the City does not warrant audio quality. Attendees are encouraged to attend in person.**

1. **Call to Order and Roll Call**
2. **Election of Chair & Vice Chair for 2026**
3. **Public Comment - Limited To 5 Minutes per Speaker**
4. **Adoption of Minutes**
  - a. February 3, 2026
5. **Business Requiring Public Hearings**
  - a. None.
6. **Planning Update**
  - a. Planning Consultant — Colleda Monick — Staff Announcements
7. **New Business**
  - a. Comp Plan — Housing Element
8. **Next Meeting Agenda Development**
  - a. Comp Plan — Housing Element Discussion Continued
9. **Commissioner Comments and Discussion**
10. **Adjournment**

***Upcoming Meetings:***

***Public Safety & Health Committee Meeting — February 18, 2026, at 9:00 a.m.***

***Civil Service Commission Meeting — February 18, 2026, at 5:15 p.m.***

# **Planning Commission Agenda February 17, 2026**

119 W FIRST STREET  
CLE ELUM, WA 98922

*Coal Mines Trail Commission Meeting — March 2, 2026, at 4:00 p.m.*

*Planning Commission Meeting — March 3, 2026, at 6:00 p.m.*

*Public Works & Community Development Committee Meeting — March 4, 2026, at 8:30 a.m.*

*Lodging Tax & Event Committee Meeting — March 11, 2026, at 8:30 a.m.*

*Historical Preservation Commission Meeting — March 17, 2026, at 3:00 p.m.*

*Regular Council Meeting — February 24, 2026, at 6:00 p.m.*

*General Government Committee Meeting — February 25, 2026, at 8:30 a.m.*

**City of Cle Elum**  
**Planning Commission (CEPC) Meeting Minutes**  
**City Council Chambers**  
**February 3, 2026 | 6:00 PM**

**Call to Order**

Commissioner Kantwill called the meeting to order at 6:00 PM

**Roll Call**

**CEPC Members Present:** Gary Berndt, Marc Kirkpatrick (remote), Ian Steele, Amanda Hahnemann and Paul Kantwill

**CEPC Members Absent:** Colin Brissey

**Council Liaison:** Cassidy Buechele-Curtis

**Staff Present:** Colleda Monick

**Commissioner Berndt made a motion to excuse Commissioner Brissey. Commissioner Steele seconded. Motion carried.**

**Election of Officers**

The Commission discussed the election of officers, and elected to postpone until the next meeting in hopes that Commissioner Brissey can be in attendance.

**Public Comment**

None.

**Adoption of Minutes**

**Commissioner Steele motioned to accept the January 20, 2026 minutes as presented. Commissioner Berndt seconded. Motion carried.**

**Public Hearing- City Planning**

None scheduled

**Commission and Staff Reports**

**Colleda Monick, Staff Announcements:**

- **Public Hearing:** Teanaway Court, is scheduled for February 4, 2026 at 6 PM in Council Chambers.
- **Closed Record Public Hearing:** Text Amendments for nonconforming uses and edits to the table of permitted uses are scheduled for council on February 10, 2026.

**New Business**

1. **Comp Plan: Land Use Element**

Staff presented an overview of proposed amendments to the Comprehensive Plan Land Use Element. The proposed changes reflect requirements of the Growth Management Act and prior Commission direction to improve clarity and readability. The Commission reviewed and discussed the draft plan, and proposed revisions to various policies.

**Next Meeting Agenda Development**

- a. Election of Officers
- b. Housing Element Draft

**Commissioner Comments and Discussion**

Kantwill led the Commissioners in a round-robin of score predictions for the upcoming Super Bowl in recognition of the event.

**Adjournment**

***Kantwill adjourned the meeting at 7:14 pm. The Commission will reconvene on February 17, 2026 at 6:00 p.m.***

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date



# City of Cle Elum Safety Action Plan ADA Transition Plan

The City of Cle Elum is inviting public comment on its Draft Safety Action Plan and ADA Transition Plan.

**What is a Safety Action Plan?** The goal of a Safety Action Plan is to develop a holistic, well-defined strategy to eliminate roadway fatalities and serious injury. The ADA Self Evaluation and Program Access Plan will assess existing public infrastructure for compliance with ADA standards and identify future programs and projects necessary for ADA compliance.

**What is an ADA Transition Plan?** An Americans with Disabilities Act (ADA) Transition Plan identifies barriers to ADA compliance and provides actions that the city can take over the next several years to remove barriers within the public right-of-way and city-owned facilities.

**Request for public comment –** The draft plans are available now for public review and comment. Please visit <https://cleelum.gov/city-services/planning/safety-plan/> to review the plans and provide comment by February 27, 2026. Comments can be submitted to: [mbailey@cleelum.gov](mailto:mbailey@cleelum.gov) or submitted in writing at City Hall (119 W 1<sup>st</sup> St).

**Open House –** The City will also be holding an Open House on February 25, 2026, at the Upper Kittitas County Senior Center to review the draft plans, hear about the process, and receive feedback.

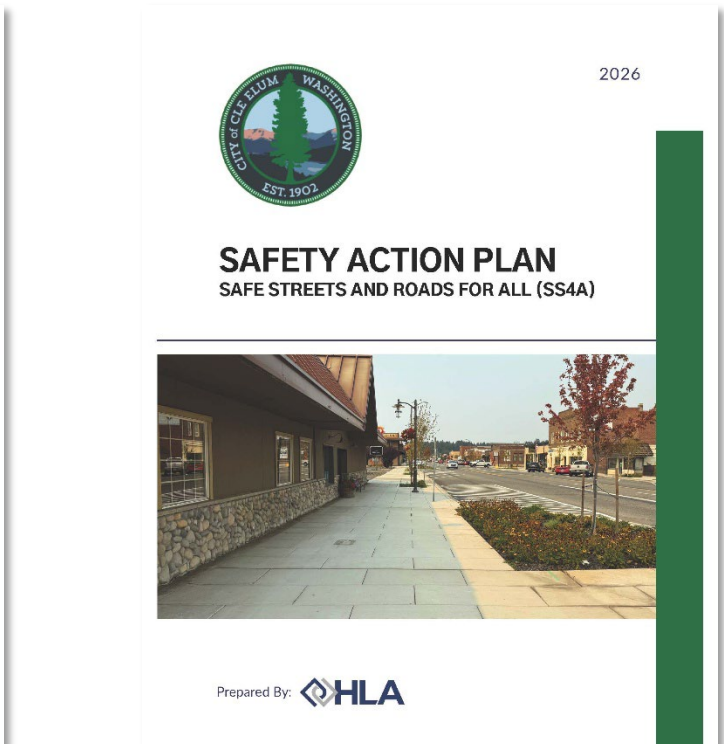
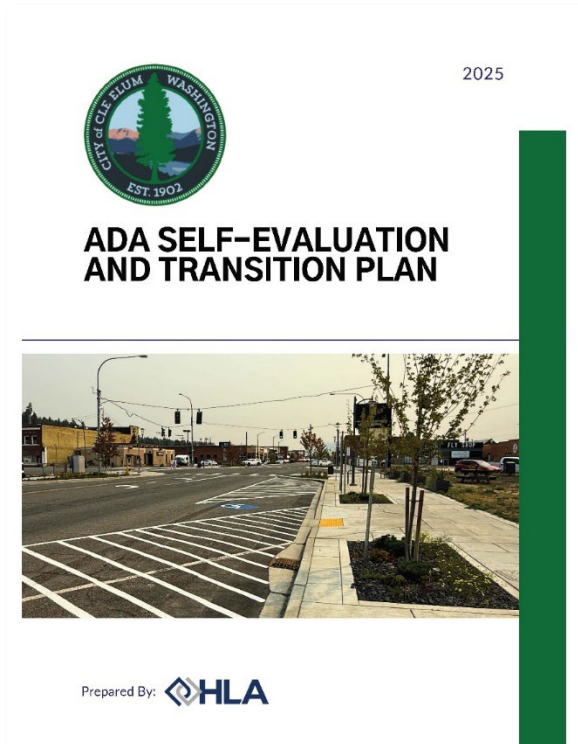


FEBRUARY 25, 2026

2:00PM – 3:00PM

UPPER KITTITAS COUNTY  
SENIOR CENTER

719 E 3<sup>RD</sup> STREET



# COMPREHENSIVE PLAN UPDATE HOUSING ELEMENT

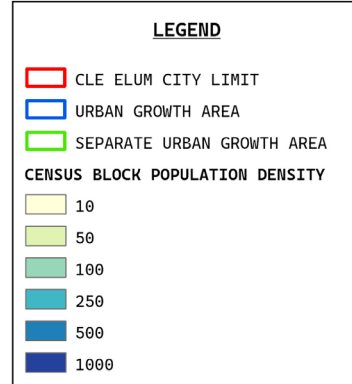
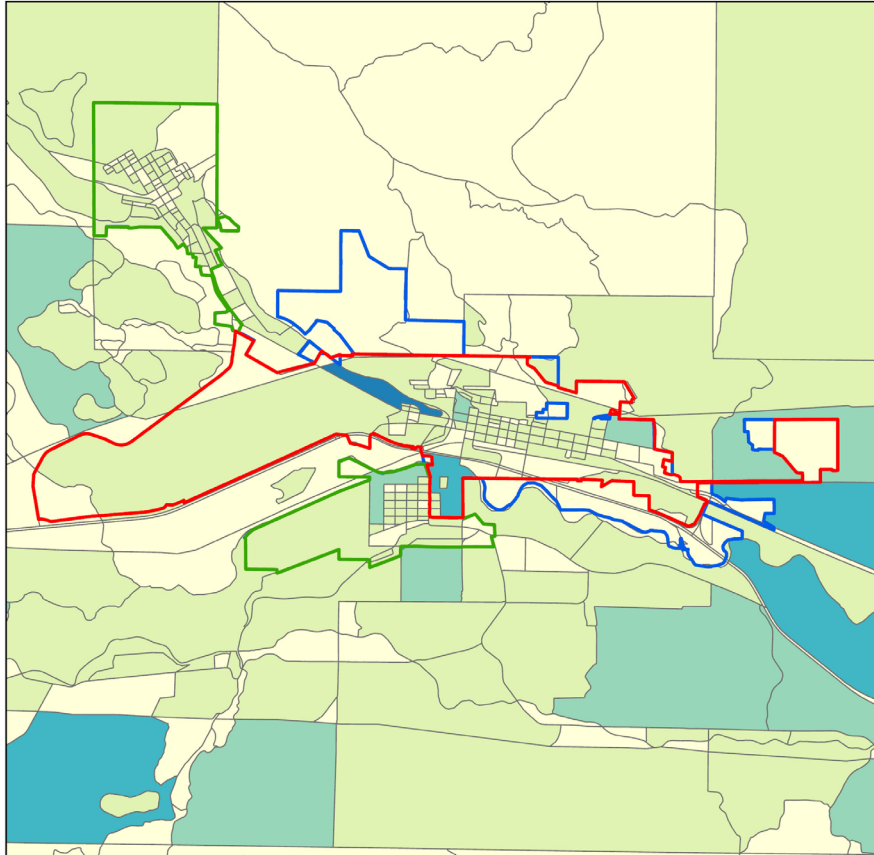
PLANNING COMMISSION 2/17/26

# GROWTH MANAGEMENT ACT (GMA) REQUIREMENTS

- Inventory and analysis of existing and projected housing needs, by income level
- Provisions for the preservation, improvement and development of housing (goals and policies)
- Identification of sufficient capacity to meet targets
- Adequate provisions for housing needs by income level
- Identification of policies and regulations that may result in racially disparate impacts
- Identifies areas that may be at higher risk of displacement, including the establishment of antidisplacement policies



CITY OF CLE ELUM  
Population Density



U.S. Census Bureau, Geography Division. "Blocks (2020)" [Dataset]. <https://www.census.gov/cgi-bin/geo/shapefiles/index.php>. (Accessed 12/2025)



# Inventory and analysis of existing housing

Census and OFM estimates of existing housing

- Update several tables related to age, value, occupancy status, etc.



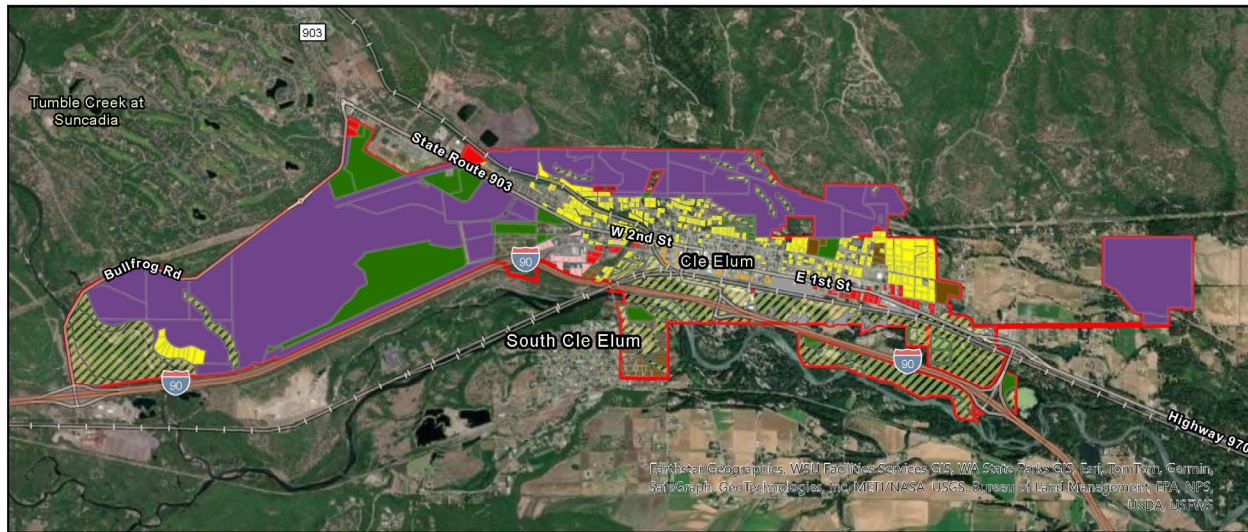
# Identification of sufficient capacity

Kittitas County Estimate:

- 848 more people
- 380 new homes



CITY OF CLE ELUM  
LAND CAPACITY ANALYSIS  
BUILDABLE PARCELS  
BY ZONING



Parluster Geographics, WSI Facilities Services GIS, WA State Parks GIS, Earth TomTom, Garmin, Satograph, GeoTechnologies, Inc, METI/NAVA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

LEGEND	
	Critical Areas
	City Limits
	Planned Mixed Use
	Single Family Residential
	Entry Commercial
	General Commercial
	Downtown Commercial
	Multiple Family Residential
	Industrial
	Public Use



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					
3,005	380	174	52	96	23	18	17	0

# Housing by Income Level

Housing and Planning Tool (HAPT)

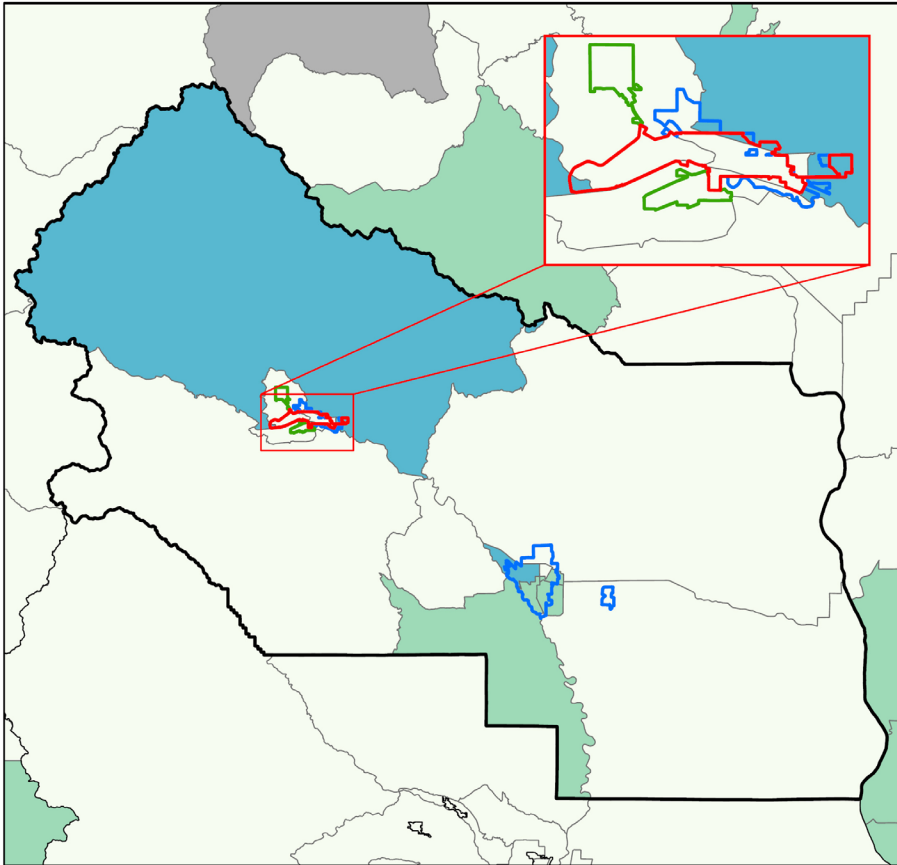
- County projection based on Commerce Tool

Table LC.5. – Housing Capacity by Income Level

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	52	High Density and ADUs	345	870 (98 ADU)	623
0-30% Other	174				
>30-50%	96				
>50-80%	23				
>80-100%	18	Moderate Density	35	168	133
>100-120%	17				
>120%	0	Low Density	0	2,403	2,403
Total	380		380	3,296	2,916



CITY OF CLE ELUM  
Displacement Risk



Legend

- Cle Elum City Limit
- Urban Growth Area
- Separate UGA Boundaries
- Kittitas County
- Low Displacement Risk
- Moderate Displacement Risk
- High Displacement Risk
- Demographic and Market Change
- N/A

This map indicates census tracts which may have experienced Demographic and Market Change, including possible displacement. These findings alone do not confirm Demographic and Market Change or displacement, but act as a starting point for additional analysis and community engagement to determine if there was displacement and the scope of displacement.

Washington Department Of Commerce. "Draft Displacement Risk Map" [Dataset]. 9/2023. <https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/>

0 25 Miles



# Racially Disparate Impacts and Displacement

New GMA Requirement:

Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:

- Zoning that may have a discriminatory effect;
- Disinvestment; and
- Infrastructure availability.

Establish antidisplacement policies

Identify areas at higher risk of displacement



# What's Next?

- Land Use (12/16/25)
- Housing (2/17/26)
- Natural Systems
- Capital Facilities
- Transportation
- Parks and Recreation
- Economic Development
- Development Regulations
- Critical Areas

# Timeline

- Q1-Q2 2026 (current grant)
  - PC Review Draft Comp Plan Elements and Code Changes
  - Public Engagement - Open Houses to present drafts
- Q3-Q4 2026 (final grant)
  - Official SEPA comment period and Commerce Notice
  - PC public hearing and Recommendation
  - Council public hearing and adoption



## CITY OF CLE ELUM

### HOUSING ELEMENT

APRIL 20192026

#### **BACKGROUND** Introduction

The housing element is intended to guide the location and type of housing that will be built in the city of Cle Elum over the next twenty years. This element establishes both long-and short-term policies to meet the community's housing needs and achieve community goals. 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.

Cle Elum's Housing Element is perhaps the most personal and important component of the Comprehensive Plan; it is concerned with the immediate environment where our residents live and raise their families. For many people their investment in housing represents the largest investment they will ever make. The ability to obtain affordable housing is essential to an engaged, healthy and stable community.

Most housing is not constructed by municipalities, but by private sector builders and developers. However, government can negatively or positively impact the supply and affordability of housing. This Element of the Cle Elum Comprehensive Plan focuses on factors that can, and should, be either directly controlled or influenced by local government.

To that end this Housing Element of the Comprehensive Plan identifies goals and sets policies that will guide future housing development and meet the present and future needs of the community. The goals and policies are written to maintain the small-town lifestyle, rich history, and integrity of Cle Elum while providing support for the development of housing for all income groups. This Element also seeks to develop policies and strategies that encourage the development of recognizable neighborhoods with supporting amenities such as parks, trail connections, and open space.

The guiding intention of this Element, through its housing goals, policies, and strategies, is to offer the existing and future residents of Cle Elum a mix of attractive, safe, and well-maintained neighborhoods which contain a variety of housing options that are available to all without discrimination. Neighborhoods must be appealing, well kept, safe and have convenient access to city services, amenities, schools, jobs, and institutions.

## Growth Management Act Requirements

In addition to helping to create a thriving community, the Housing Element was developed to reflect real current conditions and in accordance with the Washington State Growth Management Act (GMA), RCW 36.70A.070(2), ~~WAC 365-195-310 (Housing Element Requirements), Kittitas County Countywide Planning Policies and the other elements of the Cle Elum Comprehensive Plan.~~

To fulfill requirements set forth by the Growth Management Act, the Housing Element contains the following information and analysis:

- Inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including:
  - Units for moderate, low, very low, and extremely low-income households; and
  - Emergency housing, emergency shelters, and permanent supportive housing.
- Statement of goals, policies, and objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes;
- Identification of sufficient capacity for housing, including, but not limited to, government-assisted housing, housing for low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities emergency housing, emergency shelters, permanent supportive housing, and consideration of duplexes, triplexes, and townhomes; and
- Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including:
  - Incorporating consideration for low, very low, extremely low, and moderate-income households;
  - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
  - Consideration of housing locations in relation to employment location; and
  - Consideration of the role of accessory dwelling units in meeting housing needs.
- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
  - Zoning that may have a discriminatory effect;

- Disinvestment; and
- Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

1. ~~An inventory and analysis of existing and projected housing needs.~~

2. ~~A statement of the goals, policies, and objectives for the preservation, improvement, and~~

~~development of housing.~~

3. ~~Identification of sufficient land for a variety of housing types.~~

4. ~~Provision for existing and projected housing needs for all economic segments of the population.~~

## Countywide Planning Policies

The Kittitas Countywide Planning Policies, adopted July 15, 2016, include the following Housing-related objectives and policies:

Objective: To encourage the availability of affordable housing to all economic statements of the population, promote a variety of residential densities and housing types typical of the character of Kittitas County, and preserve existing, useful housing stock.

Policy 5.1: Consistent with RCW 36.70A.070(2)(c) a wide range of housing development types and densities within the county will be encouraged and promoted; including multiple-family and special needs housing, to provide affordable housing choices for all.

Policy 5.2: All types of housing for individuals with special needs should be allowed by all jurisdictions.

Policy 5.3: Multi-family housing meeting the needs of all income levels should be encouraged by all jurisdictions within Urban Growth Areas.

Policy 5.4: Jurisdictions shall consider innovative economic techniques and strategies for providing affordable housing as part of their economic development strategy.

### Census Summary Existing Conditions

According to data from the Office of Financial Management (OFM), the 2017 population of Cle Elum is 1,875. Population has remained more or less flat since 2008 and has grown by only 130 people since 2000.

Nearly 30% of the city's population is between 50 and 69. Within the next 20 years many of these residents will have special housing needs as they age. 0.39% compound annual growth.

#### FIGURE 2 POPULATION BY AGE RANGE, 2016

Source: 2012–2016 ACS 5-year Estimates.

In terms of housing tenure, the data show that 59% of households own their homes while 41% are renters. In terms of size, most households have only one or two members though renter households tend to be larger than owner households. The average household size for the city is 2.19.

#### FIGURE 3 HOUSEHOLD SIZE BY TENURE, 2016

Source: 2012–2016 ACS 5-year Estimates.

~~In 2017, there were are 1,1041,038 occupied housing units within City limits (2023 ACS 5-year estimates), which is a 156% indecrease from the 1,104956 occupied units documented in 20002018. However, the data show that the number of occupied housing units have remained relatively unchanged between 2010 and 2017. This is likely due, in part, to the slow pace of housing production. Data show that only 14 housing units have been permitted between 2010 and 2017.2Of the estimated 1,209 housing units in the city 171, or 14.14%, are vacant.~~

In terms of housing tenure, the Census data reports that 58% of households own their homes while 42% are renters. In comparison, the homeownership rate in Kittitas County is 62.3% and the overall Washington State rate is 62.9%. In terms of size, most households, 71.2%, include 2 or 3 bedrooms.. The average household size in Cle Elum is 2.79.

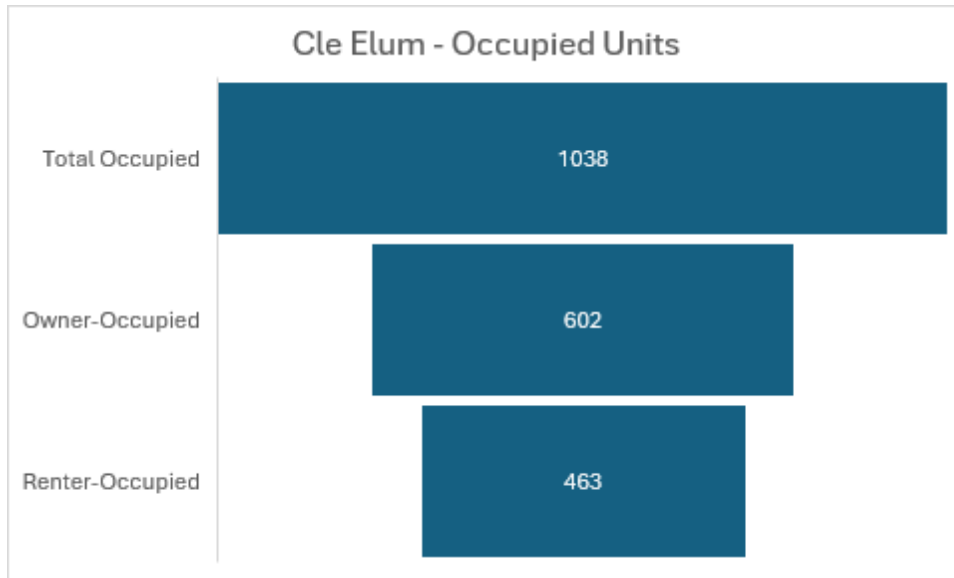


FIGURE 4 OCCUPIED HOUSING UNITS 2000-2017

Source: OFM, 2017; BERK 2018.

The majority (73%) of existing housing is in detached single-family units. This reflects a lack of diversity in the housing options available to local households ~~and a misalignment between the size of housing units and the size of households. While 68% of households have only one or two members, only these permit counts come from OFM.~~ Since the previous Comprehensive Plan was adopted in 2018, the City has ~~confirmed~~ processed 10 new permits so far in 2018, with expectations for at least 34 additional permits later in 2018. permits for 231 new homes. Approximately 41% of which were multifamily units.

Housing Permits and C-of-O: 2018-2025							
Year	Single Family	Duplex		ADU	Multi-Family		C-of-O
		# of permits	# of units		# of permits	# of units	
2018	36	0		0	0		36
2019	25	0		0	1	24	49
2020	25	0		0	0		25
2021	12	0		1	0		13
2022	3	1	2	0	0		5
2023	13	1	2	2	1	24	41
2024	10	0		0	0		10
2025	3	0		1	2	48	4
Total	127	2	4	4	4	96	183
Total Units	231						

15% of housing units have one or fewer bedrooms. While only 32% of households have three or more members, 47% of housing units have 3 or more bedrooms.

**FIGURE 5 HOUSING TYPES 2017**

Source: OFM 2017, BERK 2018.

In terms of housing production, the bulk of the units in the city (~3632.6%) was were constructed prior to 1939. Between 2000 and 2009 there were 227 new housing units constructed, which represents the most significant residential construction activity in Cle Elum since the 1980s. The pace of housing production slowed down by 2010, and between 2010 and 2014 only 23 housing units were constructed. Based on this pattern of housing production, close to 46% of the housing stock in the city is more than 60 years old. As the housing stock continues to age, the need will increase for rehabilitation of many structures. Table 1-5 below shows the age of the housing stock in the City of Cle Elum, based on estimates from the Census American Community Survey.

Age of Housing Units in the City of Cle Elum		
Year Built	Housing Units	
	Number	Percent
2020 or later	6	0.50%
2010-2019	56	4.60%
2000-2009	184	15.20%
1990-1999	138	11.40%
1980-1989	151	12.50%
1970-1979	141	11.70%
1960-1969	61	5.00%
1950-1959	32	2.60%
1940-1949	46	3.80%
1939 or earlier	394	32.60%
<b>Total Units</b>	<b>1,208</b>	

Source: 2023 ACS 5-year estimates

Note that these estimates are based on survey data from the Census American Community Survey, and does not largely include recent permit data from the city, -

Therefore, there is a large margin of error and potential for inconsistencies with other data sources such as OFM or City of Cle Elum building permits.

**TABLE 1 AGE OF HOUSING STOCK**

Year Structure Built Number of Units Percent of Housing

Built 2010 or later 23 1.92%

Built 2000 to 2009 227 19.00%

Built 1990 to 1999 72 6.03%

Built 1980 to 1989 78 6.53%

Built 1970 to 1979 107 8.95%

Built 1960 to 1969 83 6.95%

Built 1950 to 1959 53 4.44%

Built 1940 to 1949 123 10.29%

Built 1939 or earlier 429 35.90%

Source: 2012–2016 American Community Survey 5-Year Estimates; BERK 2018.

## Households and Population Trends Housing Needs Assessment

Within Cle Elum there are diverse incomes, ages and household types. The amount and type of housing desired by our residents continues to change, reflecting the changing demographic makeup of the City. Cle Elum’s housing stock must accommodate the various types and costs of housing needed by all its community members.

The State of Washington Office of Financial Management (OFM) prepares twenty-year growth management planning projections for each county planning under GMA. Total county forecasts must be based upon the most recent projection provided by the OFM when counties and jurisdictions make population projections for planning purposes. The county level forecasts are reviewed and distributed among the jurisdictions in the County through a collaborative process. In accordance with Growth Management Act (GMA) requirements, Kittitas County adopted Resolution 2025-078 on April 15, 2025, which formally adopted the population and employment projections recommended by the Conference of Government of Kittitas County. Kittitas County used the OFM 2046 Medium

Projection, which allocated 848 new residents to the City of Cle Elum: The Kittitas County Conference of Governments (KCCOG) is the body charged with leading this process, while the final projections are adopted by the Kittitas County Board of County Commissioners (BOCC).

The BOCC updated the Kittitas County population allocation based on a projected two percent (2%) overall annual County population growth, which is within the range of the

Jurisdiction	2020 Census Population Estimate	2046 Population Projection (OFM Medium Projection)	Projected Population Increase 2020-2046
<b>Kittitas County</b>	<b>46,468</b>	<b>60,621</b>	<b>14,153</b>
Unincorporated Kittitas County*	20,567	27,847	7,280
Cle Elum	2,157	3,005	848
Ellensburg	20,797	25,631	4,834
Kittitas	1,438	1,974	536
Roslyn	950	1,395	445
South Cle Elum	559	768	209

\*Includes unincorporated UGAs of each City. Housing allocation table further breaks this down.

OFM 2012 population forecast. This results in a Kittitas County total population forecast of 65,967 in 2037. The BOCC also adopted a population growth target for the City of Cle Elum of 3,683 in year 2037, as shown in Figure 6. This represents a 3.62% annual rate of growth from the 2017 baseline, somewhat faster than projected for the County as a whole and an increase compared to historic trends.

FIGURE 6 HISTORIC AND PROJECTED POPULATION FOR CITY OF CLE ELUM

Source: OFM 2017; Kittitas County 2017; BERK 2018.

### Housing Stock Requirements

The population of the City of Cle Elum is projected to grow by 1,808 by 2037. According to 2017 OFM data, the average household size in Cle Elum was 2.19 people, compared to a countywide average of 2.35 per household. According to OFM, there are 1,870 people in Cle Elum living in 1,104 housing units. Much of the housing stock is located adjacent to the downtown commercial core or parallel to it along the distinct grid pattern of streets that parallel First Street. In order to calculate the residential housing units required to accommodate Cle Elum’s projected population growth, the following averaged calculation can be performed (Table 1.7):

TABLE 2 HOUSING STOCK REQUIRED FOR CLE ELUM 2037 POPULATION ALLOCATION

~~1,808 additional people over the 20-year planning period = 151 people per year~~

~~÷ 2.19 people per household = 69 dwelling units per year~~

~~Assuming 95% occupancy, add ~4 vacant units per year = 73 units~~

~~73 dwelling units x 20 years = 1,460 additional dwelling units needed by 2037~~

~~One of the key elements of this Comprehensive Plan update was to identify lands that would support increased residential densities, and remain consistent with the land use, transportation, capital facilities, and other elements of the City's Comprehensive Plan. Public input was gathered at workshops that helped to define areas for additional density. These are reflected in Cle Elum's land use and zoning maps.~~

## Housing Affordability

In addition to the population allocation noted above, Kittitas County also allocated necessary housing to Cle Elum. 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. Kittitas 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 area receives 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, Kittitas County used the OFM Medium Projection. Step 1 identified a total housing need of 5,626 new units to be distributed throughout the county.

**Table 1: OFM GMA Population Projections, 2046**

Kittitas County Projected Population, 2046			
	Low	Medium	High
Projected Population (2046)	50,962	60,621	69,188

**Table 2: Projected Countywide Housing Needs Based on User Inputs**

Kittitas County Population Target = 60,621	Affordability Level (% of Area Median Income)								Emergency Housing/Shelter Beds
	Total	0-30%		30-50%	50-80%	80-100%	100-120%	120%+	
		Non-PSH	PSH						
Total Future Housing Needed (2046)**	25,601	2,763	582	3,858	6,741	3,131	2,824	5,702	119
Estimated Housing Supply (2020)*	19,975	841	1	2,799	6,330	2,814	2,519	4,671	119
Net New Housing Needed (2020-2046)	5,626	1,922	581	1,059	411	317	305	1,031	0

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 Cle Elum was allotted 6.75% of the overall County housing allocation, or 380 units.

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					
3,005	380	174	52	96	23	18	17	0

Before reviewing the 2046 allocation, Cle Elum 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					
Cle Elum city	1,116	27	0	241	442	206	76	124
Unincorporated UGA	19							

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:

Table H.1. – Housing allocation by income level (2020 Census)			
	Income Level (% of AMI)	Existing Percentage of Households by Income Level (2020 Census)	Estimated Housing
2020 Estimated Housing by Income Level:	0-30% Non PSH	2%	27
	0-30% PSH	0%	0
	>30-50%	22%	247
	>50-80%	40%	442

1,116	>80-100%	18%	206
	>100-120%	7%	76
	>120%	11%	124

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:  380	0-30% Non PSH	2%	9
	0-30% PSH	0%	0
	>30-50%	22%	84
	>50-80%	40%	151
	>80-100%	18%	70
	>100-120%	7%	26
	>120%	11%	42

Rather than allocate housing by income band based on the existing distribution, or using similar percentages as a starting point, 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 in Kittitas County.

	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 Estimate d Housing by Income Level:  380	0-30% Non PSH	2%	9	46%	174	165
	0-30% PSH	0%	0	14%	52	52
	>30-50%	22%	84	25%	96	12
	>50-80%	40%	151	6%	23	-128
	>80-100%	18%	70	5%	18	-52
	>100-120%	7%	26	4%	17	-9
	>120%	11%	42	%	0	-42

As the difference in numbers indicate, the HAPT is requiring significantly more low-income housing than is currently in Cle Elum. When combining the existing low-income housing (0-80% AMI) it accounted for 64% of housing in 2020. In contrast, the HAPT is requiring 91% of the new housing to be allocated in the 0-80% AMI income level.

Notably absent from the HAPT for all cities in Kittitas County is any allocation for Higher Income housing (>120% AMI), despite the existence of those units in all cities based on the 2020 census estimates. All 1,031 allocated Higher Income units are allocated to Rural Kittitas County.

When reviewing demographics, Cle Elum has a 13.7% poverty rate, slightly lower than Kittitas County (14.3%) and higher than Washington State (10.3%). However, the median household income in Cle Elum is \$56,912, lower than both Kittitas County (\$69,928) and Washington State (\$94,605). Given these metrics, while a lower income (0-80% AMI) allocation does make sense for the City of Cle Elum, it should not account for 91% of all future housing. The primary challenge with the 0-30% AMI will be the PSH allocation. While Cle Elum does have some services available in city limits, the majority of PSH-type services in Kittitas County are in and around the City of Ellensburg. The allocation of PSH housing will likely require an existing or new PSH provider to locate in Cle Elum.

#### Housing Costs and Affordability

Understanding the relationship and distribution of household income and housing prices is vital to Cle Elum's efforts to plan for its housing needs. A household's income dictates its housing decisions and opportunities. Income groups are typically defined as follows:

#### Land Available for Housing

To determine the full extent of buildable land, Cle Elum used GIS data to identify parcels based on a variety of factors. Buildable land is not only vacant land – for example, larger parcels can still be further developed or subdivided. Other parcels can be encumbered by critical areas such as steep slopes or floodplain that limit or exclude development. To begin this exercise, Cle Elum outlined several data points assumptions using GIS, as follows:

1. Total Gross Acreage: This is the total acreage of each zoning district within City Limits.
2. Identify Buildable Gross (Vacant) Acres: A parcel is assumed to be vacant and potentially developable if it has zero housing units and/or the improvement value is <\$10,000.

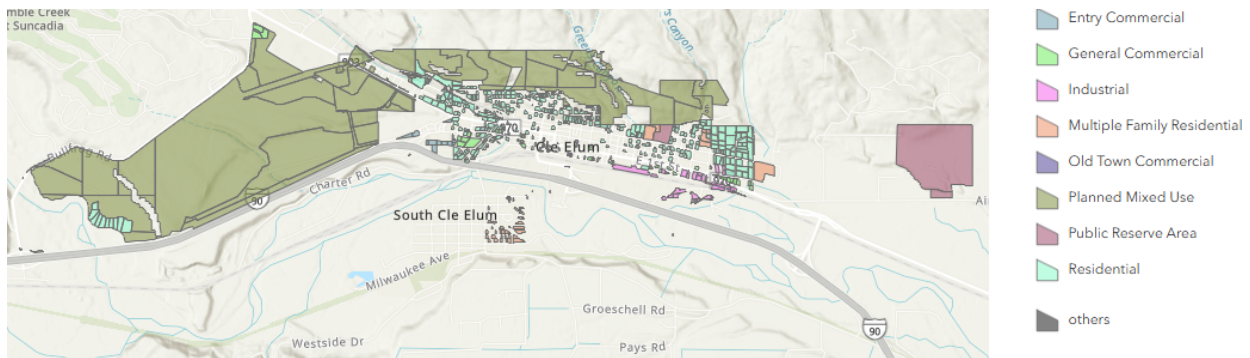
3. Identify Potential Infill Properties: Parcels in the R, MFR, and PMU zones that are greater than 0.25 acres and coded by the Kittitas County Assessor’s Office as “Single-Family.”
4. Identify Agricultural Land: Parcels coded by the Kittitas County Assessor’s Office as “Agriculture.”
5. Critical Areas: Identify areas with wetlands, streams, floodplain, floodway, and slopes greater than 40%.
6. Identify Underutilized Land: Identify all parcels by zoning district where the ratio of improvement value to land value is <50%.

With all of these data points identified in GIS, the following calculation was used to determine the Net Buildable Acres:

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$$\text{Net Buildable Acres} = \text{Buildable Gross Acreage} - (\text{AG and Critical Areas}) + (\text{Potential Infill and Underutilized})$$


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Based on the data, Cle Elum has 1,760 acres of vacant, infill and underutilized land. The vast majority of buildable land in Cle Elum is within the Planned Mixed Use (PMU) zoning district at the west and north city limits lines. The PMU zone allows for all principally and conditionally permitted uses identified in the Zoning District, CEMC Title 17. A significant portion of the vacant PMU land is subject to Development Agreements (DA) that outline uses, densities, and phasing across a variety of time horizons. While many uses are effectively “locked in” by a current DA, there are still provisions for modifications that could allow different uses.

Vacant land is assessed a deduction of 15% to account for new facilities such as roads, utility corridors, open space, et. Infill and Underutilized land is assessed a higher deduction of 25% to account for new facilities and existing on-site development that is unlikely to be modified or see significant changes. In order to account for anticipated development in the PMU zones and the significant areas dedicated for managed open

space and parks, the vacant PMU land was assessed a 35% deduction rather than 15%. After all deductions were removed, the net buildable acres in Cle Elum is estimated at 1,225.

Zoning	Determine Net Buildable Acreage				Density and FAR		Housing and Jobs Capacity			
	Gross land in Acres	Deduction	Net (Acres)	Density	FAR	New Homes	EMP SqFt	New Jobs		
Entry Commercial	Vacant	0.40	15%	0.34	1.12	15	0.4	4	18,512	53
	Underutilized	0.00	25%	0.00						
	Infill	1.04	25%	0.78						
General Commercial	Vacant	9.64	15%	8.19	10.95	20	0.4	55	135,895	272
	Underutilized	2.38	25%	1.78						
	Infill	1.29	25%	0.97						
Industrial	Vacant	15.54	15%	13.21	17.91	0	0.4	-	296,539	847
	Underutilized	3.34	25%	2.51						
	Infill	2.93	25%	2.20						
Old Town Commercial	Vacant	1.80	15%	1.53	1.94	15	0.4	7	24,088	24
	Underutilized	0.28	25%	0.21						
	Infill	0.27	25%	0.20						
Planned Mixed Use	Vacant	1286.27	35%	836.08	836.08	4	0.35	2,508	1,086,278	3,104
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
Public Reserve Area	Vacant	221.62	15%	188.37	188.37	0	0.01	-	38,976	39
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
Residential	Vacant	71.35	15%	60.65	153.34	4	0.005	613	15,863	16
	Underutilized	11.48	25%	8.61						
	Infill	112.10	25%	84.08						
Multifamily Residential	Vacant	18.54	15%	15.76	15.76	16	0.005	252	1,630	2
	Underutilized	0.00	25%	0.00						
	Infill	0.00	25%	0.00						
<b>Total</b>	-	<b>1,760</b>			<b>1,225</b>			<b>3,440</b>	<b>1,617,782</b>	<b>4,356</b>

Job capacity was determined using Kittitas County methodology of 0.9 job to housing ratio. Based on the Housing analysis of 380 new homes, the baseline job ratio is 342 new jobs.

### Employment Target and Methodology

Per state guidance, a baseline employment projection methodology should use a consistent jobs-to-housing ratio. As of 2022, the existing ratio in the County is 0.90 jobs per occupied household. With a countywide housing supply target of 25,601 per HAPT, the resulting countywide job target is 22,983. The County proposes to finalize this job target and adopt it using the existing jobs-to-housing ratio methodology. These calculations are detailed in the table below. Allocation of employment to each city will depend on final housing allocations and existing employment numbers.

Employment Projections	2022	2046	
Total All Jobs	17,932	<b>22,983</b>	(2046 occupied housing projection * 2022 jobs-to-housing ratio)
Total Occupied Housing Units	19,975	25,601	(from HAPT countywide housing need)
Jobs to Housing Ratio	0.90	0.90	Existing jobs to housing ratio used to calculate future job needs.
Source: OnTheMap Work Area Profile Analysis (employed in Kittitas County, WA in 2022)			
Source: ACS 2019-2023 5-Year Estimates, Table DP04			

*Categorize Zones by Allowed Housing Types or Density Level*

Zoning districts in Cle Elum allow for a variety of housing types and density levels, as outlined below. Many zoning districts allow for a variety of housing uses. For example, the MFR zone allows both Single Family, Duplex and Multifamily uses. In a subsequent step, we will identify the assumed distribution of allowed uses throughout the different zones.

Table LC.1. – Allowed Housing and Density by Zoning District		
Zoning District	Housing Type(s) allowed	Density allowed
R-Residential	<ul style="list-style-type: none"> <li>• <u>Single Family</u></li> <li>• <u>Duplex / Common-Wall / Zero Lot Line</u></li> <li>• <u>ADU</u></li> <li>• <u>Adult Family and Group Homes</u></li> </ul>	<u>Approximately 8.7 du/ac Single Family and 12.5 du/ac Duplex</u>
MFR-Multifamily Residential	<ul style="list-style-type: none"> <li>• <u>Single Family</u></li> <li>• <u>Duplex / Common-Wall / Zero Lot Line</u></li> <li>• <u>Multifamily</u></li> <li>• <u>Adult Family and Group Homes</u></li> </ul>	<u>Density range: 7-16 du/ac</u>
DC-Downtown Commercial	<ul style="list-style-type: none"> <li>• <u>Single Family on existing lots 5,000 s.f. or less</u></li> <li>• <u>Multifamily</u></li> <li>• <u>Mixed-Use Building</u></li> <li>• <u>Adult Family and Group Homes</u></li> </ul>	<u>No max density</u>
EC-Entry Commercial	<ul style="list-style-type: none"> <li>• <u>Single Family on existing lots 5,000 s.f. or less</u></li> <li>• <u>Multifamily</u></li> <li>• <u>Mixed-Use Building</u></li> <li>• <u>Adult Family and Group Homes</u></li> <li>• <u>Retirement Home</u></li> </ul>	<u>No max density</u>
GC-General Commercial	<ul style="list-style-type: none"> <li>• <u>Single Family on existing lots 5,000 s.f. or less</u></li> <li>• <u>Multifamily</u></li> <li>• <u>Mixed-Use Building</u></li> <li>• <u>Mobile Home Park</u></li> <li>• <u>Nursing/Convalescent Home</u></li> <li>• <u>Retirement Home</u></li> <li>• <u>Adult Family and Group Homes</u></li> </ul>	<u>No max density</u>
I-Industrial	<ul style="list-style-type: none"> <li>• <u>Single Family on existing lots 5,000 s.f. or less</u></li> <li>• <u>Mixed-Use Building</u></li> </ul>	<u>No max density</u>
PMU-Planned Mixed Use	<ul style="list-style-type: none"> <li>• <u>Single Family</u></li> <li>• <u>Duplex / Common-Wall / Zero Lot Line</u></li> </ul>	<u>Single family – Average density 4 du/ac. Multifamily – 12-15 du/ac</u>

	<ul style="list-style-type: none"> <li>• <u>ADU</u></li> <li>• <u>Multifamily</u></li> <li>• <u>Mixed-Use Building</u></li> <li>• <u>Adult Family and Group Homes</u></li> <li>• <u>Retirement Home</u></li> <li>• <u>Nursing/Convalescent Home</u></li> <li>• <u>Mobile Home Park</u></li> </ul>	
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Accessory Dwelling Units (ADUs) – the City of Cle Elum currently allows ADUs only in the R zoning district. The addition of ADUs to other zoning districts as required by state law will happen during this periodic update. Even though ADUs are currently allowed, there is limited to no historic permit data that can be utilized to project ADU construction in the future. To estimate potential ADU construction in the future, the City of Cle Elum used GIS data to determine the number of Single Family Homes in city limits, and added those to the projected Low Density capacity. There are currently 855 single-family homes in city limits. When added to the projected 2,403 capacity, it is estimated that Cle Elum could support approximately 3,258 single-family homes in city limits by 2046. To begin this analysis, we modestly estimate that 2% of homes, existing and projected, will construct ADUs during the planning period. State law changes require all cities to allow at least 2 ADUs on lots with single-family dwellings, but logistically that will be challenging in many areas of Cle Elum. If 2% of homes elect to construct ADUs at a rate of 1.5 per lot, that yields approximately 98 ADUs by 2046.

*Relate Zone Categories to Potential Income Levels and Special Housing Served*

As shown in Table LC.1. above, Cle Elum allows for a wide range of housing options across its zoning districts. Those housing types will be combined into a zone category to determine capacity based on affordability. The identified zone categories will be assigned an assumed affordability level based on market rate and subsidized housing.

Table LC.2. – Zone Categories and Housing Served				
Zone Category	Typical Housing Allowed	Lowest Potential Income Level Served		Assumed Affordability Level
		Market Rate	With Subsidies	
Low Density	Single Family Detached	Higher Income >120% AMI	Not typically feasible	Higher Income >120% AMI
Moderate Density	Common Wall, Duplex, Zero Lot Line, Townhomes	Moderate Income 81-120% AMI	Not typically feasible	Moderate Income 81-120% AMI
High Density	Multifamily, Mixed-Use	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI

ADU	Accessory Dwelling Units	Low income 51-80% AMI	Very low income 0-50% AMI	Low Income 0-80% AMI
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*Summarize Capacity by Zone Category*

The GIS analysis provided unit capacities for each zoning district. This was based on a variety of factors including the net developable land in acreage and average or assumed densities. Where multiple housing types are allowed within each zone, the capacity was then distributed based on an assumed buildout rate of those housing types.

Table LC.3. – Capacity by Distributed Zone Category				
Zoning District	Assigned Zone Category	Capacity (Units)	Assumed Future Residential Distribution	Capacity
R- Residential	Low Density	613	85%	521
	Moderate Density		15%	92
MFR- Multifamily Residential	Moderate Density	252	30%	76
	High Density		70%	176
Commercial Zones	High Density	66	100%	66
PMU Zone	Low Density	2,508	75%	1,881
	High Density		25%	627
ADU	High Density	98	100%	98

Table LC.4. – Summary of Capacity by Zone Category	
Zone Category	Capacity in Zone Category
Low Density	2,403
Medium Density	168
High Density	870
ADU	98

*Compare Projected Housing Needs to Capacity*

In this final step, all preceding analysis is combined. The identified housing capacity by income level is summarized for each zone category and assessed per the identified capacity.

Table LC.5. – Housing Capacity by Income Level
--

Income Level (% AMI)	Projected Housing Need	Assigned Zone Category	Aggregated Housing Needs	Total Capacity	Capacity Surplus or Deficit
0-30% PSH	52	High Density and ADUs	345	870 (98 ADU)	623
0-30% Other	174				
>30-50%	96				
>50-80%	23				
>80-100%	18	Moderate Density	35	168	133
>100-120%	17				
>120%	0	Low Density	0	2,403	2,403
Total	380		380	3,296	2,916

Cle Elum has a significant amount of vacant land, and therefore substantial capacity to meet all housing targets across all income levels. Realistically, full-buildout of all identified 2046 capacity is not likely to happen. There are a number of market factors that would potentially weigh-in, but the primary reason will be access to utilities. Water and sewer capacities in Cle Elum will need to be significantly increased to realize anywhere near full buildout of the total capacity. Given Kittitas County projections of 855 people and 380 new homes, there is more than sufficient capacity in the existing systems to accommodate those numbers. In the Land Use, Utilities, Capital Facilities, and Transportation Elements of the Comprehensive Plan, Cle Elum will assess how much of the total capacity identified in the LCA is feasible, and what potential system upgrades will need to be planned in order to meet those thresholds.

### TABLE 3 HOUSEHOLD INCOME GROUPS

#### Household Income

#### Range

#### Percent of HUD Median Family Income (MFI) for Kittitas County

(\$68,993 in 2018)

Extremely Low 0 to 30%

Very Low 30 to 50%

Low 50 to 80%

Middle 80 to 120%

Upper 120% and Higher

Source: HUD, 2018. Note, median family income in the City of Cle Elum is about 30% lower than county MFI: \$48,798.

As of 2015, 11% of all households in Cle Elum were considered “extremely low income,” 18% were considered “very low income,” and 20% were considered “low income.” See Figure

#### FIGURE 7 HOUSEHOLD INCOME BY HOUSING TENURE, 2010-2015

Source: HUD CHAS (based on ACS 2010-2014 5-year estimates); BERK 2018.

As of the 2000 Census the median value of all owner-occupied housing in Cle Elum was \$103,000 which was lower than the 2000 median values for both Kittitas County and the State of Washington. Based on the Zillow Home Value Index, in December 2017, the median home value for all homes in Cle Elum is \$294,600, representing an increase of 186% from the 2000 value. The estimated median household income in Cle Elum was \$28,144 in 2000 and \$45,655 in 2015; representing an increase of only 62%. Housing affordability is typically defined as follows: Adequate, safe, appropriate shelter, costing no more than 30% (including utilities) of the household’s gross monthly income. Using this definition, a household is considered housing cost-burdened when 30% or more of its monthly gross income is dedicated to housing. People whose housing costs exceed this threshold of affordability are likely to face difficulty paying for other basic needs, such as food, transportation, clothing, and medical care. The table below shows cost-burdened households in the city by household type. The data show that renters are more likely to be cost-burdened than owners.

#### FIGURE 8 COST-BURDENED HOUSEHOLDS BY HOUSING TENURE, 2010-2014

Source: HUD CHAS (based on ACS 2010-2014 5-year estimates); BERK 2018.

Severe housing cost burdens disproportionately impact poorer households. The data show that the majority of cost-burdened households have relatively lower incomes of 50% of HUD Median Family Income (MFI) or less. TABLE 4 TOTAL COST-BURDENED HOUSEHOLDS BY INCOME LEVEL, 2010-2014

Source: HUD CHAS (based on ACS 2010-2014 5-year estimates); BERK 2018.

This share of income approach to measuring affordability is not a perfect metric. While it makes the problem of affordability evident, it may inadequately describe the problems that lower income households face. For example, households with higher incomes could pay 30% or more of their income on housing and have enough money left over to avoid difficult budget tradeoffs that a lower income family would encounter. Higher income households, such as with incomes exceeding \$200,000 per year, would also be able to afford considerably more and have far more options than households whose incomes are at or below the city median of \$45,655 per year; whose affordability index places them with a

total monthly housing cost not to exceed \$13,696.50 per year (\$1,141.30 a month). Another concern is that measuring just the share of income spent.

Household Type

Below 30%

MFI

30-50%

MFI

50-80%

MFI

80-100%

MFI

Over 100%

MFI

All Cost Burdened

Households

Elderly Family 0 14 4 0 4 22

Elderly Living Alone 20 38 18 0 0 76

Large Family 20 40 4 0 0 64

Small Family 35 40 39 4 0 118

Other 30 18 0 14 0 62

Total 105 150 65 18 4 342

on housing does not adequately capture the costs of tradeoffs that are often made to reduce housing costs. Affordability is thus a complex issue, and several factors influence it. Factors in the Cost and Affordability of Housing costs are influenced by land costs, construction costs, financing costs, housing demand, regulations, permits, and fees. Many of these factors are beyond the control of the City of Cle Elum. In addition to these factors, the banking industry's requirement that the land cost shall be only 25 to 30% of the value of the home is significantly impacting the size of homes, and thus the cost of housing. The

dramatic rise in land costs in Upper Kittitas County are driving the market toward large, upper-end housing. In order to maintain profitability, developers must pass on the higher costs of these large houses by charging higher prices to buyers. This free market rule applies to all segments of the housing market in all regions of the country. It stands to reason, then, that the City should take an active, engaged and aggressive position in effecting changes and opportunities that affect the cost of housing where it has the ability to do so. This can be accomplished by several strategies that may include: allowing for smaller lots and higher densities so that an acceptable ratio of land to housing value may be accomplished, streamlining development regulations and permit processes, and (where practicable) providing alternatives or reduction in urban infrastructure requirements (such as reducing street widths, consolidating sidewalks, and co-locating storm water facilities).

## Adequate Provisions

### GMA Requirement:

- Makes adequate provisions for existing and projected housing needs for all economic segments of the community, including:
  - Incorporating consideration for low, very low, extremely low, and moderate-income households;
  - Documenting programs and actions needed to achieve housing availability including gaps in local funding, barriers such as development regulations, and other limitations;
  - Consideration of housing locations in relation to employment location; and
  - Consideration of the role of accessory dwelling units in meeting housing needs.

To establish adequate provisions and document potential barriers to affordable housing, this section of the Housing Element will consider the following topics:

- Development Regulations
- Potential process obstacles
- Land/environmental constraints
- Funding gaps

## Development Regulations

Development regulations in Cle Elum are primarily codified in the following Cle Elum Municipal Code (CEMC) Titles:

- CEMC Title 14 – Unified Development Code

- [CEMC Title 15 – Buildings and Construction](#)
- [CEMC Title 16 – Subdivisions](#)
- [CEMC Title 17 – Zoning](#)
- [CEMC Title 18 – Critical Areas Development](#)

[Many code sections within the development regulations have not been updated in several years. This will be explored in greater detail in the review matrix below.](#)

### [Potential Process Obstacles](#)

[Cle Elum has a dedicated webpage for the Planning Department. While there is a link to all available forms and fees, it is not clear how that is accomplished for all application types. The forms and fees page includes all application types city-wide. This will be explored in greater detail in the review matrix below.](#)

### [Land and Environmental Constraints](#)

[This will be explored in greater detail in the Climate Element, but Cle Elum is highly susceptible to wildfire events due to its proximity to national forest lands. Development in the Wildland Urban Interface \(WUI\) areas is likely to increase development costs. This will be explored in greater detail in the review matrix below.](#)

### [Funding Gaps](#)

[Cle Elum does not receive direct HUD funding for housing programs, which limits its ability to provide or solicit funding for affordable housing. This requires private and/or nonprofit housing organizations to obtain and secure funding for new affordable housing developments. This will be explored in greater detail in the review matrix below.](#)

<b>Adequate Provisions Matrix</b>			
<b>Barrier</b>	<b>Likely to affect housing production?</b>	<b>Why or why not</b>	<b>Actions needed</b>
<b>Development Regulations</b>			
<u>Allowance of moderate density housing types such as: Duplex, Triplex, 4-6 plex, Townhomes, Cottage Housing, etc.</u>	Yes	<u>Cle Elum does allow several different housing types, but not all available or recommended housing is defined.</u>	<u>Update code provisions to include other residential uses such as triplex, 4-6 plex, cottage housing, etc. that can provide alternative residential uses.</u>
<u>Accessory Dwelling Units (ADUs)</u>	Yes	<u>Cle Elum does allow for ADUs, but will need to further update the code to incorporate recent changes in state law.</u>	<u>Update the code to include required provisions and communicate with the public that ADUs are an available option. Ensure that staff and the public are aware of this new opportunity for residential development.</u>
<u>Lot size requirements</u>	Yes	<u>Lot size requirements for single family dwellings is the same across residential districts. For multifamily development, the lot size calculation is based on density, which can be confusing.</u>	<u>Consider a single-family lot size reduction in higher density zones. Simplify the density calculation for multifamily uses.</u>
<u>Development Agreement</u>	Yes	<u>Cle Elum does allow a developer to propose deviations to the development standards through the application of a Development Agreement, which is a lengthy and expensive process.</u>	<u>Consider minor deviations to code provisions, such as setbacks, lot coverage, parking, etc. through a modified process that includes public comment without a public hearing requirement.</u>
<u>Outdated public works requirements</u>	Yes	<u>Several development regulations have not been updated in many years. For example, Cle Elum requires alleyways to be included with new subdivision applications – this can be burdensome on new development, particularly</u>	<u>Consider deviations to access and infrastructure requirements that make sense for the geographical context of the development.</u>

		when it is proposed in areas that have no adjacent alleyways.	
<b>Potential Process Obstacles</b>			
Unclear development process	Yes	The Cle Elum webpage provides limited guidance on the development process.	Update the website to provide clear instructions on how to initiate the development process. Include all available application types online. Consider an online permit tracking software program.
Reimbursable Fees	Yes	Cle Elum uses reimbursable fee agreements for Planning-related projects. While this is a common practice for many local jurisdictions, the total fees owed can be quite high, particularly for large projects that require an environmental review and/or a public hearing.	Ensure that project applicants are aware of how the reimbursable agreement works and how the fees are structured.
<b>Land and Environmental Constraints</b>			
Outdated SEPA Thresholds	Yes	Flexible thresholds in Cle Elum have not been updated for several years.	Review higher residential exemption levels, including infill, as outlined in WAC 197-11-800(1) and consider increases that would support additional housing in Cle Elum.
Floodplain	Yes	The majority of the city limits south of I-82 are within the Yakima River's 100-year floodplain.	While removal from the floodplain is not a likely option, there are several steps that Cle Elum could take: <ol style="list-style-type: none"> <li>1. Provide information to staff and residents on the impacts of being in the floodplain by coordinating a training with County and/or FEMA staff.</li> </ol>

			<p><u>2. Produce a brochure or online link to materials that inform residents of building code and process requirements for development within the floodplain.</u></p> <p><u>3. Include a link to FEMA’s webpage to provide residents information on floodplain insurance.</u></p> <p><u>4. Participate in any future Floodplain analysis as undertaken by the County, FEMA, or others.</u></p>
<u>Oversteepened Slopes</u>	<u>Yes</u>	<u>Much of the northern areas in Cle Elum are designated as oversteepened or hazardous slopes which are difficult or potentially impossible to build on.</u>	<u>Develop guidance for the public and property owners related to the various process and development requirements that are present in oversteepened slope areas. Utilize online mapping to clearly identify where these areas are located.</u>
<b>Funding Gaps</b>			
<u>Identify and work with Local Partners</u>	<u>Yes</u>	<u>Cle Elum has some existing development from affordable housing partners such as <a href="#">Hopesource</a> and <a href="#">Habitat for Humanity</a>.</u>	<u>Identify other potential housing partners that could develop affordable housing in Cle Elum. Provide support letters for grant applications when requested.</u>
<u>Affordable Housing Programs</u>	<u>Yes</u>	<u>Cle Elum does not include any code provisions for programs that would provide a density bonus, height bonus, parking restrictions, etc.</u>	<u>Explore affordable housing incentive programs to include in the development regulations.</u>

# Racially Disparate Impacts and Displacement

## GMA Requirement:

- Identifies local polices and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including:
  - Zoning that may have a discriminatory effect;
  - Disinvestment; and
  - Infrastructure availability.
- Identifies and implements policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;
- Identifies areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

The GMA requires the Housing Element to identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans and actions.

## Demographics

The City of Cle Elum has a population of 2,157 people, 7% of whom are Hispanic or Latino. The city has 1,116 households and an average household size of 2.76 persons. English is the primary language spoken at home at 93.6%, 5.6% of homes speak Spanish.

The median age in Cle Elum is 48.6. 16.1% of the population is under 18 years old and 20.9% of the population is over the age of 65.





The median household income in Cle Elum is \$56,912 which is below both Kittitas County (\$69,928) and WA State (\$94,952).

Approximately 16.7% of Cle Elum residents have a bachelor's degree or higher.

The city has a 57.7% employment rate, with the top 3 sectors being Arts, entertainment, recreation, accommodation, and food services

(17.8%), Construction (17.6%), and Professional, scientific, management, and administrative and waste management services (11.5%).

About 59.7% of homes are owned in the city limits. The median gross rent for rental housing is \$1,075 per month.

Racially disparate impacts can occur when policies or development regulations can result in a

disproportionate effect on one or more racial groups. Metrics and data below will examine impacts among residents in Cle Elum.



*Race and Ethnicity*

The following race and ethnicity data was provided by the Department of Commerce Racially Disparate Impacts (RDI) Toolkit. The majority of this data is from 2016-2020 ACS 5-year estimates or the HUS 2015-2019 Comprehensive Housing Affordability Strategy (CHAS), rather than the 1999-2023 ACS 5-year estimates utilized elsewhere in this document.

**Table 1. Racial composition of Cle Elum and Kittitas County, 2015 and 2020**

Race or Ethnic Category	Cle Elum			Kittitas County		
	2015	2020	Change	2015	2020	Change
American Indian and Alaska Native	0	0	0	334	201	-133
Asian	10	0	-10	948	617	-331
Black or African American	0	0	0	398	473	75
Hispanic or Latino (of any race)	147	253	106	3,575	4,248	673
Native Hawaiian and Other Pacific Islander	0	0	0	23	325	302
Other Race	0	204	204	28	308	280
Two or more races	72	56	-16	1,178	2,252	1,074
White	2,315	2,149	-166	35,720	38,673	2,953
<b>Total</b>	<b>2,544</b>	<b>2,662</b>	<b>118</b>	<b>42,204</b>	<b>47,097</b>	<b>4,893</b>

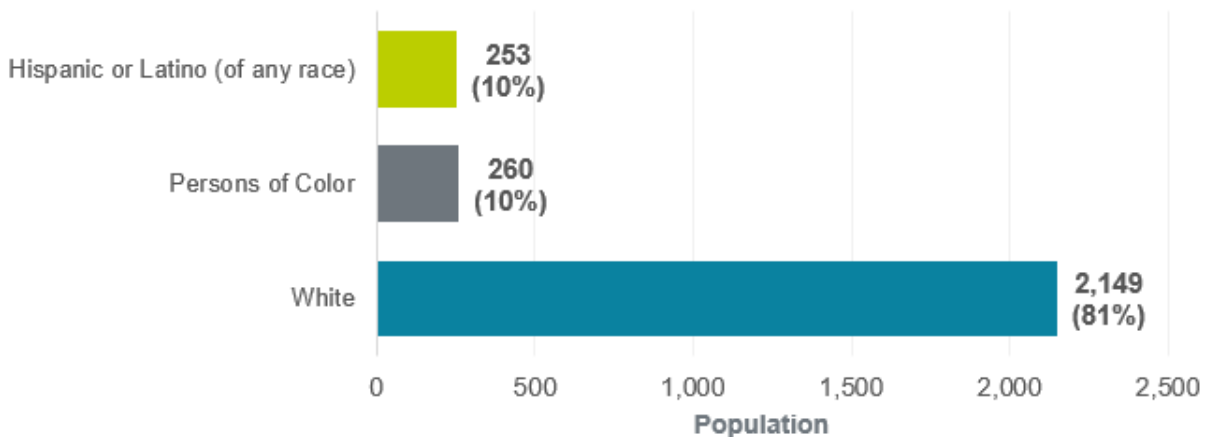
Source: US Census Bureau, 2011-2015 and 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

Table 1 presents the 2015 and 2020 estimates published by the American Community Survey. Population estimates for small groups may be unreliable due to sampling error. If the coefficient of variation of the estimates for the Asian, Black or African American, Hispanic or Latino (any race), or White population is above the threshold specified on the Inputs tab we recommend using the alternative charts (indicated with an "a") for informing your analysis.

Based on a Coefficient of Variation of 30% alternative charts are:

**Recommended**

**Chart 1a. Cle Elum population by race and Hispanic ethnicity, 2020**



Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates (Table DP05); Washington Department of Commerce, 2023

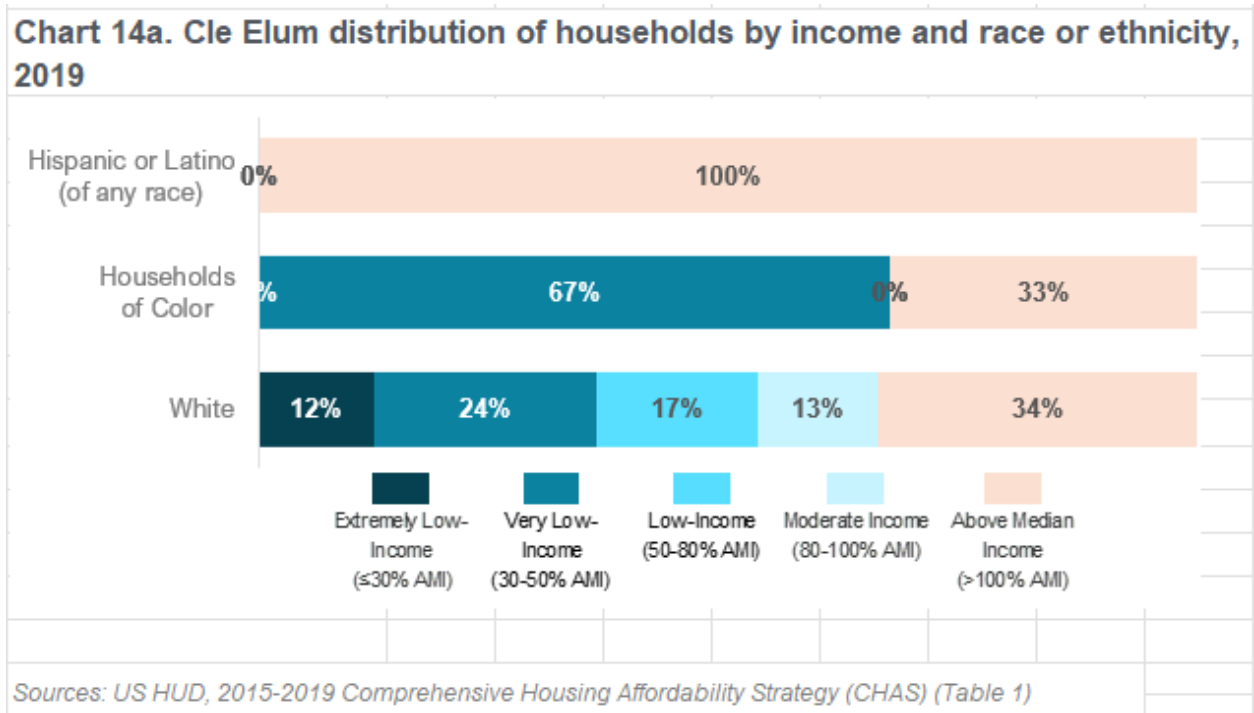
### Occupancy and Homeownership Rates

Of the occupied housing units in Cle Elum, a little over half (58%) are owner-occupied, with about 42% renter-occupied.

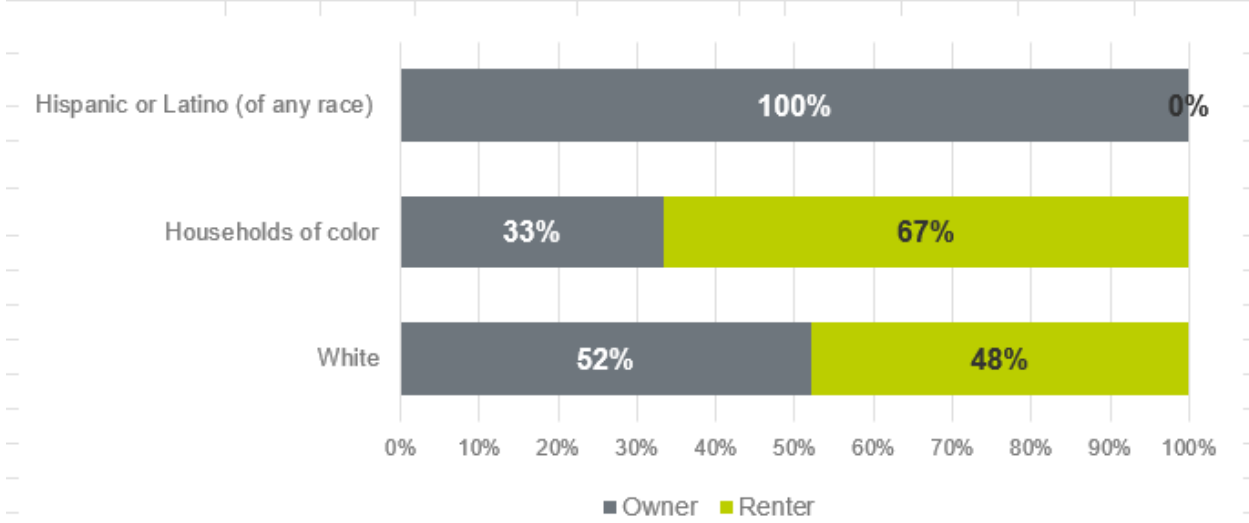
Occupancy Characteristics			
	Total	Owner	Rental
Total Units	1,209	-	-
Occupied Units	1,038	602	436
Vacant Units	171		

Source: 2023 ACS 5-year estimates

When looking at distribution of households by income and race or ethnicity, we see that more households of color are in the Extremely Low- Very Low, and Low-Income categories.



**Chart 17a. Cle Elum percent owner and renter households by race and ethnicity, 2019**



Sources: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9)

### Overcrowding

Another measure of living conditions is overcrowding. The accepted standard defines overcrowding as the presence of more than one person per room. The 2023 ACS 5-year estimates shows that only 1.5 % of the dwellings are overcrowded using the standard of more than one person per room. Overcrowding increases wear and tear on a home and is very hard on aging houses in a state of decline. Overcrowding is, in large part, due to the short supply of available affordable housing in Cle Elum. Table 5.5 compares overcrowding in Cle Elum with Kittitas County and Washington State. The rate of overcrowding in Cle Elum is lower than both Kittitas County and Washington State.

Persons Per Room - Comparison				
Location	More than 1.01 Persons Per Room		1.00 or Fewer Persons Per Room	
	Number	Percent	Number	Percent
City of Cle Elum	16	1.50%	1,022	98.50%
Kittitas County	852	2.90%	19,019	97.00%
WA State	114,496	3.60%	3,053,584	96.40%

Source: 2023 ACS 5-year estimates

### Cost Burden

As indicated in Table 5.6, a significant amount of the owner-occupied homes in Cle Elum in 2023 were valued above \$200,000. The median value of an owner-occupied home in Cle Elum is \$379,300 compared to \$459,900 in Kittitas County, and \$519,800 in Washington

State. When comparing housing value and cost to income and poverty rates (Table 5.7), Cle Elum again ranks slightly lower than Kittitas County and higher than Washington State.

Value of Owner Occupied Housing						
Value	Cle Elum		Kittitas County		WA State	
	Number	Percent	Number	Percent	Number	Percent
Total	602	-	12,221	-	1,929,694	-
Less than \$50,000	13	2.20%	398	3.30%	56,115	2.90%
\$50,000-\$99,999	0	0.00%	89	0.70%	36,479	1.90%
\$100,000-\$149,999	8	1.30%	129	1.10%	39,785	2.10%
\$150,000-\$199,999	22	3.70%	394	3.20%	50,078	2.60%
\$200,000-\$299,999	112	18.60%	1,447	11.80%	185,461	9.60%
\$300,000-\$499,999	220	36.50%	4,524	37.00%	558,101	28.90%
\$500,000-\$999,999	222	36.90%	4,437	36.30%	734,021	38%
\$1,000,000 or more	5	0.80%	809	6.60%	269,654	14%
Median	\$379,300	-	\$459,900	-	\$519,800	-

Source: 2023 ACS5-year estimates

Income and Poverty - Comparison		
Jurisdiction	Median Household Income	Poverty Rate
City of Cle Elum	\$ 56,912.00	13.70%
Kittitas County	\$ 69,928.00	14.30%
WA State	\$ 94,952.00	9.90%

Source: 2023 ACS5-year estimates

Housing Costs are also identified as a percentage of household income. As Table X shows, a significant amount of homes with a mortgage spend more than 30% of their income on housing.

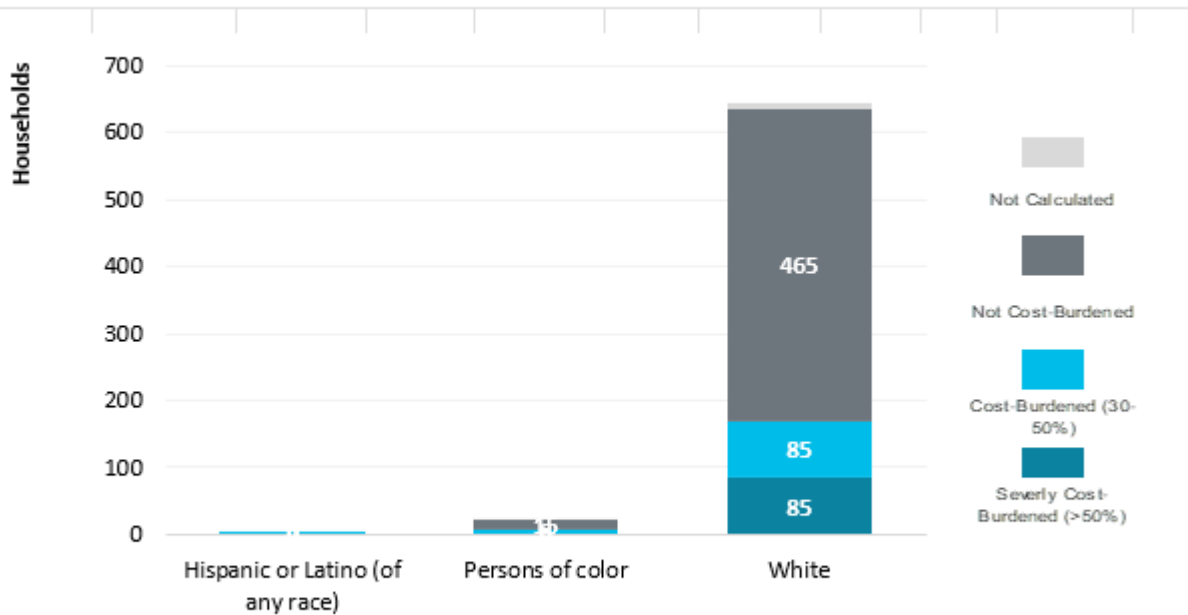
Percentage of Household Income			
% of Household Income	Housing Units with a Mortgage	Housing Units without a mortgage	Rental Units
< 20%	33.40%	79.40%	25.90%
20-24.9%	6.80%	7.40%	27.90%
25-29.9%	7.40%	3.00%	2.70%
30-34.9%	30.00%	12.80%	2.90%
> 35%	52.10%	9.10%	40.60%

Source: 2023 ACS5-year estimates

The Commerce RDI Toolkit further breaks down housing cost burden by racial and ethnic groups. As indicated in the charts below, those of Hispanic or Latino origin are more likely to be cost-burdened or severely cost burdened. This is applicable primarily to owner

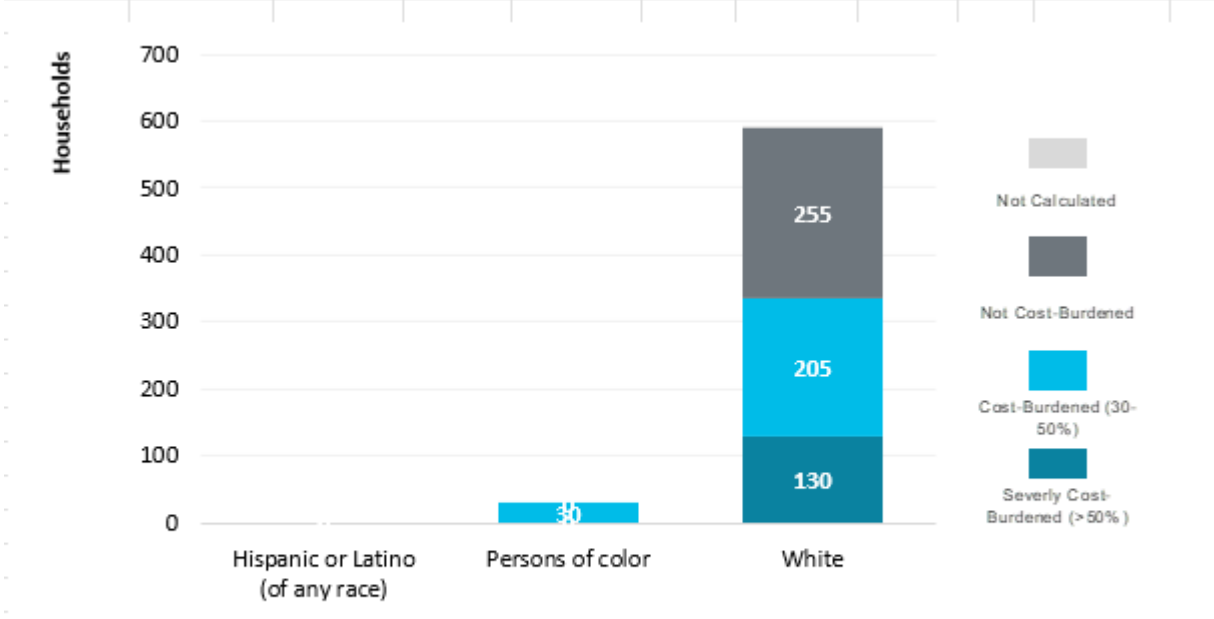
households. The number of renter households provides a similar amount of cost-burdened and severely cost-burdened households for Hispanic or Latino and White groups, but there are more White renter households that are not cost-burdened.

**Chart 5a. Cle Elum number of owner households by race and cost burden, 2019**



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

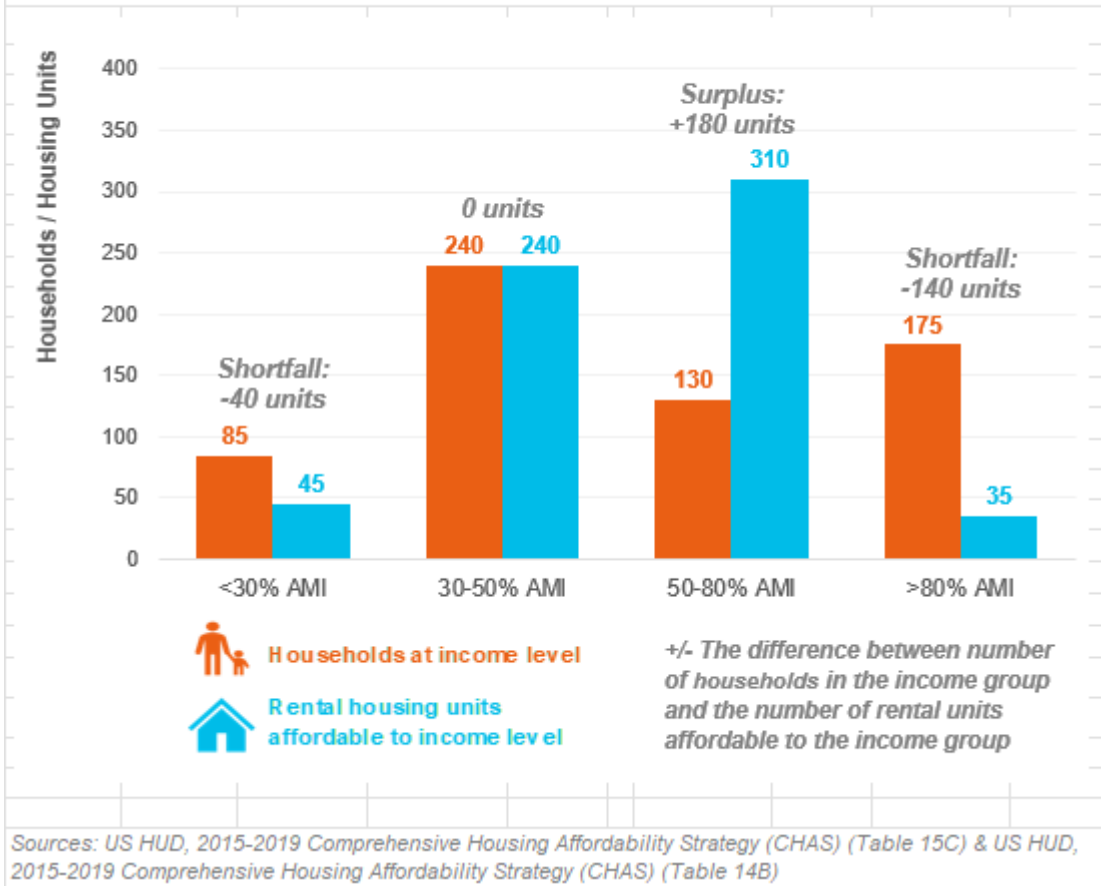
**Chart 6a. Cle Elum renter households by race and cost burden, 2019**



Source: US HUD, 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) (Table 9); Washington Department of Commerce, 2023

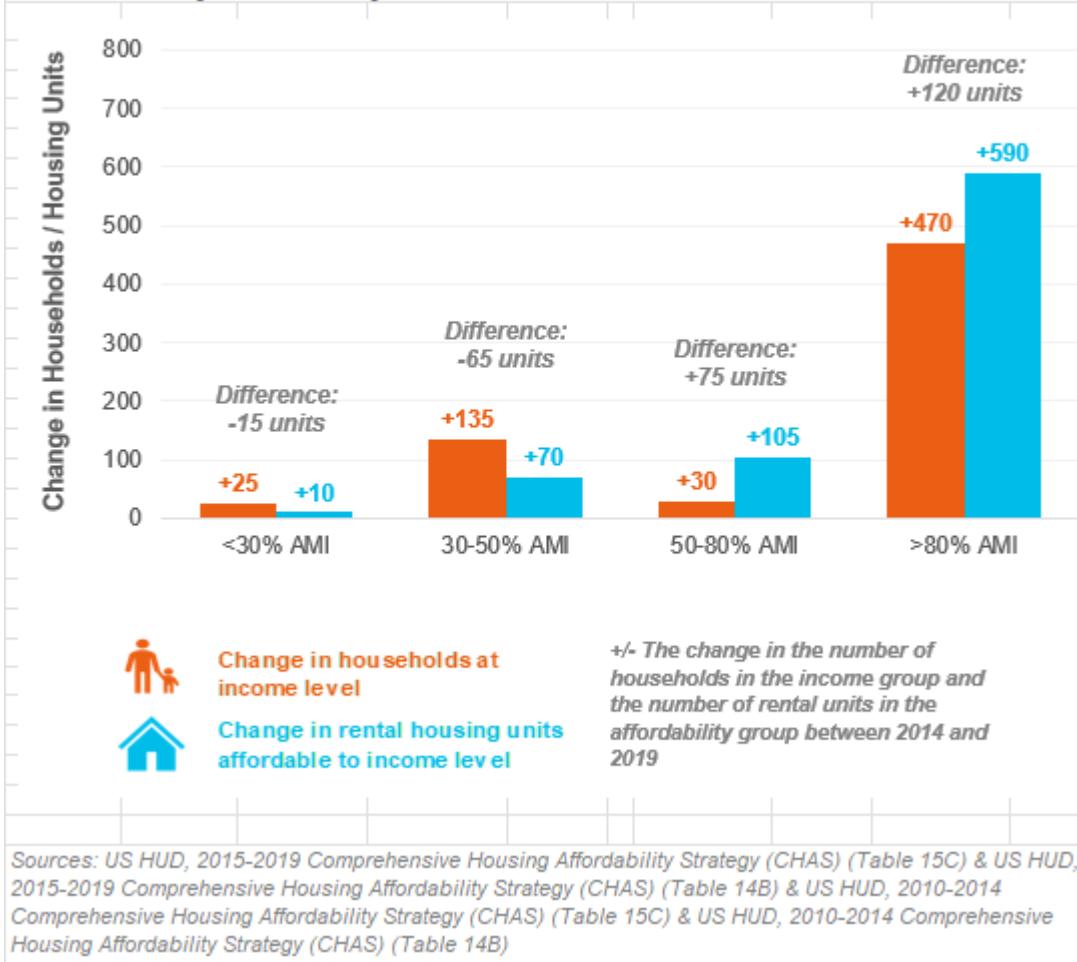
The following chart compares rental households by income to rental units by affordability. The comparison helps identify gaps in the available rental housing. Shortfalls and surpluses suggest a mismatch between the rental housing need and availability. A surplus indicates that either a lower-income household is experiencing housing cost burden by paying more than 30% of its income on housing or a higher-income household is “down-renting” by paying less than they can afford in rental housing.

**Chart 11. Cle Elum renter households by income compared to rental units by affordability, 2019**



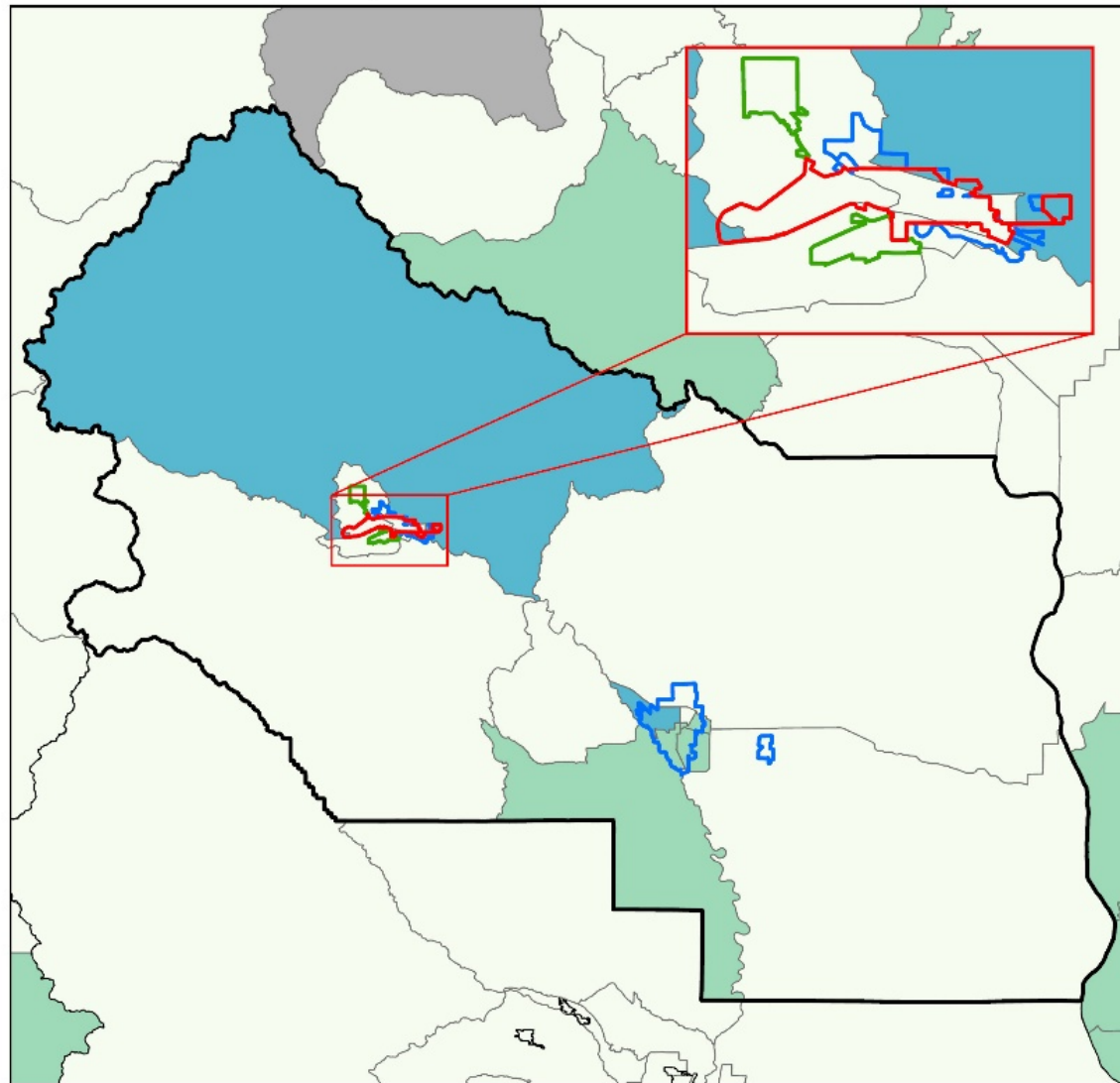
The following chart compares the estimated change in the number of households in the income group and the number of housing units in the affordability group. The change in households could be new households built in the city or households switching between income groups due to an increase or decrease in income.

**Chart 12. Cle Elum five year change in renter households by income and rental units by affordability, 2014 - 2019**



When analyzing available data alongside the Displacement Risk map, there are no moderate or high displacement risk areas mapped in Cle Elum. However, considerations in the Housing Element, along with corresponding updates to development regulations should still be implemented in this Periodic Update to minimize displacement risk and mitigate racially disparate impacts. This is particularly important when considering the number of homes with a mortgage that would be considered cost-burdened.

**CITY OF CLE ELUM  
Displacement Risk**

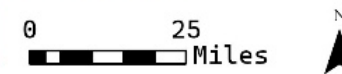


**Legend**

- ▭ Cle Elum City Limit
- ▭ Urban Growth Area
- ▭ Separate UGA Boundaries
- ▭ Kittitas County
- ▭ Low Displacement Risk
- ▭ Moderate Displacement Risk
- ▭ High Displacement Risk
- ▭ Demographic and Market Change
- ▭ N/A

This map indicates census tracts which may have experienced Demographic and Market Change, including possible displacement. These findings alone do not confirm Demographic and Market Change or displacement, but act as a starting point for additional analysis and community engagement to determine if there was displacement and the scope of displacement.

Washington Department Of Commerce. "Draft Displacement Risk Map" [Dataset]. 9/2023. <https://experience.arcgis.com/experience/d26f4383cab3411cb45f39ddfc666b74/>



## Housing Maintenance and Preservation

Whereas well maintained historic homes and neighborhoods can significantly increase property values, tourism, affordable housing opportunities, and neighborhood cohesiveness, poorly maintained older housing can depreciate property values, become unsightly and in the worst cases, create a hazard to the general health, safety, and welfare of the community. While many older homes in Cle Elum have been well maintained over the years, some have not. One of the most fundamental strategies to increase the supply of affordable housing is to preserve existing stock. Construction of new real estate expands the available building stock and generally induces movement toward newer housing products. Upward movement toward higher valued real estate parallels the downward “filtering” of existing real estate. As most structures age, wear, or become obsolete, they filter down to lower-income occupants. The process enables lower income households to move up (equity building), and to occupy units that at one time had been the preserve of middle – or even upper-middle income households. In addition to preservation of affordable housing opportunities, housing maintenance in the form of retrofits can allow residents with special needs to adapt their homes to better accommodate their needs. For example, retrofits can allow elderly residents to modify their housing to accommodate their changing needs and age in place. Retrofits can also increase the energy efficiency and environmental sustainability of homes when features such as high-efficiency toilets and fixtures, low emission paints, and other green products are used.

~~The market force “recycling” or filtering of previously owned housing relies mainly on private maintenance and investment but public programs and incentives can play a supportive role. With 4 Bear, William C. and Christopher B. Williamson, “The Filtering of Households and Housing Units.”~~

~~Journal of Planning Literature 3:2 (1998), 127-152.~~

~~public and private resolve to maintain homes and neighborhoods, buildings can last hundreds of years.~~

The City has been begun to address the maintenance and preservation of its aging housing stock. One potential option to increase preservation is a housing maintenance program. A less resource intensive role for the city would be to coordinate existing resources available in the community. Several nonprofit organizations and public programs work on maintaining and improving local housing stock. Existing programs include the following:

Habitat for Humanity: The Kittitas County branch of Habitat for Humanity runs a Home Repair and Preservation Program that offers a variety of housing improvement options to homeowners. Families are selected for assistance based on need, ability to pay, and

willingness to partner with Habitat. The program works both to increase the life of a house and to increase safety and accessibility for its residents.

USDA loans/grants: Also known as the Section 504 Home Repair program, loans are given to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.

Hopesource Weatherization: HopeSource is a private, non-profit organization that has provided a wide range of human services in Kittitas County since 1966. Its weatherization program modifies homes to become safer, more energy efficient, and more comfortable. Residents in Kittitas County who meet certain income guideline qualify for the weatherization program.

## Rental Opportunities

Rental housing is attractive to households in all phases of life, because of its greater flexibility and lower upfront financial investments. Rental housing is the primary housing option for people with limited incomes. A diverse range of rental housing options is thus important to meet the needs of Cle Elum's present and future population. Rental housing can come in a wide variety of configurations. Potential options include apartments, duplexes for families, accessory dwelling units, single room occupancy, and commercial mixed-use units. Given the employment profile of the community, and the large proportion of workers in seasonal industries such as construction and forestry, longer term rental options would need to be supplemented with shorter term seasonal rentals.

Robust demand for rental units and low vacancy rates have led to rising median rents. The median rent in December 2017, was \$1,564, an approximate increase of 20% from November

6A Guide to Old American Houses, 1700-1900. Henry Lionel Williams, A. S. Barnes & Co., New York. NY, 1962.

15

FIGURE 9 MEDIAN RENT, 2017

Source: Zillow, 2018; BERK, 2018.

## Short-term Rentals

In this backdrop of high demand, short-term rentals may play a role. Short term rentals have both benefits and challenges. The availability of short-term units can attract tourists and visitors whose spending can generate economic activity for the city. In addition, the availability of short-term rentals can provide an extra source of income for families who operate these rentals that can alleviate their housing burden. However, the more commercial use of short-term rentals by platforms such as Airbnb or others raises rents for residents by removing potentially affordable rental units from the housing market. In

addition, neighborhood livability can be affected when units in predominantly residential areas are converted to short term rentals.

### Direction for Housing Policies

## Goals and Policies

This Housing Element of the Comprehensive Plan outlines the City's direction to three ~~primary~~~~basic~~ objectives;

1. The need to provide adequate capacity for residential growth to meet regional growth targets;
2. The need to encourage the development of a wide variety of housing alternatives to meet the needs of a diverse population; and
3. The need to foster opportunities that provide affordable housing.

The City can influence the local housing market through a variety of means:

1. By directing the location and amount of land available for residential development; and
2. By amending its ordinances and codes to affect the size, type, and design of new and renovated housing; and
3. By building (or providing mechanisms for) quality, common sense amenities that attract and/or retain quality residential development; and
4. By providing sufficient administrative flexibility to allow the City to permit the quality development of new, and the preservation of existing, homes and neighborhoods reticent of emerging market conditions and new issues; and
5. By seeking financial resources and partnerships which can help meet the objectives of maintaining the City's existing housing stock and to provide affordable housing.

~~As previously stated the 2037 Population Allocation forecasts Cle Elum's population at 3,683 persons, with a potential need of 1,460 housing units. While much of the demand will be met by new housing construction, rehabilitation of older structures and selective infill development within existing residential areas will also help satisfy this future demand. Some of the future demand for housing will be for persons with special needs including those seeking group homes, emergency or transitional housing, senior housing, single room occupancy and assisted living. Cle Elum is committed to working with all appropriate agencies and entities (public and private) to ensure our housing supply meets the needs of a diverse population. The City of Cle Elum is committed to meeting the future demand for housing through the following strategies, goals, and policies:~~

### Strategy I – Infill Housing Within Residential Areas

This strategy would encourage additional housing being developed on remaining lots within the City limits and within existing residential areas. This strategy would permit the development of smaller lots that are compatible with existing neighborhood scale and character. The provision for plats of smaller lots located within the existing city limits could be permitted to allow for innovative single-family infill housing such as cottage housing or other alternative types of housing that would be consistent and “blend” with surrounding homes and remain single-family fee simple housing. Additionally, this strategy should redefine accessory dwelling units and duplex housing density to be more compatible with neighborhood character, land use and transportation capacity. Changes to the zoning ordinance to allow for a greater variety and density of infill development should be considered.

### Strategy II – Mixed-Use Development

### Strategy IV – Preservation of Existing Housing

Older homes in existing neighborhoods, accessory units, and manufactured homes currently provide affordable housing opportunities for some residents. Preservation of the existing affordable housing stock is critical to maintaining access to those sources. The City will seek ways of maintaining and increasing the availability of this housing type through Community Development Block Grant funds for repair and maintenance, and through development links with affordable housing providers not currently operating in Cle Elum.

### Strategy V – Zoning Incentives / Reduction of Development Standards

Zoning incentives are another mechanism to encourage the development of affordable housing through the private market. Incentives can encourage the production of affordable (or more affordable) housing through density bonuses, forgiveness or reduction of impact fees, development fees, or permit costs. Amendments to the zoning ordinance and to Cle Elum’s Development Standards can also facilitate the provision of affordable housing and more sustainable neighborhoods by promoting a greater variety of housing types, providing incentives, or removing barriers in the code that indirectly prevent affordable housing construction.

### Strategy VI – Housing for Assisted Living

Federal and State law mandate that cities provide the same residential opportunities to individuals of special needs as are available to single family residents. These individuals may be part of group homes for the handicapped or group homes for children, require

some assistance in their day-to-day living, such as the physically or mentally disabled, be victims of domestic violence, substance abusers, people living with HIV/AIDS, youth at risk, and seniors. Family living situations, institutional settings, social service programs, and assisted housing, specifically excluding Secure Community Transition Facilities as defined in Washington State law, all serve a portion of those populations with special needs. The Federal Fair Housing Act includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a “decent home in a healthy, safe environment for every resident of the State” shall be provided. The Housing Element supports goals and policies that provide equal and fair housing access for all residents of Cle Elum, including special needs residents. In order to provide housing opportunities for residents of special needs, the City shall work with public and private agencies to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these populations by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the City and surrounding area. Adding flexibility to the City’s land use code to allow group homes and home-based care are also significant opportunities available to the City for meeting the demand for special needs housing.

## ~~Housing Element Goals and Policies~~

**Goal H-1: ~~The City of Cle Elum includes a diverse~~ Allow a mix of housing types that meets the needs ~~of diverse households at and are affordable to all segments of its population, especially low and all moderate~~ income household levels. The range of housing types also reflect market conditions, the City’s rural setting, and small-town character.**

Policies:

H – 1.1 Encourage the development of flexible lot sizes and ~~single-family~~ residential infill that is compatible in existing neighborhoods.

H – 1.2 Promote the creation of housing options that are safe, affordable, and accessible for older residents.

H – 1.3 Encourage smaller units such as one bedroom-units and studios that can meet the housing needs of a diversity of ages, household types, and household sizes.

H – 1.4 Encourage housing strategies that allow older residents to remain in the community as their housing needs evolve.

H – 1.5 Accommodate and encourage, ~~where appropriate,~~ moderate- to high- density residential developments such as townhouses, multifamily complexes, duplexes, triplexes, cottage housing, accessory dwelling units, and mixed-use residential buildings.

H – 1.6 Promote the production of housing affordable for all incomes, through a mix of housing types, models, and densities throughout the City including: small lot single family detached, zero lot line, attached housing, accessory units, cluster housing, cottages, duplexes, townhouses, and apartments, as well as manufactured housing units, ~~that are compatible with the neighborhoods in which they are located.~~

H – 1.7 Create attractive incentives for developers and property owners to encourage the provision of various types of sustainable and affordable housing.

H – 1.8 Consider financial tools such as levies, affordable housing sales tax, multi-family property tax exemption, Special Valuation for Historic Properties, or other programs that encourage the private sector to build housing that fulfills city goals.

H – 1.9 Require new multi-family or mixed-use projects involving 20 dwelling units or more to provide affordable dwelling units as part of the project.

H – 1.10 Encourage public/private partnerships to pursue housing development opportunities within the City that supply more affordable housing while providing a high quality residential living environment and preserve the character of historic housing.

H - 1.11 Work with Kittitas County to develop more affordable housing opportunities throughout the Upper Kittitas County Region.

H – 1.12 Develop a continuum of strategies to reduce fees and/or development standards (where practicable) to increase affordable housing opportunities.

H – 1.13 Provide a sufficient amount of land zoned for current and projected residential needs.

H – 1.14 Encourage a mix of housing types, including affordable housing types, to be dispersed throughout the City, rather than concentrated in a specific area(s).

**Goal H-2: ~~A practical palette of options and incentives encourage sustainable and attractive affordable housing in new developments and historic property rehabilitations~~ Preserve and enhance existing residential neighborhoods without implementing barriers to different housing types.**

Policies:

H – 2.1 Promote diversity in style and cost by allowing innovative mixtures of housing types and creative approaches to housing design and development.

H – 2.2 Assist in and promote the development of innovative and affordable housing projects by exploring alternative design, land development, infrastructure, and construction techniques.

H – 2.3 Help create and participate in local and/or regional resource, education, and lobbying regarding housing data, housing programs, design alternatives, and funding sources.

H- 2.4 Provide density bonuses, transfer of development rights, and other incentives for the development of affordable housing.

H – 2.5 Review and revise or remove building and development code requirements as needed to remove unnecessary constraints on new construction and/or rehabilitation or existing structures.

H – 2.6 Use zoning and building codes, where practicable, to encourage home ownership opportunities.

H - 2.7 Revise Zoning and Development standards to provide options that increase the supply of affordable home ownership opportunities, such as small lot sizes, zero lot lines, townhouses, condominiums, clustering, manufactured homes, cottages, and attached single family housing.

**Goal H-3: Residential neighborhoods contain necessary public amenities and support facilities that contribute to a high quality of life in Cle Elum.**

Policies:

H – 3.1 Preserve and enhance the integrity and quality of existing residential neighborhoods.

H – 3.2 Support housing with appropriate amenities for individuals, families, and children.

H – 3.3 Require developments to contribute their ~~proportional~~ fair share of on-site and off-site improvements needed ~~as a result of to serve~~ the development.

H – 3.4 Promote functional, well designed and integrated multi-modal transportation facilities to serve neighborhoods.

H – 3.5 Develop neighborhood amenities such as parks, trails, connections and open space that encourage and foster community and promote recognition of the historic sense of place which is Cle Elum.

H – 3.6 Establish designated residential “neighborhoods” or “neighborhood subareas” in the Comprehensive Plan.

H – 3.7 Balance the economic benefits created by short-term rentals with the need for a supply of long-term rental housing stock by regulating short-term rentals.

H – 3.8 Limit new short-term rental units to primary residences and a maximum of one additional dwelling unit.

H – 3.9 Require a Short-term Rental Operator license or similar regulatory license to operate short-term rentals.

H – 3.10 Require Short-term Rental Operators in residential zones to establish quiet hours, notify neighbors, limit signage, and meet parking requirements.

H – 3.11 Restrict the duration of stay at RV parks to prevent the establishment of permanent housing in areas without neighborhood amenities or appropriate infrastructure.

H – 3.12 Coordinate with the Historic Preservation Commission to identify opportunities where historic properties can be rehabilitated or converted for housing.

**Goal H-4: The City of Cle Elum has adequate land capacity for forecasted population and residential growth targets at urban densities in its City limits and UGA in order to promote stable housing prices, foster affordability and broaden housing choices.**

Policies:

H – 4.1 Ensure ongoing review and coordination between Cle Elum and Kittitas County on population and residential growth targets to ensure that Cle Elum’s incorporated limits and UGA provide adequate developable land to accommodate those targets.

H- 4.2 Allow density bonuses in residential districts when affordable housing is provided.

H – 4.3 Work with Kittitas County to ensure appropriate density and amenity for residential developments in the City’s Urban Growth Area.

H – 4.4 Promote infill development that is compatible in scale, design, materials, massing, and intensity that enhances/preserves the character of existing neighborhoods while creating new housing choices. Develop and adopt design guidelines that will help infill design be compatible with existing neighborhood character.

H – 4.5 Continue to support mixed use development and housing in the City’s Downtown Core.

H – 4.6 Review and update SEPA flexible thresholds for consistency with state allowances in WAC 197-11-800.

**Goal H-5: The City’s existing housing stock is preserved and rehabilitated as a means of increasing the supply of affordable housing, given that existing housing is typically more affordable than new construction.**

Policies:

H – 5.1 Consistently enforce building maintenance, health and safety codes for the City’s housing stock.

H – 5.2 Encourage the preservation and enhancement of older and historic housing stock through education, coordination with the HPC, and Community Development Block Grant and other funding opportunities.

H – 5.2 Encourage programs that offer assistance with renovations, home improvements and maintenance efforts, so that residents can continue to stay in their homes even when their housing needs change.

H – 5.3 Work with homeowners and the applicable providers of resources, such as Hope Source and community civic organizations, such as local churches, to provide rehabilitation funds, technical assistance, or services for the City’s existing housing stock.

**Goal H-6: ~~Support and allow Hhousing is available~~ for residents of Cle Elum with special housing needs, ~~including permanent supportive housing, with the exception of Secure Community Transition Facilities as defined in Washington State Law.~~**

Policies:

H – 6.1 Support the preservation and development of special needs housing and permanent supportive housing in Cle Elum.

H – 6.2 Work in partnership with employers, for-profit, and not-for profit developers to encourage the provision of seasonal housing for local workers.

H – 6.3 Evaluate and remove regulatory barriers, redundancies and inconsistencies to ensure that codes and ordinances are compliant with The Federal Fair Housing Act (Chapter 151B) which includes protections for all individuals with special needs and states that “no individual shall be denied the opportunity for safe and independent living”, and the Washington Housing Policy Act which states that “a decent home in a healthy, safe environment for every resident of the State shall be provided” (RCW 43.185B.009).

H – 6.4 Work in partnership with HopeSource, Housing Authority, Kittitas County, or others to facilitate the provision of housing for homeless residents and residents with special needs.

H – 6.5 Ensure fair and equal access to housing in Cle Elum for all persons by encouraging the development of housing for all segments of the community in the City’s zoning and development regulations and by coordinating with public and private partners for special needs housing.

H – 6.6 Meet the cities affordable and moderate-income housing needs by implementing a range of strategies that will result in the production of new affordable and moderate-income housing. These strategies include:

- Seeking funding from state and federal sources to implement housing development and preservation programs.
- Promote the use of innovative housing types to stimulate new higher density affordable and moderate-income housing stock on vacant and underutilized parcels.

**Goal H-7: Actively participate in local and regional responses to affordable housing development needs and issues.**

Policies:

H – 7.1 Participate in and promote the development of countywide resources and programs to promote a diversity of housing types.

H – 7.2 Improve coordination among the county, other jurisdictions, housing providers, builders, developers, and the financial community to identify, promote, and implement local and regional strategies to increase housing opportunities and reduce the risks of displacement.

H – 7.3 Identify populations with a high risk of displacement and take into account the various factors of displacement risk when implementing development regulations.